

POSTED AT COUNCIL CHAMBERS, 5938 KAUFFMAN, ON OCTOBER 21, 2011

IF YOU REQUIRE SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (626) 285-2171 AT LEAST 24 HOURS PRIOR TO THE MEETING.

A G E N D A

PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA
OCTOBER 25, 2011 - 7:30 P.M.

ALL PERSONS ARE INVITED TO ADDRESS THE PLANNING COMMISSION ON ANY AGENDA ITEM. PLEASE STAND AND ADVISE THE CHAIRMAN AT THE TIME THE ITEM IS BEFORE THE COMMISSION. FILL OUT CARD WITH NAME AND ADDRESS AND PRESENT TO THE COMMISSION SECRETARY.

INITIATION:

1. **CALL TO ORDER**

2. **ROLL CALL:**

Commissioners: O' Leary, Horton, Cordes, Leung, Seibert

3. **PLEDGE OF ALLEGIANCE TO THE FLAG**

4. **TIME FOR THOSE IN THE AUDIENCE WHO WISH TO SPEAK:**

THE PUBLIC IS INVITED TO SPEAK ON ANY ISSUES; HOWEVER, (pursuant to the Brown Act and subject to certain exception(s)), THE PLANNING COMMISSION CANNOT ACT ON ITEMS THAT ARE NOT LISTED ON THE POSTED AGENDA.

5. **CONSENT CALENDAR:**

ALL CONSENT CALENDAR ITEMS MAY BE APPROVED IN A SINGLE MOTION AS RECOMMENDED, UNLESS REMOVED FOR FURTHER DISCUSSION.

IF MEMBERS OF THE COMMISSION OR PERSONS IN THE AUDIENCE WISH TO DISCUSS ANY MATTERS LISTED ON THE CONSENT CALENDAR, (AGENDA ITEM A), PLEASE ADDRESS THEM AT THIS TIME.

A. **APPROVAL OF MINUTES:** **OCTOBER 11, 2011**

RECOMMENDATION: APPROVE AS SUBMITTED

6. **UNFINISHED BUSINESS:** NONE

7. **NEW BUSINESS:**

A. **PUBLIC HEARING:** A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A PRE-SCHOOL/KINDERGARTEN KNOWN AS GOLDEN APPLE CHRISTIAN ACADEMY AT 5537 TEMPLE CITY BOULEVARD. THE SITE IS CURRENTLY OCCUPIED BY GRACE BAPTIST CHURCH AND THE PROPOSED BUSINESS WILL UTILIZE TWO ACCESSORY BUILDINGS OF THE CHURCH WITH A TOTAL FLOOR AREA OF 3,051 SQUARE FEET. THE PROPOSED MAXIMUM NUMBER

OF STUDENTS IS 60. THE PROPOSED BUSINESS HOURS ARE FROM 6:30 AM TO 6:30 PM, MONDAY THROUGH FRIDAY, AND FROM 8:30 AM TO 12:30 PM ON SATURDAYS. THE SUBJECT SITE IS ZONED HIGH DENSITY RESIDENTIAL (R-3) AND IS DESIGNATED INSTITUTIONAL BY THE CITY'S GENERAL PLAN LAND USE MAP.

SUBJECT SITE: 5537 TEMPLE CITY BOULEVARD

CASE NUMBER: **CONDITIONAL USE PERMIT 11-1795**

APPLICANT: GOLDEN APPLE CHRISTIAN ACADEMY
405 SOUTH DEL MAR AVENUE
SAN GABRIEL, CALIFORNIA 91776

PROPERTY OWNER: GRACE BAPTIST CHURCH
5537 TEMPLE CITY BOULEVARD
TEMPLE CITY, CALIFORNIA 91780

RECOMMENDATION: 1) HEAR STAFF REPORT
2) HEAR THOSE FOR AND AGAINST
3) FIND THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO SECTION 15301
4) ADOPT A RESOLUTION TO APPROVE THE PROJECT

8. COMMUNICATIONS:

UPDATES:

- CITYWIDE TRAFFIC CALMING STUDY AND UPCOMING COMMUNITY MEETING ON NOVEMBER 10 AT 7 P.M. AT THE WOMENS CENTER LOCATED AT 5945 KAUFFMAN AVENUE
- DOWNTOWN PARKING STUDY AND UPCOMING COMMUNITY MEETING ON NOVEMBER 17 AT 6 P.M. AT THE WOMENS CENTER LOCATED AT 5945 KAUFFMAN AVENUE

9. MATTERS FROM CITY OFFICIALS: NONE

10. COMMISSION ITEMS SEPARATE FROM REGULAR AGENDA

- A. Commissioner Cordes
- B. Commissioner Leung
- C. Commissioner Seibert
- D. Vice-Chairman Horton
- E. Chairman O'Leary

11. ADJOURNMENT:

The next regular meeting of the Planning Commission will be held on Tuesday, November 8, 2011 at 7:30 p.m. in Council Chambers, 5938 Kauffman Avenue, Temple City.

Next Scheduled Meeting of:

City Council: November 1, 2011
Parks & Recreation Commission: November 16, 2011
Public Safety Commission: November 9, 2011