

POSTED AT COUNCIL CHAMBERS, 5938 KAUFFMAN, ON JULY 9, 2010

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.

NO SMOKING PLEASE
AGENDA

PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA
JULY 13, 2010 - 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. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL CALL:**

Commissioners: Seibert, O' Leary, Chen, Horton, Valenzuela

4. REORGANIZATION OF PLANNING COMMISSION

- A. Community Development Manager Lambert calls for nominations for a new Chairman.
- B. Chairman conducts nominations for new Vice-Chairman.

5. 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.

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 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: JUNE 8, 2010
RECOMMENDATION: APPROVE AS SUBMITTED

7. UNFINISHED BUSINESS:

A. CONTINUED PUBLIC HEARING: A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A PRESCHOOL AT 5700-B ROSEMEAD BOULEVARD. THE FLOOR AREA FOR THE BUSINESS WILL BE 3,300 SQUARE FEET. THE PROPOSED MAXIMUM OF STUDENTS IS 60 AND THE PROPOSED HOURS OF OPERATION ARE FROM 7:00 AM TO 6:00 PM. THE SUBJECT SITE IS LOCATED IN THE C-3 ZONE AND IS DESIGNATED COMMERCIAL BY THE CITY'S GENERAL PLAN MAP.

SUBJECT SITE: 5570-B ROSEMEAD BOULEVARD, UNIT F

CASE NUMBER: CONDITIONAL USE PERMIT 10-1756

APPLICANT: TRACY LIU
THE LEARNING CENTER
5570 N ROSEMEAD BLVD
TEMPLE CITY, CALIFORNIA 91780

PROPERTY OWNER: WAI HON LAI
138 FANO STREET, #B
ARCADIA, CALIFORNIA 91006

RECOMMENDATION: 1) HEAR STAFF REPORT
2) HEAR THOSE FOR AND AGAINST
3) FIND THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO SECTION 15301
4) ADOPT ONE OF TWO DRAFT RESOLUTIONS

8. NEW BUSINESS:

A. PUBLIC HEARING: A MODIFICATION OF CONDITIONAL USE PERMIT 96-1282 TO ALLOW THE ALTERATION OF AN EXISTING ROOF-MOUNTED WIRELESS FACILITY LOCATED AT 6264 ROSEMEAD BOULEVARD. THE PROPOSED PROJECT INCLUDES INSTALLING ADDITIONAL SIX (6) PANELS, SIX (6) RRUS, ONE TELCO DISH ANTENNA, AND REINFORCEMENT OF THE SUPPORTING STRUCTURE. THE SUBJECT PROPERTY IS LOCATED WITHIN THE GENERAL COMMERCIAL (C-2) DISTRICT AND IS DESIGNATED AS COMMERCIAL BY THE CITY'S GENERAL PLAN.

SUBJECT SITE: 6264 ROSEMEAD BOULEVARD

CASE NUMBER: MODIFICATION OF CONDITIONAL USE PERMIT 96-1282

APPLICANT: SPRINT NEXTEL

APPLICANT'S REPRESENTATIVE: CORE COMMUNICATION
2903 H SATURN STREET
BREA, CALIFORNIA 92821

PROPERTY OWNER: LOUIS SMALDINO
1360 E. WHITTIER BOULEVARD
WHITTIER, CALIFORNIA 90605

RECOMMENDATION:

- 1) HEAR STAFF REPORT
- 2) HEAR THOSE FOR AND AGAINST
- 3) FIND THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO SECTION 15301
- 4) ADOPT RESOLUTION TO DENY

9. COMMUNICATIONS: NONE

10. MATTERS FROM CITY OFFICIALS: NONE

11. ADJOURNMENT:

The next regular meeting of the Planning Commission will be held on Tuesday, July 27, 2010 at 7:30 p.m. in Council Chambers, 5938 Kauffman Avenue, Temple City.

Next Scheduled Meeting of:

City Council: July 20, 2010

Parks & Recreation Commission: July 21, 2010