CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, June 10, 2025, 7:00 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

- **Call to Order**- Chair O'Leary called the regular Planning Commission Meeting to order at 7:00 p.m. in the Council Chamber, located at 5938 Kauffman Avenue, Temple City.

- **Roll Call:**

  - PRESENT: Cordes, Guan, Haddad, Chair O'Leary

  - EXCUSED: Vice-Chair Lee

  - ALSO PRESENT: Community Development Director Reimers, Community Development Supervisor Bu, Deputy City Attorney Ollivier, and Planning Secretary Scott.

Commissioner Haddad moved to excuse Vice-Chair Lee for due cause. Seconded by Commissioner Cordes and unanimously carried.

- **Pledge of Allegiance**- Commissioner Cordes, lead the pledge of allegiance.

ORAL COMMUNICATIONS / PUBLIC COMMENTS: None

CONSENT CALENDAR:

Planning Commission Minutes of April 8, 2025

Commissioner Haddad made a motion to approve the minutes of April 8, 2025, listed on the Consent Calendar. Seconded by Commissioner Guan and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

1. PL 25-4997 Zoning Code Text Amendment implementing changes to Title 5 and 9 of the Temple City Municipal Code related to SB 1186 (The Medicinal Cannabis Patients' Right of Access Act)
   Address: Citywide

   Recommendation: Adopt the attached Resolution (Attachment 1) recommending that the City Council adopt the proposed ordinance (Exhibit A of Attachment 1).

   Project Planner: Scott Reimers

Community Development Director Reimers gave a brief presentation.

Commissioner Cordes commented regarding deliveries from distribution centers in other cities within our city.

Commissioner Guan asked staff to clarify whether the state mandate is already in effect.

Director Reimers stated that the ordinance addresses specific requirements related to location, operations, and security standards. He noted that the state mandates the city to allow this type of use.

Commissioner Haddad asked for clarification about armed security, background checks, age restrictions, and storefront presence.

Director Reimers responded that armed security could be addressed as a condition of approval through the Conditional Use Permit (CUP) process. He added that background checks are conducted to screen criminal history related to the services provided. Individuals under the age of 21 are not permitted in the vehicle or trailer. He also noted that staff would not permit signage or advertising, as the use is for distribution only and not retail.

Chair O'Leary expressed concerns regarding non-functioning video surveillance and potential odor.

Director Reimers stated that conditions related to video surveillance could be included when a CUP is reviewed by the commission. He confirmed that on-site cultivation will not be allowed—only distribution—and there should be no odor.

Chair O'Leary called to open the meeting for public comments.

Commissioner Haddad called to close the meeting for public comments. Second, Commissioner Cordes.

Commissioner Haddad made a motion recommending that the City Council adopt proposed ordinance file PL 25-4997. The motion was seconded by Commissioner Cordes and the motion carried by the following roll call vote:

AYES: Commissioner – Cordes, Guan, Haddad, Chair O'Leary

ABSTAIN: Commissioner – None
RECUSE: Commissioner – None
EXCUSED: Commissioner – Vice-Chair Lee

UNFINISHED BUSINESS ITEM: None

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

4447 Ellis Lane– Exterior work is nearly complete.
5937 Primrose Avenue – Exterior finishes complete.
4910 Encinita Avenue – Exterior finishes complete.
5410 Sereno Drive – Exterior finishes being applied.
5935 Kauffman Avenue – Exterior finished materials being applied.
9040 Broadway Avenue – Nearing completion.
5922 Encinita Avenue – Adding exterior finishes.
5826 Cloverly Avenue – For sale.
5938 Alessandro Avenue – Permits ready to be issued.
9465 Las tunas Drive- Permits issued.
Community Development activities for the month of May.

OTHER ITEMS:

Las Tunas Drive Streetscape

- Landscape: Award of contract scheduled for June 17 City Council meeting.
- Pots: In the queue for fabrication. Delivery set for end of July.
- Metal Entry Signs: Contract has been executed.
- Utility Box Art: Work should begin mid-June.
- Grant Programs: Working to do some direct marketing.
- Pavers Resetting: Complete.
- Benches and Trashcans: Complete. Ordering backless benches for bus stops.
- Painting Streetlights & Traffic Signals:
    - Original scope (Las Tunas Drive) complete.
    - Expanded to include other streets south and north of Las Tunas Drive.

Thanked Commissioner Guan for her dedicated service on the Planning Commission.

COMMENTS FROM COMMISSIONERS:

Chair O'Leary – Thanked Commissioner Guan for her service and extended a Happy Father's Day to all fathers.
Commissioner Cordes – Expressed appreciation to work with Commissioner Guan and wished her best of good luck in her future endeavors.
Commissioner Haddad – Thanked Commissioner Guan for her service and wished a Happy Father's Day to all fathers.
Commissioner Guan- Expressed that serving on the Planning Commission has been a very positive experience.

ADJOURNMENT:

The Planning Commission Meeting was adjourned at 8:02 p.m.

Chair

Secretary