

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
JULY 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 Chen, Cordes, Leung, Haddad, O’Leary
3. **PLEDGE OF ALLEGIANCE**
4. **REORGANIZATION OF PLANNING COMMISSION**
 - A. Community Development staff calls for nominations for a new Chairman.
 - B. Chairman conducts nominations for new Vice-Chairman.
5. **PRESENTATIONS**
6. **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.

7. 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 June 14, 2016.](#)

8. PUBLIC HEARING

- A. [A second time extension request for a tentative parcel map for the construction of three condominium dwellings.](#)

The subject site is located on the north side of Broadway Avenue between Temple City Boulevard and Golden West Avenue. The site has a land area of approximately 11,470 square feet and is currently improved with two residences with a total floor area of 1,950 square feet. The Tentative Parcel Map proposes to demolish the two residences and construct three detached, two-story condominium dwellings. Each dwelling will contain four bedrooms and three bathrooms. The site is zoned R-2 and is designated Medium Density Residential by the General Plan.

Location: 9619 Broadway

File Number: PL 16-245

Applicant: Jiesong Zhang

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 tentative parcel map, and a major site plan review to allow the construction of four condominium units.

The request is a tentative parcel map and major site plan review to develop four detached two-story condominium units with attached garages. The project consists of two floor plans, containing 1,860 and 1,865 square feet of living area. Both floorplans consist of four bedrooms and three-and-a-half bathrooms. The proposed parcel map results in a density of 12.6 dwelling units per acre therefore complying with the City's land use designation. The site is zoned R-3 and is designated High Density Residential by the General Plan.

Location: 6243 Rosemead Boulevard

File Number: PL 16-017

Applicant: Rick Wang

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 approve the project subject to the proposed conditions of approval.

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS – None

11. COMMUNICATIONS – None

12. UPDATE FROM PLANNING MANAGER

13. 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

14. 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.

15. ADJOURNMENT

NEXT REGULAR MEETING OF:

CITY COUNCIL	7:30 P.M.	JULY 19, 2016
PLANNING COMMISSION	7:30 P.M.	JULY 26, 2016
PARKS & RECREATION COMMISSION	7:30 P.M.	JULY 20, 2016
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	JULY 13, 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) 656-7316. 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: July 8, 2016 (3:00 p.m.)