PLANNING COMMISSION MINUTES

REGULAR MEETING MINUTES
OCTOBER 28, 2025

1. CALL TO ORDER

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

2. ROLL CALL

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

ABSENT: Commissioner – Chang

Commissioner O'Leary motioned to excuse Commissioner Chang for cause, seconded by Vice-Chair Cordes and unanimously carried.

ALSO PRESENT: Community Development Supervisor Bu, Deputy City Attorney Ollivier, Associate Planner Coyne, and Community Development Secretary Monroy

3. PLEDGE OF ALLEGIANCE

Commissioner Hsu led the pledge of allegiance.

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

5. CONSENT CALENDAR

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve the minutes of the:

Regular Planning Commission of October 14, 2025.

Vice-Chair Cordes made a motion to approve the minutes of October 14, 2025, listed on the Consent Calendar, seconded by Commissioner Hsu and approved unanimously by the following votes:

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

Action: Approved the Minutes of the Planning Commission Meeting.

6. PUBLIC HEARINGS

A. PL 25-5124. THE PLANNING COMMISSION IS REQUESTED TO ADOPT RESOLUTION NO. 25-2648- A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A FITNESS STUDIO WITHIN THE DOWNTOWN CORE ZONE. THE PROPOSED HOURS OF OPERATION ARE DAILY FROM 6:00 A.M. TO 10:00 P.M. THE TENANT SPACE IS 2,000 S.F. IN SIZE.

Associate Planner Coyne gave a brief presentation.

Naphi Tang and Ruby Angela, applicants, agreed with the conditions of approval.

Chair Haddad opened the public hearing. Hearing none, Chair Haddad closed public hearing.

Vice-Chair Cordes made a motion to adopt Resolution 25-2648 finding the project exempt from CEQA. The motion was seconded by Commissioner O'Leary and the motion carried by the following roll call vote:

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

B. PL 25-5108. THE PLANNING COMMISSION IS REQUESTED TO ADOPT RESOLUTION NO. 25-2649- A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A FITNESS STUDIO WITHIN THE DOWNTOWN CORE ZONE. THE PROPOSED HOURS OF OPERATION ARE DAILY FROM 6:00 A.M. TO 10:00 P.M. THE TENANT SPACE IS 1,500 S.F. IN SIZE.

Associate Planner Coyne gave a brief presentation.

Peter Wu and Casey Wu, applicants, agreed with the conditions of approval.

Chair Haddad opened the public hearing. Hearing none, Chair Haddad closed public hearing.

Commissioner Hsu made a motion to adopt Resolution 25-2649 finding the project exempt from CEQA. The motion was seconded by Commissioner O'Leary and the motion carried by the following roll call vote:

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

7. UNFINISHED BUSINESS – None.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Supervisor Bu presented the Community Development Director's report for the month of October 2025.

The Commission motioned to reopen public comments.

Chair Haddad reopened public comments:

James Ponnet, Temple City Resident: Mr. Ponnet announced the passing of his brother, a longtime Temple City Community Member, and his funeral arrangements.

Chair Haddad closed public comments.

9. PLANNING COMMISSION ITEMS SEPARATE FROM THE REGULAR AGENDA - None

10. PLANNING COMMISSION ITEMS SEPARATE FROM THE REGULAR AGENDA

A. COMMISSIONER CHANG – **None.**

B. COMMISSIONER HSU – **None.**

C. COMMISSIONER O'LEARY – **Good job by city staff.**

D. VICE-CHAIR CORDES – **Acknowledged Mr. Ponnet's comments.**

E. CHAIR HADDAD – **Wished all happy upcoming holidays.**

11. ADJOURNMENT

The Planning Commission Meeting was adjourned at 7:41 p.m.

Serge Haddad, Chair

ATTEST:

Yansy Monroy, Community Development Secretary