City of Temple City

NOTICE OF PUBLIC HEARING

FOR THE PLANNING COMMISSION

The Planning Commission will be holding a public hearing on the project described below. You are receiving this notice because your property is located near the project, the project may directly, or indirectly affect you, or because you have requested to be notified.

Project Location:	**9008 Pentland Avenue, Assessor's Parcel Number: 5388-020-009**
Project:	PL 25-5153, A request for a major site plan review for the construction of a 5-unit condominium development. The applicant is requesting a density bonus in accordance with California Government Code Sections 65915-65918 by providing one moderate-income dwelling unit.
Applicant:	Phillip Chan, PDS Studios, Inc. (Applicant)
Environmental Review:	The proposed project qualifies for a Class 3 categorical exemption under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). The exemption applies to small residential projects of six or fewer units located in urbanized areas. A memorandum has been prepared evaluating the applicability of the exemption and is available for public review at Temple City City Hall.

The Planning Commission Public Hearing will be held:

Meeting Date & Time:	**July 14, 2026 at 7:00 P.M.**
Meeting Location:	**City Council Chambers, 5938 Kauffman Avenue, Temple City, California 91780**

For questions or concerns regarding this project, or if you wish to review the project file, please contact:

Project Planner: **Andrew Coyne, AICP (Associate Planner)**
(626) 656-7316, Extension 4344
acoyne@templecityca.gov
or visit the Community Development Department offices at City Hall located at:
9701 Las Tunas Drive, Temple City, CA 91780
Monday – Friday: 7:30 a.m. to 4:00 p.m.

Following the public hearing, the decision of the Planning Commission is final and conclusive unless the project is appealed by 5:00 P.M. on the 15th day following the date the decision was rendered, unless a longer appeal period is specified as part of the project approval. In the event the completion of the appeal period falls on a weekend or holiday, the decision will become effective after 5:00 P.M. on the first business day following the completion of the appeal period. Appeals must be filed with the City Clerk in writing on the approved application form, to include a statement of the reason for the appeal, and must be accompanied by the appropriate filing fee. If you challenge any of the foregoing actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the public hearing.

Date: 06/29/2026 **Signature:**

Andrew Coyne, AICP Associate Planner