

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
APRIL 12, 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 March 8, 2016](#)
- 2) [Minutes of the Planning Commission Meeting of March 29, 2016](#)

7. PUBLIC HEARING

- A. [A request for the approval of a conditional use permit and tentative parcel map to allow a four-unit commercial condominium subdivision for the Camellia Square shopping center. The project also includes lot line adjustments and a partial street vacation at the end of Myda Avenue to align the property line with the wall of the shopping center.](#)

The proposal is a four-unit commercial subdivision for the Camellia Square shopping center. The applicant intends to separate the ownership for the four detached commercial buildings to allow the title of each building to be transferred separately and individually. The open areas and the parking lots, including 127 spaces on the surface and 267 spaces in the subterranean garage, will be commonly owned and shared. The property is located in the C-2 zone, and is designated as General Commercial by the City's General Plan.

Location: 5570 Rosemead Boulevard

File Number: File 13-18

Project Planner: Hesty Liu

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 approve the project subject to the proposed conditions of approval.

- B. [A continued request for a modification of a conditional use permit to allow exterior modifications for an approved food and drink establishment \(Bistro Na's\) in the Camellia Square shopping center. The request includes exterior improvements around the front entrance facing Las Tunas Drive.](#)

At the request of staff, this item was continued from the March 8, 2016 Planning Commission Meeting. The applicant is proposing to modify the storefront for an approved restaurant in the Camellia Square shopping center. Staff's request to continue the item was due to the designer submitting two additional color/material schemes the day of the meeting. The property is located in the C-2 zone, and is designated as General Commercial by the City's General Plan.

Location: 9055 Las Tunas Drive, Unit 105

File Number: File 15-266

Project Planner: Adam Gulick

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Recommend that the City Council deny the modification to the conditional use permit.

- C. [Series 1 Code Amendments of Title 9 \(Zoning Regulations\), Chapter 1 \(Zoning Code\) and Chapter 2 \(Subdivision Regulations\)](#)

A request to improve and clarify Chapter 1 and Chapter 2 of Title 9 (Zoning Regulations) of the Temple City Municipal Code. The Planning Division is in the midst of a General Plan Update, which will result in a new Zoning Code. The recommended amendments are consistent with the direction already established in the Zoning Code.

Location: Citywide

File Number: File 16-46

Project Planner: Scott Reimers

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Recommend that the City Council adopt the proposed ordinance.

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS

- A. APPOINTMENT OF REPRESENTATIVE TO THE STATE ROUTE 710
STAKEHOLDER OUTREACH ADVISORY COMMITTEE MEETINGS

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.	APRIL 19, 2016
PLANNING COMMISSION	7:30 P.M.	APRIL 26, 2016
PARKS & RECREATION COMMISSION	7:30 P.M.	APRIL 20, 2016

PUBLIC ARTS COMMISSION	7:00 P.M.	MAY 9, 2016
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	APRIL 27, 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: April 8, 2016 (3:00 p.m.)