CITY COUNCIL
REGULAR MEETING MINUTES
APRIL 21, 2026

1. CALL TO ORDER

Mayor Man called the City Council Regular Meeting to order at 7:04 p.m. in the Council Chambers located at 5938 Kauffman Avenue, Temple City.

2. ROLL CALL

PRESENT:	Councilmember – Chavez, Sternquist, Yu, Chen, Man
ABSENT:	Councilmember – None
ALSO PRESENT:	City Manager Cook, City Attorney Murphy, City Clerk Kuo, Community Development Supervisor Bu, and Community Development Director Reimer

3. INVOCATION - Pastor Kelty, Community of Christ, provided the invocation.

4. PLEDGE OF ALLEGIANCE – Mayor Pro Tem Chen lead the pledge of allegiance.

5. CEREMONIAL MATTERS – PRESENTATION

A. RECOGNITION OF OAK AVENUE INTERMEDIATE SCHOOL - CALIFORNIA DISTINGUISHED SCHOOL, NATIONAL SCHOOL TO WATCH

Mayor Man and City Council presented a certificate of recognition to Oak Avenue Intermediate School for their California Distinguished School Award and being named National School to Watch.

Mayor Man pulled the City Manager's Report out of agenda order – City Manager Cook invited Ms. Janine Andrade, from the California Park & Recreation Society, who presented the City Council and staff with the 2025 Park Planning Award of Excellence for the City's Live Oak Park Playground Project.

6. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

Alan Halstensgaard, shared a website that provides bibles in multiple languages and read verses from the bible.

Vanessa Liang, Howard Chen, Cathy Wu, Forrest Li, Temple City residents, expressed concerns regarding recent break-ins and burglaries in their neighborhood. They asked City Council to increase neighborhood patrol and make public safety a top priority.

Mayor Man and City Manager Cook spoke briefly regarding the actions the city will be taking to address the increased burglaries and crime in the city.

7. CONSENT CALENDAR

Councilmember Sternquist made a motion to approve the Consent Calendar Items. Seconded by Mayor Pro Tem Chen and approved by the following votes:

AYES:	Councilmember – Chavez, Sternquist, Yu, Chen, Man
NOES:	Councilmember – None
ABSTAINED:	Councilmember – None
ABSENT:	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 7, 2026.

Action: Approved the Minutes of the City Council Meetings.

B. PLANNING COMMISSION ACTIONS - MEETING OF MARCH 24, 2026

The City Council is requested to receive and file the Planning Commission Actions.

Action: Received and filed.

C. AMENDMENT OF THE SALARY SCHEDULE TO INCLUDE THE CLASSIFICATION OF BUILDING AND CODE INSPECTOR II

The City Council is requested to adopt a resolution amending the Salary Schedule to include the classification and salary range for the position of Building and Code Inspector II.

Action: Adopted Resolution 26-5863 amending the Salary Schedule to include the classification and salary range for the position of Building and Code Inspector II.

D. VISA CARD REPORT

The City Council is requested to review, receive and file the Visa Card Report.

Action: Received and filed the Visa Card Report.

E. ADOPTION OF RESOLUTION NO. 26-5869 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2025-26

The City Council is requested to adopt Resolution No. 26-5869 authorizing the payment of bills for fiscal year 2025-26.

Action: Adopted Resolution No. 26-5869 authorizing the payment of bills for fiscal year 2025-26.

8. PUBLIC HEARING

A. INTRODUCTION AND FIRST READING OF ORDINANCE NO. 25-1086 FOR ANNUAL CODE AMENDMENTS (SERIES D) OF VARIOUS SECTIONS OF THE MUNICIPAL CODE AND THE CROSSROADS SPECIFIC PLAN RELATED TO ADMINISTRATIVE PROCEDURES, ZONING DEFINTIONS, AND DEVELOPMENT STANDARDS

The City Council is requested to adopt an ordinance for annual code amendments of various sections of the municipal code and the Crossroad Specific Plan related to administrative procedures, zoning definitions, and development standards.

City Manager Cook gave an introduction for the annual code amendments of various sections of the municipal code and the Crossroad Specific Plan.

Community Development Supervisor Bu gave a summary of the staff report.

City Council asked questions and made comments regarding proposed code amendments.

Mayor Man opened the public hearing.

Jerry Jambazian, Temple City business owner, asked Council to consider adopting an ordinance which would require portable restrooms be placed in the back of a construction site or property, away from public view.

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

City Council made final remarks.

Councilmember Yu made a motion to:

1. Introduce for first reading by title only and waive further reading of Ordinance No. 25-1086 (Attachment "A", Exhibit A); and

2. Schedule the second reading for May 5, 2026

Seconded by Mayor Pro Tem Chen and approved by the following votes:

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

City Clerk Kuo read the title of the ordinance.

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS

A. 2025 ANNUAL GENERAL PLAN & HOUSING REPORTS

The City Council is requested to receive the 2025 annual General Plan and Housing reports.

City Manager Cook spoke briefly regarding the annual progress of General Plan and Housing Element.

Community Development Supervisor Bu gave a summary of the staff report.

City Council asked questions and made comments regarding the Annual General Plan & Housing reports.

Mayor Man opened the public comment. Hearing no request to speak, Mayor Man closed the public comment.

City Council made final remarks.

Mayor Pro Tem Chen made a motion to:

1. Receive the 2025 Annual General Plan and Housing reports;

2. Find the annual reports exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15306 (Information Collection) of the California CEQA Guidelines; and

3. Approve the annual reports and direct staff to file them with the Department of Housing and Community Development (HCD) and Governor's Office of Land Use and Climate Innovation (LCI).

Seconded by Councilmember Sternquist and approved by the following votes:

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

B. ADOPTION OF RESOLUTION NO. 26-2568 APPROVING A POLICY ADDRESSING DISRUPTIONS TO PUBLIC PARTICIPATION DURING REMOTE OR HYBRID MEETINGS

The City Council is requested to adopt a resolution approving a policy to address disruptions to public participation during remote or hybrid meetings.

City Manager Cook gave a brief introduction to the policy addressing disruptions to public participation during remote or hybrid meetings.

City Clerk Kuo gave a summary of the staff report. City Attorney Murphy stated that the proposed policy is substantially similar to the policy being adopted statewide and it addresses the State's requirement.

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

Mayor Man opened the public comment. Hearing no request to speak, Mayor Man closed public comment.

Councilmember Yu made a motion to adopt Resolution No. 26-5868 approving a policy to address disruptions to telephonic or internet service at a noticed public meeting in open session. Seconded by Mayor Pro Tem Chen and approved by the following votes:

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

C. RENEWAL OF GENERAL SERVICES AGREEMENT (GSA) BETWEEN THE COUNTY OF LOS ANGELES AND THE CITY OF TEMPLE CITY

The City Council is requested to authorize the City Manager to execute a renewal of the existing General Services Agreement (GSA) between the County of Los Angeles and Temple City.

City Attorney Murphy announced that Mayor Man and Councilmember Yu will both be recusing themselves from participating in the discussion and decision making of this item since they are both high-level employees of the County of Los Angeles. While the political reform act and fair political practices commission regulations would allow them to take part in this matter from the city side, there are certain county ethics obligations that they are duty bound to follow and so both will be stepping away from the dais.

Councilmember Yu and Mayor Man left the Council Chambers at 9:05 p.m.

City Manager Cook gave a summary of the staff report.

City Council asked questions and made comments regarding the agreement.

Mayor Pro Tem Chen opened the public comment. Hearing no request to speak, Mayor Pro Tem Chen closed public comment.

City Council made final remarks.

Councilmember Chavez made a motion to authorize the City Manager to execute a renewal of the existing General Services Agreement (GSA) between the County of Los Angeles and Temple City. Seconded by Councilmember Sternquist and approved by the following votes:

AYES:	Councilmember – Chavez, Sternquist, Chen
NOES:	Councilmember – None
ABSTAINED:	Councilmember – None
RECUSED:	Councilmember – Yu, Man

Councilmember Yu and Mayor Man returned to the Council Chambers at 9:11 p.m.

11. UPDATE FROM CITY MANAGER – No report.

12. UPDATE FROM CITY ATTORNEY – No report.

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

Mayor Man reported that the standing committee met on April 9 and continued their discussion on E-Bike, traffic safety near Longden Elementary and the Temple City High School, Camino Real Landscaping, and school ballot measure.

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

No report.

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

No report.

D. CITY BASED HOMELESS PLAN STANDING COMMITTEE
(Councilmember Sternquist and Councilmember Chavez) – Formed 3/16/21
No report.

E. FUTURE DEVELOPMENT OF CITY PROPERTY AT 9050 LAS TUNAS DRIVE AD HOC COMMITTEE
(Councilmember Sternquist and Mayor Man) – Formed 5/17/22

No report.

F. LAS TUNAS DRIVE STREETSCAPE AD HOC COMMITTEE
(Mayor Pro Tem Chen and Councilmember Yu) – Formed 5/16/23

No report.

G. FUTURE DEVELOPMENT OF CITY PROPERTY AT 5003 SERENO DRIVE AD HOC COMMITTEE
(Councilmember Sternquist and Mayor Man) – Formed 11/6/22

No report.

H. CITY COMMISSION RECRUITEMNT AD HOC COMMITTEE
(Councilmember Yu and Mayor Pro Tem Chen) - Formed 04/07/2026

No report.

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

A. COUNCILMEMBER CHAVEZ – Provided an update regarding the Temple City Sister City Student Exchange Program and shared that six Temple City High School students will be going to Australia in July and the Australian students will be visiting Temple City in September. He also shared that he and Councilmember Sternquist recently attended the California Joint Power Insurance Authority Executive Committee Workshop where they discussed insurance related issues.

B. COUNCILMEMBER STERNQUIST – expressed concern over e-bike riders not wearing helmet and asked if the city impose a parks and recreation impact fee for accessory dwelling units.

C. COUNCILMEMBER YU – thanked the residents for attending tonight's meeting and sharing their public safety concerns. The city will continue to work with the Sheriff's department to address city's public safety. Invited the public to the Council's monthly meeting with law enforcement on the last Wednesday of the month at 7 a.m. in the City Hall Community Room.

D. MAYOR PRO TEM CHEN – commented on public safety and also thanked the residents for speaking up about their public safety concerns. He reported on the California Clean Energy Summit he attended last week and learned a lot about State program for planning future parks in the city. He also shared the community events he attended.

E. MAYOR MAN – reiterated that public safety is a priority for the city and City Council. He mentioned Professional Administrative Day and expressed appreciation to administrative professionals for the work that they do. He announced that the Facilities, Public Work and Infrastructure Standing Committee will be meeting this Friday, April 24, City's Arbor Day Celebration on April 24, and the City Council strategic planning study session on April 28. He shared that he attended the American Public Works Association meeting recently and learned about City of Glendale's pilot program, under Assembly Bill 645, using automated cameras installed in high risk zones to capture and cite speeding vehicle.

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

16. ADJOURNMENT

The City Council Regular meeting adjourned at 9:27 p.m.

William Man, Mayor

ATTEST:

Peggy Kuo, City Clerk