PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA

REGULAR MEETING
DECEMBER 9, 2014 – 7:30 P.M.
COUNCIL CHAMBERS – 5938 KAUFFMAN AVENUE

PROCEDURE TO ADDRESS PLANNING COMMISSION: If you wish to address the Planning Commission, please complete a Speaker Request Form, indicating the agenda item number and submit it to the Planning Secretary. There will be a maximum 20-minute period for comments on any subject with a 3-minute time limit on each speaker, unless waived by the Commission. You have the opportunity to address the Planning Commission at the following times:

- **AGENDA ITEM:** at the time the Commission considers the agenda item;
- **NON-AGENDA ITEM:** at the time for PUBLIC COMMENTS. Please note that while the Planning Commission values your comments, pursuant to the Brown Act, the Commission cannot take action on any item not listed on the agenda; and
- **PUBLIC HEARING:** at the time for public hearings under NEW BUSINESS.

The listing of any item on the agenda includes the authority of the Commission to take action on such item and to approve, disapprove, or give direction on any item.

1. **CALL TO ORDER** – Chairman Leung

2. **ROLL CALL** – Commissioner Cordes, Horton, O'Leary, Curran, Leung

3. **PLEDGE OF ALLEGIANCE**

4. **PRESENTATIONS**

5. **PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA**

   The Planning Commission will now hear public comments regarding items **not listed** on the agenda. The procedure to address the Planning Commission is highlighted on the first page of this agenda. This section is limited to 30 minutes total.

6. **CONSENT CALENDAR**

   All Consent Calendar items may be approved in a single motion as recommended unless removed for further discussion. If members of the Planning Commission or persons in the audience wish to discuss any matters listed on the Consent

Calendar, please address them at this time.

Recommendation: Approve Item A per recommendations.

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

1) Minutes of the Planning Commission Meeting of November 13, 2014.

7. PUBLIC HEARING

A. A Conditional Use Permit to allow gas hookups and pluming in a detached accessory structure.

The subject site is a residential property located on Green Street, east of Glickman Avenue. The site is 80 feet in width and 234 feet in depth, with an overall lot size of 18,720 square feet. The property consists of a main house, guesthouse, and a detached two-car garage and workshop. The main house is 3,134 square feet and consists of four bedrooms and three bathrooms. The site is zoned R-1, Single Family Residential, and is designated as Low Density Residential by the General Plan.

Location: 10227 Green St.

File Number: 140000264

Applicant: Jonathan Yu

Project Planner: Adam L. Gulick

Recommendation:

1) Open the Public Hearing item;

2) Accept any public testimony; and

3) Recommend that the Planning Commission deny the project.

B. A modification to an existing Conditional Use Permit to allow onsite consumption of beer and wine at a full service restaurant in the City Center of the District Downtown Specific Plan area.

The restaurant, Urspace which was approved in 2011 through Conditional Use Permit 11-1791 occupies a floor area of approximately 3,200 square feet and

operates from 11:00 a.m. to 11:00 p.m. seven days a week. The business currently serves food and non-alcoholic beverages.

Location: 9619 Las Tunas Dr.

File Number: 140000228

Applicant: Urspace

Project Planner: Hesty Liu

Recommendation:

1) Open the Public Hearing item;

2) Accept any public testimony; and

3) Recommend that the Planning Commission approve the project.

C. A request for a Conditional Use Permit to allow the installation of a freestanding changeable copy sign.

The project is an electronic changeable copy sign proposed to advertise and convey messages related to activities for First Baptist Church. The site has a total land area of approximately 90,856 square feet, is zoned R-2 and is designated Institutional by the General Plan.

Location: 6019 Baldwin Ave.

File Number: 140000248

Applicant: Gary D. Newby

Project Planner: Hesty Liu

Recommendation:

1) Open the Public Hearing item;

2) Accept any public testimony; and

3) Recommend that the Planning Commission approve the project.

D. A request for a Conditional Use Permit to allow a restaurant serving baked goods and non-alcoholic beverages.

The applicant is proposing to establish a new bakery with interior seating. The restaurant, JJ Bakery serves breakfast snacks, pastries, bread and coffee. The business proposes to operate within the Temple City Marketplace located at 5755 Rosemead Boulevard and is zoned C-2 (General Commercial) by the City's General Plan.

Location: 5755 Rosemead Blvd.

File Number: 140000286

Applicant: JJ Bakery

Project Planner: Peter Sun

Recommendation:

1) Open the Public Hearing item;

2) Accept any public testimony; and

3) Recommend that the Planning Commission approve the project.

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR

12. COMMISSION ITEMS SEPARATE FROM THE COMMUNITY DEVELOPMENT DIRECTORS REGULAR AGENDA

A. COMMISSIONER CORDES

B. COMMISSIONER HORTON

C. COMMISSIONER O'LEARY

D. VICE-CHAIRMAN CURRAN

E. CHAIRMAN LEUNG

13. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

The Planning Commission will now hear additional public comments regarding items **not listed** on the agenda. The procedure to address the Planning Commission is highlighted on the first page of this agenda.

14. ADJOURNMENT

NEXT REGULAR MEETING OF:

CITY COUNCIL	7:30 P.M.	DECEMBER 16, 2014
PLANNING COMMISSION	7:30 P.M.	JANUARY 13, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	DECEMBER 17, 2014
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	DECEMBER 10, 2014
PUBLIC ARTS COMMISSION	7:00 P.M.	JANUARY 7, 2015

Notice: Staff reports or other written documentation relating to each item of business of this Agenda are available for viewing on the City's website at www.templecity.us and are on file in the Office of the Planning Division located at City Hall, 9701 Las Tunas Drive, Temple City, California, and available for review during regular office hours. Written documentation submitted to the Planning Commission after distribution of the agenda packet can be obtained at the Planning Division Office during regular office hours.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Secretary at (626) 285-2171. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the Civic Center bulletin board not less than 72 hours prior to the meeting.

Jennifer Venters, Planning Secretary
Signed and Posted: December 5, 2014 (12:00 p.m.)