PLANNING COMMISSION MINUTES

REGULAR MEETING MINUTES
July 14, 2026

1. CALL TO ORDER

Vice-Chair Cordes 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, Hsu, O'Leary, Vice-Chair Cordes,

ABSENT: Haddad

ALSO PRESENT: Community Development Supervisor Bu, Deputy City Attorney Ollivier, Associate Planner Coyne, Assistant Planner Smith, and Community Development Secretary Scott

ACTION: Commissioner O'Leary motioned to excuse Chair Haddad for cause, seconded by Commissioner Hsu and carried by a vote of 4-0.

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

4. REORGANIZATION OF THE PLANNING COMMISSION

Community Development Supervisor Bu calls for nominations for a new Chair.

Vice-Chair Cordes made a motion to nominate Commissioner O'Leary as the Chair of the Planning Commission. There were no other nominations. The motion was seconded by Commissioner Chang and was unanimously carried by the following votes:

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

Community Development Supervisor Bu calls nominations for a new Vice-Chair.

Commissioner Cordes made a motion to nominate Commissioner Hsu for Planning Commission Vice-Chair. There were no other nominations. The motion was seconded by Commissioner Chang and was unanimously carried by the following votes:

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

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

6. CONSENT CALENDAR

A. APPROVAL OF MINUTES

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

Regular Planning Commission meeting on May 12, 2026.

Commissioner Cordes made a motion to approve the minutes of May 12, 2026, seconded by Commissioner Chang and approved unanimously by the following votes:

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

ACTION: The Commission voted 4-0 to approve May 12, 2026, minutes.

7. PUBLIC HEARINGS

A. PL 25-5153 - A REQUEST FOR A MAJOR SITE PLAN REVIEW TO CONSTRUCT A FIVE-UNIT CONDOMINIUM DEVELOPMENT. THE APPLICANT IS REQUESTING DEVELOPMENT WAIVERS IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTIONS 65915-65918 BY PROVIDING ONE MODERATE-INCOME DWELLING UNIT.

Commissioner Hsu recused himself from the meeting because he lives 500 feet from the site.

Associate Planner Coyne gave a brief presentation.

Commissioner Chang asked staff if there was any consideration of windows and hedges for enhanced privacy.

Chair O'Leary asked for clarification on whether the units will be rentals.

Associate Planner Coyne stated that staff directed the applicant to study the locations of the windows relative to neighbor's windows and recommended a condition to add hedges along the rear property line. The hedges can grow to 15 feet in height. Regarding rentals, because the applicant has not submitted a tentative map, the project will be for rental units until a tentative map is approved.

Philip Chan, Architect, agreed with the conditions of approval.

Chair O'Leary opened the public hearing. Hearing none, Commissioner Cordes closed public hearing.

Community Development Supervisor Bu stated that the City received a letter from the California Housing Defense Fund (CalHDF) reiterating the Government Code, Housing Accountability Act, CEQA requirements, State and Density Bonus Law, and to support the project.

Commissioner Cordes commented that the letter was being submitted hours before the meeting, making it difficult for the Commission to review and consider its contents before deciding.

Commissioner Chang expressed support for the construction of additional housing units throughout the city.

Commissioner Cordes expressed support for the project.

Commissioner Cordes made a motion to adopt File 25-5153, finding the project exempt from CEQA. The motion was seconded by Commissioner Chang and carried by the following roll call vote:

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

ACTION: The Commission voted 4-0 to approve File PL 25-5153

B. PL 25-5256 – A REQUEST TO MODIFY A CONDITIONAL USE PERMIT (PL 22-3752) TO ALLOW THE EXPANSION OF AN EXISTING DANCE STUDIO (J BALLET ACADEMY) INTO AN ADJACENT 2,000 SQUARE-FOOT COMMERCIAL TENANT SPACE FOR A COMBINED FLOOR AREA OF 4,000 SQUARE FEET. THE PROPOSED EXPANSION WOULD ESTABLISH TWO ADDITIONAL ROOMS FOR PRIVATE ONE-ON-ONE INSTRUCTION, WITH CLASSES HELD ON TUESDAYS FROM 6:00 PM TO 7:00 PM, THURSDAYS FROM 4:30 PM TO 5:30 PM, AND SUNDAYS FROM 9:00 AM TO 12:30 PM. THE EXISTING STUDIO SPACE WILL CONTINUE TO OPERATE AS PREVIOUSLY APPROVED.

Assistant Planner Smith gave a brief presentation.

Vice-Chair Hsu asked for clarification on the number of students.

Assistant Planner Smith clarified that the existing approval allowed ten students in the current space. The proposed modification would allow an additional two students, for a total of twelve.

Commissioner Cordes asked for clarification whether there were two separate businesses.

Assistant Planner Smith stated that the operation will function as one business. Staff will require the adjoined spaces to have internal access.

Chair O'Leary opened the public hearing.

Josie Guan, business owner, agreed to all conditions of approval except for Condition No. 11, which requires moving the exterior sign to be central to the tenant spaces.

Commissioner Chang asked if the storefront door of the added tenant space would be closed off.

Assistant Planner Smith stated that this has not been proposed.

Chair O'Leary suggested adding another sign to the added tenant space that would complement the existing business sign.

Commissioner Cordes made a motion to close the public hearing, seconded by Vice-Chair Hsu.

Vice-Chair Hsu asked for clarification on the objective of Condition No. 11 and the purpose it serves.

Community Development Supervisor Bu stated that the relocated sign would help unify the design of the storefront, as it currently appears to be separate storefronts.

Chair O'Leary opened the public hearing.

Josie Guan, Business owner is willing to power wash the building and follow the proper process regarding the sign.

Vice-Chair Hsu made a motion to close the public hearing, seconded Commissioner Chang.

Commissioner Chang made a motion to adopt File 25-5256 finding the project exempt from CEQA with the approval to modify Condition No. 11 to allow more flexibility with alternative signage design. The motion was seconded by Commissioner Cordes and the motion carried by the following roll call vote:

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

ACTION: The Commission voted 4-0 to approve File 25-5256

8. NEW BUSINESS - None

9. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Supervisor Bu provided a summary of the Department's activities for the month of June, including building, planning, business licenses, and parking permits.

10. PLANNING COMMISSIONERS COMMENTS

A. COMMISSIONER CHANG – Congratulated the newly elected Chair, Vice-Chair, and staff.

B. COMMISSIONER CORDES – Congratulated the newly elected Vice-Chair.

C. COMMISSIONER HADDAD – Excused.

D. VICE-CHAIR HSU – Thanked staff, congratulated the newly elected Chair, and wished everyone a good summer

E. CHAIR O'LEARY– Thanked staff.

11. ADJOURNMENT

The Planning Commission Meeting was adjourned at 8:15 p.m.

Tom O'Leary, Chair

ATTEST:

Sandra Scott, Planning Secretary