

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
FEBRUARY 24, 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, Haddad, Horton, O’Leary, 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 February 10, 2015.](#)

7. PUBLIC HEARING

A. [Major Site Plan Review and Tentative Parcel Map 72700 for a residential condominium subdivision consisting of four detached dwelling units.](#)

The subject site consists of two adjoining parcels located on the easterly side of Rosemead Boulevard. The site is 100 feet wide and 163.5 feet deep with a total land area of approximately 16,400 square feet. The project proposes to develop four detached residential condominium dwellings on the site. All four dwellings will contain four bedrooms with an attached two-car garage. The property is in the R-3 zone, as designated by the City's General Plan.

Location: 6210 Rosemead Boulevard

File Number: 140000029

Applicant: Ji Li

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.

B. [A request to modify an approved Conditional Use Permit for the Camellia Square shopping center by increasing the proportion of restaurant use from 11,000 to 40,250 square feet while providing an equivalent reduction in retail and office use; the total square footage of the shopping center is not proposed to increase.](#)

(Please click to view the [Subsequent Mitigated Negative Declaration.](#))

The subject site has an overall lot size of 3.7 acres and is located at the northeast corner of Rosemead Boulevard and Las Tunas Drive. In 2006, the City Council approved a mixed-use project known as the Piazza Las Tunas. The project was never initiated by the developer and the project ultimately expired in 2008. The applicant submitted a new application in 2011 to develop a 75,000 square foot commercial shopping center. The subject property is located in the C-2, General Commercial zone and is designated as Commercial on the City's General Plan Land Use Map.

Location: 5770 Rosemead Boulevard
File Number: 140000273
Applicant: Deirdre McCollister, MIG | Hogle-Ireland
Project Planner: Adam Gulick

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 – None

9. NEW BUSINESS – None

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.	MARCH 3, 2015
PLANNING COMMISSION	7:30 P.M.	MARCH 24, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	MARCH 18, 2015
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	FEBRUARY 25, 2015
PUBLIC ARTS COMMISSION	7:00 P.M.	MARCH 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 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: February 20, 2015 (3:00 p.m.)