PLANNING COMMISSION MINUTES

REGULAR MEETING MINUTES
MAY 12, 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 Gulick, Associate Planner Coyne and Planning Secretary Scott

3. PLEDGE OF ALLEGIANCE - Commissioner Chang 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 April 28, 2026.

Vice-Chair Cordes made a motion to approve the minutes of April 28, 2026, listed on the Consent Calendar, seconded by Commissioner O'Leary 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: The Commission voted 4-0 to approve April 28, 2026 minutes.

6. PUBLIC HEARINGS

A. PL 25-5110 - A REQUEST FOR A TENTATIVE PARCEL MAP TO ALLOW THE SUBDIVISION OF AN APPROVED FOUR-UNIT RESIDENTIAL DEVELOPMENT

Associate Planner Gulick gave a brief presentation.

Phillip Chan, applicant, agreed with the conditions of approval.

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

Commissioner O'Leary and Vice-Chair Cordes showed support for the project.

Commissioner Hsu made a motion to adopt File 25-5110, finding the project exempt from CEQA. 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 approve File PL 25-5110

B. PL 26-5318 – CODE AMENDMENT PROPOSES VARIOUS AMENDMENTS TO TITLE 9 (ZONING REGULATIONS) OF THE TEMPLE CITY MUNICIPAL CODE (TCMC) RELATING TO URBAN DWELLING UNITS AND URBAN LOT SPLITS. THE PURPOSE OF THESE AMENDMENTS IS TO IMPLEMENT POLICIES OF THE HOUSING ELEMENT AND ENSURE COMPLIANCE WITH STATE LAW.

Associate Planner Coyne gave a brief presentation.

Commissioner O'Leary requested clarification regarding 25% demolition requirement for exterior walls.

Community Development Director Reimers stated that under SB-9, any development standards applied to a regular single-family residential lot must also be applied to an SB-9 lot.

Commissioner Hsu requested clarification regarding owner-occupancy requirements.

Associate Planner Coyne stated that SB-9 requires owners to occupy the property for lot splits. This is similar requirements for JADUs.

Chair Haddad requested clarification on how owner occupancy would be verified if an inspection could not be conducted and what actions could be taken if the owner does not reside at the property.

Community Development Director Reimers stated that violations of the Municipal Code may be subject to fines.

David Blumenthal, AICP, Sagecrest Planning consultant, stated that enforcement would be handled through the City's existing code enforcement and noted that

inspections are only required when a property is subdivided. He also stated that the city may require deed restrictions.

Commissioner Chang requested clarification regarding oversight of short-term rentals in the city and whether any regulations would change.

Associate Planner Coyne stated that there would be no changes, as the requirement applies citywide.

Community Development Director Reimers stated that the city prohibits short-term rentals from being less than thirty days under SB-9. He noted that the City contracts with a third-party provider to monitor rental listings and responds to complaints from residents.

Vice-Chair Cordes asked whether the proposed standards would affect the number of units or structures on a single lot.

Associate Planner Coyne stated that there remains a cap on the number of units permitted, even with lot splits under SB-9.

Chair Haddad opened the public hearing.

John Seymore, resident, addressed the Commission regarding exterior door requirements for accessory dwelling units.

Community Development Director Reimers clarified that the comment pertained to the following agenda item.

Commissioner Hsu made a motion to close the public hearing, seconded by Commissioner O'Leary.

Vice-Chair Cordes expressed support for the proposed regulations.

Commissioner Hsu commented on the overnight parking regulations.

Commissioner Chang expressed support for the city's efforts to assist the community.

Chair Haddad expressed support for preserving the community while addressing the housing crisis.

Commissioner Hsu made a motion recommending that the City Council adopt proposed ordinance file PL 26-5318. The motion was seconded by Commissioner Chang and the motion carried by the following 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 approve File 26-5318.

C. 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.

Commissioner O'Leary requested clarification regarding front yard setbacks for an 800-square-foot ADU while maintaining a 20-foot rear setback.

Associate Planner Gulick stated that the minimum setback is 15 feet and noted that ADUs may be placed in the front yard if rear yard constraints exist.

Community Development Director Reimers explained that state law previously required ADUs to maintain a front yard setback, although encroachment into side and rear setbacks were permitted. He stated that updated state law now allows relief from front yard setback requirements if necessary to accommodate an 800-square-foot ADU.

David Blumenthal, AICP, Sagecrest Planning consultant, stated that the state does not allow local agencies to prohibit construction of an 800-square-foot ADU.

Commissioner Hsu requested clarification regarding the CAL HDF letter concerning open space requirements, setbacks, and HCD review timelines.

David Blumenthal, consultant, clarified the open space requirement.

Chair Haddad requested clarification regarding CAL HDF and HCD.

David Blumenthal, AICP, Sagecrest Planning consultant, explained that CAL HDF is a non-profit advocacy organization focused on state housing law compliance, while HCD is a state agency.

Chair Haddad opened the public hearing.

John Seymore, resident, addressed the Commission regarding limitation on exterior doors for ADUs.

Commissioner O'Leary Closed the public comment. Seconded by Vice-Chair Cordes.

Community Development Director Reimers explained that limiting exterior doors is intended to reduce the likelihood of future subdivision ADUs.

Chair Haddad asked whether property owners could request exceptions.

Community Development Director Reimers stated that the Municipal Code allows for variances; however, applicants must demonstrate unique property conditions, such as irregular size or shape.

David Blumenthal, AICP, Sagecrest Planning consultant, noted that sliding doors are permitted under the proposed code.

Commissioner Chang requested clarification regarding variances for second exterior doors.

Community Development Director Reimers clarified that the proposed ordinance does not include limitation on the number of doors.

Commissioner Chang made a motion recommending that the City Council adopt proposed ordinance file PL 26-5325. The motion was seconded by Vice-Chair Cordes and the motion carried out by the following 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 approve File 26-5325.

7. NEW BUSINESS - None

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Reimers provided updates regarding building activity, projects, community preservation and customer service.

9. COMMISSION ITEMS SEPARATE FROM THE REGULAR AGENDA

A. COMMISSIONER CHANG – Thanked staff.

B. COMMISSIONER HSU – Thanked staff.

C. COMMISSIONER O'LEARY – Thanked staff for their work.

D. VICE-CHAIR CORDES – Thanked staff for their work.

E. CHAIR HADDAD – Wished mothers a Happy Mother's Day.

10. ADJOURNMENT

The Planning Commission Meeting was adjourned at 8:20 p.m.

Serge Haddad, Chair

ATTEST:

Community Development Secretary