


City Manager's Weekly Report

For the Week Ending Noon on Thursday, May 13, 2010

<http://www.templecity.us>

TO: The Honorable City Council

DATE: May 13, 2010

FROM: Jose E. Pulido, City Manager 

SUBJECT: CITY MANAGER'S REPORT

MEETINGS THIS WEEK

- **Piazza Project Update** – I met with Randy Wang (i.e., property owner), Howard Poyourow (i.e., project manager) and Armando Aguirre (i.e., commercial broker) to discuss and review the latest edition of this project, which has been pared down from a mixed-use project (i.e., 120,000 square feet of commercial and 52 residential condominium units) to an all commercial retail project. Mr. Wang and his team will be preparing two site plans and pursuit packages to show prospective commercial tenants for the International Council of Shopping Centers (ICSC) Conference, which will take place in Las Vegas, Nevada from Sunday, May 23 through Tuesday, May 25, 2010.

The first site plan is a traditional suburban strip center that has approximately 50,000 square feet of commercial retail, consisting of an upscale restaurant pad at the corner of Las Tunas Drive and Rosemead Boulevard and two medium sized retail pads that could accommodate an upscale super market and a national drug store. The second site plan is more of an urban center that has approximately 67,500 square feet with two upscale restaurant pads with outdoor dining areas at the corner of Las Tunas Drive and Rosemead Boulevard and two medium sized retail pads (e.g., upscale super market or national drug store and a smaller commercial pad), one of which could house a new library on the second floor. A major challenge with this particular commercial site plan is that it would require approximately 120 subterranean parking stalls in order to accommodate the second restaurant and a new library. This is something that the Community Redevelopment Agency (CRA) staff will review and provide a recommendation to the Agency Board in order to ascertain whether or not to pursue an owner participation agreement with Mr. Wang to make this second site plan a reality.

Once we know which of the two site plans receive the most favorable review and feedback from prospective national retailers later this month in Las Vegas, staff will provide the City Council and the community with an update.

- **Pickard Architects** – I met with David Pickard, Jr. (i.e., architect) and David Pickard, III (i.e., attorney) to discuss their previous efforts some years ago to redesign the Kmart

shopping center and the current Piazza Project site. Mr. Pickard and his experienced team are interested in working with the City and/or redevelopment agency on a project as the opportunity presents itself in the near future; and

- **Los Angeles County Sherriff's Department** – I met with Captain Joseph Fennell to discuss the Draft Fiscal Year (FY) 2010/11 Sherriff's Budget for Temple City, which includes minor changes to the use of overtime and an increase in projected revenues from the current FY 2009-10 Sherriff's Budget. In addition, we also discussed the City's desire through a contract amendment to transition from the current Sherriff's contract to a more performance driven contract, such as the City of Santa Clarita's.

GENERAL COUNCIL INFORMATION

2010 Goal Setting and Strategic Planning Meeting

With the major goal of establishing a transparent city government that follows through on its vision and values, Dr. Bill Mathis facilitated an excellent and enlightening eight-hour special City Council session with the management team and me this past Saturday. During this session, the City Council laid the foundation to move the City forward in the next 50 years by: 1) Establishing the City Council's Vision for the City; 2) Raising the bar for the City organization and setting new expectations of City staff; and 3) Discussing the City Manager's Goals and Objectives for the upcoming year.

Over the next few months, staff will be working collaboratively to successfully make the transition from a status quo city organization to a high performing city organization that complements its current high performing City Council members. An outline of the Strategic Plan, which has short and long-term goals for the City will be placed on the City website and distributed to the public by next week.

The indicated writers have submitted the following items. All have been reviewed and approved (but may have been edited) by the City Manager.

Department of Community Development (Community Development Manager Lambert)

Fifth Annual Business Expo

On Wednesday evening, staff attended the Fifth Annual Business Expo hosted by the Temple City and San Gabriel Chambers of Commerce at the San Gabriel Union Church and Christian School. More than forty local merchants were represented, who provided giveaways and information about their respective businesses. As in the past, Temple City staff were serving attendees with a table stocked with giveaways, handouts, and information about the City. Special thanks to staff members Adam Gulick and Veronica Johnson, who did a great job staffing our table. Thanks to Parks and Recreation Director Cathy Burroughs and her staff for providing a gift basket full of 50th anniversary items for the raffle.

Former Shell Gas Station at 9425 Las Tunas Drive

Earlier this week, I met with the new business owner of the gas station, Ahmed Rabadi, who currently operates ten Unocal 76 gasoline stations and over 20 non-brand gasoline stations in California. Mr. Rabadi and I discussed the procedures for securing a business license to operate in Temple City. Mr. Rabadi indicated that he would like to have the gas station up and running by next week, which in staff's opinion, should not be a problem.

As reported last week by the City Manager, Mr. Rabadi would prefer to operate as a gas station immediately, and in the future, he plans to add a mini mart and car wash component as space on the property and zoning requirements allow. Mr. Rabadi plans to start his operations as an independent non-brand gas station, and then later switch to Unocal 76.

In the immediate future, you may notice new signage being installed and other work being done to get the gas station operational and generating sales tax revenue again. Based on a review of the City's business license records, this gas station has been out of business for over seven years, and it resulted in a loss of sales tax revenue to the City of approximately \$140,000 over that period of time.

Department of Financial Services (Financial Services Manager Molina)

Home Sales Improve in 2010

Based on Hinderliter de Lamas (HdL) Companies, home sales improved slightly during the first quarter of 2010 in most parts of the state. This was based mostly due to the tapering off of lower cost foreclosure resales (40% in comparison to 58.8% last year); and a rise on the sales of higher cost homes. Another reason for the home sales increase was the federal tax credit for first time buyers that people were taking.

The median price of an existing, single family detached home in California increased from \$223,000 (March 2009) to \$255,000 (March 2010). Attached is a report showing the number of detached single family residential sales (by quarter) and the median sale price for Temple City and Los Angeles County as a whole.

Department of the City Clerk (City Clerk Flandrick)

Agenda Information on Website

Beginning with the City Council and Community Redevelopment Agency (CRA) agendas of May 18, 2010, all staff reports and backup documents are now available for viewing with the agenda on the City's website: www.templecity.us. Under the "Agendas and Minutes" heading, choose the May 18, 2010, agenda, and click on any agenda item to see the backup information associated with that item.

The City Clerk and Deputy City Clerk will also provide additional agenda binders with the agenda and backup information in the Council Chambers at each meeting for the public's information and review. If you wish to have a copy of any agenda document, you may request it at the City Clerk's counter once the agenda has been posted, typically on Wednesdays prior to regular City Council meetings or 24 hours prior to Special City Council meetings.

Department of Parks & Recreation (Director of Parks & Recreation Burroughs)

Temple City High School Jazz in the Park

Students from Temple City High School will be performing in Temple City Park on Tuesday, May 18, 2010. The jazz concert will begin at 6:00 p.m.

Performing Arts Pavilion Reservation

The Performing Arts Pavilion has been reserved by the Los Angeles Good News Church on Sunday, May 23, 2010, from 11:30 a.m. to 4:30 p.m. for a Global Prayer Day. The organization has paid all required fees and deposits.

Upcoming 50th Anniversary Events

After months of preparation, the community celebrations for the City's 50th anniversary are here. The 50th anniversary dinner will be held at St. Luke's Parish Hall on Friday, May 21, 2010. The social hour with free hors d'oeuvres will be held in the courtyard from 6:00 to 7:00 p.m. Dinner follows in the hall. The program will include introduction of dignitaries, presentations, a slide show, and raffles.

We are expecting a large turnout for the 50th anniversary Community Concert on Saturday, May 22, 2010. In addition to the concerts, featuring Doc Rock-it and the Radio Flyers at 4:00 p.m. and Scot Bruce as Elvis at 7:00 p.m., the event will also include activities and giveaways for children, a community barbecue, community aerial photo, free cake, 50th anniversary giveaways, and the dedication of the Walter P. Temple bust at 6:15 p.m.

In an effort to make even more people aware of the upcoming 50th anniversary concert, the City will be placing a display ad in the *Pasadena Star-News* this coming Friday. We hope this extra advertising will help in getting the word out.

Department of Public Services (Public Services Manager Bill Tidwell)

Traffic Signal Project Updates:

- **Temple City Boulevard at Ellis Lane**

Construction is continuing on this project, and all of the underground and concrete elements have been completed. The control panel for the traffic signal has arrived, and is being prepared for installation. Construction is expected to be completed by the Memorial Day

holiday. The scope of work consists of installation of new traffic signals and safety lighting at the intersection.

- **Rosemead Boulevard Intersections**

The notice to proceed for this project was sent to the contractor on May 10, 2010. The construction is set to begin on July 12, 2010, and will modify traffic signals on Broadway and Longden Avenue at their intersections with Rosemead Boulevard. The anticipated completion date of the construction is August 20, 2010.

- **Temple City Boulevard at Las Tunas Drive & Baldwin Avenue at Olive Street**

The City Council approved this project at the May 4, 2010, City Council meeting. Plans and specifications for the signal upgrades on Temple City Boulevard at Las Tunas Drive and Baldwin Avenue at Olive Street were made available to potential bidders on Monday, May 10, 2010. The scope of work consists of traffic signal modifications that include left-turn phasing and safety lighting at these intersections.

- **Tree Safety in Temple City**

Residents are urged to inspect the trees on and around their property for any signs of tree limb failure or stress. Several medium to small tree limbs have come down in the past few days, and unseasonal winds are continuing in the San Gabriel Valley area. The damage and stress caused by this past storm season and the excellent growing conditions that it created are causing damaged limbs to put on more weight as new leaves develop. That added weight from water absorption puts damaged limbs at higher risk to fall. If any trees in the City right-of-way are noticed to have stress or damage, please call City Hall at 626-285-2171, and report the problem. Tree crews will respond to take care of the tree.

PREVIEW OF UPCOMING CITY COUNCIL MEETING AGENDA ITEMS

JUNE 1, 2010 MEETING

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Commission Actions of May 11 Meeting

Annual Service Agreements

Agreement with Habitat for Humanity – Rehab Program

FINANCIAL SERVICES DEPARTMENT

Annual Service Agreements

MANAGEMENT SERVICES DEPARTMENT

Chamber of Commerce Monthly Update

Introduction of Miss Temple City Court

Annual Service Agreements

PARKS AND RECREATION DEPARTMENT

Parks & Recreation Commission Actions of May 19 Meeting

**Approval of Plans/Specs and Authorization to Bid Temple City Park
Planter Project**

Dial –a-Ride Program

Annual Service Agreements

PUBLIC SERVICES DEPARTMENT

Approval of MOU with SGV Volunteer Center

**Introduction of Ordinance - Municipal Code Amendment re Parking Permit
Process; and 2) Reinstatement of Public Safety Commission**

Annual Service Agreements

JUNE 15, 2010 MEETING

CITY CLERK

Commission Appointments/Reappointments

Annual Service Agreements

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Commission Actions of May 25 Meeting

Annual Service Agreements

FINANCIAL SERVICES DEPARTMENT

Public Hearing: Adoption of FY 2010-11 Budget and Investment Policy

Public Hearing: Annual Fee Increase

Annual Service Agreements

MANAGEMENT SERVICES DEPARTMENT

Survey Raffle for One-Year Free Trash Service

Annual Service Agreements

PARKS AND RECREATION DEPARTMENT

Approval of Joint Use Agreements with School District

Annual Service Agreements

PUBLIC SERVICES DEPARTMENT

Award of Contract – Traffic Signal Upgrade

Adoption of Ordinance - Municipal Code Amendment re Parking Permit Process; and 2) Reinstatement of Public Safety Commission

Annual Service Agreements

JULY 6, 2010 MEETING

CITY CLERK

Street Banner Request – St Luke School

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Commission Actions of June 8 Meeting

Planning Commission Actions of June 22 Meeting

FINANCIAL SERVICES DEPARTMENT

Financing Authority Annual Meeting

MANAGEMENT SERVICES DEPARTMENT

Chamber of Commerce Monthly Update

PARKS AND RECREATION DEPARTMENT

Parks & Recreation Commission Actions of June 16 Meeting

TEMPLE CITY CRIME BLOTTER
MAY 03 THRU 10, 2010

May 03, 2010

Burglary: Between 1:06 pm and 12:30 pm, two juveniles from Temple City High School, were captured on surveillance video breaking into a locker in the gym and stealing a cell phone. Both juveniles admitted to committing the crime and were arrested for burglary.

May 05, 2010

Vandalism: Between 9:00 am and 1:10 pm, person(s) unknown vandalized a violin that was stored in the band room at Temple City High School. The damage was estimated at \$4,800.

Warrant Arrest: As the result of a traffic stop at Lower Azusa Road and Persimmon Ave, a male adult from El Monte was arrested on an outstanding vandalism warrant.

Warrant Arrest: As the result of a traffic stop in the 5100 block of Davenport Ave, a male adult from Temple City was arrested on an outstanding driving under the influence warrant.

May 06, 2010

Petty Theft: Between 8:00 pm on 05-06-10 and 6:30 am on 05-07-10, a "GPS" system was stolen from an unlocked vehicle in the 5200 block of Doreen Ave. No suspects were seen or heard.

Warrant Arrest: As the result of a traffic stop in the 5100 block of Halifax Rd., a male adult from Temple City was arrested on an outstanding traffic warrant for driving on a suspended license.

May 07, 2010

Petty Theft: Between 12:00 pm on 05-07-10 and 12:00 pm on 05-09-10, a mountain bike was stolen from the front porch in the 9000 block of Rancho Real Rd. No suspects were seen or heard.

Narcotics Arrest: At approximately 11:30 pm, deputies initiated a traffic stop at Rosemead Boulevard and Broadway, regarding a vehicle with tinted windows. After contacting the occupants, it was determined the passenger was on active parole and the driver had an open container of beer. After further investigation, the passenger, a male adult from Temple City, was arrested for possession of marijuana and a parole violation. The driver was cited for the tinted windows and open container and released on a citation.

May 08, 2010

Vandalism: Between 11:00 am and 7:45 am, person(s) unknown shattered all the windows to a 2007 Chevy Suburban in the 5000 block of Sereno Drive. The damage was estimated at \$1,500.

May 10, 2010

Public Intoxication: Deputies responded to the 5600 block of Persimmon Ave in regards to a male adult lying on the ground. After contacting the male, the deputies determined he was extremely intoxicated and unable to care for himself. For his own safety and the safety of the public, the male was arrested for being drunk in public and transported to the station. Once the male recovered and able to care for himself, he was released on a citation.



MEMORANDUM

TO: CITY MANAGER

DATE: 05-15-10

FROM: RECEPTIONIST

YARD SALE PERMITS ISSUED The following is a current list of Yard Sale

SUBJECT: Permits issued for the weekend of 05/15,16

<u>Yard Sale Address</u>	<u>Residents Name</u>	<u>Date</u>
4853 Agnes Ave	Simon Liu	05/15
5001 Arden Dr	Nancy Yu	05/15
5556 Baldwin Ave	Jackie Nunez	05/15
4858 Cloverly Ave	Lisa Garcia	05/15,
10798 Daneswood Dr	Petra Cortez	05/15,16
10030 Green St	Yessenia Alaniz	05/15,16
4824 Heleo St	Lena Fradella	05/14,15,16
5839 Kauffman	Mary Dorsey	05/16,17
8710 Longden Ave	Mei Chang	05/15,16
9705 Longden	Socorro Garcia	05/15,16
6012 Muscatel Ave	Terence & Kristen Gray	05/15,16
5116 Rosemead Blvd	Jesus Torres	05/16
6227 Temple City Blvd	Constance Gonzales	05/15,16
9668 Wedgewood	Colleen Senart	05/15,16