

**CITY COUNCIL
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING MINUTES
FEBRUARY 2, 2021**

1. CALL TO ORDER

Mayor Chavez called the City Council Regular Meeting to order at 7:32 p.m. telephonically.

2. ROLL CALL

PRESENT: Councilmember – Man, Sternquist, Vizcarra, Yu, Chavez

ABSENT: Councilmember - None

ALSO PRESENT: City Manager Cook, City Attorney Murphy, City Clerk Kuo, Administrative Assistant to the City Manager/City Council Flores, Administrative Services Director Paragas, Community Development Director Reimers, Parks and Recreation Director Matsumoto, and Public Safety Supervisor Ariizumi

3. INVOCATION – Pastor Darrel Kelty, Community of Christ, 9468 Broadway, Temple City, provided the invocation.

4. PLEDGE OF ALLEGIANCE – Mayor Chavez lead the pledge of allegiance.

5. CEREMONIAL MATTERS – PRESENTATIONS – None

6. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

City Clerk Kuo read public comment email from Jing Li, Temple City Library Manager, an update of library activities and upcoming events.

City Clerk Kuo read public comment email from Jonathan Hawes, member of the public, regarding City of El Monte Promise Foundation scholarship fund.

Dawn Tarin, Camellia Festival Director, called in and announced upcoming virtual Camellia Festival events.

7. CONSENT CALENDAR

Councilmember Man made a motion to approve the consent calendar items. Seconded by Mayor Pro Tem Yu and approved by the following votes:

AYES: Councilmember – Man, Sternquist, Vizcarra, Yu, Chavez

NOES: Councilmember – None
ABSENT: Councilmember – None
ABSTAINED: Councilmember – None

A. APPROVAL OF MINUTES

The City Council is requested to review and approve:

1. [Minutes of the Special City Council Meeting of January 19, 2021](#); and
2. [Minutes of the Regular City Council Meeting of January 19, 2021](#).

Action: Approved.

B. [REQUEST FROM THE TEMPLE CITY CAMELLIA FESTIVAL FOR CITY SUPPORT AND AUTHORIZATION FOR USE OF FACILITIES FOR THE 2021 CAMELLIA FESTIVAL](#)

The City Council is requested to consider supporting the 2021 Camellia Festival.

Action:

1. Authorized use of City owned park, Temple City Park, as identified in the attached letter from the Camellia Festival to the City Manager (Attachment "A");
2. Authorized use of Golden West Avenue as identified in the attached letter from the Camellia Festival to the City Manager;
3. Authorized use of City's Social Media accounts to advertise Camellia Festival activities; and
4. Authorized Camellia Festival banners and flags in Temple City Park, pursuant to Section 3-5D-10 of the TCMC.

C. [ADOPTION OF RESOLUTION NO. 21-5510 FORMALIZING THE APPROVAL OF A CONDITIONAL USE PERMIT TO MODIFY A CHANGEABLE COPY SIGN AT 5637 SANTA ANITA AVENUE](#)

The City Council is requested to adopt the proposed resolution which includes conditions of approval relating to the paint colors and landscaping design for the sign project.

Action: Adopted Resolution 21-5510 formalizing the City Council's approval of a conditional use permit for a changeable copy sign subject to conditions of approval.

D. TEMPLE CITY CHAMBER OF COMMERCE

The City Council is requested to consider a Professional Services Agreement with the Temple City Chamber of Commerce.

Action:

1. Approved a six-month, \$31,250 professional services agreement with the Temple City Chamber of Commerce for business promotion and public information services (Attachment "A"); and
2. Authorized the City Manager to execute the agreement.

E. ADOPTION OF RESOLUTION NO. 21-5511 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2020-21

The City Council is requested to adopt Resolution No. 21-5511 authorizing the payment of bills.

Action: Adopted Resolution No. 21-5511.

8. PUBLIC HEARING

A. ALLOCATE ADDITIONAL COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE FISCAL YEAR 2020-21 SMALL BUSINESS GRANT PROGRAM AND ESTABLISH THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS AND ALLOCATIONS FOR FISCAL YEAR 2021-22

The City Council is requested to hold a public hearing to solicit input from the community and to ensure that the proposed Community Development Block Grant Projects meet community needs and HUD guidelines.

City Manager Cook gave a brief introduction of the Community Development Block Grant Funds and allocations.

Associate Planner Gulick gave a summary of the staff report regarding the proposed additional Community Development Block Grant (CDBG) funds for Fiscal Year (FY) 2020-21 and proposed CDBG programs and allocations for FY 2021-22.

City Council made comments and asked questions regarding the annual allocation and funded program allocations.

Mayor Chavez open public hearing. Hearing no request to speak, Mayor Chavez closed public hearing.

City Council made final comments.

Mayor Pro Tem Yu made a motion to:

1. Authorize the City Manager to amend CDBG-funded program allocations up to 50 percent of the approved allocation as necessary throughout the FY; and
2. Adopt Resolution 21-5509 approving a substantial amendment to the FY 2020-21 Small Business Grant Program and establishing the CDBG-funded programs and allocations for FY 2021-22. The programs below include the City's Allocation for FY 2021-22 and the City's Unallocated CDBG funds:

FY 2020-21

| | |
|---|------------------|
| Small Business Grant Funds FY 2020-21 | \$146,890 |
| City's Unallocated CDBG Funds | \$143,036 |
| <u>Borrowed Portion of City's Allocation for FY 2021-22</u> | <u>\$114,440</u> |
| Total FY 2020-21 Small Business Grant Program | \$404,366 |

Budget:

FY 2021-22

| | |
|--|-------------------|
| Housing Rehabilitation Loan and Grant Program: | \$ 80,000 |
| Asbestos Testing and Removal Program: | \$ 20,000 |
| <u>Youth Scholarship Program:</u> | <u>\$ 25,000</u> |
| Total FY 2021-22 CDBG Budget: | \$ 125,000 |

Seconded by Councilmember Sternquist and approved by the following votes:

AYES: Councilmember – Man, Sternquist, Vizcarra, Yu, Chavez
NOES: Councilmember – None
ABSENT: Councilmember – None
RECUSED: Councilmember – None

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS

A. POTENTIAL CHANGES TO THE CROSSROADS SPECIFIC PLAN

The City Council will consider initiating an amendment to the Crossroads Specific Plan and the Zoning Code related to grocery stores, public food markets, housing and mixed-use, tenant subdivisions, land subdivisions, and condominium subdivisions.

City Manager gave an overview of the Crossroad Specific Plan and future development of the site.

Community Development Director Reimers gave a summary of the staff report.

City Council made comments and asked questions.

Mayor Chavez open public comment.

Sal Salazar, legal counsel for BH Properties, spoke in support of staff's recommendation for the specific plan.

Hearing no further request to speak, Mayor Chavez closed public comment.

Mayor Pro Tem Yu made a motion to:

1. Initiate an amendment to the Crossroads Specific Plan and the Zoning Code related tenant subdivisions, grocery stores, public food markets, land and air subdivisions, requiring mixed-use or housing as part of new construction, and any related policy changes; and
2. Provide feedback on the potential amendments found in Attachment A - Draft Recommended Changes to the Crossroads Specific Plan.

Seconded by Councilmember Sternquist and approved by the following votes:

AYES: Councilmember – Man, Sternquist, Vizcarra, Yu, Chavez
NOES: Councilmember – None
ABSENT: Councilmember – None
RECUSED: Councilmember – None

11. UPDATE FROM CITY MANAGER

A. Library Construction Update – City Manager Cook and Management Analyst Chan gave an update on the library construction project. City Manager Cook commented on the Primrose Park Project and COVID-19 status in the community.

12. UPDATE FROM CITY ATTORNEY – provided an update on the State and County's eviction moratorium. Stated that residential tenants are covered under the State moratorium and Commercial tenants are covered under the County's moratorium.

13. COUNCIL REPORTS REGARDING AD HOC OR STANDING COMMITTEE MEETINGS

A. SCHOOL DISTRICT/CITY STANDING COMMITTEE
(Councilmember Man and Mayor Chavez) – Formed 1/3/2012

Mayor Chavez and Councilmember Man reported on the committee's meeting on January 28, 2021. The committee members exchanged information and provided operational updates.

B. LAS TUNAS DOWNTOWN REVITALIZATION STANDING COMMITTEE
(Mayor Chavez and Mayor Pro Tem Yu) – Formed 2/18/2014

No report.

C. FUTURE DEVELOPMENT OF CITY PROPERTIES STANDING COMMITTEE
(Mayor Pro Tem Yu and Councilmember Man) – Formed 2/18/2014

No report.

D. AUDIT STANDING COMMITTEE
(Mayor Chavez and Mayor Pro Tem Yu) – Formed 7/15/2014

No report.

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

No report.

F. PRIMROSE PARK ART ELEMENT AD HOC
(Councilmember Vizcarra and Mayor Pro Tem Yu) – Formed 5/19/20

No report.

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

A. COUNCILMEMBER MAN – commented on the virtual Lunar New Year
Celebration and congratulated Captain Mark Reyes on his promotion.

B. COUNCILMEMBER STERNQUIST – asked a code compliance question
regarding overgrowth between neighbors’ properties.

C. COUNCILMEMBER VIZCARRA – asked questions regarding the virtual Lunar
New Year Celebration.

D. MAYOR PRO TEM YU – wished everyone a happy Lunar New Year.

E. MAYOR CHAVEZ – wished everyone a happy Lunar New Year and is looking
forward to the Camellia Festival.

**15. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA –
None**

16. ADJOURNMENT

The City Council Regular Meeting was adjourned at 9:56 p.m.

Tom Chavez, Mayor

ATTEST:

Peggy Kuo, City Clerk