

**CITY COUNCIL  
TEMPLE CITY, CALIFORNIA  
REGULAR MEETING MINUTES  
JULY 3, 2018**

**1. CALL TO ORDER**

Mayor Man called the City Council Regular Meeting to order at 7:40 p.m. in the Council Chambers located at 5938 Kauffman Avenue, Temple City.

**2. ROLL CALL**

PRESENT: Councilmember – Chavez, Sternquist, Yu, Fish, Man

ABSENT: Councilmember – None

ALSO PRESENT: City Manager Cook, City Attorney Vail, Community Development Director Forbes, Planning Manager Reimers, Associate Planner Gulick, City Clerk Kuo

**3. INVOCATION**

Reverend Elie Elbayadi from the Temple Sheriff Station Chapel located at 8838 E. Las Tunas Drive provide the invocation.

**4. PLEDGE OF ALLEGIANCE**

Girl Scout troop 5141 led the pledge of allegiance.

**5. CEREMONIAL MATTERS – PRESENTATIONS**

**A. PET OF THE MONTH**

Pet of the Month presentation was postponed to the August 7<sup>th</sup> meeting.

**B. ADOPTION OF RESOLUTIONS CONFIRMING APPOINTMENTS TO THE PARKS AND RECREATION COMMISSION, PLANNING COMMISSION AND TRANSPORTATION AND PUBLIC SAFETY COMMISSION**

City Clerk Kuo gave a brief overview of the recruitment process.

Councilmember Sternquist made a motion to:

1. Adopt Resolution No. 18-5342 confirming appointment of Donna Georgino and Kristel Haddad to the Parks and Recreation Commission with terms ending June 30, 2020;
2. Adopt Resolution No. 18-5343 confirming appointment of Serge Haddad and Tom O'Leary to the Planning Commission with terms ending June 30, 2020;
3. Adopt Resolution No. 18-5344 confirming appointment of Noel Palmieri and Ousama Nimri to the Transportation and Public Safety Commission for an expired term ending June 30, 2020.

Seconded by Councilmember Chavez and carried by the following votes:

AYES: Councilmember – Chavez, Sternquist, Yu, Fish, Man

NOES: Councilmember – None  
ABSTAIN: Councilmember – None  
ABSENT: Councilmember – None

City Clerk Kuo administered the Oath of Office to the commissioners.

**6. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA**

Lynne Best, President of the Temple City Historical Society, invited the public to attend the Historical Society's fundraiser dinner on September 29, 2018.

**7. CONSENT CALENDAR**

Mayor Pro Tem Fish made a motion to approve the Consent Calendar items. Seconded by Councilmember Yu and carried by the following votes:

AYES: Councilmember – Chavez, Sternquist, Yu, Fish, Man  
NOES: Councilmember – None  
ABSTAIN: Councilmember – None  
ABSENT: Councilmember – None

**A. APPROVAL OF MINUTES**

The City Council is requested to review and approve the Minutes of the City Council Regular Meeting of June 19, 2018.

Action: Approved.

**B. PLANNING COMMISSION ACTIONS**

The City Council is requested to receive and file:

1. [Actions of the Regular Planning Commission Meeting of May 22, 2018;](#)
2. [Actions of the Regular Planning Commission Meeting of June 12, 2018.](#)

Action: Received and filed.

**C. FINAL SUBDIVISION MAP APPROVAL FOR PARCEL MAP NO. 74671, A FLAG LOT SUBDIVISION AT 6122 SULTANA AVENUE**

Approving the final map would allow the property owner to record the map and to start the construction of a single-family residence on each lot.

Action:

1. Reviewed and approved the final subdivision map for Parcel Map No. 74671; and
2. Authorized the City Clerk to certify Parcel Map No. 74671.

**D. FINAL SUBDIVISION MAP APPROVAL FOR PARCEL MAP NO. 72355, A FOUR-UNIT CONDOMINIUM SUBDIVISION AT 5712-5718 NOEL DRIVE**

Approving the final map would allow the property owner to record the map and to start the construction of the four-unit condominium project.

Action:

1. Reviewed and approved the final subdivision map for Parcel Map No. 72355; and
2. Authorized the City Clerk to certify Parcel Map No. 72355.

**E. FINAL SUBDIVISION MAP APPROVAL FOR PARCEL MAP NO. 74485, A FLAG LOT SUBDIVISION AT 5522 ALESSANDRO AVENUE**

Approving the final map would allow the property owner to record the map and to start the construction of a single-family residence on each lot.

Action:

1. Reviewed and approved the final subdivision map for Parcel Map No. 74485; and
2. Authorized the City Clerk to certify Parcel Map No. 74485.

**F. APPROVAL OF ENERGY EFFICIENT LIGHT EMITTING DIODE FIXTURE REPLACEMENT AGREEMENT WITH SOUTHERN CALIFORNIA EDISON, LS-1 OPTION E**

The Energy Efficient Light Emitting Diode (LED) Fixture Replacement Agreement with Southern California Edison (SCE) provides the opportunity to replace High Pressure Sodium (HPS) fixtures with Light Emitting Diode fixtures on all SCE owned streetlights. LED lighting is more efficient than HPS lighting and the electricity cost savings will be used to finance the fixture replacement.

Action:

1. Approved the Energy Efficient Light Emitting Diode Fixture Replacement Agreement with Southern California Edison, LS-1 Option E to convert existing High Pressure Sodium streetlight fixtures to LED and approve Color Temperature Specification to select 3000K LED fixtures; and
2. Authorized the City Manager to sign the LS-1 Option E agreement, Color Temperature Specification form and execute the LS-1 Option E Program with SCE.

**G. ADOPTION OF RESOLUTION NO. 18-5345 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2017-18**

The City Council is requested to adopt Resolution No. 18-5345 authorizing the payment of bills.

Action: Adopted Resolution No. 18-5345.

**H. ADOPTION OF RESOLUTION NO. 18-5346 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2018-19**

The City Council is requested to adopt Resolution No. 18-5346 authorizing the payment of bills.

Action: Adopted Resolution No. 18-5346.

**8. PUBLIC HEARING**

**A. AN APPEAL OF THE PLANNING COMMISSION'S DECISION THAT DENIED A REQUEST TO CONVERT AN UNPERMITTED STRUCTURE INTO AN ACCESSORY DWELLING UNIT (ADU) LOCATED AT 5813 MYDA AVENUE**

Applicant filed an appeal of the Planning Commission's decision to uphold the Community

Development Director's determination and deny a zoning clearance application for a new accessory dwelling unit.

City Manager Cook gave a brief introduction to the appeal and Planning Manager Reimers provided an overview of appeal.

Associate Planner Gulick provided a summary of the staff report.

Councilmembers asked staff questions regarding the unpermitted structure and the garage next to it. Councilmembers also asked questions and commented on the timeline of the appellant's request to convert the unpermitted structure into an accessory dwelling unit.

Mayor Man opened public hearing.

Rick Kuo, appellant, gave a power point presentation regarding his appeal.

Councilmembers asked staff questions regarding the permitted accessory dwelling unit on Loma and asked appellants questions regarding his request to convert a structure into an accessory dwelling unit.

City Attorney answered Councilmembers' questions regarding accessory dwelling structure provisions as stated in the state law.

Hearing no further request to speak, Mayor Man closed public hearing.

Councilmembers made comments regarding the appellant's request.

Mayor Pro Tem Fish made a motion to adopt Resolution No. 18-5341 denying File No. PL 17-879. Seconded by Councilmember Yu and carried by the following votes:

AYES: Councilmember – Chavez, Sternquist, Yu, Fish, Man  
NOES: Councilmember – None  
ABSTAIN: Councilmember – None  
ABSENT: Councilmember – None

**9. UNFINISHED BUSINESS – None**

**10. NEW BUSINESS**

**A. PRESENTATION ON MOBILE SOURCE AIR POLLUTION REDUCTION PREVIEW COMMITTEE (MSRC) CLEAN TRANSPORTATION FUNDING LOCAL GOVERNMENT PARTNERSHIP PROGRAM AND ADOPTION OF RESOLUTION NO. 18-5342**

The City Council is requested to adopt Resolution No. 18-5342 which acknowledges receipt of the presentation on the MSRC's Clean Transportation Funding Local Partnership Program and authorizes staff to submit a proposal to the MSRC to partially fund the purchase of two electric utility vehicles.

Parks and Recreation Director Burroughs gave a presentation on the MSRC's Clean Transportation Funding Local Partnership Program and provided a brief summary of the staff report.

Councilmembers inquired about other types of equipment that can be purchased using MSRC Clean Transportation Funding Local Government Partnership Program money.

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

Councilmember Chavez made a motion to adopt Resolution No. 18-5342 and authorize staff to submit a proposal to the MSRC to partially fund the purchase of two electric utility vehicles. Seconded by Mayor Pro Tem Fish and carried by the following votes:

AYES: Councilmember – Chavez, Sternquist, Yu, Fish, Man  
NOES: Councilmember – None  
ABSTAIN: Councilmember – None  
ABSENT: Councilmember – None

**11. COMMUNICATIONS – None**

**12. UPDATE FROM CITY MANAGER**

Provided an update on the library renovation program and reminded the public that there will be enforcement on the use of illegal fireworks on 4<sup>th</sup> of July.

**13. UPDATE FROM CITY ATTORNEY – None**

**14. COUNCIL REPORTS REGARDING AD HOC OR STANDING COMMITTEE MEETINGS**

- A. SCHOOL DISTRICT/CITY STANDING COMMITTEE  
(Councilmember Chavez and Mayor Pro Tem Fish) – Formed 1/3/2012

No report.

- B. LAS TUNAS DOWNTOWN REVITALIZATION STANDING COMMITTEE (Councilmember Chavez and Councilmember Yu) – Formed 2/18/2014

No report.

- C. FUTURE DEVELOPMENT OF CITY PROPERTIES STANDING COMMITTEE  
(Councilmember Yu and Mayor Man) – Formed 2/18/2014

Councilmember Yu reported that the standing committee met on June 22 and received preliminary findings for the City's parking study and City's Primrose property. The standing committee will meet one more time before directing staff to bring recommendations to Council for consideration.

- D. AUDIT STANDING COMMITTEE  
(Councilmember Chavez and Councilmember Yu) – Formed 7/15/2014

No report.

- E. FACILITIES, PUBLIC WORKS, AND INFRASTRUCTURE STANDING COMMITTEE  
(Councilmember Yu and Mayor Man) – Formed 4/4/2017

No report.

- F. PUBLIC ARTS COMMISSION AD HOC COMMITTEE  
(Councilmember Chavez and Mayor Man) – Formed 8/2/2016

No report.

- G. LIBRARY CONSTRUCTION AD HOC COMMITTEE  
(Mayor Pro Tem Fish and Councilmember Sternquist) – Formed 4/4/2017

No report.

H. BUDGET AD HOC COMMITTEE

(Mayor Man and Mayor Pro Tem Fish) – Formed 4/17/2018

No report.

I. CITY COMMISSIONER RECRUITMENT APPOINTMENT AD HOC COMMITTEE  
(Councilmember Chavez and Councilmember Yu) – Formed 5/1/2018

Mayor Man disbanded this Ad Hoc Committee.

J. CITY FEE AD HOC COMMITTEE

(Councilmember Chavez and Councilmember Sternquist) – Form 6/19/2018

No report.

**15. COUNCIL ITEMS SEPARATE FROM THE CITY MANAGER'S REGULAR AGENDA**

A. COUNCILMEMBER CHAVEZ

Informed Council on the passing of Michael Riffey and Mary Kokayko.

B. COUNCILMEMBER YU

Commented on the accessory dwelling unit public hearing and about increasing the number of commissioners for City Commissions.

B. COUNCILMEMBER STERNQUIST

Commented on staff exploring options for the City's public transit and the City's concert series.

C. MAYOR PRO TEM FISH

Commented on the City's concert series, reminded the public about the use of illegal fireworks on the 4<sup>th</sup> of July, and on her trip to Australia.

D. MAYOR MAN

Commented on the most recent Mayor's Facebook Live with Youth Committee members and again reminded the public about the use of illegal fireworks on the 4<sup>th</sup> of July.

**16. REIMBURSEMENT OF EXPENSES TO CITY OFFICIALS FOR CONDUCT OF CITY BUSINESS AND FOR CITY PAYMENT OF CONFERENCE EXPENDITURES**

A. [COUNCILMEMBER STERNQUIST AND COUNCILMEMBER YU](#)

Councilmember Sternquist:

Reimbursement for gas at Southern California Valley of Coalition of Governments Meeting in Monrovia, CA – May 17, 2018; and

Reimbursement for meals and gas at California Contract Cities Annual Seminar in Indian Wells – May 16-20, 2018.

Councilmember Yu:

Reimbursement for gas at California Contract Cities Annual Seminar in Indian Wells – May 16-20, 2018.

**17. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA**

Jerry Jambazian, Temple City business owner, asked that the Mayor also adjourn the meeting in memory of City's former Parks and Recreation Director Victor Kobbet.

**18. ADJOURNMENT**

The City Council Regular Meeting was adjourned in memory of Michael Riffey, Mary Kokayko and Victor Kobbet at 9:56 p.m.

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William Man, Mayor

ATTEST:

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Peggy Kuo, City Clerk