

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
AUGUST 25, 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 August 11, 2015.](#)

7. PUBLIC HEARING

- A. [A request for a conditional use permit to establish a 2,600 square foot drink and food establishment 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, Simmer Huang is proposing to establish food and drink establishment in a 2,600 square foot unit in Building 2 of the Camellia Square. No consumption of alcoholic beverages is proposed for the business. The proposed hours of operation are from 11:00 a.m. to 11:00 p.m., seven days a week. The seating capacity proposed is 88 seats. 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, Unit 107

File Number: 15-255

Applicant: Tong Xin Zhao

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 to establish a 7,110 square foot drink and food establishment 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, Bistro Na's is proposing to establish a food and drink establishment in a 7,110 square foot unit in Building 1 of the Camellia Square. The applicant is also requesting to serve beer and wine. The proposed hours of operation are from 11:00 a.m. to 11:00 p.m. seven days a week. The seating capacity proposed is 177 seats; no outside dining is being requested as part of this application. The property is located in the C-2, General Commercial zone and is designated as Commercial by the City's General Plan.

Location: 9055 Las Tunas Drive, Unit 105

File Number: 15-266

Applicant: Xianyi Kong

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.

C. A request for a conditional use permit to establish a 1,490 square foot drink and food establishment 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, Pokelicious is proposing to establish a food and drink establishment in a 1,490 square foot unit in Building 2 of the Camellia Square. No consumption of alcoholic beverages is proposed for the business. The proposed hours of operation are from 11:00 a.m. to 10:00 p.m. seven days a week. The seating capacity proposed is 36 seats; no outside dining is being requested as part of this application. 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, Unit 102

File Number: 15-274

Applicant: RubyAnna Sare

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 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.	SEPTEMBER 1, 2015
PLANNING COMMISSION	7:30 P.M.	SEPTEMBER 22, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	SEPTEMBER 16, 2015
PUBLIC ARTS COMMISSION	7:00 P.M.	SEPTEMBER 14, 2015
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	AUGUST 26, 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: August 20, 2015 (3:00 p.m.)