

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
DECEMBER 8, 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 O’Leary
2. **ROLL CALL** – Commissioner Cordes, Leung, Marston, Haddad, O’Leary
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 10, 2015.](#)

7. PUBLIC HEARING

A. [A conditional use permit to allow the establishment of a dance studio.](#)

A continued conditional use permit to allow the establishment of a dance studio. The business will occupy a floor area of 1,000 square feet. The business proposes to provide dance lessons with a maximum of 10 students at any given time. The hours of operation as proposed are from 7:00 a.m. to 9:00 p.m., seven days a week. The property is located in the C-3, commercial zone, and is designated as Heavy Commercial by the City's General Plan.

Location: 5405 Rosemead Boulevard

File Number: 15-359

Applicant: Shikha Thapa

Project Planner: Hesty Liu

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Adopt the resolution finding that the project is exempt from CEQA and approving the project subject to the proposed conditions of approval.

B. [A Zoning Code Interpretation determining the method of calculating demolition.](#)

The Planning Commission called for review a Zoning Code Interpretation regarding how demolitions are calculated. The Interpretation may affect structural modifications made at 6134 Camellia Avenue. The Zoning Code states that in some instances the remodeling of a structure can be considered a new dwelling if the proposed project includes the voluntary demolition of 50 percent or more of the existing square footage of the structure including any attached garage. If

staff's interpretation of the Zoning Code Interpretation is upheld, the property will be required to be brought into compliance in accordance to the Zoning Code.

Location: Citywide

Project Planner: Scott Reimers

Recommendation:

- 1) Open the item for public comment;
- 2) Accept any public testimony; and
- 3) Adopt the resolution finding that the project is exempt from CEQA and upholding staff's zoning code interpretation.

C. [A proposed Telecommunications and Wireless Communications Ordinance to amend the Temple City Municipal Code to establish standards for the placement and design of telecommunications and wireless communications facilities.](#)

In 1996, Congress enacted the Telecommunications Act of 1996 which established the framework within local government to regulate wireless communication facilities. Temple City addresses telecommunication and wireless communication facilities on a case by case basis through the Conditional Use Permit (CUP) process as set forth in the Zoning Code, however the City does not have an ordinance overseeing the design and location of such facilities. Therefore, the City staff recommends to amend the Temple City Municipal Code.

Location: Citywide

File Number: 15-476

Project Planner: Scott Reimers

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Recommend that the City Council adopt a Negative Declaration of Environmental Impacts and approve the ordinance.

8. UNFINISHED BUSINESS – None

9. **NEW BUSINESS** – None

10. **COMMUNICATIONS** – None

11. **UPDATE FROM THE COMMUNITY DEVELOPMENT DIRECTOR**

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

A. COMMISSIONER CORDES

B. COMMISSIONER LEUNG

C. COMMISSIONER MARSTON

D. VICE-CHAIRMAN HADDAD

E. CHAIRMAN O'LEARY

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 15, 2015
PLANNING COMMISSION	7:30 P.M.	DECEMBER 22, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	DECEMBER 16, 2015
PUBLIC ARTS COMMISSION	7:00 P.M.	DECEMBER 14, 2015
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	DECEMBER 9, 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 4, 2015 (3:00 p.m.)