

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
JUNE 14, 2016 – 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 April 12, 2016.](#)

7. PUBLIC HEARING

- A. [A request for time extension for Tentative Parcel Map No. 65976. The parcel map was originally approved on June 12, 2007 for the construction of a three-unit residential condominium subdivision.](#)

Due to the economic downturn of 2007, the State (starting in 2008) enacted a series of bills (SB 1185, AB 333, AB 208, and AB 116) allowing legislative extensions for any approved tentative map with up to seven years of additional life. The tentative parcel map proposes to develop three detached condominium units on the subject property. Each unit will be a two-story dwelling containing approximately 1,500 square feet of living area with four bedrooms, three bathrooms, and a two-car garage. The proposed Floor Area Ratio is .49 and the proposed Lot Coverage is 37 percent. The property is located in the R-2 zone, and is designated as Medium Density by the City's General Plan.

Location: 5062 Sultana Avenue

File Number: PL 16-308

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 approve the project subject to the proposed conditions of approval.

B. A zone variance for a four-foot side yard setback along the south property line.

The applicant originally proposed to construct an addition to the rear of the existing house and to remodel the front of the house. The property owner made use of a provision in the Zoning Code that allows an addition to a non-conforming structure to have a minimum side yard setback of three feet. In this case, the property owner proposed a four-foot side yard setback, thereby exceeding the minimum required. After receiving building permits the contractor completed framing the rear addition however, large portions of the existing house had extensive termite damage. The applicant is now seeking approval to demolish the existing structure in its entirety given the extent of the termite damage. The property is located in the R-2 zone, and is designated as Medium Density Residential by the City's General Plan.

Location: 6213 Loma Avenue

File Number: PL 16-215

Project Planner: Scott Reimers

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 approve the project subject to the proposed conditions of approval.

C. A tentative parcel map and a Minor Site Plan Review for the subdivision of splitting the lot into two parcels and for the proposed improvement of a new single family residence on each parcel.

The project is a tentative parcel map to divide a property into two parcels. The property is 100 feet wide and 158 feet deep with a total land area of approximately 15,800 square feet. The proposal is to divide the property through the midpoints of the front and the rear property lines, creating two 2-story single family residences equal in size and dimensions. Each parcel will have a frontage of 50 feet and a lot size of 7,900 square feet. In conjunction with the tentative parcel map, the applicant is also seeking a site plan review approval. The property is located in the R-1 zone, and is designated as Low Density Residential by the City's General Plan.

Location: 5924 Reno Avenue

File Number: PL 15-300

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 approve 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.	JUNE 21, 2016
PLANNING COMMISSION	7:30 P.M.	JUNE 28, 2016
PARKS & RECREATION COMMISSION	7:30 P.M.	JUNE 15, 2016
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	JUNE 22, 2016

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) 656-7316. 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: June 9, 2016 (3:00 p.m.)