

POSTED AT COUNCIL CHAMBERS, 5938 KAUFFMAN, ON NOVEMBER 9, 2011

IF YOU REQUIRE SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CALL
THE COMMUNITY DEVELOPMENT DEPARTMENT AT
(626) 285-2171 AT LEAST 24 HOURS PRIOR TO THE MEETING.

A G E N D A

PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA
DECEMBER 13, 2011 - 7:30 P.M.

ALL PERSONS ARE INVITED TO ADDRESS THE PLANNING COMMISSION ON ANY AGENDA
ITEM. PLEASE STAND AND ADVISE THE CHAIRMAN AT THE TIME THE ITEM IS BEFORE THE
COMMISSION. FILL OUT CARD WITH NAME AND ADDRESS AND PRESENT TO THE
COMMISSION SECRETARY.

INITIATION:

1. **CALL TO ORDER**

2. **ROLL CALL:**

Commissioners: O' Leary, Horton, Cordes, Leung, Seibert

3. **PLEDGE OF ALLEGIANCE TO THE FLAG**

4. **TIME FOR THOSE IN THE AUDIENCE WHO WISH TO SPEAK:**

THE PUBLIC IS INVITED TO SPEAK ON ANY ISSUES; HOWEVER, (pursuant to the Brown Act
and subject to certain exception(s), THE PLANNING COMMISSION CANNOT ACT ON ITEMS
THAT ARE NOT LISTED ON THE POSTED AGENDA.

5. **CONSENT CALENDAR:**

ALL CONSENT CALENDAR ITEMS MAY BE APPROVED IN A SINGLE MOTION AS
RECOMMENDED, UNLESS REMOVED FOR FURTHER DISCUSSION.

IF MEMBERS OF THE COMMISSION OR PERSONS IN THE AUDIENCE WISH TO
DISCUSS ANY MATTERS LISTED ON THE CONSENT CALENDAR, (AGENDA ITEM A),
PLEASE ADDRESS THEM AT THIS TIME.

A. **APPROVAL OF MINUTES:** NOVEMBER 8, 2011

RECOMMENDATION: APPROVE AS SUBMITTED

6. **UNFINISHED BUSINESS:** NONE

7. **NEW BUSINESS:**

A. **PUBLIC HEARING:** A ZONE VARIANCE TO ALLOW THE CONSTRUCTION
OF A 498 SQUARE FOOT DETACHED GARAGE WITH
A 3 FOOT SIDE YARD SETBACK AT 9919 OLIVE
STREET. A ZONE VARIANCE IS BEING REQUESTED
BECAUSE THE ZONING REGULATIONS REQUIRE A
5 FOOT SIDE YARD SETBACK. THE SUBJECT

PROPERTY IS ZONED R-1 AND IS DESIGNATED AS RESIDENTIAL BY THE GENERAL PLAN.

SUBJECT SITE: 9919 OLIVE STREET

CASE NUMBER: ZONE VARIANCE 11-1798

PROPERTY OWNER/
APPLICANT: ROBERT AND RENEE NEWMAN
9919 OLIVE STREET
TEMPLE CITY, CALIFORNIA 91780

RECOMMENDATION: 1) HEAR STAFF REPORT
2) HEAR THOSE FOR AND AGAINST
3) RECOMMEND THAT THE PLANNING COMMISSION CONTINUE THIS ITEM TO THE PLANNING COMMISSION MEETING OF JANUARY 10, 2012.

B. PUBLIC HEARING: A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A COFFEE SHOP AT 9619 LAS TUNAS DRIVE. THE BUSINESS WILL SERVE COFFEE, TEA, SMOOTHIES, AND LIGHT MEALS. THE APPLICANT ALSO PROPOSES TO HAVE ONSITE CONSUMPTION OF BEER AND WINE. THE BUSINESS WILL BE CONDUCTED IN AN EXISTING COMMERCIAL FACILITY OF APPROXIMATELY 3,160 SQUARE FEET, AND THE PROPOSED BUSINESS HOURS ARE FROM 11 AM TO 12 AM, SEVEN DAYS A WEEK. THE PROPOSED MAXIMUM NUMBER OF SEATS IS 65. THE SUBJECT SITE IS LOCATED IN THE CITY CENTER COMMERCIAL DISTRICT (CC) DESIGNATED BY THE DOWNTOWN SPECIFIC PLAN.

SUBJECT SITE: 9619 LAS TUNAS DRIVE

CASE NUMBER: CONDITIONAL USE PERMIT 11-1791

PROPERTY OWNER
/APPLICANT: TOP SPACE, LLC/HSIANG CHUN CHEN
357 WALNUT AVENUE
ARCADIA, CA 91007

RECOMMENDATION: 1) HEAR STAFF REPORT
2) HEAR THOSE FOR AND AGAINST
3) RECOMMEND THAT THE PLANNING COMMISSION ADOPT A NEGATIVE DECLARATION
4) ADOPT A RESOLUTION TO APPROVE THE PROJECT

C. PUBLIC HEARING A LOT LINE ADJUSTMENT TO RE-POSITION THE PROPERTY LINE FOR PARCEL "A" AND PARCEL "B", WHICH ARE ADDRESSED AS 9717 CRAIGLEE STREET AND 9720 VAL STREET RESPECTIVELY. THE PROPOSAL IS TO EXTEND THE FRONTAGE OF PARCEL "B" TO THE EAST TO INCORPORATE ADDITIONAL FOUR-FOOT INTO THE PROPERTY. IN ADDITION, THE EASTERLY FOUR-FOOT LAND AREA OF PARCEL "B" WILL BE DESIGNATED AS A UTILITY EASEMENT FOR PARCEL "A". BOTH PARCELS

INVOLVED ARE ZONED SINGLE-FAMILY RESIDENTIAL (R-1).

SUBJECT SITE: 9717 CRAIGLEE STREET & 9720 VAL STREET

CASE NUMBER: LOT LINE ADJUSTMENT 11-1799

PROPERTY OWNER /APPLICANT: RONALD N. MAGNUSON
17521 PUTNEY CIRCLE
HUNTINGTON BEACH, CALIFORNIA 92649

RECOMMENDATION: 1) HEAR STAFF REPORT
2) HEAR THOSE FOR AND AGAINST
3) RECOMMEND THAT THE PLANNING COMMISSION FIND THIS PROJECT CATEGORICALLY EXEMPT [15305]
4) ADOPT A RESOLUTION TO APPROVE THE PROJECT

D. PUBLIC HEARING: THE PLANNING COMMISSION WILL CONSIDER AND ULTIMATELY RECOMMEND TO THE CITY COUNCIL, AN AMENDMENT TO THE LAND USE MATRIX OF THE DOWNTOWN SPECIFIC PLAN TO CONDITIONALLY PERMIT DANCE AND EXERCISE SCHOOLS/STUDIOS IN THE EAST COMMERCIAL (EC) DISTRICT OF THE DOWNTOWN SPECIFIC PLAN AREA.

RECOMMENDATION: 1) HEAR STAFF REPORT
2) HEAR THOSE FOR AND AGAINST
3) RECOMMEND THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION
4) RECOMMEND THAT THE PLANNING COMMISSION ADOPT A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE TO CONDITIONALLY PERMIT DANCE AND EXERCISE SCHOOLS/STUDIOS IN THE EAST COMMERCIAL (EC) DISTRICT OF THE DOWNTOWN SPECIFIC PLAN AREA.

E. PUBLIC HEARING: A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A DANCE STUDIO AT 9908 LAS TUNAS DRIVE, UNIT A AND B. THE DANCE STUDIO WOULD OPERATE FROM 4:00 PM TO 9:00 PM MONDAY THROUGH FRIDAY, AND FROM 10:30 AM TO 5:00 PM ON SATURDAYS AND SUNDAYS. THE APPLICANT IS REQUESTING TO HAVE A MAXIMUM OF 22 DANCE STUDENTS DURING THE WEEK AND A MAXIMUM OF 27 DANCE STUDENTS DURING THE WEEKEND. THE PROPERTY IS LOCATED IN THE EAST COMMERCIAL (EC) DISTRICT OF THE CITY'S DOWNTOWN SPECIFIC PLAN, AND IS DESIGNATED AS COMMERCIAL BY THE CITY'S GENERAL PLAN LAND USE MAP.

SUBJECT SITE: 9908 LAS TUNAS DRIVE, UNIT A & B

CASE NUMBER: CONDITIONAL USE PERMIT 11-1800

PROPERTY OWNER: ALBERT AND YUN LIU

9040 TELSTAR AVENUE, #137
EL MONTE, CALIFORNIA 91731

APPLICANT/
BUSINESS OWNER:

SHIN DANCE ACADEMY
9621 LAS TUNAS DRIVE
TEMPLE CITY, CALIFORNIA 91780

RECOMMENDATION:

- 1) HEAR STAFF REPORT
- 2) HEAR THOSE FOR AND AGAINST
- 3) RECOMMEND THAT THE PLANNING COMMISSION FIND THIS PROJECT CATEGORICALLY EXEMPT [15301]
- 4) ADOPT A RESOLUTION TO APPROVE THE PROJECT

8. COMMUNICATIONS:

NONE

9. MATTERS FROM CITY OFFICIALS:

REAPPOINTMENT OF LIAISON TO THE TEMPLE CITY YOUTH COMMITTEE (NO ATTACHMENTS)

10. COMMISSION ITEMS SEPARATE FROM REGULAR AGENDA

- A. Commissioner Cordes
- B. Commissioner Leung
- C. Commissioner Seibert
- D. Vice-Chairman Horton
- E. Chairman O'Leary

11. ADJOURNMENT:

The next regular meeting of the Planning Commission will be held on Tuesday, January 10, 2012 at 7:30 p.m. in Council Chambers, 5938 Kauffman Avenue, Temple City.

Next Scheduled Meeting of:

City Council:	December 20, 2011
Parks & Recreation Commission:	December 21, 2011
Public Safety Commission	December 14, 2011