CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, April 8, 2025, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

- **Call to Order**
- **Roll Call:**
  - PRESENT: Cordes, Guan, Haddad, Vice-Chair Lee, Chair O'Leary
  - ABSTAINED: None
  - EXCUSED: None
  - ALSO PRESENT: Community Development Director Reimers, Community Development Supervisor Bu, Deputy City Attorney Gutierrez, Associate Planner Coyne and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENTS: None

CONSENT CALENDAR:

1. **Planning Commission Minutes of January 28, 2025.**

Commissioner Haddad made a motion to approve the minutes of January 28, 2025. Seconded by Commissioner Cordes and approved unanimously by the following votes:

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

NEW BUSINESS:

2. Annual General Plan & Housing Element Progress Reports for 2024

Community Development Supervisor Bu presented the 2024 Annual General Plan & Housing Element Progress Reports.

Commissioner Guan commented on the total remaining RHNA numbers and ADUs regulations.

Commissioner Cordes inquired on how other cities were doing with achieving their RHNA numbers in comparison to Temple City.

Vice-Chair Lee inquired about the collaboration with SGV-COG for the Crossroads Specific Plan study and wanted clarity if it would be limited to only focus on housing production.

Chair O'Leary opened the discussion for public comments. No one came forward to speak.

Commissioner Haddad made a motion recommending that the City Council approve the progress reports for submittal to the Governor's Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD). The motion was seconded by Commissioner Cordes and carried by the following roll call vote:

AYES:	Commissioner – Cordes, Guan, Haddad, Vice-Chair Lee, Chair O'Leary
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

3. Discussion Regarding Time of Regular Planning Commission Meetings

Community Development Director Reimers led a discussion on changing the regular Planning Commission meeting time (from 7:30 p.m. to 7:00 p.m.) to align with the City Council's meetings.

The Planning Commissioners agreed to change the meeting time.

Commissioner Guan made a motion recommending that the City Council approve the regular Planning Commission meeting time to start at 7:00 p.m. The motion was seconded by Vice-Chair Lee and the motion carried by the following roll call vote:

AYES:	Commissioner – Cordes, Guan, Haddad, Vice-Chair Lee, Chair O'Leary
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

4. SB-9 Analysis & Recommendations

Associate Planner Coyne gave a presentation regarding the SB-9 constraints analysis with recommendations on potential code amendments.

Commissioner Guan commented about parking and urban dwellings.

Vice-Chair Lee asked staff about R1 regulations.

Director Reimers clarified that City staff will bring back a draft ordinance for consideration at a future public hearing date.

UNFINISHED BUSINESS ITEM: None

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

- Presented the Community Development Department's Annual Report for 2024.
- 4447 Ellis lane- Exterior is nearly complete, interior work is ongoing.
- 5937 Primrose Avenue- Exterior finishes complete, interior work is ongoing.
- 4910 Enicnita Avenue- Finish paint coat being applied, work on the interior is ongoing.
- 5410 Encinita Avenue- Stucco for Units 2,3,4, & 5 is complete, Unit 1 is undergoing lath installation.
- 5935 Kauffman Avenue- Framing is underway.
- 9040 Broadway- Finish paint coat is being applied.
- 5922 Encinta Avenue- Framing is ongoing.
- 5826 Cloverly Avenue- For sale, building permits have been issued.
- 5938 Alessandro- Permits ready to be issued.
- 9465 Las tunas Drive- Permits have been issued.
- Las Tunas Drive Streetscape update:
  - LED retrofit:
    - Original scope (Las Tunas Drive) Complete
    - Expanded to include other streets south and north of Las Tunas Drive.
  - Landscape & Pots: Notice inviting bids scheduled for April 15th.
  - Sidewalk Dining: Will make a second push after the furniture starts to be used.
  - Blade Signs Grant: Design work for 1 sign is ongoing.
  - Awning Grant: Developing mock-ups to do a second targeted push.
  - Metal Entry Signs: Bid documents posted.
  - Utility Box Art: City Council approved designs on April 1st.
  - Pavers Resetting: Complete.
  - Benches and Trashcans: Complete.
  - Painting Streetlights & Traffic Signals: Complete.
- Sereno Park-
  - Negotiating contract with designer

- Demolition occurring
- Community input phase in the summer or fall

- Former Temple City Chamber of Commerce
  - City Council decided to convert to a park

COMMENTS FROM COMMISSIONERS:

Chair O'Leary – Thanked staff for their work.
Commissioner Cordes – Thanked staff for their work.
Commissioner Haddad – Thanked staff and wished Chair O'Leary a happy birthday.
Commissioner Guan – No comments.
Vice-Chair Lee – Thanked staff for the presentations.

ADJOURNMENT:

5. The Planning Commission Meeting was adjourned at 9:03.

Sandra Scott
Secretary

Chair