

**CITY COUNCIL  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING AGENDA  
DECEMBER 4, 2018 – 7:30 P.M.  
COUNCIL CHAMBERS – 5938 KAUFFMAN AVENUE**

**PROCEDURE TO ADDRESS CITY COUNCIL:** If you wish to address the City Council, please complete a Speaker Request Form, indicating the agenda item number and submit it to the City Clerk. There will be a maximum 30-minute period for comments on any subject with a 3-minute time limit on each speaker, unless waived by Council. You have the opportunity to address the City Council at the following times:

- **AGENDA ITEM:** at the time the Council considers the agenda item;
- **NON-AGENDA ITEM:** at the time for PUBLIC COMMENTS. Please note that while the City Council values your comments, pursuant to the Brown Act, the Council cannot take action on any item not listed on the agenda; and
- **PUBLIC HEARING:** at the time for public hearings under PUBLIC HEARING.

*The listing of any item on the agenda includes the authority of the Council to take action on such item and to approve, disapprove, or give direction on any item.*

1. **CALL TO ORDER** – Mayor Man
2. **ROLL CALL** – Councilmember Chavez, Sternquist, Yu, Fish, Man
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE**
5. **CEREMONIAL MATTERS – PRESENTATIONS**
  - A. CERTIFICATES OF RECOGNITION TO WINNERS OF THE TEMPLE CITY LIBRARY’S ANNUAL BOOKMARK CONTEST
6. **PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA**

The City Council will now hear public comments regarding items **not listed** on the agenda. The procedure to address the City Council is highlighted on the first page of this agenda. This section is limited to 30 minutes total.

7. **CONSENT CALENDAR**

All Consent Calendar items may be approved in a single motion as recommended

unless removed for further discussion. If members of the City Council or persons in the audience wish to discuss any matters listed on the Consent Calendar, please address them at this time.

Recommendation: Approve Items A through H per recommendations.

#### A. APPROVAL OF MINUTES

The City Council is requested to review and approve:

1. [Minutes of the City Council Regular Meeting of November 20, 2018;](#)
2. [Minutes of the City Council Special Meeting of November 20, 2018;](#) and
3. [Minutes of the City Council Special Meeting of November 28, 2018.](#)

Recommendation: Approve.

#### B. PLANNING COMMISSION ACTIONS

The City Council is requested to review the actions of the Regular Planning Commission Meeting of November 13, 2018.

Recommendation: Receive and file.

#### C. TRANSPORTATION AND PUBLIC SAFETY COMMISSION ACTIONS

The City Council is requested to review the actions of the Regular Transportation and Public Safety Commission Meeting of November 14, 2018.

Recommendation: Receive and file.

#### D. FINAL SUBDIVISION MAP APPROVAL FOR PARCEL MAP NO. 71298, A CONDOMINIUM SUBDIVISION AT 5702 TEMPLE CITY BOULEVARD

The City Council is requested to approve the final map as it is consistent with the tentative map and the state Subdivision Map Act.

Recommendation:

1. Review and approve the Final Subdivision Map for Parcel Map No. 71298;
2. Accept the dedication of the project at the southwest corner for the right-of-way of Temple City Boulevard for a corner cut-off; and
3. Authorize the City Clerk to certify Parcel Map No. 71298.

**E. APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH DAVID TAUSSIG AND ASSOCIATES, INC. (DTA) TO CONDUCT A COMPREHENSIVE DEVELOPMENT IMPACT FEE STUDY**

The City Council is requested to approve the Agreement for Services with David Taussig and Associates, Inc. to conduct a comprehensive development impact fee study for Temple City.

Recommendation:

1. Approve a Professional Services Agreement with DTA to conduct a comprehensive development impact fee study in an amount not to exceed \$75,000; and
2. Authorize the City Manager to finalize and execute the Professional Services Agreement with DTA.

**F. FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 17-021 WITH NINYO AND MOORE**

The City Council is requested to approve the First Amendment to the agreement with Ninyo and Moore for the additional work they performed relating to asbestos material removal during the demolition of the City's Primrose properties.

Recommendation:

1. Authorize the City Manager to execute a contractual first amendment with Ninyo and Moore Geotechnical and Environmental Consultants for abatement monitoring services with a total contract amount not to exceed \$27,000; and
2. Appropriate \$2,300 from CIP No. 12: Primrose Properties Demolition to Fund 01-910-42-4231: Professional Services.

**G. PETTY CASH REPORT**

The City Council is requested to receive and file the Petty Cash Report.

Recommendation: Receive and file.

**H. ADOPTION OF RESOLUTION NO. 18-5372 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2018-19**

The City Council is requested to adopt Resolution No. 18-5372 authorizing the payment of bills.

Recommendation: Adopt Resolution No. 18-5372.

**8. PUBLIC HEARING – None**

**9. UNFINISHED BUSINESS – None**

**10. NEW BUSINESS**

**A. OVERVIEW OF PLANNING AND BUILDING PROCESSES**

Staff will provide an overview of the planning and building processes, through which development projects are reviewed.

Presentation: Community Development Director

Recommendation: Receive and file this report.

**B. CHAMBER OF COMMERCE LEASE; POTENTIAL OFFICE RELOCATION AND SITE DEVELOPMENT**

Council will discuss two items involving the Temple City Chamber of Commerce: a building lease agreement and whether to relocate the organization next to City Hall. Council will also provide staff with direction on whether to pursue reuse options for City-owned properties at and around the existing Chamber of Commerce building located at 9050 Las Tunas Dr.

Presentation: City Manager

Recommendation:

1. Authorize the City Manager to formalize and execute a month-to-month lease with the Temple City Chamber of Commerce for office use of the City-owned building located at 9050 Las Tunas Dr.;
2. Direct staff to subsequently present preliminary space planning concepts for a potential Chamber of Commerce office relocation to the Temple City City Council Chambers building (5938 Kauffman Ave.); and
3. Confirm direction on whether staff should develop reuse options for City-owned properties located at and in the vicinity of 9050 Las Tunas Dr.

**11. UPDATE FROM CITY MANAGER**

**12. UPDATE FROM CITY ATTORNEY**

**13. 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
- B. LAS TUNAS DOWNTOWN REVITALIZATION STANDING COMMITTEE  
(Councilmember Chavez and Councilmember Yu) – Formed 2/18/2014
- C. FUTURE DEVELOPMENT OF CITY PROPERTIES STANDING COMMITTEE  
(Councilmember Yu and Mayor Man) – Formed 2/18/2014
- D. AUDIT STANDING COMMITTEE  
(Councilmember Chavez and Councilmember Yu) – Formed 7/15/2014
- E. FACILITIES, PUBLIC WORKS, AND INFRASTRUCTURE STANDING COMMITTEE  
(Councilmember Yu and Mayor Man) – Formed 4/4/2017
- F. LIBRARY CONSTRUCTION AD HOC COMMITTEE  
(Mayor Pro Tem Fish and Councilmember Sternquist) – Formed 4/4/2017
- G. CITY FEE AD HOC COMMITTEE  
(Councilmember Chavez and Councilmember Sternquist) – Formed 6/19/2018
- H. COMMISSIONER RECRUITMENT AD HOC COMMITTEE  
Formed 11/20/2018

**14. COUNCIL ITEMS SEPARATE FROM THE CITY MANAGER’S REGULAR AGENDA**

- A. COUNCILMEMBER STERNQUIST
- B. COUNCILMEMBER YU
- C. COUNCILMEMBER CHAVEZ
- D. MAYOR PRO TEM FISH
- E. MAYOR MAN

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

The City Council will now hear additional public comments regarding items not listed on the agenda. The procedure to address the City Council is highlighted on the first page of this agenda.

**16. ADJOURNMENT**

TRANSPORTATION AND PUBLIC SAFETY COMMISSION	7:30 P.M.	DECEMBER 12, 2018
CITY COUNCIL	7:30 P.M.	DECEMBER 18, 2018
PARKS & RECREATION COMMISSION	7:30 P.M.	DECEMBER 19, 2018

Notice: Staff reports or other written documentation relating to each item of business of this Agenda are available for viewing on the City's website at [www.templecity.us](http://www.templecity.us) and are on file in the Office of the City Clerk located at City Hall, 9701 Las Tunas Drive, Temple City, California, and available for review during regular office hours. Written documentation submitted to the City Council after distribution of the agenda packet can be obtained at the City Clerk's Office during regular office hours.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (626) 285-2171. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the Civic Center bulletin board not less than 72 hours prior to the meeting.

*Jillian Nunez, Deputy City Clerk*  
*Signed and Posted: November 28, 2018 (6:00 p.m.)*