CITY OF TEMPLE CITY

PLANNING COMMISSION AGENDA

REGULAR MEETING
Tuesday, August 26, 2025, 7:00 P.M.
City Council Chambers, 5938 Kauffman, Temple City
www.templecity.us

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 Planning 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.*

The listing of any item on the agenda includes the authority of the Planning Commission to take action on such item and to approve, disapprove, or give direction on any item.

CALL TO ORDER: Chair Haddad

ROLL CALL: Chang, Hsu, O'Leary, Vice-Chair Cordes

PLEDGE OF ALLEGIANCE:

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.

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.

1. Minutes of the Planning Commission Meeting of August 12, 2025

PUBLIC HEARING ITEMS:

2. PL 23-4313- A request for a major site plan review for a multi-family residential development consisting of nine dwelling units. Each unit will have their own attached, two-car garage.

Address:	5809 and 5813 Cloverly Avenue
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL25-4313 subject to the proposed recommended conditions of approval.
Staff Report	Link
Project Planner:	Adam Gulick agulick@templecity.us

3. PL 25-4976- A request for a conditional use permit to establish a billiards hall in the City's Mixed-Use Medium (MU-M) District. The business will occupy a 1,500 square-foot commercial building. The business would offer the public billiard tables for entertainment and recreational purposes. The business would be open seven days a week from 2:00 PM to 12:00 AM.

Address:	5822 Temple City Boulevard
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL25-4976 subject to the proposed recommended conditions of approval.
Staff Report	Link
Project Planner:	Adam Gulick agulick@templecity.us

UNFINISHED BUSINESS ITEM: None

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

COMMENTS FROM COMMISSIONERS:

ADJOURNMENT:

Adjourn to a Planning Commission Meeting on Tuesday, September 9, 2025, 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.

If, due to disability, you require special accommodations to attend or participate in a Planning Commission meeting, please contact the Community Development Department, (626) 656-7316, at least one business day prior to the scheduled meeting so staff may assist you.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the Civic Center bulletin board not less than 72 hours prior to the meeting.

Tony Bu, Community Development Supervisor
Signed and Posted: August 22, 2025 (5:00 p.m.)