

**CITY COUNCIL  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING MINUTES  
APRIL 20, 2021**

**1. CALL TO ORDER**

Mayor Yu called the City Council Regular Meeting to order at 7:30 p.m. telephonically.

**2. ROLL CALL**

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

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** – Jerry Jambazian, Owner of Wonders Cleaner and Drapery, provided the invocation.

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

**5. CEREMONIAL MATTERS – PRESENTATIONS**

**A. CHAMBER OF COMMERCE QUARTERLY VERBAL UPDATE**

Peter Choi, Temple City Chamber of Commerce, President/CEO, provided a quarterly update of Chamber of Commerce activities.

**6. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA**

Valerie Munoz, City of La Puente Mayor Pro Tem/Chair of San Gabriel Water Basin Quality Authority, requested Council's support to send a letter for support for San Gabriel Basin Water Quality Authority Fiscal Year 2022 budget appropriation.

**7. CONSENT CALENDAR**

Councilmember Chavez made a motion to approve the consent calendar items. Seconded by Councilmember Man and approved by the following votes:

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

NOES: Councilmember – None

ABSENT: Councilmember – None

ABSTAINED: Councilmember – None

A. APPROVAL OF MINUTES

The City Council is requested to review and approve the Minutes of the Regular City Council Meeting of April 6, 2021.

Action: Approved.

B. PLANNING COMMISSION ACTION

The City Council is requested to receive and file actions of the Planning Commission Meeting of March 23, 2021.

Action: Received and filed.

C. APPROVAL OF PERMITS TO SELL FIREWORKS AND ENFORCEMENT EFFORTS FOR THE 2021 SEASON

As set forth in Temple City Municipal Code 3-1-13, fireworks stand permits may be issued per season to eligible non-profit associations or corporations. The code also regulates permit application procedures, qualifications of permittees, and operation of stands. The City Council is requested to consider applications submitted by nine non-profit organizations and groups to raise funds to support their respective activities.

Action: Approved the nine applications submitted for fireworks permits for the 2021 season.

D. AUTHORIZATION TO EXECUTE A MEMORANDUM OF AGREEMENT WITH THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS TO PREPARE A REGIONAL VEHICLE-MILE-TRAVELLED (VMT) MITIGATION FEE STRUCTURE PROGRAM

The City Council is requested to consider entering into a Memorandum of Agreement with the San Gabriel Valley Council of Government to develop a Regional VMT Mitigation Fee Structure Program to provide a streamlined, region wide, consistent, cost efficient, and transparent fee program to mitigate VMT.

Action:

- 1 Authorized the City Manager to execute the Memorandum of Agreement with the San Gabriel Valley Council of Government, for an amount not to exceed \$10,000; and
2. Appropriated \$10,000 from the Measure M (Los Angeles County Traffic Improvement Plan) reserves into Account 42-930-53-4271 (Planning Program

Contract Services) for the Regional Vehicle Miles Traveled Mitigation Fee Structure Program.

**E. APPROVAL OF SEVENTH AMENDMENT TO THE AGREEMENT WITH EIDE BAILLY, LLP FOR PROFESSIONAL AUDIT SERVICES**

The City Council is requested to authorize a seventh amendment to the agreement for professional audit services with Eide Bailly, LLP.

Action: Authorized a seventh amendment to the agreement with Eide Bailly, LLP, extending their independent audit services for Fiscal Year 2020-2021.

**F. ADOPTION OF RESOLUTION NO. 21-5522 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2020-21**

The City Council is requested to adopt Resolution No. 21-5522 authorizing the payment of bills.

Action: Adopted Resolution No. 21-5522.

**8. PUBLIC HEARING**

**A. INTRODUCTION AND FIRST READING OF ORDINANCE NO. 21-1055 AMENDING ARTICLE 9-1T (SPECIAL USES) OF THE ZONING CODE RELATED TO NEW GROCERY STORES**

The City Council is requested to consider adoption of the proposed ordinance to set citywide performance standards on grocery stores to be established after the date the ordinance becomes effective.

City Manager Cook gave a brief introduction of the proposed ordinance.

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

City Council asked questions and made comments regarding the proposed ordinance.

Mayor Yu opened the public hearing.

Jim Amen, Super A Foods, spoke against allowing another grocery store in the same shopping center.

Hearing no further request to speak, Mayor Yu closed the public hearing.

City Council made final comments.

Councilmember Man made a motion directing staff to bring this ordinance back on May 4, 2021, addressing the points outlined by City Manager Cook and comments provided by Council:

1. Percentage of uses for recycling;
2. Outdoor display and use;
3. Definition of kiosk;
4. Add a component in the ordinance to loosen limitation so that the City has some discretion and not be bound by the variance process.

Seconded by Mayor Yu and approved by the following votes:

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

Councilmember Man amended his motion allowing staff to bring the revised ordinance back to Council on May 18, 2021. Seconded by Mayor Pro Tem Sternquist and approved by the following votes:

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

**B. INTRODUCTION AND FIRST READING OF ORDINANCE NO. 21-1056 AMENDING ARTICLE 9-1T (SPECIAL USES) OF THE ZONING CODE RELATED TO PUBLIC FOOD MARKETS**

The City Council is requested to consider adoption of the proposed ordinance establishing regulations for public market uses not only for the Crossroad Specific Plan, but also citywide.

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

City Council asked questions and made comments regarding the proposed ordinance.

Councilmember Chavez left the meeting at 9:10 p.m. and returned at 9:11 p.m.

Councilmember Vizcarra left the meeting at 9:13 p.m.

City Council recessed the meeting at 9:13 p.m. and returned with all members present at 9:23 p.m.

Mayor Yu opened public hearing. Hearing no request to speak, Mayor Yu closed

public hearing.

City Council made final comments.

City Attorney Murphy left the meeting at 9:36 p.m. due to technical difficulties and returned at 9:37 pm.

Councilmember Chavez made a motion to:

1. Introduce Ordinance No. 21-1056 for first reading by title only, amending Article 9-1t (special uses) of the Zoning Code related to public food markets;
2. Waive further reading of Ordinance No. 21-1056; and
3. Schedule the second reading of Ordinance No. 21-1056 for May 4, 2021 with the suggested amendment to paragraph G and K of the ordinance (remove last sentence in paragraph K regarding setting the building back and amend paragraph G as discussed by Council - alcohol sales for offsite consumption must be limited to 1 tenant per 30,000 square feet. This change is consistent with the Planning Commissioner's intent that onsite alcohol consumption in restaurants is not subject to this limitation.

Seconded by Councilmember Man and approved by the following votes:

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

City Clerk Kuo read the title of the ordinance into record.

**C. INTRODUCTION AND FIRST READING OF ORDINANCE NO. 21-1054  
AMENDING THE CROSSROAD SPECIFIC PLAN**

The City Council is requested to consider adoption of the proposed ordinance making amendments to the Crossroad Specific Plan (CS) with recommendations to balance competing goals such as fulfilling the CSP vision, achieving the City's economic development goals, adding housing to the CSP to take pressure off single-family neighborhoods, and the realities of present ownership and leasing constraints.

City Manager Cook gave a brief overview regarding the timing of adopting the proposed ordinance.

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

City Council asked questions and made comments regarding the proposed

ordinance.

Mayor Yu opened the public hearing.

City Clerk Kuo read email comment from Kenny Chung, regarding installation of electric vehicle charging station requirement and how it affects existing parking requirement.

Community Development Director Reimers responded to the public comment and stated that the requirement to provide for electrical vehicle charging station would be proportional to the work that is being done on the site. If it is only a small amount of work that is being done, then it is possible that electrical vehicle charging station would not be required (i.e., tenant improvement replacing one use with another).

Hearing no further request to speak, Mayor Yu closed public hearing.

City Council made final comments.

Councilmember Man made a motion to:

1. Introduce Ordinance No. 21-1054 for first reading by title only, amending the Crossroad Specific Plan;
2. Waive further reading of Ordinance no. 21-1054; and
3. Schedule the second reading of Ordinance No. 21-1054 for May 4, 2021.

Seconded by Councilmember Vizcarra and approved by the following votes:

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

City Clerk Kuo read the title of the ordinance into record.

## **9. UNFINISHED BUSINESS**

### **A. [TEMPLE CITY LIBRARY ART PROJECT](#)**

As the Temple City Library Renovation Project is nearing completion, the fabrication and installation of the Library Art Project needs to be initiated soon. The City Council is requested to approve the use of City's Public Arts Fund to move forward with the fabrication of the acrylic pieces, entryway threshold piece, screen printing and secure the technical assistance of art installers.

City Manager Cook gave a summary of the staff report.

City Council asked questions and made comments regarding the art project.

Mayor Yu opened public comment. Hearing no request to speak, Mayor Yu closed public hearing.

City Council made final comments.

Councilmember Chavez made a motion to:

1. Appropriate \$34,000 from the City Public Art fund for the Library Art Project;
2. Authorize that any additional donations or payments from the County of Los Angeles or other entities for this Library Art Project be reimbursed to the City Public Art Fund; and
3. Authorize the City Manager to execute agreements with subcontractors for fabrication work, printing, lighting, and installation with the following vendors; Graphic Spider, Klus Lighting, Grahic Two, R and R Electric, Gander and White, and Louise Griffin to fabricate artwork, lighting, and installation with a total project cost not to exceed \$132,000.

Seconded by Councilmember Man and approved by the following votes:

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

## 10. NEW BUSINESS

### A. CONSIDERATION TO RECOMMENCE ENFORCEMENT OF OVERNIGHT PARKING RESTRICTIONS

The City Council is requested to consider recommencement of overnight parking enforcement and provide direction to staff.

City Manager Cook gave a brief introduction on the enforcement of overnight parking.

Public Safety Supervisor gave a summary of the staff report.

City Council asked questions and made comments regarding the overnight parking enforcement.

Mayor Yu opened public comment. Hearing no request to speak, Mayor Yu closed public hearing.

City Council made final comments.

Councilmember Chavez made a motion to resume overnight parking enforcement on October 5, 2021 with a 75-day warning period. Seconded by Councilmember Vizcarra and approved by the following votes:

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

**B. DISCUSSION REGARDING CITY COMMISSION RECRUITMENT**

The City Council is requested to have a discussion and provide staff directions regarding filling the commissioner seats with term expiring on June 30, 2021.

City Clerk Kuo gave a summary of the staff report.

City Council asked questions and made comments regarding the commissioner recruitment.

Mayor Yu opened public comment. Hearing no request to speak, Mayor Yu closed public hearing.

City Council made final comments.

Mayor Pro Tem Sternquist made a motion to reappoint incumbent city commissioners with terms expiring on June 30, 2021 for another two year term. Seconded by Councilmember Vizcarra and approved by the following votes:

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

**11. UPDATE FROM CITY MANAGER** – announced the upcoming COVID vaccine clinic in the city on April 26 and that we are accepting appointments from the public to enter City Hall to conduct city business.

**12. UPDATE FROM CITY ATTORNEY** -- commented on Assembly Bill 339 and will continue to monitor the bill (requirement that all meetings to provide the public an opportunity to comment on proposed legislations in person and remotely via a telephonic and an internet-based service option).

**13. COUNCIL REPORTS REGARDING AD HOC OR STANDING COMMITTEE MEETINGS**

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



No report.

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

No report.

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

No report.

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

No report.

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

No report.

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

No report.

- G. City Based Homeless Plan Standing Committee  
(Councilmember Vizcarra and Mayor Pro Tem Sternquist) – Formed 3/16/21

No report.

- H. City Commissioner Recruitment Ad Hoc Committee  
(Councilmember Man and Councilmember Vizcarra) – Formed 3/16/21

No report.

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

- A. COUNCILMEMBER CHAVEZ – reported out on the recent Temple City Coalition meeting that he attended regarding helping the homeless.
- B. COUNCILMEMBER MAN – expressed appreciation to staff and Transtech for the Primrose Park virtual groundbreaking.

C. COUNCILMEMBER VIZCARRA – no comment.

D. MAYOR PRO TEM STERNQUIST – no comment.

E. MAYOR YU – no comment.

**15. RECESS TO SUCCESSOR AGENCY TO THE TEMPLE CITY COMMUNITY DEVELOPMENT AGENCY MEETING**

At 11:15 p.m., the City Council recessed to the Successor Agency Meeting. Minutes of the Successor Agency Meeting are set forth in full in the Successor Agency's records.

**16. 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.

**17. ADJOURNMENT**

The City Council Regular Meeting was adjourned at 11:17 p.m.

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Vincent Yu, Mayor

ATTEST:

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Peggy Kuo, City Clerk