



TEMPLE CITY

NOTICE OF SITE PLAN REVIEW APPROVAL

FOR THE PLANNING COMMISSION

The Community Development Director is preparing to approve a Site Plan Review for the project described below. The Temple City Zoning Code requires that all property owners within 300 feet be notified 14 days prior to approval. The comment period is ten (14) days from the date notice is provided. You are receiving this notice because your property is located near the project, the project may directly, or indirectly affect you, or because you have requested to be notified.

Project Location: 6023 Kauffman Avenue, 5385-018-009

Project: PL 22-3820, A request for Major Site Plan Review of two, detached two-story dwelling units on an R-2 zoned lot. No subdivision is proposed as part of this project.
Applicant: Richard Liu (Applicant)
Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

The project will be approved:

Approval Date: September 8, 2023

For questions or concerns regarding this project, or if you wish to review the project file, please contact:

Project Planner: Andrew Coyne AICP, Management Analyst at (626) 285-2171 ext. 4344

or visit the Community Development Department offices at Temple City City Hall located at:
9701 Las Tunas Drive, Temple City, CA 91780
Monday – Thursday 8:00 a.m. to 5:00 p.m.; or Friday 8:00 a.m. to 4:00 p.m.

The decision of the Community Development Director is final and conclusive unless the project is appealed by Noon (12:00 P.M.) on the 15th day following the date of decision. Appeals must be filed with the City Clerk in writing on the approved application form, to include a statement of the reason for the appeal, and must be accompanied by the appropriate filing fee. If you challenge any of the foregoing actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the public hearing.

Date: August 25, 2023

Signature:

Andrew Coyne, AICP, Management Analyst