

**PLANNING COMMISSION  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING  
NOVEMBER 10, 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 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 October 27, 2015.](#)

**7. PUBLIC HEARING**

- A. [A request to continue to a date certain a conditional use permit to allow the establishment of a dance studio. The business will occupy a floor area of 1,000 square feet. The property is located in the C-3, commercial zone, and is designated as Heavy Commercial by the City's General Plan.](#)

Location: 5405 Rosemead Boulevard

File Number: 15-359

Applicant: Shikha Thapa

Project Planner: Hesty Liu

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Continue the request to December 8, 2015.

- B. [A tentative parcel map for a lot split subdivision and a minor site plan review for the construction of a single-family residence on the southerly parcel \(Parcel 2\) of the subdivision.](#)

The subject site is a request for a tentative parcel map to subdivide a property through the midpoints of the front and rear property lines to create two parcels. The property is 100 feet wide and 158 feet deep with a land area of approximately 15,800 square feet. Each lot will be 7,900 square feet, have a street frontage of 50 feet, and allow direct access from the adjacent public street. The applicant is proposing to demolish both existing residences and develop a new two-story single-family residence on the southerly parcel. The property is located in the R-1 zone, and is designated as Low Density Residential by the City's General Plan.

Location: 5927 Ivar Avenue

File Number: 15-306  
Applicant: Luong Tran  
Project Planner: Hesty Liu

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 approving the project subject to the proposed conditions of approval.

C. [A conditional use permit to allow the establishment of a restaurant in the Temple City Plaza shopping center. The conditional use permit also includes the restaurant's request to serve beer and wine.](#)

The subject site is a request for a conditional use permit for a food and drink establishment that also serves beer and wine in a 2,650 square foot commercial unit. The restaurant Lotus House, specializes in Vietnamese Pho and Chinese food. The dining area consists of a total of 68 seats; no outside dining is being proposed as part of this request. The applicant would operate seven days a week from 8:00 a.m. to 10:00 p.m. The property is located in the C-2, commercial zone, and is designated as General Commercial by the City's General Plan.

Location: 5551 Rosemead Boulevard  
File Number: 15-323  
Applicant: Richard and Tram Dieu  
Project Planner: Adam Gulick

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 approving the project subject to the proposed conditions of approval.

- 8. **UNFINISHED BUSINESS** – None
- 9. **NEW BUSINESS** – None
- 10. **COMMUNICATIONS** – None
- 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.	NOVEMBER 17, 2015
PLANNING COMMISSION	7:30 P.M.	DECEMBER 8, 2015
PARKS & RECREATION COMMISSION	7:30 P.M.	NOVEMBER 18, 2015
PUBLIC ARTS COMMISSION	7:00 P.M.	DECEMBER 14, 2015
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	NOVEMBER 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](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: November 6, 2015 (3:00 p.m.)