PLANNING COMMISSION MINUTES

REGULAR MEETING MINUTES
MARCH 10, 2026

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 – 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, Associate Planner Coyne, and Community Development Secretary Scott

3. PLEDGE OF ALLEGIANCE

Vice-Chair Cordes 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 28, 2025.

Commissioner O'Leary made a motion to approve the minutes of October 28, 2025, listed on the Consent Calendar, seconded by Vice-Chair Cordes and approved unanimously by the following votes:

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

ACTION: Approved the Minutes of the Planning Commission Meeting.

6. PUBLIC HEARINGS

A. **FILE 25-5243** A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A YOGA AND PILATES STUDIO WITHIN AN EXISTING COMMERCIAL TENANT SPACE. THE PROPOSED HOURS OF OPERATION ARE MONDAY THROUGH

FRIDAY FROM 9:00 A.M. TO 7:00 P.M. THE TENANT SPACE IS APPROXIMATELY 1,145 SQUARE FEET.

Associate Planner Coyne gave a brief presentation and noted that the applicant had requested a change to the operating days after the agenda had been posted.

Chair Haddad asked for clarification on whether the change pertained to the days or hours of operation.

Associate Planner Coyne clarified that the applicant is requesting to operate seven days a week; However, the hours of operation will remain the same.

Vice-Chair Cordes commented that we need more businesses promoting health and wellness in the community.

Commissioner O'Leary spoke in support of the business.

Commissioner Hsu asked for clarification on the number of students and type of yoga being offered.

Xiao Yan Liu, owner stated that the business will offer yoga and Pilates with a maximum of four students.

Xiao Yan Liu, owner, agreed with the conditions of approval.

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

Commissioner O'Leary made a motion to adopt File 25-5243, finding the project exempt from CEQA and approving the adjustment to the days of operation to allow operation seven days a week. The motion was seconded by Vice-Chair Cordes 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

ACTION: The Commission voted 5-0 to approved file PL 25-5243.

7. NEW BUSINESS

A. STUDY SESSION OF OBJECTIVE DESIGN STANDARDS FOR R-3 AND MIXED-USE ZONES

Amee Bhatt, Director of Urban Design for John Kaliski Associates, gave a brief presentation.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Reimers presented the Community Development Director's report.

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

10. PLANNING COMMISSION ITEMS SEPARATE FROM THE REGULAR AGENDA

A. COMMISSIONER CHANG – Good to see everyone.

B. COMMISSIONER HSU – Good to see everyone.

C. COMMISSIONER O'LEARY – Good to see everyone.

D. VICE-CHAIR CORDES – Good to see everyone.

E. CHAIR HADDAD – Good to see everyone.

11. ADJOURNMENT

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

Serge Haddad, Chair

ATTEST:

Sandra Scott
Community Development Secretary