CITY OF TEMPLE CITY
CITY COUNCIL AND PLANNING COMMISSION
SPECIAL JOINT MEETING MINUTES
MAY 28, 2026

1. CALL TO ORDER

Mayor Man called the City Council and Planning Commission Special Joint Meeting to order at 7:02 p.m. in the City Hall Community Room located at 9701 Las Tunas Drive, Temple City.

Councilmember Chavez made a motion to excuse Councilmember Sternquist. Seconded by Councilmember Yu.

2. ROLL CALL

PRESENT:	Councilmember – Chavez, Yu, Chen, Man Commissioner – Chang, Hsu, O'Leary, Cordes, Haddad
ABSENT:	Councilmember – Sternquist Commissioner – None
ALSO PRESENT:	City Manager Cook, Attorney Eileen Ollivier, Community Development Director Reimers, Community Development Supervisor Bu, City Clerk Kuo, Kosmont Companies President Ken Hira, and The Arroyo Group Principal Philip Burns

3. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA - None

4. NEW BUSINESS

A. STUDY SESSION ON CROSSROADS SPECIFIC PLAN UPDATE

The City Council and Planning Commission are requested to provide feedback on the existing Crossroad Specific Plan and proposed amendments currently under study.

City Manager Cook talked about the current economic climate and housing market and the need to update the city's Crossroad Specific Plan to better work with the current market conditions to make development more feasible.

Community Development Director Reimers introduced Philip Burns, Principal of the Arroyo Group and Ken Hira, President of the Kosmont Companies. He shared that the vision for the city's Crossroad Specific Plan will not change but the method to achieve that vision will need to be updated.

Philip Burns, Principal of the Arroyo Group Principal, gave an overview of the city's Crossroad Specific Plan (CSP) adopted in 2018 and stated that there has not been significant redevelopment due to regulatory and market constraints, despite the Plan's

vision for a more walkable, mixed-used district. He talked about the proposed regulation changes to the CSP: Modify existing CSP regulations to spur new development; refine the current master plan framework to better achieve the adopted vision and identify pathways and tools to enable phased development implementation.

Ken Hira, President of Kosmont Compaines, spoke on pre-pandemic market trends versus the market condition today. He shared financial analysis for different type of developments.

City Council and Planning Commission made comments and asked questions regarding the proposed changes to the CSP.

Mayor Man opened public comment. Hearing no request to speak, Mayor Man closed public comment.

City Council and the Planning Commission provided feedback and recommended that the City Council initiate preparation of amendments to the Crossroads Specific Plan incorporating input from the meeting (i.e., coordinate with the Eaton Wash/bike trail plans, figure out incentives for the first developer and explore Development Opportunity Reserve (DOR) concepts, address Sheriff's Department rear-side design/safety issues, Review traffic impacts, conduct the needed environmental review/update, and do additional study of Enhanced Infrastructure Financial District and related financing tools).

Councilmember Yu left the meeting at 8:55 p.m. and returned at 8:58 p.m.

City Council and the Planning Commission spoke in favor of the recommended updates to the CSP and directed staff to initiate preparation of amendments to the Crossroads Specific Plan.

Planning Commissioner O'Leary made a motion for City Council to direct staff to initiate preparation of amendments to the Crossroads Specific Plan incorporating the feedback from the commission. Seconded by Planning Commissioner Cordes and approved by the following votes:

AYES: Commissioner: Chang, Hsu, O'Leary, Cordes, Haddad
NOES: Commissioner: None
ABSENT: Commissioner: None

Councilmember Yu made a motion to direct staff to initiate preparation of amendments to the Crossroad Specific Plan incorporating feedback from the City Council and Planning Commission. Seconded by Mayor Pro Tem Chen and approved by the following votes:

AYES: Councilmember: Chavez, Yu, Chen, Man
NOES: Councilmember: None
ABSENT: Councilmember: Sternquist

5. ADJOURNMENT

The City Council and Planning Commission Special Joint Meeting was adjourned at 9:08 p.m.

William Man, Mayor

Peggy Kuo, City Clerk