

**PLANNING COMMISSION  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING  
JULY 28, 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 Chen Marston, Cordes, Leung, 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 July 14, 2015.](#)

**7. PUBLIC HEARING**

- A. [A request for a Conditional Use Permit to allow gas hookups and plumbing in a detached accessory structure in the R-1 zone.](#)

The subject site is a residential property located on Olive Street, west of Temple City Boulevard. The site has approximately 82 feet of width and 197 feet of depth, with an overall net lot size of approximately 15,749 square feet. The property consists of a main house, guesthouse (under construction), detached accessory structure (under construction) and a swimming pool. The property owner is requesting to modify the design of the detached accessory structure to include a bathroom with a shower. The City's Zoning Code requires approval of a conditional use permit for detached accessory structures not used for living purposes that have gas hookups or plumbing. The site is zoned R-1, Single Family Residential, and is designated as Low Density Residential by the General Plan.

Location: 9518 Olive Street

File Number: 150000145

Applicant: Roger Zhang

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.

**B. A request for a Conditional Use Permit to establish a full service restaurant with beer and wine service in the Camellia Square shopping center.**

The subject site has a land area of 3.7 acres and is located at the northeast corner of Rosemead Boulevard and Las Tunas Drive. The applicant is requesting to occupy approximately 5,320 square feet of building area in Building 4 along Las Tunas Drive. The proposed hours of operation are from 11:30 am to 2:00 am, seven days a week and the proposed seating capacity is 165 seats. The property is located in the C-2, General Commercial zone and is designated as Commercial by the City's General Plan.

Location: 5700 Rosemead Boulevard, Unit 100

File Number: 150000219

Applicant: Margaret Taylor

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.

**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 CHEN MARSTON

B. COMMISSIONER CORDES

C. COMMISSIONER LEUNG

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.	AUGUST 4, 2015
PLANNING COMMISSION	7:30 P.M.	AUGUST 11, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	AUGUST 19, 2015
PUBLIC ARTS COMMISSION	7:00 P.M.	AUGUST 10, 2015
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	AUGUST 12, 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 24, 2015 (3:00 p.m.)