CITY COUNCIL
REGULAR MEETING AGENDA

OCTOBER 20, 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://us02web.zoom.us/j/82314933364, Webinar/Meeting ID: 823 1493 3364

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:** 1-669-900-6833
- Enter Meeting ID when prompted - 823 1493 3364
- 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@templecityca.gov or call (626) 285-2171.

FUTURE CITY MEETINGS

PLANNING COMMISSION	7:00 P.M. October 27, 2026
TRANSPORTATION AND PUBLIC SAFETY COMMISSION	7:00 P.M. October 28, 2026
CITY COUNCIL	7:00 A.M. November 4, 2026**
PARKS & RECREATION COMMISSION	7:00 P.M. October 21, 2026

CERTIFICATION OF POSTING:
I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held at 7pm on October 20, 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.

10/16/2026	/S/
Date	Roxana Flores, Deputy City Clerk

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**

   A. RED RIBBON WEEK PROCLAMATION

   B. TEMPLE CITY NATIONAL LITTLE LEAGUE (CALSTATE REDS, COAST PIRATES, AND MAJOR DODGERS)

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 F per recommendations.

   A. APPROVAL OF MINUTES

   The City Council is requested to review and approve the Minutes of the Special City Council Meeting of October 13, 2026.

   Recommendation: Approve the Minutes of the City Council Meetings.

   Attachments: October 13 Draft Meeting Minutes

   B. PLANNING COMMISSION ACTIONS

   The City Council is requested to receive and file the Planning Commission actions from their meeting on September 22, 2026.

Recommendation: Receive and file the Planning Commission meeting actions.

Attachment: Staff Report (PDF)

C. FINAL SUBDIVISION MAP APPROVAL FOR PARCEL MAP NO. 83889, A LOT SPLIT SUBDIVISION AT 5938 ALESSANDRO AVENUE

The City Council is requested to approve the final subdivision map for Parcel Map No. 83889, a lot split subdivision.

Recommendation:

1. Review and approve the final subdivision map for Parcel Map No. 83889 (Attachment “A”); and

2. Authorize the City Clerk to certify Parcel Map No. 83889.

Attachment: Staff Report (PDF)

D. FINAL SUBDIVISION MAP APPROVAL FOR PARCEL MAP NO. 82993, A LOT SPLIT SUBDIVISION AT 10660 DAINES DRIVE

The City Council is requested to approve a final subdivision map for Parcel Map No. 82993, a lot split subdivision.

Recommendation:

1. Review and approve the final subdivision map for Parcel Map No. 82993 (Attachment “A”); and

2. Authorize the City Clerk to certify Parcel Map No. 82993.

Attachment: Staff Report (PDF)

E. ADOPTION OF RESOLUTION NO. 26-5906 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2025-26

The City Council is requested to adopt Resolution No. 26-5906 authorizing the payment of bills for fiscal year 2025-26.

Recommendation: Adopt Resolution No. 26-5906 authorizing the payment of bills for fiscal year 2025-26.

Attachment: Staff Report (PDF)

F. ADOPTION OF RESOLUTION NO. 26-5907 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2026-27

The City Council is requested to adopt Resolution No. 26-5907 authorizing the payment of bills for fiscal year 2026-27.

Recommendation: Adopt Resolution No. 26-5907 authorizing the payment of bills for fiscal year 2026-27.

Attachment: Staff Report (PDF)

8. PUBLIC HEARING

A. ADOPTION OF THE SELF-STORAGE SPECIFIC PLAN; AMENDMENTS TO THE GENERAL PLAN LAND USE DIAGRAM, ZONING CODE, AND ZONING MAP; AND APPROVAL OF A MAJOR SITE PLAN REVIEW FOR A SELF-STORAGE FACILITY AT 4301 TEMPLE CITY BOULEVARD, LOCATED IN BOTH THE CITIES OF TEMPLE CITY AND EL MONTE

The City Council is requested to adopt a resolution adopting the Self-Storage Specific Plan (SSSP) and introduce an ordinance amending the City's municipal code to include the SSSP and amending the zoning map to designate the property.

Presentation: Associate Planner

Recommendation:

1. Adopt Resolution No. 26-5904 (Attachment "A") adopting the Self-Storage Specific Plan (SSSP), amending the General Plan Land Use Diagram to designate the subject parcels as Industrial – Specific Plan (I-SP); and approving the Major Site Plan Review;

2. Introduce Ordinance No. 26-1092 (Attachment "B") for first reading by title only, amending the Temple City Municipal Code (TCMC) to include the SSSP and amending the Zoning Map to designate the subject property accordingly;

3. Waive further reading of Ordinance No. 26-1092; and

4. Schedule the second reading of Ordinance No. 26-1092 for November 3, 2026.

Attachment: Staff Report (PDF)

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS

A. INTRODUCTION OF ORDINANCE NO. 26-1093 AMENDING SECTION 2-1-2 OF THE TEMPLE CITY MUNICIPAL CODE PERTAINING TO CITY COUNCIL COMPENSATION IN LIGHT OF SENATE BILL 329

The City Council is requested to adopt an ordinance amending city's municipal code pertaining to City Council's compensation.

Presenter: City Manager

Recommendation:

1. Introduce for first reading by title only and waive further reading of Ordinance No. 26-1093, amending Title 2, Chapter 1, Section 2-1-2 "Expenses and Compensation" of the Temple City Municipal Code; and

2. Schedule the second reading of Ordinance No. 26-1093 for November 4, 2026.

Attachment: Staff Report (PDF)

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