

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
MARCH 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** - None

7. PUBLIC HEARING

A. [A request for a Lot Line Adjustment to reposition the common lot line of the two adjacent properties addressed as 10558 Olive Street and 5337 Pal Mal Avenue.](#)

The project involves two adjacent properties located in the R-1 Zone. The applicant proposes to adjust the lot lines so that the rear 5,600 square feet of the property on Pal Mal Avenue will be transferred to the property on Olive Street. After the adjustment, both properties will meet the minimum lot requirements (i.e., overall area, lot width, lot depth). The subject property is located in the R-1 zone and designated as Low Density Residential on the City's General Plan Land Use Map.

Location: 10558 Olive Street and 5337 Pal Mal Avenue

File Number: 140000348

Applicant: Min Zhen Chen and Sean Shaoxiang Chi

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 for a Conditional Use Permit to establish a new 6,800 square foot full service restaurant that serves alcoholic beverages in the Temple City Plaza.](#)

The restaurant would occupy a 6,800 square foot unit located in the Temple City Plaza shopping center, between CVS and Hometown Buffet. The shopping center consists of 227,000 square feet of building area and 883 shared parking spaces onsite. The restaurant is requesting to operate from 11:00 a.m. to 10:30 p.m., seven days a week. 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: 5561 and 5563 Rosemead Boulevard

File Number: 150000002

Applicant: Danny Ma

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 – 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.	APRIL 7, 2015
PLANNING COMMISSION	7:30 P.M.	APRIL 14, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	APRIL 15, 2015

TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	MARCH 25, 2015
PUBLIC ARTS COMMISSION	7:00 P.M.	APRIL 13, 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.

Adam Gulick, Associate Planner
Signed and Posted: March 20, 2015 (3:00 p.m.)