PLANNING COMMISSION MINUTES

REGULAR MEETING MINUTES
September 22, 2026

1. CALL TO ORDER

Chair O'Leary called the Planning Commission Regular Meeting to order at 7:00 p.m. in the Council Chambers located at 5938 Kauffman Avenue, Temple City.

2. ROLL CALL

PRESENT: Commissioners- Chang, Cordes, Haddad, Vice-Chair Hsu, and Chair O'Leary.

ABSENT: None

ALSO PRESENT: Community Development Director Reimers, Community Development Supervisor Bu, Deputy City Attorney Ollivier, Associate Planner Coyne, Associate Planner Gulick, and Community Development Secretary Scott

3. PLEDGE OF ALLEGIANCE - Commissioner Chang led the pledge of allegiance.

4. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA – None

5. CONSENT CALENDAR

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve the minutes of the:

Regular Planning Commission meeting on July 14, 2026.

Commissioner Cordes motioned to approve the minutes, seconded by Commissioner Chang and approved unanimously by the following votes:

AYES: Commissioner – Chang, Cordes, Vice-Chair Hsu, Chair O'Leary
ABSTAIN: Commissioner – Haddad
NOES: Commissioner – None
EXCUSED: Commissioner – None

ACTION: The Commission voted 4-0 to approve July 14, 2026 minutes.

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 AND EL MONTE. 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. 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.

Associate Planner Gulick gave a brief presentation. He stated that a correction was needed to the ordinance to reflect that Section 9-1M-3 should be corrected to Section 9-1M-4

Rick Martinez, applicant, agreed with all conditions of approval.

Commissioner Cordes asked the applicant how emergency personnel would access the site in the event of an emergency, given the wash on one side and the railroad on the other.

Rick Martinez, applicant, stated that the plans were submitted to the Los Angeles County Fire Department for review, including the site plan, building plans, and fire sprinkler plans, and the plans were approved. Regarding the access, he stated that emergency personnel would have access through the rear gate.

Commissioner Chang asked whether staff would be present on site during operating hours.

Rick Martinez, applicant, stated that at least three staff members would be present at the location, and cameras would also be installed.

Vice-Chair Hsu asked the applicant whether there would be vehicle storage.

Rick Martinez, applicant, stated there is no intention of having vehicle storage.

Commissioner Haddad asked if there would be solar panels.

Rick Martinez, applicant, stated that the State Building Code requires solar panels.

Rick Martinez, applicant, asked the Commission to modify Condition No. 11 to allow for outdoor advertising.

Erik Sorrensen, applicant, stated that the site plan was reviewed by Los Angeles County Fire Department, with a focus on emergency access. He stated that the plan provides a wide site entrance, adequate space for ladder access, additional fire hydrant coverage, and a staging area at the rear of the site. He confirmed that Los Angeles County Fire Department had approved the plan.

Chair O'Leary opened the public hearing. Hearing none, Vice-Chair Hsu closed public hearing.

Commissioner Haddad made a motion to adopt the resolution modifying Condition No. 11 to allow exterior building signs; Correcting the ordinance to reflect section, 9-1M-4: Adopted Specific Plans, and recommend that the City Council consider the IS/MND and approve PL 24-4540 subject to the

conditions of approval. The motion was seconded by Commissioner Cordes and carried by the following roll call votes:

AYES: Commissioner- Chang, Cordes, Haddad, Vice-Chair Hsu, Chair O'Leary.
ABSTAIN: Commissioner- None
RECUSE: Commissioner- None
EXCUSED: Commissioner- None

ACTION: The Commission voted 5-0 to approve PL 24-4540

B. PL 26-5203 - A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW IMPROVEMENTS TO AN EXISTING WATER WELL FACILITY LOCATED AT 5636 HALIFAX ROAD, 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

Associate Planner Coyne gave a brief presentation.

Associate Planner Coyne recommended modifying Condition No. 6 related to noise and Condition No. 11 related to chemical storage.

Jacob Peterson, applicant, agreed to the conditions of approval.

Vice-Chair Hsu asked the applicant how the extracted Chromium-6 would be stored and what safeguards would be in place. He also asked whether there would be additional power available for the equipment.

Jacob Peterson, applicant, explained that the treatment process converts Chromium-6 to Chromium-3 through reduction, coagulation, and filtration. The resulting particulates are removed through filtration and periodically backwashed into a storage tank. The backwash water is settled, with the clarified water returned to the treatment system, while the remaining water is gradually discharged to the sewer system.

Commissioner Haddad stated that an email had been sent to the applicant and requested that it be kept on file as part of the official record. He asked whether the pumps are currently operational, whether a backup generator is available, and whether residents had been notified.

Commissioner Haddad also suggested installing an air-conditioning unit to help slow the formation of chlorates.

Chair O'Leary asked the applicant for the noise level of the pump now.

Jacob Peterson, applicant, stated that the water filters are currently operational and that there is no backup generator at this time. He explained that the existing pump is submerged approximately 300 to 400 feet below ground, with the

motor located at that depth. He further stated that the new pump will also be submerged.

Associate Planner Coyne stated that a public notice was sent approximately two weeks prior to the meeting to residents within a 300-foot radius of the site. He also stated that a notice has been posted at the site.

Commissioner Chang asked the applicant whether the additional pumping would result in a need for additional discharge to the wastewater system. He also asked whether there is a local storage tank.

Jacob Peterson, applicant, clarified that the facility has a wastewater pump that will operate approximately once every ten days. The applicant also confirmed that there is no onsite storage.

Commissioner Cordes asked if lithium ion is used or stored on site.

Jacob Peterson, applicant, stated that there is no lithium ion.

Chair O'Leary opened the public hearing.

Commissioner Haddad made a motion to close the public hearing, seconded by Commissioner Chang.

Commissioner Haddad made a motion to approve PL 26-5203 finding the project exempt from CEQA and recommended modifications to Condition Nos. 6 and 11. The motion was seconded by Vice-Chair Hsu, and the motion was carried by the following votes:

AYES:	Commissioner- Chang, Cordes, Haddad, Vice-Chair Hsu, and Chair O'Leary.
ABSTAIN:	Commissioner- None
RECUSE:	Commissioner- None
EXCUSED:	Commissioner- None

ACTION: The Commission voted 5-0 to approve PL 26-5203

C. **PL 25-5202** – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW IMPROVEMENTS TO AN EXISTING WATER WELL FACILITY LOCATED AT 9442 LIVE OAK AVENUE, 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.

Associate Planner Gulick gave a brief presentation.

Jacob Petersen, applicant, agreed with the conditions of approval.

Chair O'Leary opened the public hearing.

Commissioner Haddad made a motion to close the public hearing, seconded by Commissioner Cordes.

Commissioner Chang made a motion to approve PL 25-5202 finding the project exempt from CEQA and recommended modifications to Condition Nos. 6 and 11. The motion was seconded by Commissioner Cordes and the motion was carried by the following votes:

AYES:	Commissioner – Chang, Cordes, Haddad, Vice-Chair Hsu, Chair O'Leary
ABSTAIN:	Commissioner – None
RECUSE:	Commissioner – None
EXCUSED:	Commissioner – None

ACTION: The Commission voted 5-0 to approve PL 25-5203

Commissioner Haddad opened the comments on items not listed on the agenda. Seconded by Commissioner Chang.

7. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA –

Lloyd Banh, resident, expressed concerns with front-yard parking and vehicle headlights.

8. NEW BUSINESS - None

9. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Reimers gave reports on building, planning cases, inspections, permits, community preservation, and construction projects.

10. PLANNING COMMISSIONERS COMMENTS

A. COMMISSIONER CHANG – Thanked staff.

B. COMMISSIONER CORDES – Thanked staff.

C. COMMISSIONER HADDAD – Thanked staff

D. VICE-CHAIR HSU – Thanked staff

E. CHAIR O'LEARY– Thanked staff.

11. ADJOURNMENT

The Planning Commission Meeting was adjourned at 9:11 p.m.

Tom O'Leary, Chair

ATTEST:

Sandra Scott, Planning Secretary