PLANNING COMMISSION MINUTES

REGULAR MEETING MINUTES
MARCH 24, 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, Chair Haddad

ABSENT: Cordes

ALSO PRESENT: Community Development Director Reimers, Community Development Supervisor Bu, Deputy City Attorney Ollivier, Associate Planner Gulick, and Community Development Secretary Scott

ACTION: Commissioner Hsu motioned to excuse Vice-Chair Cordes for cause, seconded by Commissioner Chang and carried by a vote of 4-0.

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 March 10, 2026.

Commissioner O'Leary made a motion to approve the minutes of March 10, 2026, listed on the Consent Calendar, seconded by Commissioner Chang and approved unanimously by the following votes:

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

ACTION: The Commission voted 4-0 to approve March 10, 2026, minutes.

6. PUBLIC HEARING

A. PL 26-5325 - CODE AMENDMENT PROPOSES VARIOUS AMENDMENTS TO TITLE 9 (ZONING REGULATIONS) OF THE TEMPLE CITY MUNICIPAL CODE (TCMC) RELATING TO ACCESSORY DWELLING UNITS (ADUS) AND JUNIOR

ACCESSORY DWELLING UNITS (JADUS). THE PURPOSE OF THESE AMENDMENTS IS TO IMPLEMENT POLICIES OF THE HOUSING ELEMENT AND ENSURE COMPLIANCE WITH STATE ADU LAW.

Associate Planner Gulick gave a brief presentation.

Chair Haddad opened the public hearing. Hearing none, Commissioner O'Leary closed public hearing.

Commissioner O'Leary inquired whether the Fire Department has an input on regulations related to solar, fire sprinklers and building within the front setback.

Associate Planner Gulik stated that they need to comply with building code requirements.

David Blumenthal, a consultant with Sagecrest Planning Environmental, stated that all ADUs must comply with building and fire code. State regulations primarily address zoning, while solar permits fall under the energy code. There are also provisions related to development standards.

Commissioner Hsu asked for clarification of JADUs versus ADUs and commented regarding the letter from Cal HDF.

Commissioners Chang asked for clarification on the impact of the review requirements, whether there is a deadline to implement these changes, and if there are any repercussions.

David Blumenthal, consultant, stated that JADUs are limited to 500 square feet and deadlines fall under housing regulations to ensure compliance with state law.

Community Development Bu stated that a JADU must be attached within the primary dwelling unit. Staff has created a tracking system that sends reminders to planners when the deadlines are approaching.

Commissioner O'Leary made a motion to move PL 26-5325 to the meeting of May 12, 2026. The motion was seconded by Commissioner Hsu.

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

ACTION: The Commission voted 4-0 to move PL 25-5325 to May 12, 2026

7. NEW BUSINESS

A. 2025 Annual Housing Report

Community Development Supervisor Bu gave a brief presentation.

Commissioner Hsu asked for clarification regarding the Crossroads Specific Plan and the LA County II classification.

Community Development Supervisor Bu clarified that the Crossroads Specific Plan applies to a designated area in the city, including commercial and residential zones from Broadway to Hermosa along Rosemead. The Los Angeles County II designation is based on LA County's classifications.

Chair Haddad opened the public hearing. Hearing none, Commissioner O'Leary closed public hearing.

Commissioner Chang made a motion to approve PL 26-5297 recommending that City Council approve the Annual Report. The motion was seconded by Commissioner O'Leary

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

ACTION: The Commission voted 4-0 to approve PL 25-5325 for City Council Approval.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Reimers gave a brief report regarding a Safe Parking Program Study and March update report.

Chair Haddad requested staff survey other cities and follow up on costs associated with safe parking.

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

10. PLANNING COMMISSION ITEMS SEPARATE FROM THE REGULAR AGENDA

A. COMMISSIONER CHANG – No Comments.

B. COMMISSIONER HSU – No Comments.

C. COMMISSIONER O'LEARY – No Comments.

D. VICE-CHAIR CORDES – No Comments.

E. CHAIR HADDAD – Thanked staff.

11. ADJOURNMENT

The Planning Commission Meeting was adjourned at 8:24 p.m.

Commissioner Hsu asked for clarification regarding the Crossroads Specific Plan and the LA County II classification.

Community Development Supervisor Bu clarified that the Crossroads Specific Plan applies to a designated area in the city, including commercial and residential zones from Broadway to Hermosa along Rosemead. The Los Angeles County II designation is based on LA County's classifications.

Chair Haddad opened the public hearing. Hearing none, Commissioner O'Leary closed public hearing.

Commissioner Chang made a motion to approve PL 26-5297 recommending that City Council approve the Annual Report. The motion was seconded by Commissioner O'Leary

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

ACTION: The Commission voted 4-0 to approve PL 25-5325 for City Council approval.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Reimers gave a brief report regarding a Safe Parking Program Study and March update report.

Chair Haddad requested staff survey other cities and follow up on costs associated with safe parking.

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

10. PLANNING COMMISSION ITEMS SEPARATE FROM THE REGULAR AGENDA

A. COMMISSIONER CHANG – No Comments.

B. COMMISSIONER HSU – No Comments.

C. COMMISSIONER O'LEARY – No Comments.

D. VICE-CHAIR CORDES – No Comments.

E. CHAIR HADDAD – Thanked staff.

11. ADJOURNMENT

The Planning Commission Meeting was adjourned at 8:24 p.m.

Serge Haddad, Chair

ATTEST:

Sandra Scott
Community Development Secretary