

**PLANNING COMMISSION  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING  
AUGUST 11, 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 July 28, 2015.](#)

**7. PUBLIC HEARING**

- A. [A request for a tentative parcel map for a two-lot subdivision in a flag-lot configuration. The project also includes a minor site plan review for the construction of a single family house on each lot.](#)

The project is a tentative parcel map to subdivide one property into two parcels, one of which will be a flag lot. The property is 80 feet wide and 252 feet deep with a land area of approximately 20,160 square feet. The proposed front parcel will be 60 feet wide by 135 feet deep with a 3,040 square foot, two-story house with a detached three-car garage. The flag portion of the rear lot is proposed to be 80 feet wide by 117 feet deep with a 3,358 square foot, single-story house with an attached two-car garage. The site is zoned R-1, Single Family Residential, and is designated as Low Density Residential by the General Plan.

Location: 4910, 4912 Heleo Avenue

File Number: 150000016

Applicant: Jason Zhang

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 tentative parcel map for a two-lot subdivision in a flag-lot configuration. The project also includes a minor site plan review for the construction of a single family house on each lot.

The project is a tentative parcel map to subdivide one property into two parcels, one of which will be a flag lot. The property is 80 feet wide and 252 feet deep with a land area of approximately 20,160 square feet. The proposed front parcel will be 60 feet wide by 135 feet deep with a 3,059 square foot, two-story house with a detached three-car garage. The flag portion of the rear lot is proposed to be 80 feet wide by 117 feet deep with a 3,300 square foot, single-story house with an attached two-car garage. The site is zoned R-1, Single Family Residential, and is designated as Low Density Residential by the General Plan.

Location: 4920, 4922 Heleo Avenue

File Number: 150000017

Applicant: Jason Zhang

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 1,710 square foot restaurant that also serves beer and wine 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 proposed business, Summer Rolls serves Vietnamese cuisine as well as beer and wine. Summer Rolls proposes to operate from 10:00 a.m. to 9:00 p.m., seven days a week. The business proposes to fill the first unit from the south of Building 2. The unit has a floor area of 1,710 square feet indoors and 300 square feet outdoors. The proposed seating capacity is 36 seats indoors and 20 seats outdoors. The property is located in the C-2, General Commercial zone and is designated as Commercial by the City's General Plan.

Location: 5728 Rosemead Boulevard #100

File Number: 150000222



- A. General Plan Advisory Committee recommended revisions to the Draft General Plan Land Use Diagram.

Presentation: Scott Reimers

Recommendation: Provide comment on the Draft General Plan Land Use Diagram.

**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.	AUGUST 18, 2015
PLANNING COMMISSION	7:30 P.M.	AUGUST 25, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	AUGUST 19, 2015
PUBLIC ARTS COMMISSION	7:00 P.M.	SEPTEMBER 14, 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: August 7, 2015 (3:00 p.m.)