

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
FEBRUARY 9, 2016 – 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 January 26, 2016.](#)

7. PUBLIC HEARING

- A. [The project consists of a lot line adjustment, tentative tract map, and major site plan review to allow the construction of 28 residential units on two parcels located across from each other on McCulloch Avenue: 24 attached condominium units in the R-3 zone \(Parcel 1\) and four detached condominium units in the R-2 zone \(Parcel 2\)](#)

The subject site is a proposal for a residential condominium development consisting of 28 units with attached garages on two parcels totaling 1.86 gross acres. The parcels are on opposite sides of McCulloch Avenue. Parcel 1 is 1.49 acres and would consist of 24 attached two-story condominium units ranging from 1,149 to 1,625 square feet in size. The units are divided in three distinct clusters of attached units by a 25-foot wide private horseshoe-shaped driveway and 23 guest parking spaces. Parcel 2 is 0.37 acres and would consist of four detached two-story units, each 1,590 square feet in size. Planned improvements include a 20-foot-wide shared private driveway that tapers to 16 feet in width for the two end units and three guest parking spaces. The property is located in the R-2 zone, and is designated as Medium Density Residential and in the R-3 zone, and is designated as High Density Residential by the City's General Plan.

Location: 5654 and 5657 McCulloch Avenue

File Number: 15-248

Project Planner: Debbie Drasler and Adam Gulick

Recommendation:

- 1) Open the item for public comment;
- 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 request to modify an approved conditional use permit for a multi-phase commercial improvement project. Specifically, the property owner is requesting to remove Phase IV with the exception of installing new landscaping on the property.

On December 15, 2015, the City Council approved an amendment to the agreement between the property owner and City. The agreement between the property owner and City included a project summary that divided the improvements on the property into four phases. The property owner is now requesting to modify the approved conditional use permit to bring it into compliance with City's Council's action by removing the following items that were conditions of approval: 1) the installation of a canopy spanning from the automotive repair shop to the self-serve car wash structure; 2) the installation of channel letters spelling out "Temple City Gateway" on top of the canopy; and 3) the installation of new architectural lighting to highlight the canopy, sign, building elements, and landscaping.

Location: 5402 Rosemead Boulevard and 9011 Olive Street

File Number: 15-400

Project Planner: Adam Gulick

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Adopt the attached resolution subject to the conditions of approval.

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.	FEBRUARY 16, 2016
PLANNING COMMISSION	7:30 P.M.	FEBRUARY 23, 2016
PARKS & RECREATION COMMISSION	7:30 P.M.	FEBRUARY 17, 2016
PUBLIC ARTS COMMISSION	7:00 P.M.	MARCH 14, 2016
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	FEBRUARY 10, 2016

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: February 5, 2016 (3:00 p.m.)