



CITY OF TEMPLE CITY

# PLANNING COMMISSION AGENDA

## **REGULAR MEETING**

Tuesday, November 8, 2016, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

[www.templecity.us](http://www.templecity.us)

### **PROCEDURE TO ADDRESS THE 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 Planning Commission. You have the opportunity to address the Planning Commission at the following times:*

**AGENDA ITEM** - *at the time the Planning 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 Planning Commission cannot take action on any item not listed on the agenda.*

*The listing of any item on the agenda includes the authority of the Planning Commission to take action on such item and to approve, disapprove, or give direction on any item.*

### **OPENING MATTERS:**

- **Call to Order**
- **Roll Call:**  
Cordes, Leung, O'Leary, Vice-Chair Marston, Chairman Haddad
- **Pledge of Allegiance**

### **ORAL COMMUNICATIONS / PUBLIC COMMENT:**

For individuals wishing to address the commission on matters not on the agenda.

### **APPROVAL OF MINUTES:**

1. [Planning Commission Meeting of October 11, 2016](#)

**PUBLIC HEARING ITEMS:**

2. **File: PL 16-330.** A conditional use permit to establish a 3,640 square foot restaurant. The applicant is also requesting to serve beer and wine.

Address: 9549 Las Tunas Drive

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 16-330 subject to the proposed recommended conditions of approval.

Project Planner: Andrew J. Coyne, Management Analyst  
acoyn@templecity.us

3. **File: PL 16-475.** A conditional use permit to establish a 1,463 square foot restaurant located in the Camellia Square shopping center. The applicant is also requesting to serve beer and wine.

Address: 5728 Rosemead Boulevard, Unit 106

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 16-475 subject to the proposed conditions of approval.

Project Planner: Adam Gulick, Associate Planner  
agulick@templecity.us

4. **File: PL 16-438.** A conditional use permit and major site plan review for a new public parking lot at the northeast corner of Workman Avenue and Temple City Boulevard. The parking lot will provide 27 parking spaces and be improved with landscaping and decorative walls. The site is in the Temple City Boulevard Commercial District.

Address: 5800 Temple City Boulevard

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 16-438 subject to the proposed recommended conditions of approval.

Project Planner: Hesty Liu, AICP, Associate Planner  
hliu@templecity.us

**DISCUSSION ITEM(S):**

5. **None**

**FUTURE AGENDA ITEMS AND REPORTS:**

6. **Planning Manager's Report**  
Update on current projects and future agenda items.
7. **Comments from Commissioners**

**ADJOURNMENT:**

Adjourn to the Planning Commission Meeting of December 13, 2016 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

If you wish to appeal any decision of the Planning Commission, you must do so within fifteen (15) days of the Planning Commission action. Please contact the Community Development Department for information regarding the appeal process.

If you challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

A copy of the Planning Commission agenda packet, staff reports and supporting documents and any materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for review by the public in the Community Development Department located at Temple City City Hall, 9701 Las Tunas Drive. City Hall office hours are 7:30 a.m. to 5:00 p.m., Monday through Friday. If you have any questions regarding a particular project please contact the project planner.

If, due to disability, you require special accommodations to attend or participate in a Planning Commission meeting, please contact the Community Development Department, (626) 656-7316, at least one business day prior to the scheduled meeting so staff may assist you.

POSTING STATEMENT: I HEREBY CERTIFY that this Agenda, in its entirety was posted in the Council Chamber Bulletin Board, 5938 Kauffman Avenue on or before the 4th day of November, 2016 by 5:00 p.m. The agenda may also be viewed on the City's website at [www.templecity.us](http://www.templecity.us).



Jennifer Venters  
Planning Secretary