PLANNING COMMISSION MINUTES

REGULAR MEETING MINUTES
OCTOBER 14, 2025

1. CALL TO ORDER:

Chair Haddad called the regular Planning Commission Meeting to order at 7:00 p.m. in the Council Chambers, located at 5938 Kauffman Avenue, Temple City.

2. ROLL CALL:

PRESENT: Chang, Hsu, O'Leary, Vice-Chair Cordes, Chair Haddad

ABSENT: None

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

3. PLEDGE OF ALLEGIANCE- Commissioner Chang, led the pledge of allegiance.

4. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA- None

5. CONSENT CALENDAR:

Planning Commissioner Chang made a motion to approve the minutes of August 26, 2025, listed on the Consent Calendar. Seconded by Commissioner O'Leary 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

6. PUBLIC HEARING ITEM:

A. PL 25-4908 Annual Code Amendments (Series D) proposes an ordinance to amend various sections of the Municipal Code and Crossroads Specific Plan related to administrative procedures, zoning definitions, and development standards. The purpose of these updates is to ensure compliance with current state law, formalize existing policies or practices, improve consistency, and correct errors.

Address:	Citywide
Recommendation	Adopt the attached Resolution recommending that the City Council adopt the proposed Series D Code Amendments.
Project Planner:	Tony Bu

Community Development Supervisor Bu gave a brief presentation.

Commissioner Hsu commented on the food truck relocation requirements.

Community Development Supervisor Bu clarified the proposed change of code.

Commissioner Chang asked staff whether any complaints had been received.

Community Development Director Reimers explained the rationale behind the food truck relocation code requirement.

Commissioner O'Leary commented on the annual inspections of Community Care Facilities.

Community Development Bu noted that the State oversees this type of business.

Deputy City Attorney Ollivier clarified that the code exempts food trucks from a community event from the relocation requirements.

Commissioner Hsu commented on Community Care Facilities operating with a minimal number of staff.

Commissioner O'Leary commented on zoning code regulations for thrift stores in specific areas.

Community Development Supervisor Bu stated that thrift stores must be treated like any other retail use; larger locations will require a Conditional Use Permit (CUP).

Community Development Director Reimers added that the State also allows cities to require a CUP for thrift stores handling large-scale items.

Commissioners Chang and Hsu commented on day spas requiring a medical certificate to operate are not classified as personal service.

Vice-Chair Cordes commented on the minimum number of dwelling unit numbers.

Chair Haddad opened the public hearing for comments.

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

Commissioner O'Leary made a motion recommending that the City Council adopt the proposed ordinance and file PL 25-4908. The motion was seconded by Commissioner Hsu and 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

7. UNFINISHED BUSINESS ITEM: None

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

- 5528 McCulloch Avenue– Permits issued.
- 4447 Ellis Lane – Under construction.
- 4910 Encinita Avenue – Interior work ongoing.
- 5134 Sereno Drive – Interior work ongoing.
- 5935 Kauffman Avenue – Interior work ongoing
- 59222 Encinita Avenue- Interior work ongoing.
- 4450 Temple City Boulevard – Framing underway.
- 5938 Alessandro Avenue – For sale.
- 9465 Las Tunas Drive- Permits issued. Working on grading and subterranean portion.
- Community Development activities.

9. OTHER ITEMS:

Las Tunas Drive Streetscape

- Pots: Pots have been delivered. Awaiting information on installing irrigation inserts.
- Landscape: Will re-start in October/November.
- Metal Entry Signs: Design should be sent to fabricator by end of the month.
- Grant Programs: Writing grant agreements and working on contracts.
- Utility Box: Complete.
- Pavers Resetting: Complete.
- Benches and Trashcans: Complete.
- Painting Streetlights & Traffic Signals: Complete.
- LED Retrofit: Complete.

10. PLANNING COMMISSION ITEMS SEPARATE FROM THE REGULAR AGENDA

A. COMMISSIONER CHANG – Wished everyone a Happy Holiday.
B. COMMISSIONER HSU – No comments.
C. COMMISSIONER O'LEARY – Attended a grandkids soccer game.
D. VICE-CHAIR CORDES – Thanked staff for the report.
E. CHAIR HADDAD – Thanked staff for the report.

ADJOURNMENT

The Planning Commission Meeting was adjourned at 8:08 p.m.

Serge Haddad, Chair

ATTEST:

Sandra Scott, Planning Secretary