



CITY OF TEMPLE CITY

PLANNING COMMISSION AGENDA

REGULAR MEETING

Tuesday, March 10, 2020, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

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, Guan, O'Leary, Vice-Chair Haddad, Chair Lee
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT:

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

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.

1. [Planning Commission Meeting of February 11, 2020.](#)

PUBLIC HEARING:

2. [PL 19-2194 A conditional use permit for the establishment of a tutoring business.](#)

Address: 9447 Las Tunas Drive

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving a modification to File 19-2194 subject to the recommended conditions of approval.

Project Planner: Andrew Coyne
acoyme@TempleCity.us

3. [PL 19-2200 A request for a conditional use permit and a vesting tentative tract map to subdivide the airspace of a previously approved four-story, mixed-use project, consisting of approximately 15,743 square feet of commercial floor area on the ground floor; 1,892 square feet of work/live area and 1,345 square feet of commercial area on the second floor; and 73 residential units above the first floor that consist of approximately 75,372 square feet. The mixed-use project received approval of a major site plan review by the Community Development Director on September 17, 2019.](#)

Address: 5570 Rosemead Boulevard

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving a modification to File 19-2200 subject to the recommended conditions of approval.

Project Planner: Adam Gulick
agulick@TempleCity.us

FUTURE AGENDA ITEMS AND REPORTS:

4. **Planning Manager's Report**

Update on current projects and future agenda items.

5. **Comments from Commissioners**

ADJOURNMENT:

6. Adjourn to a Planning Commission Meeting on Tuesday, April 14, 2020 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

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If you wish to appeal any decision of the Planning Commission, you must do so within 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 6th day of March, 2020 by 5:00 p.m. The agenda may also be viewed on the City's website at www.TempleCity.us.

Sandra Scott
Planning Secretary