CITY COUNCIL
REGULAR MEETING AGENDA

AUGUST 4, 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.

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.

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.

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 11, 2026
TRANSPORTATION AND PUBLIC SAFETY COMMISSION	7:00 P.M. August 12, 2026
CITY COUNCIL	7:00 A.M. August 18, 2026
PARKS & RECREATION COMMISSION	7:00 P.M. August 19, 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 Regular City Council Meeting of July 21, 2026; and
      2. Minutes of the Special City Council Meeting of July 29, 2026.

      Recommendation: Approve the Minutes of the City Council Meetings.

      Attachments: July 21 Draft Regular Meeting Minutes (PDF)
      July 29 Draft Special Meeting Minutes (PDF)

   B. PARKS AND RECREATION COMMISSION ACTIONS – REGULAR MEETING OF JULY 15, 2026

      The City Council is requested to receive and file the Parks and Recreation Commission actions from their regular meeting of July 15, 2026.

Recommendation: Receive and file the Parks and Recreation Commission actions from their regular meeting of July 15, 2026

Attachment: Staff Report (PDF)

C. TRANSPORTATION AND PUBLIC SAFETY COMMISSION ACTIONS – REGULAR MEETING OF JULY 15, 2026

The City Council is requested to receive and file the Transportation and Public Safety Commission actions from their regular meeting of July 15, 2026.

Recommendation: Receive and file the Public Safety Commission actions from their regular meeting of July 15, 2026

Attachment: Staff Report (PDF)

D. PLANNING COMMISSION ACTIONS – REGULAR MEETING OF JULY 14, 2026

The City Council is requested to receive and file the Planning Commission actions from their regular meeting of July 14, 2026.

Recommendation: Receive and file the Planning Commission actions from their regular meeting of July 14, 2026

Attachment: Staff Report (PDF)

E. FINAL SUBDIVISION MAP FOR TRACT MAP NO. 83649, A MIXED USE DEVELOPMENT WITH FORTY-SIX UNITS AT 9465 LAS TUNAS DRIVE

The City Council is requested to approve a final subdivision map for Tract Map No. 83649 at 9465 Las Tunas Drive.

Recommendation:

1. Review and approve the final subdivision map for Tract Map No. 83649 (Attachment “A”);

2. Authorize the City Clerk to certify Tract Map No. 83649; and

3. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development Projects) of CEQA Guidelines.

Attachment: Staff Report (PDF)

F. MEMORANDUM OF AGREEMENT BETWEEN THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS AND THE CITY OF TEMPLE CITY FOR PARTICIPATION IN THE SAN GABRIEL VALLEY REGIONAL FOOD RECOVERY PROGRAM

The City Council is requested to approve a memorandum of agreement between the San Gabriel Valley Council of Government and Temple City for participation in the San Gabriel Valley Regional Food Recovery Program.

Recommendation: Authorize the City Manager to sign and execute the Memorandum of Agreement (MOA) (Attachment "A") with the San Gabriel Valley Council of Governments (SGVCOG) for continued participation in the San Gabriel Valley Regional Food Recovery Program.

Attachment: Staff Report (PDF)

G. APPROVAL OF A CONSULTANT SERVICES AGREEMENT WITH JOHN L. HUNTER & ASSOCIATES, INC. TO PROVIDE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PROGRAM MANAGEMENT SUPPORT SERVICES

The City Council is requested to approve an agreement to provide national pollutant discharge elimination system program management support services.

Recommendation:

1. Approve a Consultant Services Agreement with John L. Hunter and Associates (JLHA) to provide National Pollutant Discharge Elimination System (NPDES) program management support services (Attachment "A"); and

2. Authorize the City Manager to execute the agreement in amounts not to exceed $74,888 for the first year, $77,135 for the second year, and $79,455 for the third year, with the option to renew the agreement for two additional one-year terms in amounts not to exceed $81,840 for the fourth year and $84,297 for the fifth year.

Attachment: Staff Report (PDF)

H. REQUEST FROM THE TEMPLE CITY CAMELLIA FESTIVAL FOR SUPPORT AND AUTHORIZATION FOR USE OF STREETS AND FACILITIES FOR THE 2027 CAMELLIA FESTIVAL

The City Council is requested to approve a request from the Temple City Camellia Festival for support for the 2027 Camellia Festival.

Recommendation:

1. Authorize use of City owned facilities, as identified in the attached letter from the Camellia Festival to the City Manager (Attachment “A”);

2. Authorize use of streets and parking areas including temporary parking bans and street closures for the festival and parade as identified in the attached letter from the Camellia Festival to the City Manager;

3. Approve the permit for use of the Los Angeles County (County) Library parking lot for the 2027 Camellia Festival and authorize staff to execute;

4. Approve permit for consumption of alcohol in City Park, pursuant to Section 4-4-0 of the TCMC for 2/26/27 – 2/28/27;

5. Authorize Bingo in Temple City Park, pursuant to Section 4-1F of the TCMC and waiver of the license fee;

6. Authorize sponsor banners in Temple City Park, pursuant to Section 3-5D-10 of the TCMC;

7. Authorize use of City’s Social Media accounts to advertise Camellia Festival activities;

8. Authorize Camellia Festival banners and flags in Temple City Park, pursuant to Section 3-5D-10 of the TCMC;

9. Authorize and waive fees for street banner at Las Tunas Dr. and Temple City Blvd. from February 1, 2027 through March 1, 2027 and banner at the City property located at 9050 Las Tunas Dr. on February 27, 2027.

10. Authorize City contribution of $50 to each organization that constructs and enters a float in the parade.

Attachment: Staff Report (PDF)

I. ADOPTION OF RESOLUTION NO. 26-5891 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2025-26

The City Council is requested to adopt Resolution No. 26-5891 authorizing the payment of bills for fiscal year 2025-26.

Recommendation: Adopt Resolution No. 26-5891 authorizing the payment of bills for fiscal year 2025-26.

Attachment: Staff Report (PDF)

J. ADOPTION OF RESOLUTION NO. 26-2892 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2026-27

The City Council is requested to adopt Resolution No. 26-5892 authorizing the payment of bills for fiscal year 2026-27.

Recommendation: Adopt Resolution No. 26-5892 authorizing the payment of bills for fiscal year 2026-27.

Attachment: Staff Report (PDF)

8. PUBLIC HEARING

A. INTRODUCTION AND FIRST READING 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 the proposed ordinance to amend Chapter 9-1T-21 of the City's Municipal Code relating to Urban Dwelling Units and Urban Lot Splits.

Presenter: Associate Planner Coyne

Recommendation:

1. Introduce for first reading by title only and waive further reading of Ordinance No. 26-1091 (Attachment "A"); and

2. Schedule the second reading of Ordinance No. 26-1091 for August 18, 2026.

Attachments: Staff Report.

B. INTRODUCTION AND FIRST READING 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 the proposed ordinance to amend various sections of Title 9 of the City's municipal code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units.

Presenter: Associate Planner Gulick

Recommendation:

1. Introduce Ordinance No. 26-1087 (Attachment "A") for first reading by title only, 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) and finding the Ordinance exempt from the California Environmental Quality Act (CEQA);

2. Waive further reading of Ordinance No. 26-1087; and

3. Schedule the second reading of Ordinance No. 26-1087 for August 18, 2026.

Attachment: Staff Report (PDF)

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 4, 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.

7/30/2026 at 3:30 PM /S/

Date	Peggy Kuo, City Clerk