

POSTED AT COUNCIL CHAMBERS, 5938 KAUFFMAN, ON JUNE 18, 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
JUNE 22, 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: JUNE 8, 2010

RECOMMENDATION: APPROVE AS SUBMITTED

6. UNFINISHED BUSINESS: NONE

7. NEW BUSINESS:

A. PUBLIC HEARING: A ZONE VARIANCE TO ALLOW THE INTENSIFICATION OF AN EXISTING USE WITHOUT PROVIDING ADDITIONAL PARKING. THE PROPOSAL IS TO DESIGNATE A 3,200 SQUARE FOOT SECOND FLOOR COMMERCIAL SPACE AS A MEDICAL USE INSTEAD OF THE PERMITTED RETAIL/OFFICE USE. THE SUBJECT PROPERTY IS LOCATED AT 5546 ROSEMEAD BOULEVARD AND IS IN THE HEAVY COMMERCIAL (C-3) ZONE.

SUBJECT SITE: 5546 ROSEMEAD BOULEVARD

CASE NUMBER: ZONE VARIANCE 10-1759

**PROPERTY OWNER/
APPLICANT:** JOHN TSAI
10050 GARVEY AVE.
EL MONTE, CALIFORNIA 91733

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 CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A PRESCHOOL AT 5700-B ROSEMEAD BOULEVARD. THE FLOOR AREA FOR THE BUSINESS WILL BE 3,300 SQUARE FEET. THE PROPOSED MAXIMUM OF STUDENTS IS 60 AND THE PROPOSED HOURS OF OPERATION ARE FROM 7:00 AM TO 6:00 PM. THE SUBJECT SITE IS LOCATED IN THE C-3 ZONE AND IS DESIGNATED COMMERCIAL BY THE CITY'S GENERAL PLAN MAP.

SUBJECT SITE: 5570-B ROSEMEAD BOULEVARD

CASE NUMBER: CONDITIONAL USE PERMIT 10-1756

APPLICANT: TRACY LIU
THE LEARNING CENTER
5570 N ROSEMEAD BLVD
TEMPLE CITY, CALIFORNIA 91780

PROPERTY OWNER: WAI HON LAI
138 FANO STREET, #B
ARCADIA, CALIFORNIA 91006

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

8. COMMUNICATIONS: NONE

9. MATTERS FROM CITY OFFICIALS: NONE

10. ADJOURNMENT:

The next regular meeting of the Planning Commission will be held on Tuesday, July 13, 2010 at 7:30 p.m. in Council Chambers, 5938 Kauffman Avenue, Temple City.

Next Scheduled Meeting of:

City Council: July 6, 2010
Parks & Recreation Commission: July 21, 2010