

POSTED AT COUNCIL CHAMBERS, 5938 KAUFFMAN, ON MAY 21, 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
MAY 25, 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: MAY 11, 2010

RECOMMENDATION: APPROVE AS SUBMITTED

6. UNFINISHED BUSINESS: NONE
7. NEW BUSINESS:

A. PUBLIC HEARING:

A TENTATIVE PARCEL MAP AND CONDITIONAL USE PERMIT TO ALLOW THE DEVELOPMENT OF A RESIDENTIAL CONDOMINIUM PROJECT WITH THREE (3) DETACHED UNITS. THE SUBJECT PROPERTY IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (R-2) ZONE.

SUBJECT SITE: 5324 WELLAND AVENUE

CASE NUMBERS: TENTATIVE PARCEL MAP 71195
CONDITIONAL USE PERMIT 09-1753

PROPERTY OWNER: SUN HOMELAND, INC.
308 S. FIRST AVE., UNIT F
ARCADIA, CA 91006

APPLICANT: LIANG LIANG SUN
308 S. FIRST AVE., UNIT F
ARCADIA, CA 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 15315
4) ADOPT RESOLUTION FOR APPROVAL

8. COMMUNICATIONS: NONE

9. MATTERS FROM CITY OFFICIALS: REQUEST TO AMEND A SIGN PROGRAM FOR THE MULTI-TENANT COMMERCIAL BUILDING AT 4808 BALDWIN AVENUE

10. ADJOURNMENT:

The next regular meeting of the Planning Commission will be held on Tuesday, June 8, 2010 at 7:30 p.m. in Council Chambers, 5938 Kauffman Avenue, Temple City.

Next Scheduled Meeting of:

City Council: May 18, 2010
Parks & Recreation Commission: May 19, 2010