PLANNING COMMISSION

REGULAR MEETING AGENDA
SEPTEMBER 22, 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 O'Leary

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

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 approve the minutes of July 14, 2026.

6. PUBLIC HEARINGS:

A. PL 24-4540: A request for a Major Site Plan Review, Zoning Code Amendment, Zoning Map Amendment, and General Plan Amendment for a self-storage facility located in both Temple City (APNs 8592-005-006, 8592-005-007) and El Monte (APN 8592-005-005). The project proposes a 133,657 square foot self-storage building (including 26,530 square feet of basement space) at four stories in height on a 2.45-acre site with an associated office, surface parking and loading areas, landscaping, and a six-foot-tall wrought iron fence around the perimeter. The portion of the building in Temple City will consist of 11,131 square feet of floor area with a 2,972-square-foot basement.

Project Planner: Adam Gulick, Associate Planner

Address: 4301 Temple City Boulevard

Recommendation: Adopt the attached Resolution recommending that the City Council consider the IS/MND as a responsible agency and approving PL 24-4540 subject to the recommended conditions of approval.

Staff Report: Link

B. PL 26-5203: A request for a Conditional Use Permit to allow improvements to an existing water well facility, including the installation of a new water treatment system consisting of treatment tanks, pumps, piping, electrical equipment, control systems, and related site improvements to comply with new state drinking water quality requirements.

Project Planner: Andrew Coyne, Associate Planner

Address: 5636 Halifax Road

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving PL 26-5203 subject to the recommended conditions of approval.

Staff Report: Link

C. PL 25-5202: A request for a Conditional Use Permit to allow improvements to an existing water well facility, including the installation of a new water treatment

system consisting of treatment tanks, pumps, piping, electrical equipment, control systems, and related site improvements to comply with new state drinking water quality requirements.

Project Planner: Adam Gulick, Associate Planner

Address: 9442 Live Oak Avenue

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving PL 25-5202 subject to the recommended conditions of approval.

Staff Report: Link

7. NEW BUSINESS:

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

9. PLANNING COMMISSIONERS' COMMENTS:

A. CHAIR
B. VICE-CHAIR
C. COMMISSIONER
D. COMMISSIONER
E. COMMISSIONER

10. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting on Tuesday, October 13, 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.

ACCOMMODATIONS

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 September 22, 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.

9/17/2026 at 5:00 PM /S/

Date Sandra Scott, Planning Secretary