

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
JANUARY 12, 2016 – 7:30 P.M.
COUNCIL CHAMBERS – 5938 KAUFFMAN AVENUE**

PROCEDURE TO ADDRESS PLANNING COMMISSION: If you wish to address the Planning Commission, please complete a Speaker Request Form, indicating the agenda item number and submit it to the Planning Secretary. There will be a maximum 20-minute period for comments on any subject with a 3-minute time limit on each speaker, unless waived by the Commission. You have the opportunity to address the Planning Commission at the following times:

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

The listing of any item on the agenda includes the authority of the Commission to take action on such item and to approve, disapprove, or give direction on any item.

1. **CALL TO ORDER** – Chairman O’Leary
2. **ROLL CALL** – Commissioner Cordes, Leung, Marston, Haddad, O’Leary
3. **PLEDGE OF ALLEGIANCE**
4. **PRESENTATIONS**
5. **PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA**

The Planning Commission will now hear public comments regarding items **not listed** on the agenda. The procedure to address the Planning Commission is highlighted on the first page of this agenda. This section is limited to 30 minutes total.

6. **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.

Recommendation: Approve Item A per recommendations.

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

- 1) [Minutes of the Planning Commission Meeting of December 22, 2015.](#)

7. PUBLIC HEARING

- A. [A Tentative Parcel Map for a Flag Lot Subdivision and a Minor Site Plan Review for a new single family residence to be constructed on each lot.](#)

The subject site is proposed for a tentative parcel map to subdivide an R-1 zoned property into two parcels, one of which will be a flag lot. The property is 90 feet wide and 286 feet, 3 inches deep with a land area of 25,762.5 square feet. The proposed front parcel will be 69 feet wide and 155 deep with a land area of 10,645 square feet. The flag portion of the rear lot is proposed to be 90 feet wide and 131.23 feet long. A 21-foot wide driveway will be created along the north property line for the exclusive use of the rear parcel. The gross lot size of the rear parcel is proposed to be 15,115 square feet and the net lot size for the flag portion is 11,810.7 square feet. The property is located in the R-1 zone, and is designated as Low Density Residential by the City's General Plan.

Location: 5424 Temple City Boulevard

File Number: 15-116

Project Planner: Adam Gulick

Recommendation:

- 1) Open the item for public comment;
- 2) Accept any public testimony; and
- 3) Adopt the resolution finding that the project is exempt from CEQA and approve the project subject to the proposed conditions of approval.

- B. [A request for a conditional use permit to establish a 4,518 square foot food and drink establishment in Camellia Square shopping center.](#)

The subject site has a land area of 3.7 acres and is located at the northeast corner of Rosemead Boulevard and Las Tunas Drive. The applicant, PappaRich is requesting to occupy a 4,518 square foot unit within Building 3 of Camellia

Square. PappaRich proposes to serve Malaysian Cuisine along with beer and wine. The proposed dining area includes a total of 152 seats, with no outside dining. The business is requesting to operate seven days a week, between the hours of 11:00 a.m. to 11:00 p.m. Sunday through Thursday, and 11:00 a.m. to midnight Friday and Saturday. The property is located in the C-2, General Commercial zone and is designated as Commercial by the City's General Plan.

Location: 5708 Rosemead Boulevard

File Number: 15-413

Project Planner: Nicholas Bezanson

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Adopt the resolution finding that the project is exempt from CEQA and approve the project subject to the proposed conditions of approval.

C. [A request for a conditional use permit and major site plan review to allow the expansion and façade improvements for a convenience store located at 5676 Rosemead Boulevard. The proposal also includes a request extending the hours for selling beer and wine.](#)

The subject site is proposing a modification to the existing conditions of a service station. The proposal includes expanding the convenience store to the area currently occupied by the repair garage, a new façade for the building, and extending the hours for selling beer and wine. As a result, the floor area of the convenience store will be increased from 783 square feet to 2,056 square feet. The convenience store currently sells beer and wine from 6:00 a.m. to 10:00 p.m.; the project proposes to change the hours of operation to 6:00 a.m. to midnight. The property is located in the C-2, General Commercial zone and is designated as Commercial by the City's General Plan.

Location: 5676 Rosemead Boulevard

File Number: 15-386

Project Planner: Hesty Liu

Recommendation:

- 1) Open the item for public comment;
- 2) Accept any public testimony; and
- 3) Adopt the resolution finding that the project is exempt from CEQA and approve the project subject to the proposed conditions of approval.

D. The project consists of a lot line adjustment, tentative tract map, and major site plan review to allow the construction of 28 residential units on two parcels located across from each other on McCulloch Avenue: 24 attached condominium units in the R-3 zone (Parcel 1) and four detached condominium units in the R-2 zone (Parcel 2)

The subject site is a proposal for a residential condominium development consisting of 28 units with attached garages on two parcels totaling 1.86 gross acres. The parcels are on opposite sides of McCulloch Avenue. Parcel 1 is 1.49 acres and would consist of 24 attached two-story condominium units ranging from 1,149 to 1,625 square feet in size. The units are divided in three distinct clusters of attached units by a 25-foot wide private horseshoe-shaped driveway and 23 guest parking spaces. Parcel 2 is 0.37 acres and would consist of four detached two-story units, each 1,590 square feet in size. Planned improvements include a 20-foot-wide shared private driveway that tapers to 16 feet in width for the two end units and three guest parking spaces. The property is located in the R-2 zone, and is designated as Medium Density Residential and in the R-3 zone, and is designated as High Density Residential by the City's General Plan.

Location: 5654 and 5657 McCulloch Avenue

File Number: 15-248

Project Planner: Debbie Drasler and Adam Gulick

Recommendation:

- 1) Open the item for public comment;
- 2) Accept any public testimony; and
- 3) Adopt the resolution finding that the project is exempt from CEQA and approving the project subject to the proposed conditions of approval.

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

A. Las Tunas Drive / Rosemead Boulevard Specific Plan

Presentation: Scott Reimers

Recommendation: Consider and provide comment on the Las Tunas Drive / Rosemead Boulevard various Specific Plan's approved by the General Plan Advisory Committee

10. COMMUNICATIONS

11. UPDATE FROM THE COMMUNITY DEVELOPMENT DIRECTOR

12. COMMISSION ITEMS SEPARATE FROM THE COMMUNITY DEVELOPMENT DIRECTORS REGULAR AGENDA

- A. COMMISSIONER CORDES
- B. COMMISSIONER LEUNG
- C. COMMISSIONER MARSTON
- D. VICE-CHAIRMAN HADDAD
- E. CHAIRMAN O'LEARY

13. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

The Planning Commission will now hear additional public comments regarding items **not listed** on the agenda. The procedure to address the Planning Commission is highlighted on the first page of this agenda.

14. ADJOURNMENT

NEXT REGULAR MEETING OF:

CITY COUNCIL	7:30 P.M.	JANUARY 19, 2016
PLANNING COMMISSION	7:30 P.M.	JANUARY 26, 2016
PARKS & RECREATION COMMISSION	7:30 P.M.	JANUARY 20, 2016
PUBLIC ARTS COMMISSION	7:00 P.M.	FEBRUARY 8, 2016
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	JANUARY 27, 2016

Notice: Staff reports or other written documentation relating to each item of business of this Agenda are available for viewing on the City's website at www.templecity.us and are on file in the Office of the Planning Division located at City Hall, 9701 Las Tunas Drive, Temple City, California, and available for review during regular office hours. Written documentation submitted to the Planning Commission after distribution of the agenda packet can be obtained at the Planning Division Office during regular office hours.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE PLANNING SECRETARY AT (626) 285-2171. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.

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.

Jennifer Venters, Planning Secretary
Signed and Posted: January 8, 2016 (3:00 p.m.)