

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
OCTOBER 27, 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 September 22, 2015.](#)

7. PUBLIC HEARING

A. [A tentative tract map and a major site plan review to construct six condominium units.](#)

The subject site is a request for a tentative tract map and a major site plan review to construct six detached two-story condominium units with attached garages at 5556 Welland Avenue. The project will consist of two floor plans (1,739 and 1,595 square feet of living area), both consisting of four bedrooms and three bathrooms. The site plan features a 25-foot driveway easement along the southerly portion of the lot. The front unit will face Welland Avenue and the remaining five units will face the driveway easement. The property is located in the R-2 zone, and is designated as Medium Density Residential by the City's General Plan.

Location: 5556 Welland Avenue

File Number: 15-210

Applicant: Johnny Lam

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

A. Report for a Zoning Code Interpretation regarding Calculation of Demolition.

Presentation: Scott Reimers

Recommendation: Receive and file.

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.	NOVEMBER 3, 2015
PLANNING COMMISSION	7:30 P.M.	NOVEMBER 10, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	NOVEMBER 18, 2015
PUBLIC ARTS COMMISSION	7:00 P.M.	NOVEMBER 9, 2015
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	OCTOBER 28, 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: October 23, 2015 (3:00 p.m.)