

POSTED AT COUNCIL CHAMBERS, 5938 KAUFFMAN, ON NOVEMBER 4, 2011

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.

A G E N D A

PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA
NOVEMBER 8, 2011 - 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. ROLL CALL:

Commissioners: O' Leary, Horton, Cordes, Leung, Seibert

3. PLEDGE OF ALLEGIANCE TO THE FLAG

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: **OCTOBER 25, 2011**

RECOMMENDATION: APPROVE AS SUBMITTED

6. UNFINISHED BUSINESS: NONE

7. NEW BUSINESS:

A. PUBLIC HEARING: A MODIFICATION OF CONDITIONAL USE PERMIT 69-285
TO ALLOW THE FOLLOWING IMPROVEMENTS AT THE
PROPERTY ADDRESSED AS 9831 LAS TUNAS DRIVE: 1)
A 1,370 SQUARE FOOT ADDITION TO AN EXISTING FAST
FOOD ESTABLISHMENT; 2) INTERIOR AND EXTERIOR

REMODEL OF THE EXISTING BUILDING; 3) REMOVE EXISTING PLAYGROUND AREA; AND 4) REMOVE FOUR (4) PARKING STALLS TO ALLOW THE INSTALLATION OF A NEW BYPASS LANE. THE APPLICANT IS ALSO REQUESTING A ZONE VARIANCE (ZV 11-1797) SINCE THE PROPOSED ADDITION WOULD CREATE A DEFICIENCY OF TWELVE (12) PARKING SPACES. THE SUBJECT PROPERTY IS LOCATED WITHIN THE EAST COMMERCIAL (EC) DISTRICT OF THE CITY'S DOWNTOWN SPECIFIC PLAN.

SUBJECT SITE: 9831 LAS TUNAS DRIVE

CASE NUMBERS: **MODIFICATION OF CONDITIONAL USE PERMIT 69-285
ZONE VARIANCE 11-1797**

PROPERTY OWNER: DALEY FAMILY TRUST
205 LINDENBROOK ROAD
WOODSIDE, CALIFORNIA 94602

APPLICANT: BICKEL UNDERWOOD ARCHITECTURE
3600 BIRCH STREET, SUITE 120
NEWPORT BEACH, CALIFORNIA 92662

RECOMMENDATION: 1) HEAR STAFF REPORT
2) HEAR THOSE FOR AND AGAINST
3) RECOMMEND THAT THE PLANNING COMMISSION ADOPT A
NEGATIVE DECLARATION
4) ADOPT A RESOLUTION TO APPROVE THE PROJECT

8. COMMUNICATIONS: NONE

9. MATTERS FROM CITY OFFICIALS: REAPPOINTMENT OF LIAISON TO THE TEMPLE CITY
YOUTH COMMITTEE (NO ATTACHMENTS)

10. COMMISSION ITEMS SEPARATE FROM REGULAR AGENDA

- A. Commissioner Cordes
- B. Commissioner Leung
- C. Commissioner Seibert
- D. Vice-Chairman Horton
- E. Chairman O'Leary

11. ADJOURNMENT:

The next regular meeting of the Planning Commission will be held on Tuesday, November 22, 2011 at 7:30 p.m. in Council Chambers, 5938 Kauffman Avenue, Temple City.

Next Scheduled Meeting of:

City Council:	November 15, 2011
Parks & Recreation Commission:	November 16, 2011
Public Safety Commission	November 9, 2011