CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, August 12, 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, Chang, Haddad, Hsu, Chair O'Leary
  - EXCUSED: None
  - ALSO PRESENT: Community Development Director Reimers, Community Development Supervisor Bu, Deputy City Attorney Ollivier, Associate Planner Coyne and Planning Secretary Scott.
- **Pledge of Allegiance**- Commissioner Cordes, led the pledge of allegiance.

REORGANIZATION OF THE PLANNING COMMISSION

- Community Development Director Reimers calls for nominations for a new Chair.

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

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

- Chair Haddad calls nominations for new Vice-Chair.

  Commissioner O'Leary made a motion to nominate Commissioner Cordes 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, Hsu, O'Leary, Chair Haddad

ABSTAIN:	Commissioner – Cordes
NOES:	Commissioner – None
EXCUSED:	Commissioner – None

ORAL COMMUNICATIONS / PUBLIC COMMENTS: None

CONSENT CALENDAR:

Planning Commission Minutes of June 10, 2025.

Vice-Chair Cordes made a motion to approve the minutes of June 10, 2025, listed on the Consent Calendar. Seconded by Commissioner Chang and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

1. PL 25-4899- A request for modification of a previously approved conditional use permit (PL 22-3442) to allow the expansion of Venus Med Spa (currently located at 5928-30 Temple City Boulevard) into the adjacent tenant space at 5934 Temple City Boulevard

Address:	5928-5930 & 5934 Temple City Boulevard
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL25-4899 subject to the proposed recommended conditions of approval
Project Planner:	Andrew Coyne

Associate Planner Coyne gave a brief presentation.

Vice-Chair Cordes asked staff about the types of nearby businesses and whether any concerns had been raised by them.

Associate Planner Coyne responded that the surrounding businesses include retail, office, and service uses, with some vacant spaces. A public notice was released two weeks prior, and no concerns have been received from property or business owners.

Commissioner Hsu requested clarification on Condition No. 4, which pertains to the business license type, and Condition No. 12, which prohibits the use of intercoms, buzzers, or alarms.

Community Development Director Reimers explained that providing certain services requires a medical license. Given that this is a med spa with private rooms, conditions are necessary to ensure that no illicit activities occur on the premises.

Commissioner Chang inquired about the conference room's capacity and the consistency of the awning design.

Associate Planner Coyne stated that capacity is regulated by the Fire Department. The city regulates the number of occupants allowed in the building at any given time. Staff are recommending the inclusion of a condition to ensure consistency of the expansion with the existing building.

Chair Haddad asked for clarification regarding the proposed doorway installation between the existing unit and proposed expansion.

Associate Planner Coyne stated that staff recommend placing the doorway in the existing conference room.

Chair Haddad called to open the meeting for public comments.

Peter, applicant, agreed with the conditions of approval.

Commissioner O'Leary called to close the meeting for public comments. Seconded by Vice-Chair Cordes.

The Commissioners proceeded with final comments.

Commissioner Chang made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 25-4899. The motion was seconded by Commissioner Hsu and the motion carried by the following roll call vote:

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

UNFINISHED BUSINESS ITEM: None

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

4447 Ellis Lane – Exterior is complete, interior ongoing.
5739 Primrose Avenue – Permits have been finalized.
4910 Encinita Avenue – Exterior finishes nearly complete, interior work ongoing.
5134 Sereno Drive – Exterior finishes nearly complete, interior work is ongoing.
5935 Kauffman Avenue – Exterior finishes complete, interior work ongoing.
9040 Broadway Avenue – Near completion.
5922 Encinita Avenue – Interior work ongoing.

4450 Temple City Boulevard – Framing underway.
5938 Alessandro Avenue – Permit ready to be issued.
9465 Las tunas Drive- Permit issued, working on grading.
Community Development activities report.

OTHER ITEMS:

Las Tunas Drive Streetscape

- Pots - Pots have been delivered. Remainder will be shipped at the end of August.
- Landscape - Awaiting delivery of all pots. May start in phases.
- Metal Entry Signs - Designs should be sent to fabricator by end of the month.
- Grant Programs - Grant period closes August 30. New applications have been submitted.
- Utility Box Art - Complete.
- Pavers Resetting - Complete.
- Benches and Trashcans - Complete.
- Painting Streetlights & Traffic Signals - Complete.
- LED Retrofit - Complete.

COMMENTS FROM COMMISSIONERS:

Commissioner Chang – No comments.
Commissioner Hsu – No comments.
Commissioner O'Leary – Thanked city's photographer and welcomed new commissioners.
Vice-Chair Cordes – Thanked previous Chair for his service and welcomed new commissioners.
Chair Haddad – Thanked previous Chair for his service and welcomed new commissioners.

ADJOURNMENT:

The Planning Commission Meeting was adjourned at 7: 52 p.m.

Chair

Secretary