

**PLANNING COMMISSION  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING  
MARCH 8, 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 Cordes, Leung, Marston, Haddad, O’Leary
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 February 9, 2016.

**7. PUBLIC HEARING**

- A. A request for a conditional use permit that was continued from April 22, 2014, to construct a new wireless communications facility located at Bethlehem Lutheran Church. The applicant is proposing a 60-foot tall wireless antenna tower camouflaged design as a pine tree. The request also includes a 315 square foot equipment area that would be screened by a new seven-foot tall block wall and existing landscaping.

The proposed monopine would be located in the courtyard area utilized by the church surrounded by three existing church buildings. The monopine would consist of a total of 12 antennas that are split into three different sectors mounted 50 to 54 feet from the ground and a 30-inch microwave dish mounted at 37 feet from the ground. The property is located in the R-1 zone, and is designated as Institutional by the City's General Plan.

Location: 5319 Halifax Road

File Number: File 13-174

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.

- B. A request for a modification of a conditional use permit to allow exterior modifications for an approved food and drink establishment (Bistro Na's) in the Camellia Square shopping center. The request includes exterior improvements around the front entrance facing Las Tunas Drive.

The applicant is proposing to modify the storefront for an approved restaurant in the Camellia Square shopping center. The improvements include installing gray brick veneer around the entrance, installing a yellow/gold sign above the entrance, and installing a brown lattice panel with a circular pattern above the sign. The property is located in the C-2, General Commercial zone and is designated as Commercial by the City's General Plan.

Location: 9055 Las Tunas Drive, Unit 105

File Number: File 15-266

Project Planner: Adam Gulick

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Recommend that the City Council deny the modification to the conditional use permit.

**8. UNFINISHED BUSINESS – None**

**9. NEW BUSINESS – None**

**10. COMMUNICATIONS – None**

**11. UPDATE FROM THE COMMUNITY DEVELOPMENT DIRECTOR**

**12. 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

**13. 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.

**14. ADJOURNMENT**

**NEXT REGULAR MEETING OF:**

CITY COUNCIL	7:30 P.M.	MARCH 15, 2016
PLANNING COMMISSION	7:30 P.M.	MARCH 22, 2016
PARKS & RECREATION COMMISSION	7:30 P.M.	MARCH 17, 2016
PUBLIC ARTS COMMISSION	7:00 P.M.	MARCH 16, 2016
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	MARCH 9, 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](http://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: March 4, 2016 (3:00 p.m.)