CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

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

OPENING MATTERS:

- **Call to Order**- Chair Haddad 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: Chang, Hsu, O'Leary, Vice-Chair Cordes, Chair Haddad
  - EXCUSED: None
  - ALSO PRESENT: Community Development Director Reimers, Community Development Supervisor Bu, Deputy City Attorney Ollivier, Associate Planner Gulick.
  - Commissioner O'Leary arrived at 7:02 p.m. Commissioner Hsu arrived at 7:04 p.m.
- **Pledge of Allegiance**- Commissioner Chang, Led the pledge of allegiance.

ORAL COMMUNICATIONS / PUBLIC COMMENTS: None

CONSENT CALENDAR:

Planning Commission Minutes of August 12, 2025.

Commissioner O'Leary made a motion to approve the minutes of August 12, 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 ITEMS:

1. PL 25-4313- 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
Project Planner:	Adam Gulick

Associate Planner Gulick gave a brief presentation.

Ms. Hena Lin and Peter, applicant, agreed with the conditions of approval.

Chair Haddad opened the meeting for public hearing.

Xiao Sheng Shu spoke in favor of the project, citing the need for housing and replacement of older buildings.

Kevin Lua, Temple City resident and business owner, supported the project, stating it would improve the property, generate revenue, and create jobs.

John, 9908 Las Tunas Road, business owner, expressed support for the project. He stated that it will help with the housing crisis, bring revenue to businesses and make the street look better.

Joann Disney, Temple City resident, opposed the project, citing the historic value of the existing Craftsman homes, concerns about infrastructure, (water, power, sewer), increased crime, parking issues, and pollution. She emphasized preserving single-family homes and suggested alternate locations like Temple City Blvd. for new developments.

Danny Yu, Temple City resident for 16 years, opposed the project due to traffic concerns, stating Cloverly Ave. is too narrow to support additional vehicles.

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

Commissioner Hsu asked whether photographs of the existing structures were available and if a traffic study had been conducted for the project.

Associate Planner Gulick displayed the street view of the property and stated that no traffic study was required for a project of this type.

Chair Haddad asked if any conditions of approval covered hours of construction.

Associate Planner Gulick stated that construction hours are limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday and no construction is allowed on Sundays. (Condition 34)

Vice-Chair Cordes stated he visited the neighborhood and witnessed that the homes were attractive. He noted his long-tern residency and appreciation for community input. He acknowledged the project proposes 9 units, though up to 15 could be allowed, and expressed support for the more reasonable proposal.

Chair Haddad stated he was pleased to see the open space and noted that, while the homes are old they do not meet historic landmark requirements.

Community Development Supervisor Bu stated that homes are not protected they do not have a historic designation.

Chair Haddad stated that he could make the findings.

Commissioner Chang thanked the audience for their comments, acknowledged staff efforts and limitations, and expressed support for the historic preservation, suggesting that creating preservation zones may help protect homes like these.

Commissioner Chang made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 25-4313. 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

2. 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 is requesting to open seven days a week from 2:00 PM to 12:00 AM.

Address:	5802 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
Project Planner:	Adam Gulick

Commissioner O'Leary recused himself from the item and left the Council Chambers at 7:45 p.m.

Associate Planner Gulick gave a brief presentation.

Vice-Chair Cordes inquired about how the unpermitted bathroom would be addressed.

Associate Planner Gulick stated that city staff will be doing inspections, and the Director will bring back the CUP in six months to ensure compliance.

Commissioner Hsu asked staff if there is limitation on the sale of alcohol. He asked if there is a condition limiting the sale of food.

Associate Planner Gulick stated that alcohol sales are not allowed, and the business would provide packaged food and drinks, not preparing food on site.

Commissioner Chang asked staff on Condition 16, if the storage structure is not going to be allowed to have employees, then how will they maintain it.

Associate Planner Gulick stated that the lease has been modified so that they will not be using that portion of the property.

Community Development Supervisor Bu clarified that the property owner will be responsible for maintenance.

Vice-Chair Cordes asked city staff if a person can bring alcohol to consume on site.

Associate Planner Gulick stated that no person can bring any form of alcohol to be sold or consumed (Condition 9).

Chair Haddad asked for clarification on hours of operation. If we don't pose that condition, can we change the hours of operation?

Applicant Jason Pan, spoke. No alcohol or smoking on the premises, emphasizing safety and comfort as priorities. They described the business as family-friendly, self-funded, and committed to responsibility and safety.

Chair Haddad asked if he agreed with the conditions of approval.

Applicant Jason Pan requested if he would be able to hire a security guard 8 weeks after opening. The security guard will work from 7:00 p.m. to closing Thursday through Sunday.

Chair Haddad opened the public hearing.

Peter Shi, business owner of 5828 Temple City Blvd., expressed concerns about parking, noise, and impact on neighbors. He noted that eight neighbors signed a petition opposing the application.

Vice-Chair Cordes closed the public hearing. Seconded by Commissioner Chang.

Commissioner Hsu asked about the peak operation times anticipated for the business.

Applicant Jason Pan agreed to staff's recommendation to start at 2:00 p.m. to 10:00 p.m., adding that midnight closing on weekends is agreeable. He noted peak hours are usually from 6:00 p.m. to closing and estimated needing only 12 parking spaces.

Commissioner Chang summarized that while the business opens at 2:00 p.m., peak hours are from 6:00 p.m. onward, which is typically when other businesses begin winding down.

Chair Haddad summarized public input, noting concerns about operating hours, security, alcohol prohibition, smoking rules, parking, and compatibility with a family-friendly environment. He stated that with the conditions of approval he could make the findings to support the CUP.

Commissioner Hsu reminded the applicant that smoking cannot occur within 25 feet of the business entrances and exits.

Vice-Chair Cordes made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 25-4976. The motion was seconded by Commissioner Chang and the motion carried by the following roll call vote:

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

UNFINISHED BUSINESS ITEM: None

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

Community Development Director Reimers stated that the Las Tunas Drive Streetscape pots should be planted and placed by the end of next week.

OTHER ITEMS: None

COMMENTS FROM COMMISSIONERS:

Commissioner Chang – Thanked City staff.
Commissioner Hsu – Made comments standing by the Commission's decisions.
Commissioner O'Leary – Great job on the first item.
Vice-Chair Cordes – Wished everyone an enjoyable Labor Day weekend.

Chair Haddad – Disclosed that we received comments by email on item number 2. Asked if we could include the applicant's name on the agenda and provide a check box on the speaker's card that says whether the person opposes or supports the application or neither.

ADJOURNMENT:

The Planning Commission Meeting was adjourned at 8:21 p.m.

Chair

Sandra Scott

Secretary