

**PLANNING COMMISSION  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING  
JANUARY 13, 2015 – 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 Leung
2. **ROLL CALL** – Commissioner Cordes, Horton, O’Leary, Curran, Leung
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 9, 2014.](#)

**7. PUBLIC HEARING**

A. [A Major Site Plan Review and Tentative Parcel Map to subdivide and construct three condominium units.](#)

The proposed project consists of three detached two-story condominiums with attached garages. Each of the units has a front door facing the street and the appearance of a single-family home to complement the neighborhood character. The lot is zoned R-2, Light Multiple Residential, and designated Medium Density Residential by the General Plan.

Location: 9703 Garibaldi Avenue

File Number: 140000204

Applicant: Gary Lin

Project Planner: Peter Sun

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Recommend that the Planning Commission approve the project.

B. [Conditional Use Permit for the establishment of a bridal shop in an existing 930 square foot commercial space.](#)

The subject site is located in the City's downtown commercial district on the north side of Las Tunas Drive between Encinita Avenue and Alessandro Avenue. The site has a land area of 16,000 square feet and has been developed into a strip mall with five units facing Las Tunas Drive and five units facing Alessandro Avenue. The total floor area on the property is 7,180 square

feet and 19 onsite parking spaces are provided. The site is designated West Commercial District by the City's Downtown Specific by the City's General Plan.

Location: 9235 Las Tunas Drive

File Number: 140000311

Applicant: Ping Ji

Project Planner: Hesty Liu

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Recommend that the Planning Commission approve the project.

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

**A. Report regarding the General Plan Vision Statement and Guiding Principles.**

Presentation: Scott Reimers

Recommendation: Consider and provide comment on the Vision Statement and Guiding Principles approved by the General Plan Advisory Committee.

**10. COMMUNICATIONS – None**

**11. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR**

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

- A. COMMISSIONER CORDES
- B. COMMISSIONER HORTON
- C. COMMISSIONER O'LEARY
- D. VICE-CHAIRMAN CURRAN

E. CHAIRMAN LEUNG

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 20, 2015
PLANNING COMMISSION	7:30 P.M.	JANUARY 27, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	JANUARY 21, 2015
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	JANUARY 14, 2015
PUBLIC ARTS COMMISSION	7:00 P.M.	FEBRUARY 5, 2015

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](http://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, 2015 (3:00 p.m.)