CITY COUNCIL
REGULAR MEETING AGENDA
DECEMBER 2, 2025 – 7:00 P.M.
COUNCIL CHAMBERS – 5938 KAUFFMAN AVENUE
TEMPLE CITY, CALIFORNIA

PROCEDURE TO ADDRESS CITY COUNCIL: If you wish to address the City Council, please complete a Speaker Request Form, indicating the agenda item number and submit it to the City Clerk. There will be a maximum 30-minute period for comments on any subject with a 3-minute time limit on each speaker, unless waived by Council. Written public comments received by 5pm on the day of the meeting will be provided to the City Council and made part of the meeting record. Please note that written public comments will not be read aloud by city staff or City Council.

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 direction on any item.

TO WATCH REGULAR MEETINGS LIVE OR RECORDED, VISIT:
https://www.youtube.com/@ConnectWithTC

ACCESSIBILITY: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (626) 285-2171. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

1. CALL TO ORDER – Mayor Sternquist
2. ROLL CALL – Councilmember Chavez, Chen, Yu, Man, Sternquist
3. INVOCATION
4. PLEDGE OF ALLEGIANCE
5. CEREMONIAL MATTERS – PRESENTATION

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 Regular Council Meeting of November 18, 2025.

Recommendation: Approve the Minutes of the City Council Meeting.

B. PLANNING COMMISSION ACTIONS – REGULAR MEETING OF OCTOBER 28, 2025

The City Council is requested to review and file the actions of the Regular Planning Commission Meeting of October 28, 2025.

Recommendation: Receive and file the Planning Commission actions from their regular meeting of October 28, 2025.

C. PARKS AND RECREATION COMMISSION ACTIONS – REGULAR MEETING OF NOVEMBER 19, 2025

The City Council is requested to review and file the actions of the Regular Parks and Recreation Commission Meeting of November 19, 2025.

Recommendation: Receive and file the Parks and Recreation Commission actions from their regular meeting of November 19, 2025.

D. PURCHASE AND INSTALLATION OF COBRA HEAD LIGHT EMITTING DIODE (LED) UNITS AND ROSEMEAD BLVD PEDESTRIAN LIGHT RETROFIT KITS (CIP P24-07 AND P26-03)

The City Council is requested to approve the purchase and installation of Cobra head light emitting diode (LED) units and Rosemead Boulevard pedestrian light retrofit kits.

Recommendation:

1. Authorize City Manager to execute purchase orders with Graybar Electric Company, Inc. for the direct purchase of lighting equipment through the State of California Multiple Award Schedules (CMAS) Program in the amount of $136,811.56.

2. Authorize City Manager to place a City Service Request with Los Angeles County Public Works (LACPW) for the installation of the Cobra Head LED light units in the amount of $260,750.00, and to approve an additional $39,250.00 for contingency and inspection expenses, for a total authorized labor budget of $300,000.00. Installation of the Rosemead Boulevard pedestrian sidewalk light fixtures will be completed by City maintenance staff; and

3. Approve a budget adjustment to increase appropriations to CIP P24-07 in the amount of $77,454.00 from the Lighting and Landscape District (LLD), for a revised total budget for P24-07 of $577,454.

E. REQUEST FOR LANE CLOSURES ON LAS TUNAS DRIVE FOR THE TEMPLE STATION MUG RUN

The City Council is requested to approve lane closures on Las Tunas Drive for the Temple City Mug Run.

Recommendation: Approve the temporary lane closures on Las Tunas Drive between Muscatel Avenue and Rosemead Boulevard on December 13, 2025, from 6:00 a.m. to 12:00 p.m. for the Temple Station Mug Run.

F. ADOPTION OF RESOLUTION NO. 25-5849 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2025-26

The City Council is requested to adopt Resolution No. 25-5849 authorizing the payment of bills for fiscal year 2025-26.

Recommendation: Adopt Resolution No. 25-5849 authorizing the payment of bills for fiscal year 2025-26.

8. PUBLIC HEARING

A. SECOND READING AND ADOPTION OF ORDINANCE NO. 25-1085 AMENDING TITLE 7 (BUILDING REGULATIONS) OF THE TEMPLE CITY MUNICIPAL CODE (TCMC) TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING, ENERGY, HISTORICAL BUILDING, EXISTING BUILDING, AND GREEN BUILDING STANDARDS CODES, WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS

The City Council is requested to adopt by reference the 2025 California Building, Residential, Electrical, Mechanical, Plumbing, Energy, Historical Building, Existing Building, And Green Building Standards Codes with certain amendments, additions, and deletions.

Presenter: Community Development Director

Recommendation: Conduct a public hearing and second reading by title only and waive further reading of Ordinance 25-1085 adopting by reference the 2025 California Building, Residential, Electrical, Mechanical, Plumbing, Energy, Historical Building, Existing Building, and Green Building Standards Codes.

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS – None

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 Pro Tem 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 Pro Tem Man and Councilmember Yu) – Formed 4/4/2017

D. CITY BASED HOMELESS PLAN STANDING COMMITTEE
(Mayor Sternquist and Councilmember Chavez) – Formed 3/16/21

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

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

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

H. ARGUMENT IN FAVOR OF THE TRANSACTIONS AND USE (SALES) TAX MEASURE AD HOC COMMITTEE
(Mayor Sternquist and Councilmember Yu) – Formed 11/18/25

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

A. COUNCILMEMBER CHAVEZ

B. COUNCILMEMBER CHEN

C. COUNCILMEMBER YU

D. MAYOR PRO TEM MAN

E. MAYOR STERNQUIST

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

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 www.templecity.us and are on file in the Office of the City Clerk located at City Hall, 9701 Las Tunas Drive, Temple City, California, and available for review during regular office hours. 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.

AGENDA NOTIFICATION SUBSCRIPTION:
If you wish to receive an agenda email notification, please email your request to cityclerk@templecity.us or call (626) 285-2171.

FUTURE CITY MEETINGS

PLANNING COMMISSION	7:00 P.M. December 9, 2025
TRANSPORTATION AND PUBLIC SAFETY COMMISSION	7:00 P.M. December 10, 2025
CITY COUNCIL	7:00 P.M. December 16, 2025
PARKS & RECREATION COMMISSION	7:00 P.M. December 17, 2025

ACCOMODATIONS:
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (626) 285-2171. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
CERTIFICATION OF POSTING:
I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on December 2, 2025, 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. 11/26/2025 at 3:00 PM /S/
Date Roxana Flores, Deputy City Clerk