

POSTED AT COUNCIL CHAMBERS, 5938 KAUFFMAN, ON AUGUST 20, 2010

**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.**

**NO SMOKING PLEASE
AGENDA**

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA
AUGUST 24, 2010 - 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. PLEDGE OF ALLEGIANCE TO THE FLAG**
- 3. ROLL CALL:**

Commissioners: Seibert, O' Leary, Chen, Horton, Valenzuela

- 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: JULY 27, 2010**

RECOMMENDATION: APPROVE AS SUBMITTED

- 6. UNFINISHED BUSINESS: NONE**
- 7. NEW BUSINESS:**

A. PUBLIC HEARING:

A CONDITIONAL USE PERMIT AND ZONE VARIANCE TO ALLOW THE ESTABLISHMENT OF A TUTORING BUSINESS KNOWN AS ALPHA SCIENCE EDUCATION INSTITUTE AT 9465 LAS TUNAS DRIVE. THE FLOOR AREA FOR THE BUSINESS WILL BE 900 SQUARE FEET AND THE PROPOSED MAXIMUM OF STUDENTS IS 30. THE PROPOSED HOURS OF OPERATION ARE FROM 2:00 PM TO 7:00 PM, MONDAY THROUGH SATURDAY. THE SUBJECT SITE IS LOCATED IN THE WEST COMMERCIAL DISTRICT OF THE DOWNTOWN SPECIFIC PLAN AND IS DESIGNATED COMMERCIAL BY THE CITY'S GENERAL PLAN MAP.

SUBJECT SITE: 9465 LAS TUNAS DRIVE

CASE NUMBERS: CONDITIONAL USE PERMIT 10-1763,
ZONE VARIANCE 10-1767

APPLICANT: ALPHA SCIENCE EDUCATION INSTITUTE
9666 LAS TUNAS DRIVE
TEMPLE CITY, CALIFORNIA 91780

PROPERTY OWNER: INVESERVE INC.
1300 E. MAIN STREET, #210
ALHAMBRA, CALIFORNIA 91801

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 RESOLUTION FOR APPROVAL

B. PUBLIC HEARING:

A ZONE VARIANCE TO MAINTAIN AN EXISTING NONCONFORMING SIDE YARD SETBACK AT 5320 BARELA AVENUE. THE ZONING REGULATIONS REQUIRE A 5.5 FOOT SIDE YARD SETBACK INSTEAD OF THE 4 FOOT SETBACK PROVIDED BY THE EXISTING STRUCTURE. BECAUSE THE PROJECT INVOLVES A CONSTRUCTION OF A TWO-STORY RESIDENTIAL ADDITION WHICH WILL EXCEED 100% OF THE EXISTING FLOOR AREA, THE PROJECT IS CONSIDERED A NEW RESIDENCE AND MUST COMPLY WITH ALL OF THE CURRENT R-1

STANDARDS. THE SUBJECT PROPERTY IS ZONED R-1 AND IS DESIGNATED AS RESIDENTIAL BY THE GENERAL PLAN.

SUBJECT SITE: 5320 BARELA AVENUE

CASE NUMBER: ZONE VARIANCE 10-1766

PROPERTY OWNER RAYMOND YANG/GIAI THUC DUONG
5320 BARELA AVENUE
TEMPLE CITY, CALIFORNIA 91780

APPLICANT: RICHARD MOH
309 E. HELLMAN AVE.
ALHAMBRA, CALIFORNIA 91801

RECOMMENDATION: 1) HEAR STAFF REPORT
2) HEAR THOSE FOR AND AGAINST
3) FIND THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO SECTION 15303
4) ADOPT RESOLUTION FOR APPROVAL

8. **COMMUNICATIONS:** NONE

9. **MATTERS FROM CITY OFFICIALS:** NONE

10. **ADJOURNMENT:**

The next regular meeting of the Planning Commission will be held on Tuesday, September 14, 2010 at 7:30 p.m. in Council Chambers, 5938 Kauffman Avenue, Temple City.

Next Scheduled Meeting of:

City Council: September 7, 2010
Parks & Recreation Commission: September 15, 2010