

**PLANNING COMMISSION  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING  
JULY 14, 2015 – 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 PUBLIC HEARING.

*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 Chen Marston, Cordes, Haddad, O’Leary, Leung
3. **PLEDGE OF ALLEGIANCE**
4. **REORGANIZATION OF PLANNING COMMISSION**
  - A. Community Development staff calls for nominations for a new Chairman.
  - B. Chairman conducts nominations for new Vice-Chairman.
5. **PRESENTATIONS**
6. **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.

## 7. 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 June 23, 2015.](#)

## 8. PUBLIC HEARING

### A. [A time extension request for a Tentative Parcel Map for the construction of three condominium dwellings.](#)

The subject site is located on the north side of Broadway Avenue between Temple City Boulevard and Golden West Avenue. The site has a land area of approximately 11,470 square feet and is currently improved with two residences with a total floor area of 1,950 square feet. The Tentative Parcel Map proposes to demolish the two residences and construct three detached, two-story condominium dwellings. Each dwelling will contain four bedrooms and three bathrooms. The site is zoned R-1 and is designated Medium Density Residential by the General Plan.

Location: 9619 Broadway

File Number: 150000217

Applicant: Jay and Ann Muller

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.

**B. A Tentative Tract Map, a Conditional Use Permit, and a Major Site Plan Review for the creation of six single-family lots and the construction of six single-family houses on the site.**

The request is a Tentative Tract Map and Major Site Plan Review for the creation of six single-family lots and the construction of six single-family houses. The site is comprised of two existing lots with a combined land area of approximately 54,385 square feet. The total number of parcels proposed in the subdivision is seven, including six residential lots and a street parcel. The street parcel will be commonly owned and maintained as the ingress/egress driveway and as the utility easement. The street parcel features a cul-de-sac street providing a roadway of 34 feet in width. The lot size for the six lots ranges from 7,300 square feet to 8,300 square feet. The living area for the six houses varies from 2,700 square feet to 3,100 square feet. The site is zoned R-1 and is designated Low Density Residential by the General Plan.

Location: 10034, 10044 La Rosa Drive

File Number: 150000029

Applicant: James Coane

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 establish a drink and food establishment in the Camellia Square shopping center.**

The subject site has an overall lot size of 3.7 acres and is located at the northeast corner of Rosemead Boulevard and Las Tunas Drive. The property has approximately 321 feet on Rosemead Boulevard (east property line), approximately 490 feet on Las Tunas Drive (south property line) and approximately 226 feet on Sultana Avenue (east property line). The property is located in the C-2, General Commercial zone and is designated as Commercial on the City's General Plan Land Use Map.

Location: 9055 Las Tunas Drive, Units 100-102

File Number: 150000162  
Applicant: Hewitt Lee  
Project Planner: Adam Gulick

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Recommend that the Planning Commission approve the project.

**9. UNFINISHED BUSINESS – None**

**10. NEW BUSINESS**

**A. [General Plan Land Use Diagram and Projections](#)**

Presentation: Scott Reimers

Recommendation: Consider and provide comment on the General Plan Land Use Diagram and Projections approved by the General Plan Advisory Committee.

**11. COMMUNICATIONS – None**

**12. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR**

**13. COMMISSION ITEMS SEPARATE FROM THE COMMUNITY DEVELOPMENT DIRECTORS REGULAR AGENDA**

- A. COMMISSIONER CHEN MARSTON
- B. COMMISSIONER CORDES
- C. COMMISSIONER HADDAD
- D. VICE-CHAIRMAN O'LEARY
- E. CHAIRMAN LEUNG

**14. 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.

## 15. ADJOURNMENT

### NEXT REGULAR MEETING OF:

CITY COUNCIL	7:30 P.M.	JULY 21, 2015
PLANNING COMMISSION	7:30 P.M.	JULY 28, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	JULY 15, 2015
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	JULY 22, 2015
PUBLIC ARTS COMMISSION	7:00 P.M.	AUGUST 10, 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](http://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: July 10, 2015 (3:00 p.m.)