PLANNING COMMISSION MINUTES

REGULAR MEETING MINUTES
APRIL 28, 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- Hsu, O'Leary, Vice-Chair Cordes, Chair Haddad
ABSENT:	Chang
ALSO PRESENT:	Community Development Supervisor Bu, Deputy City Attorney Ollivier, Associate Planner Gulick, Associate Planner Coyne and Community Development Secretary Scott

ACTION: Vice-Chair Cordes motioned to excuse Commissioner Chang for cause, seconded by Commissioner O'Leary 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 24, 2026.

Commissioner Hsu made a motion to approve the minutes of March 24, 2026, 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 – None
NOES:	Commissioner – None
EXCUSED:	Commissioner – Chang

ACTION: The Commission voted 4-0 to approve March 24, 2026, minutes.

6. PUBLIC HEARING

A. PL 25-5222 - A REQUEST FOR A CONDITIONAL USE PERMIT TO ESTABLISH A "EDUCATION – BUSINESS, TRADE, VOCATIONAL SCHOOL" (DENTAL ASSISTANT TRAINING PROGRAM) AT A 2,114 SQUARE-FOOT COMMERCIAL

BUILDING CURRENTLY OCCUPIED BY A DENTAL OFFICE. THE 12-WEEK PROGRAM WILL BE HELD ON SATURDAYS FROM 8:00 A.M. TO 5:00 P.M., WHEN THE DENTAL OFFICE IS CLOSED. A CONDITIONAL USE PERMIT IS ALSO REQUIRED TO ALLOW THE COMMERCIAL UNIT TO OPERATE WITH MORE THAN ONE INDEPENDENTLY OWNED BUSINESS. THE PROPERTY IS LOCATED IN THE LAS TUNAS COMMERCIAL DISTRICT.

Associate Planner Gulick gave a brief presentation.

Jack Von Bulow, applicant, agreed with the conditions of approval.

Chair Haddad opened the public hearing. Hearing none, Vice-Chair Cordes closed public hearing.

Commissioner O'Leary expressed support for the proposed business.

Vice-Chair Cordes asked the applicant whether this type of business is common and inquired about the nature of training provided.

Jack Von Bulow, applicant, responded that there is a demand for this type of business and that students will be exposed to the latest training methods and communication techniques.

Commissioner Hsu asked whether certification would be issued, in-service training and additional staff would be hired.

Jack Von Bulow, applicant, stated that the program is designed as an entry-level opportunity to open a new career pathway, and that in-service training will be provided. He also noted that Citrus College will be sending staff to assist in training students.

Vice-Chair Cordes made a motion to adopt File 25-5222 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

ACTION: The Commission voted 4-0 to approve File PL 25-5222.

B. **PL 22-3598** - AN ORDINANCE TO AMEND CHAPTER 2 (SUBDIVISION REGULATIONS) AND CHAPTER 3 (CONDOMINIUM CONVERSIONS) AND DELETE CHAPTER 4 (CONDOMINIUM CONSTRUCTIONS) AND CHAPTER 6 (VESTING TENTATIVE MAPS) OF THE TEMPLE CITY MUNICIPAL CODE. THE PURPOSE OF THIS AMENDMENT IS TO IMPLEMENT POLICIES OF THE HOUSING ELEMENT AND ENSURE COMPLIANCE WITH STATE LAW.

Vice-Chair Cordes recused himself from the meeting.

Associate Planner Coyne gave a brief presentation.

Chair Haddad asked if lot line adjustments can be appealed since they are ministerial not discretionary.
Deputy City Attorney Ollivier explained that the administrative decision will only be appealed if denied.

Community Development Supervisor Bu stated that the State law provides specific grounds for denial; however, those findings must be clearly demonstrated to support a denial

Commissioner Hsu asked for clarification regarding who is eligible to file an appeal and under what circumstance a denial may occur.

Associate Planner Coyne explained that a member of the public who opposes a project will not be able to appeal or halt the project since its ministerial rather than discretionary. Only the applicant can appeal.

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

Commissioner O'Leary made a motion recommending that the City Council adopt proposed ordinance file PL 22-3598. The motion was seconded by Commissioner Hsu and the motion carried by the following vote:

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

ACTION: The Commission voted 4-0 to approve File 22-3598.

7. NEW BUSINESS - None

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Supervisor Bu provided a report on properties under construction and services provided in Community Development.

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

10. PLANNING COMMISSION ITEMS SEPARATE FROM THE REGULAR AGENDA

A. COMMISSIONER CHANG – Absent.

B. COMMISSIONER HSU – No comments.

C. COMMISSIONER O'LEARY – Thanked staff and mentioned that he had celebrated his 44th wedding anniversary.

D. VICE-CHAIR CORDES – Stated that he visited Altadena and observed the rebuilding efforts following the fire.

E. CHAIR HADDAD – Thanked staff and noted that his wife and daughter have birthdates in April.

11. ADJOURNMENT

The Planning Commission Meeting was adjourned at 7:49 p.m.

Serge Haddad, Chair

ATTEST:

Sandra Scott

Community Development Secretary