CITY COUNCIL
REGULAR MEETING AGENDA

AUGUST 18, 2026 – 7:00 P.M.
COUNCIL CHAMBERS
5938 KAUFFMAN AVENUE - TEMPLE CITY

PUBLIC PARTICIPATION AND REMOTE ACCESS INSTRUCTIONS

Pursuant to California law, this meeting will be conducted in a hybrid format, allowing both in-person and remote participation.

IN-PERSON PARTICIPATION

Members of the public may attend the meeting in person at City Council Chambers and provide public comment by submitting a speaker card to the City Clerk prior to the item being considered.

WRITTEN COMMENT

Written public comments received by 5pm on the day of the meeting will be provided to the City Council and made part of the meeting record. Written public comments will not be read aloud by city staff or City Council.

REMOTE PARTICIPATION (ZOOM)

Members of the public may participate in the meeting via Zoom using the following information:

- Zoom Link: https://us06web.zoom.us/j/89390123562, Webinar/Meeting ID: 893 9012 3562

To provide public comment via Zoom:

1. Click the Zoom link or join using the Meeting ID.
2. Your microphone will be unmuted during one of the comment period outlined above. The City Clerk will add your name to the speaker list and you will be called upon to make a comment. When called, you will be unmuted and given the opportunity to speak.

TELEPHONE PARTICIPATION

Members of the public may also participate by telephone:

- **Dial:** 1-646-568-7788
- Enter Meeting ID when prompted - 893 9012 3562
- Press *9 to raise your hand to speak.

PUBLIC COMMENT PROCEDURES

Public comments will be taken in the order received, including both in-person and remote speakers.

- Each speaker will be limited to 3 minutes unless otherwise determined by the Mayor.
- The City will make reasonable efforts to ensure that remote public comment is provided on an equal basis with in-person comment.

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 directions on any item

SUBMISSION OF WRITTEN COMMENTS
Written comments may be submitted in advance to cityclerk@templecityca.gov 24 hours prior to the meeting. Written comments will be distributed to the City Council but will not be read aloud by staff or the City Council.

TECHNICAL DISRUPTIONS
In the event of a disruption to the Zoom platform or telephone access that prevents public participation, the City Council will take appropriate steps to restore access. If access cannot be restored, the meeting may be recessed or adjourned to ensure compliance with applicable law.

ACCESSIBILITY
Pursuant to the Americans with Disabilities Act (ADA), if you require special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 285-2171 or via email at cityclerk@templecityca.gov at least 72 hours prior to the meeting.

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 **templcityca.gov** and are on file and available for review during regular office hours in the Office of the City Clerk located at City Hall, 9701 Las Tunas Drive, Temple City, California. 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.

TO WATCH COUNCIL MEETINGS LIVE OR RECORDED, VISIT
https://www.youtube.com/@ConnectWithTC

AGENDA NOTIFICATION SUBSCRIPTION
If you wish to receive an agenda email notification, please email your request to **cityclerk@templecity.us** or call (626) 285-2171.

FUTURE CITY MEETINGS

PLANNING COMMISSION	7:00 P.M. August 25, 2026
TRANSPORTATION AND PUBLIC SAFETY COMMISSION	7:00 P.M. August 26, 2026
CITY COUNCIL	7:00 A.M. September 1, 2026
PARKS & RECREATION COMMISSION	7:00 P.M. September 16, 2026

1. CALL TO ORDER – Mayor Man

2. ROLL CALL – Councilmember Chavez, Sternquist, Yu, Chen, Man

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. CEREMONIAL MATTERS – PRESENTATION

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 J per recommendations.

   A. APPROVAL OF MINUTES

      The City Council is requested to review and approve the:

      1. Minutes of the Special City Council Meeting of August 4, 2026; and
      2. Minutes of the Regular City Council Meeting of August 4, 2026.

      Recommendation: Approve the Minutes of the City Council Meetings.

      Attachments: August 4 Draft Special Meeting Minutes (PDF)
      August 4 Draft Regular Meeting Minutes (PDF)

   B. APPROVAL OF A MEMORANDUM OF AGREEMENT REGARDING THE ADMINISTRATION AND COST SHARING FOR IMPLEMENTING THE COORDINATED INTEGRATED MONITORING PROGRAM (CIMP) AND WATERSHED MANAGEMENT PROGRAM (WMP) FOR THE UPPER LOS ANGELES RIVER WATERSHED MANAGEMENT AREA

      The City Council is requested to approve a Memorandum of Agreement between the members of the Upper Los Angeles River Watershed Management Group (ULAR

WMG) and the San Gabriel Valley Council of Governments for the administration and cost sharing of implementing the Coordinated Integrated monitoring Program and Watershed Management Program for the Upper Los Angeles River Watershed Management Area.

Recommendation:

1. Approve a Memorandum of Agreement (MOA) between the members of the Upper Los Angeles River Watershed Management Group (ULAR WMG) and the San Gabriel Valley Council of Governments (SGVCOG) regarding the administration and cost sharing for implementing the Coordinated Integrated Monitoring Program (CIMP) and Watershed Management Program (WMP) for the Upper Los Angeles River Watershed Management Area; and

2. Authorize the City Manager to sign the MOA.

Attachment: Staff Report (PDF)

C. SECOND READING AND ADOPTION OF ORDINANCE NO. 26-1087 FOR VARIOUS CODE AMENDMENTS TO TITLE 9 (ZONING REGULATIONS) OF THE TEMPLE CITY MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

The City Council is requested to adopt Ordinance No. 26-1087 amending various section of Title 9 (Zoning Regulations) of the Temple City Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units.

Recommendation: Waive further reading and adopt Ordinance No. 26-1087 (Attachment “A”), amending various sections of Title 9 (Zoning Regulations) of the Temple City Municipal Code (TCMC) relating to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

Attachment: Staff Report (PDF)

D. SECOND READING AND ADOPTION OF ORDINANCE NO. 26-1091, AMENDING CHAPTER 9-1T-21 OF THE TEMPLE CITY MUNICIPAL CODE RELATING TO URBAN DWELLING UNITS AND URBAN LOT SPLITS

The City Council is requested to adopt Ordinance No. 26-1091, amending the City's regulations for Urban Dwelling Units and Urban Lot Splits to implement Housing Element Program C12, comply with recent changes in State law, and address issues

identified by the California Department of Housing and Community Development (HCD).

Recommendation: Waive further reading and adopt Ordinance No. 26-1091 (Attachment "A"), amending the City's regulations for Urban Dwelling Units and Urban Lot Splits to implement Housing Element Program C12, comply with recent changes in State law, and address issues identified by the California Department of Housing and Community Development (HCD).

Attachment: Staff Report (PDF)

E. LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE RESOLUTIONS

The City Council is requested to receive and file the League of California Cities annual resolution and approve the voting delegate and voting alternate to use their discretion to vote on the proposed resolution.

Recommendation: Receive and file the League of California Cities annual resolution and approve the voting delegate and voting alternate to use their discretion to vote on the proposed resolution.

Attachment: Staff Report (PDF)

F. APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH EAGLE LEADERSHIP GROUP, LLC FOR AN EXECUTIVE LEADERSHIP DEVELOPMENT PROGRAM AND APPROVAL OF RELATED BUDGET ADJUSTMENT

The City Council is requested to approve a professional service agreement for an executive leadership development program for the city’s senior managers and executive leaders.

Recommendation:

1. Approve the Professional Services Agreement with Eagle Leadership Group, LLC for an Executive Leadership Development Program;

2. Authorize the City Manager to execute the agreement; and

3. Approve a $1,500 budget adjustment.

Attachment: Staff Report (PDF)

G. VISA CARD REPORT

The City Council is requested to review, receive and file the Visa Card Report.

Recommendation: Receive and file the Visa Card Report.

Attachment: Staff Report (PDF)

H. PETTY CASH REPORT

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

Recommendation: Receive and file the Petty Cash Report.

Attachment: Staff Report (PDF)

I. ADOPTION OF RESOLUTION NO. 26-5894 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2025-26

The City Council is requested to adopt Resolution No. 26-5894 authorizing the payment of bills for fiscal year 2025-26.

Recommendation: Adopt Resolution No. 26-5894 authorizing the payment of bills for fiscal year 2025-26.

Attachment: Staff Report (PDF)

J. ADOPTION OF RESOLUTION NO. 26-2895 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2026-27

The City Council is requested to adopt Resolution No. 26-5895 authorizing the payment of bills for fiscal year 2026-27.

Recommendation: Adopt Resolution No. 26-5895 authorizing the payment of bills for fiscal year 2026-27.

Attachment: Staff Report (PDF)

8. PUBLIC HEARING – None

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS – None

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
    (Mayor Man and Councilmember Chavez) – Formed 1/3/2012

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

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

    D. CITY BASED HOMELESS PLAN STANDING COMMITTEE
    (Councilmember Sternquist and Councilmember Chavez) – Formed 3/16/21

    E. FUTURE DEVELOPMENT OF CITY PROPERTY AT 9050 LAS TUNAS DRIVE AD HOC COMMITTEE
    (Councilmember Sternquist and Mayor Man) – Formed 5/17/22

    F. LAS TUNAS DRIVE STREETSCAPE AD HOC COMMITTEE
    (Mayor Pro Tem Chen and Councilmember Yu) – Formed 5/16/23

    G. FUTURE DEVELOPMENT OF CITY PROPERTY AT 5003 SERENO DRIVE AD HOC COMMITTEE
    (Councilmember Sternquist and Mayor Man) – Formed 11/6/22

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

    A. COUNCILMEMBER CHAVEZ

    B. COUNCILMEMBER STERNQUIST

    C. COUNCILMEMBER YU

    D. MAYOR PRO TEM CHEN

    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

CERTIFICATION OF POSTING: I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on August 18, 2026, on the bulletin board outside the Civic Center located at 5938 Kauffman Avenue, CA 91780, and on the city, website as required by law, on the date listed below. 8/13/2026 at 3:30 PM /S/
Date Peggy Kuo, City Clerk