PLANNING COMMISSION

REGULAR MEETING AGENDA
MAY 12, 2026 – 7:00 P.M.
COUNCIL CHAMBERS – 5938 KAUFFMAN AVENUE
TEMPLE CITY, CALIFORNIA

PROCEDURE TO ADDRESS THE 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 Planning 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 Planning 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:** Chair Hadadd

2. **ROLL CALL**: Commissioners - Chang, Hsu, O'Leary, Vice-Chair Cordes, Chair Haddad

3. **PLEDGE OF ALLEGIANCE**

4. **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 20 minutes total.

5. **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.

   A. APPROVAL OF MINUTES

Recommendation: The Planning Commission is requested to review and approve the minutes of April 28, 2026.

6. PUBLIC HEARINGS:

A. PL 25-5110: A request for a tentative parcel map to allow the subdivision of an approved four-unit residential development.

Project Planner: Adam Gulick, Associate Planner

Address: 4450 Temple City Blvd

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 25-5110 subject to the recommended conditions of approval.

Staff Report: Link

B. PL 26-5318: Code Amendment proposes various amendments to Title 9 (Zoning Regulations) of the Temple City Municipal Code (TCMC) relating to urban dwelling units and urban lot splits. The purpose of these amendments is to implement policies of the Housing Element and ensure compliance with State law.

Project Planner: Andrew Coyne, Associate Planner

Address: Citywide

Recommendation: Adopt the attached Resolution recommending that the City Council adopt the proposed Code Amendments.

Staff Report: Link

C. PL 26-5325: Code Amendment proposes various amendments to Title 9 (Zoning Regulations) of the Temple City Municipal Code (TCMC) relating to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The purpose of these amendments is to implement policies of the Housing Element and ensure compliance with state ADU law

Project Planner: Adam Gulick, Associate Planner

Address: Citywide

Recommendation: Adopt the attached Resolution (Attachment 1) recommending that the City Council adopt the proposed Code Amendments.

Staff Report: Link

7. NEW BUSINESS

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

9. PLANNING COMMISSION ITEMS SEPARATE FROM THE REGULAR AGENDA

A.	CHAIR	HADDAD
B.	VICE-CHAIR	CORDES
C.	COMMISSIONER	O'LEARY
D.	COMMISSIONER	CHANG
E.	COMMISSIONER	HSU

10. ADJOURNMENT

Adjourn to a Planning Commission Meeting on Tuesday, May 26, 2026, at 7:00 p.m.

If you wish to appeal any decision of the Planning Commission, you must do so within 15 days of the Planning Commission action. Please contact the Community Development Department for information regarding the appeal process. If you challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

A copy of the Planning Commission agenda packet, staff reports and supporting documents and any materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for review by the public in the Community Development Department located at Temple City City Hall, 9701 Las Tunas Drive. City Hall office hours are 7:30 a.m. to 5:00 p.m., Monday through Friday. If you have any questions regarding a particular project please contact the Project Planner.

ACCOMODATIONS

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (626) 285-2171. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CERTIFICATION OF POSTING

I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on May 08, 2026, on the bulletin board outside the Civic Center located at 5938 Kauffman Avenue, CA 91780, and on the city website as required by law, on the date listed below.

5/08/2026 at 5:00 PM /S/

Date Sandra Scott, Planning Secretary