

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
FEBRUARY 10, 2015 – 7:30 P.M.
COMMUNITY ROOM – 9701 LAS TUNAS DRIVE**

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 Leung
2. **ROLL CALL** – Commissioner Cordes, Horton, O’Leary, Curran, Leung
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 January 13, 2015.](#)

7. PUBLIC HEARING

A. [A Tentative Parcel Map and minor site plan review to lot split and construct two single-family homes.](#)

The subject site proposes a lot split of 16,353 square feet resulting in two parcels on the corner of Hart Avenue and Garibaldi Avenue. The proposed lot split requires the approval of a minor site plan review for the construction of two new single-family homes and a tentative parcel map to subdivide the lot. The lot is zoned R-1, Single Family Residential, and designated Low Density Residential by the General Plan.

Location: 6050 Hart Avenue

File Number: 140000155

Applicant: Sidney Chang

Project Planner: Peter Sun

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Recommend that the Planning Commission approve the project.

B. [Major Site Plan Review and Tentative Tract Map for the development of a residential condominium subdivision consisting of nine detached dwelling units.](#)

The project proposes to develop nine detached residential condominium dwellings. The site features a centrally located driveway with five dwellings on the north and four dwellings on the south. Each dwelling is provided with two parking spaces in the attached garage and one guest parking space in the area

between the structures. The site is 146 feet wide and 233 feet deep with a total land area of approximately 34,039 square feet. The site is zoned R-2, and designated Medium Density Residential by the City's General Plan.

Location: 4857 and 4905 Glickman Avenue

File Number: 140000172

Applicant: Tony Li

Project Planner: Hesty Liu

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Recommend that the Planning Commission approve the project.

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR

[A. Policy on applications to modify existing wireless communications facilities.](#)

12. COMMISSION ITEMS SEPARATE FROM THE COMMUNITY DEVELOPMENT DIRECTORS REGULAR AGENDA

A. COMMISSIONER CORDES

B. COMMISSIONER HORTON

C. COMMISSIONER O'LEARY

D. VICE-CHAIRMAN CURRAN

E. CHAIRMAN LEUNG

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.	FEBRUARY 17, 2015
PLANNING COMMISSION	7:30 P.M.	FEBRUARY 24, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	FEBRUARY 18, 2015
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	FEBRUARY 11, 2015
PUBLIC ARTS COMMISSION	7:00 P.M.	MARCH 5, 2015

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: February 6, 2015 (3:00 p.m.)