TEMPLE CITY

NOTICE OF PUBLIC HEARING

FOR THE PLANNING COMMISSION

The Planning Commission is 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: Citywide, City of Temple City, County of Los Angeles

Project: PL 25-4916 - An ordinance amending the Temple City Municipal Code and establishing Objective Design Standards for qualifying High Density Residential (R-3) and mixed-use developments and amending the Zoning Code's building articulation standards to align with the Objective Design Standards. The project also includes a resolution adopting the Objective Design Standards document.

The Planning Commission will review and make a recommendation to the City Council. The City Council will make the final decision on this project.

Applicant: City of Temple City

Environmental Review: This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15305 (Minor Alterations in Land Use Limitations) and 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines.

The Planning Commission Public Hearing will be held:

Meeting Date & Time: Tuesday, October 13, 2026, at 7:00 P.M.

Meeting Location: City Council Chambers, 5938 Kauffman Avenue, Temple City, CA 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
acoyne@templecityca.gov

Community Development Department, City Hall
9701 Las Tunas Drive, Temple City, CA 91780
Monday – Thursday: 7:30 a.m. to 5:00 p.m.
Friday: 7:30 a.m. to 4:00 p.m.

The decision of the Planning Commission is a recommendation to the City Council. A separate public hearing for the project will be held before the City Council. When scheduled, the hearing will be separately noticed. 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: September 21, 2026 **Signature:** Andrew Coyne

Andrew Coyne, AICP, Associate Planner