



CITY OF TEMPLE CITY

PLANNING COMMISSION AGENDA

REGULAR MEETING

Tuesday, April 27, 2021, 7:30 P.M.

Via Teleconference

www.templecity.us

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, cities are allowed to hold Planning Commission Meetings via teleconferencing and members of the public can observe and address the meeting telephonically or electronically.

To listen to the meeting telephonically, please call 1 (646) 749-3122, Access Code 136-029-789

PROCEDURE TO ADDRESS THE PLANNING COMMISSION:

YOU HAVE THE OPPORTUNITY TO ADDRESS THE PLANNING COMMISSION AT THE FOLLOWING TIMES:

- **AGENDA ITEM:** at the time the Planning 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;
- **PUBLIC HEARING:** at the time for public hearings under PUBLIC HEARING

PUBLIC COMMENT CAN BE MADE BY FOLLOWING THE PROTOCOLS BELOW:

- Telephonically by calling 1 (646) 749-3122, Access Code: 136-029-789. Please request to speak using the "chat" function and identify the item(s) you wish to speak on. Your microphone will be unmuted during one of the comment periods outlined above; or
- Email comments to sscott@templecity.us and identify the item you wish to comment in the subject line. Emails will be accepted after the start of the meeting and before the Chair closes public comment at the end of the meeting. Emailed comments will be read aloud by the Planning Secretary for up to three minutes.

PUBLIC COMMENT REQUESTS OR EMAILS RECEIVED OUTSIDE OF THE COMMENT PERIOD OUTLINED ABOVE WILL NOT BE INCLUDED IN THE RECORD.

OPENING MATTERS:

- **Call to Order**
- **Roll Call:** Guan, Lee, O'Leary, Vice-Chair Cordes, Chair Haddad
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT:

For individuals wishing to address the commission on matters not on the agenda

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.

1. [Planning Commission Meeting of March 23, 2021.](#)

PUBLIC HEARINGS ITEMS:

2. PL19-2257. A request for a minor site plan review to construct a new single-family dwelling on an existing flag lot that is zoned R-2. The applicant is requesting the following zone variances: 1) exceed the maximum height limit on a flag lot by two feet (18 feet is the maximum height and the applicant is proposing 20 feet); 2) have a two-story dwelling on a flag lot (applicant is proposing a mezzanine level that functions like a second story); and 3) exceed the maximum floor area ratio (FAR) (maximum FAR is 0.35 and the applicant is proposing 0.479).

Address: 6239 Golden West Avenue

Recommendation: Adopt the attached resolution denying file 19-2257.

Link to [Staff Report.](#)

Project Planner: Adam Gulick
agulick@templecity.us

3. PL 20-2601. A request for a tentative parcel map and a major site plan review to construct four condominium units.

Address: 4447 Ellis Lane

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 20-2601 subject to the proposed conditions of approval.

Link to [Staff Report](#)

Project Planner: Andrew Coyne
acoyne@templecity.us

4. PL 20-2522. A request for modification of a conditional use permit to expand the floor area of an existing dance studio.

Address: 5220 Rosemead Blvd

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 20-2522 subject to the proposed conditions of approval.

Link to [Staff Report](#).

Project Planner: Andrew Coyne
acoyne@templecity.us

5. PL 19-1886. A request for approval of a tentative parcel map and major site plan review to divide the property into a flag lot subdivision and to construct a new single-family house with an accessory dwelling unit on each parcel.

Address: 9433 Lemon Avenue

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 19-1886 subject to the proposed conditions of approval.

Link to [Staff Report](#).

Project Planner: Hesty Liu
hliu@templecity.us

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- Update on current projects and future agenda items.
- CDD Annual Report

7. COMMENTS FROM COMMISSIONERS

ADJOURNMENT:

8. Adjourn to a Planning Commission Meeting on Tuesday, May 11, 2021 at 7:30 p.m.

If you wish to appeal any decision of the Planning Commission, you must do so within 15 days of the Planning Commission action. Please contact the Community Development Department for information regarding the appeal process.

If you challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

A copy of the Planning Commission agenda packet, staff reports and supporting documents and any materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for review by the public in the Community Development Department located at Temple City City Hall, 9701 Las Tunas Drive. City Hall office hours are 7:30 a.m. to 5:00 p.m., Monday through Friday. If you have any questions regarding a particular project please contact the project planner.

If, due to disability, you require special accommodations to attend or participate in a Planning Commission meeting, please contact the Community Development Department, (626) 656-7316, at least one business day prior to the scheduled meeting so staff may assist you.

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.

Sandra Scott, Secretary

Signed and Posted: April 21, 2021(5:00 p.m.)