

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
JUNE 23, 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 Cordes, Haddad, Horton, O’Leary, Leung
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 May 26, 2015.](#)

7. PUBLIC HEARING

A. [A request for a Tentative Parcel Map for a Flag Lot Subdivision.](#)

The property is 89 feet wide and 197.7 feet deep with a land area of approximately 17,595 square feet. The front lot of the subdivision is proposed as 69 feet wide and 104.51 feet deep with a land area of 7,201 square feet. The rear lot (flag lot) of the subdivision is proposed as 89 feet wide and 84.24 feet deep with a land area of approximately 7,500 square feet. The site is zoned R-1 and is designated light residential by the General Plan Land Use Map. A rear house is not proposed at this time.

Location: 4923 Hallowell Avenue

File Number: 140000325

Applicant: Kang Rong He

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 request for a Conditional Use Permit and Minor Site Plan Review for the development of a single-family residential property, a second unit, a swimming pool, and a pool house.](#)

The subject site is a single-family residential property located on the west side of Primrose Avenue between Live Oak Avenue and Workman Avenue. The site consists of two adjoining parcels with a total land area of approximately 15,000 square feet. The applicant is proposing a new two-story single-family residence, a swimming pool, and a pool house. All of the existing structures will be

demolished. The new residence will have a total living area of 3,230 square feet, the pool house will be 500 square feet, and the second unit will have a living area of 640 square feet. The site is zoned R-1 and is designated light residential by the General Plan Land Use Map.

Location: 5717 Primrose Avenue

File Number: 150000220

Applicant: Kamen Lai

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 to modify a previously approved Conditional Use Permit to allow an existing drink and dessert establishment with incidental food to install cooking facilities.](#)

The property is located on the south side of Las Tunas Drive, between Primrose Avenue and Temple City Boulevard. The property is 50 feet wide and 110 feet deep with an overall land area of 5,500 square feet. The site previously operated as a frozen yogurt establishment which served incidental food (sandwiches and salads) as part of their business. The property is designated as City Center Commercial (CC) District by the City's Downtown Specific Plan.

Location: 9566 Las Tunas Drive

File Number: 150000066

Applicant: Crystal Sun

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.

8. **UNFINISHED BUSINESS** – None

9. **NEW BUSINESS** – None

10. **COMMUNICATIONS** – None

11. **UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR**

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

A. COMMISSIONER CORDES

B. COMMISSIONER HADDAD

C. COMMISSIONER HORTON

D. VICE-CHAIRMAN O'LEARY

E. CHAIRMAN LEUNG

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.	JULY 7, 2015
PLANNING COMMISSION	7:30 P.M.	JULY 14, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	JULY 15, 2015
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	JULY 8, 2015
PUBLIC ARTS COMMISSION	7:00 P.M.	JULY 13, 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

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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: June 18, 2015 (3:00 p.m.)