



CITY OF TEMPLE CITY

PLANNING COMMISSION AGENDA

REVISED

REGULAR MEETING

Tuesday, December 10, 2019, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

www.templecity.us

PROCEDURE TO ADDRESS THE 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 Planning Commission. You have the opportunity to address the Planning Commission at the following times:

AGENDA ITEM - *at the time the Planning 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 Planning Commission cannot take action on any item not listed on the agenda.*

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

OPENING MATTERS:

- **Call to Order**
- **Roll Call:** Cordes, Guan, O'Leary, Vice-Chair Haddad, Chair Lee
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT:

For individuals wishing to address the commission on matters not on the agenda.

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.

1. [Planning Commission Meeting of October 22, 2019.](#)

PUBLIC HEARING ITEMS:

2. [PL 19-2185 A conditional use permit for the establishment of a Government Facility \(temporary Los Angeles County Library\) at the former Temple City Chamber of Commerce building.](#)

Address: 9050 Las Tunas Drive

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 19-2185 subject to the recommended conditions of approval.

Project Planner: Andrew Coyne
acoyme@templecity.us

3. [PL 18-1279 A tentative tract map and major site plan review for a single-family development that will result in four single-family lots and one street parcel. Each new lot will consist of a new single-family dwelling](#)

Address: 9818 and 9824 Longden Avenue

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 18-1279 subject to the recommended conditions of approval.

Project Planner: Adam Gulick
agulick@templecity.us

4. [PL 16-362 A request for the review and approval of Tentative Parcel Map No. 74501 for a flag lot subdivision and a major site plan review for the construction of two new single-family residences on the property.](#)

Address: 9409 Olive Street

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approve File PL 16-362 subject to the proposed recommended conditions of approval.

Project Planner: Andrew Coyne
acoyme@templecity.us

5. [PL 19-1850 A tentative parcel map and major site plan review for a flag lot subdivision and for the construction of a single-family residence on each parcel.](#)

PLANNING COMMISSION AGENDA
DECEMBER 10, 2019

Address: 10051 Olive Street

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 19-1850 subject to the recommended conditions of approval.

Project Planner: Adam Gulick
agulick@templecity.us

6. [PL 19-2104 A conditional use permit for the establishment of an after-school education business.](#)

Address: 9233 Las Tunas Drive

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 19-2104 subject to the recommended conditions of approval.

Project Planner: Adam Gulick
agulick@templecity.us

7. [PL 19-2152 A request for a conditional use permit to establish a dance studio.](#)

Address: 9410 Las Tunas Drive

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File 19-2152 subject to the recommended conditions of approval.

Project Planner: Hesty Liu
hliu@templecity.us

NEW BUSINESS:

8. [Legislative Update](#)

FUTURE AGENDA ITEMS AND REPORTS:

9. **Planning Manager's Report**

Update on current projects and future agenda items.

10 Comments from Commissioners

ADJOURNMENT:

- 11.** Adjourn to a Planning Commission Meeting on Tuesday, January 14, 2019 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

If you wish to appeal any decision of the Planning Commission, you must do so within 15 days of the Planning Commission action. Please contact the Community Development Department for information regarding the appeal process.

If you challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

A copy of the Planning Commission agenda packet, staff reports and supporting documents and any materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for review by the public in the Community Development Department located at Temple City City Hall, 9701 Las Tunas Drive. City Hall office hours are 7:30 a.m. to 5:00 p.m., Monday through Friday. If you have any questions regarding a particular project please contact the project planner.

If, due to disability, you require special accommodations to attend or participate in a Planning Commission meeting, please contact the Community Development Department, (626) 656-7316, at least one business day prior to the scheduled meeting so staff may assist you.

POSTING STATEMENT: I HEREBY CERTIFY that this Agenda, in its entirety was posted in the Council Chamber Bulletin Board, 5938 Kauffman Avenue on or before the 6th day of December, 2019 by 5:00 p.m. The agenda may also be viewed on the City's website at www.TempleCity.us.

Sandra Scott
Planning Secretary