

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
APRIL 14, 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. **REORGANIZATION OF PLANNING COMMISSION**
 - A. Community Development staff calls for nominations for a new Vice-Chairman.
 - B. Chairman conducts nominations for new Vice-Chairman.
5. **PRESENTATIONS**
6. **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.

7. 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 24, 2015.](#)

B. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

- 1) [Minutes of the Planning Commission Meeting of March 24, 2015.](#)

8. PUBLIC HEARING

A. [A Conditional Use Permit for the installation of a freestanding, changeable copy sign.](#)

The subject property is the site of Saint Luke the Evangelist Church located on the northwest corner of Broadway and Cloverly Avenue. The site is approximately five acres and is improved with five buildings and a total floor area of 49,849 square feet. The site is zoned R-1 and is designated Institutional by the General Plan Land Use Map.

Location: 5521 Cloverly Avenue

File Number: 150000089

Applicant: Yvette Jefferys

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 Zone Variance for an addition that would connect the house to an existing detached two-car garage with setbacks of two feet one inch to the north property line and two feet four inches to the east property line.

The subject property is located in a single-family residential neighborhood on Olive Street close to the cross street of Halifax Road. The property has a width of 50 feet and depth of 103 feet, totaling 5,150 square feet; and is currently improved with a 1,175 square foot single-family dwelling and a detached two-car garage attached by an enclosed patio. The City's building records show approval for a patio cover from 1968, but the property owner stated that the enclosed patio will be removed to construct the proposed family room. The site is zoned R-1 and is designated Single-Family residential by the General Plan Land Use Map.

Location: 10415 Olive Street

File Number: 150000023

Applicant: Chao Sheu Wong

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.

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS – None

11. COMMUNICATIONS – None

12. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR

13. 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 21, 2015
PLANNING COMMISSION	7:30 P.M.	APRIL 28, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	APRIL 15, 2015
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	APRIL 22, 2015
PUBLIC ARTS COMMISSION	7:00 P.M.	MAY 11, 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.

Planning Commission Agenda

April 14, 2015

Page 5 of 5

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: April 10, 2015 (3:00 p.m.)