

**PLANNING COMMISSION  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING  
SEPTEMBER 22, 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 25, 2015.](#)

**7. PUBLIC HEARING**

- A. [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) Adopt the resolution finding that the project is exempt from CEQA and approving the project subject to the proposed conditions of approval.

- B. [A lot consolidation to combine two lots that are under common ownership. The lot consolidation would combine two legal lots into a single parcel that would allow tenant improvements for a building that is located on a property line.](#)

The subject site is a lot consolidation to combine two lots that are under common

ownership. Two buildings exist on the site, one constructed in 1957 consisting of 11,290 square feet (5570-B Rosemead Boulevard), and the other building constructed in 1980 consisting of 2,760 square feet (5570-A Rosemead Boulevard). Per Building Code, tenant improvements to 5570-B Rosemead Boulevard are prohibited due to the property line running through a portion of the building. If the lot consolidation is approved, the request would combine the two existing lots allowing tenant improvements at 5570-B Rosemead Boulevard. The property is located in the C-3, Heavy Commercial zone and is designated as Commercial by the City's General Plan.

Location: 5570 Rosemead Boulevard

File Number: 14-61

Applicant: Wai H. Lai

Project Planner: Adam Gulick

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.

**8. UNFINISHED BUSINESS**

**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.	OCTOBER 6, 2015
PLANNING COMMISSION	7:30 P.M.	OCTOBER 13, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	OCTOBER 21, 2015
PUBLIC ARTS COMMISSION	7:00 P.M.	OCTOBER 12, 2015
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	SEPTEMBER 23, 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: September 18, 2015 (3:00 p.m.)