



CITY MANAGER'S REPORT

For the period of November 6 – November 20, 2015

This report is issued the first and third Friday of each month.
It can be obtained at City Hall or online at www.templecity.us.

TO: The Honorable City Council

ISSUE DATE: November 6, 2015

FROM: Bryan Cook, City Manager

THE WEEKS AHEAD

Nov. 9 **Public Art Commission Meeting, 7:30 p.m., Council Chambers**
More info: Management Services Department, (626) 285-2171 ext.4111
The Public Art Commission will review the strategy for implementing the initiatives in the Fiscal Year 2015-16 Public Art Annual Plan.

Nov. 10 **Planning Commission Meeting, 7:30 p.m., Council Chambers**
More info: Community Development Department, (626) 285-2171 ext.4312
The Planning Commission will consider the following items:

- Request to continue a Conditional Use Permit at 5405 Rosemead Boulevard;
- Approval of a Tentative Parcel Map at, 5927 Ivar Avenue; and
- Approval of a Conditional Use Permit for a restaurant at 5551 Rosemead Boulevard.

Nov. 11 **Veteran's Day Celebration, 10:30 a.m. – 1 p.m., Temple City Park**
More info: Parks and Recreation Department, (626) 656-7320
Honor our local heroes with a celebration at Temple City Park. For more information, see page 2.

Veteran's Day Holiday City Facilities Operating Hours

- City Hall Closed
- Live Oak Park Annex Closed
- Live Oak Park Community Center open 10 a.m. – 10 p.m.
- Dial-A-Ride will have regular hours

Transportation and Public Safety Commission Meeting, 7:30 p.m., Council Chambers (CANCELLED)

More info: Community Development Department, (626) 285-2171 ext.4345

The next regularly scheduled Transportation and Public Safety Commission Meeting is November 25.

Nov. 12 Youth Committee Meeting, 5:30 p.m., Council Chambers

More info: City Clerk's Office, (626) 656-7314

Committee Members will receive updates from City Commission Liaisons and objective working groups.

Nov. 17 City Council Meeting, 7:30 p.m., Council Chambers

More info: City Clerk's Office, (626) 656-7314

The City Council will consider the following items:

- Receive a Third Quarter update from Chamber of Commerce;
- Receive and file First Quarter Financial Status Reports;
- Approve Lease Agreement between City and Chamber of Commerce;
- Approve Third Amendment to the Digital Billboard Agreement;
- Approve a Program Supplement Agreement for Temple City Boulevard Safety Improvement Project;
- Discussion on City Council Term Limits;
- Reuse option for City owned property at 5800 Temple City Boulevard;
- Approve Purchase Animal Control and Shelter Services in the Open Market from the San Gabriel Valley Humane Society; and
- Traffic Circulation Program for Longden Elementary School.

Nov. 18 Parks & Recreation Commission Meeting, 7:30 p.m., Council Chambers

More info: Parks and Recreation Department, (626) 656-7320

The Commission will consider a request from TCASA to hang banners in Live Oak Park and a request from GELS to reserve portions of Temple City Park for a Lunar New Year event on February 14, 2016.

Nov. 19 Senior Bingo, 1 p.m., Live Oak Park Community Center

More info: Parks and Recreation Department, (626) 656-7320

OF INTEREST

LOOK OUT FOR CITYWIDE EVENTS

Honoring Temple City Veterans: Lunch and Recognition Planned

Join us at Temple City Park on Wednesday, November 11 beginning at 10:30 a.m. to celebrate Veterans Day. The event will include Posting of the Colors; guest speaker Harold Martin, a Vietnam War Veteran; a vintage aircraft flyover; musical entertainment by the Temple City High School Brighter Side Singers; and lunch. The City Council will recognize Temple City



Veterans with a gift of a "Proud Temple City Veteran" yard signs and commemorative t-shirt. WWII Veterans will receive special recognition. We encourage Temple City Veterans and Active Duty Service Members to complete the request for a Veterans yard sign.

COMMISSION AND COMMITTEE UPDATES

Youth Committee

The Youth Committee met on October 22 at 5:30 p.m., in the Council Chambers, and appointed each member to an objective working group (i.e., Water Conservation, Youth Disaster Preparedness, Increasing Literacy and Downtown Revitalization) and liaison to a City Commission.

Members of each working group will meet in November to draft a work plan establishing measurables and deadlines for the year. City Commission Liaisons will also begin attending City Commission meetings.

The Youth Committee will receive an update from the objective working groups and City Commission Liaisons at their next Regular Meeting on December 10, 5:30 p.m., in the Council Chambers.

Public Art Commission

The Public Art Commission met for a Special Meeting/ Study Session on November 2 at 7 p.m., in the Council Chambers to finalize concepts for a Citywide Rotating Mural Program and potential projects for Permanently Sited, Portable, and Temporary Installments for the Public Art Implementation Strategy. Some ideas for Temporary Installments included featuring "live art" at future community events. The Public Art Commission will have its regular meeting on Monday, November 9 at 7 p.m. in the Council Chambers.

Transportation and Public Safety Commission

The Transportation and Public Safety Commission met on Wednesday, October 28. The Commission approved a pilot traffic control program at Longden Elementary School to try to ease congestion during student drop-off and pick-up times. The Commission also approved the installation of additional "No Parking" signs on cul-de-sacs to clarify the applicability of parking restrictions during street sweeping periods.

Planning Commission Recap

On Tuesday, October 27, the Planning Commission approved a tentative tract map and site plan review application to construct a six unit condominium project located at 5556

Welland Ave. The Commission also received a Zoning Code Interpretation regarding the calculation of demolition. The Planning Commission heard from a resident who would be negatively impacted by the Interpretation and called the item for review. Staff will present a report responding to the concerns the resident raised on December 11.

On Tuesday, November 10, the Planning Commission will review an application to divide a single family lot at 5927 Ivar Street into two lots and will review the plans for a new single family house being proposed on the new lot. The Commission will also review an application from Lotus House to open a restaurant serving beer and wine at Temple City Plaza (5405 Rosemead Boulevard).

WHAT'S NEW

Walk with the Mayor

On Saturday, November 21, 1-3 p.m. Mayor Tom Chavez will host Temple City's first-ever Walk with the Mayor. The walk will commence from the west side of City Hall, 5938 Kauffman Avenue.

During the two-hour, two-mile stroll up and down Las Tunas Drive, stops will be made at selected businesses and sights of interest. Refreshments will be served along the way. The terrain is flat and the pace leisurely, so you don't need to be an athlete to keep up with the crowd.

All are invited to join the walk. To register, contact Leslie Cayton at lcayton@templecity.us or (626) 285-2171, ext. 4530. Deadline for registration is November 16.



Advanced CERT Team (filling sandbags for El Nino)



In preparation for the predicted El Niño event, Temple City has begun stockpiling sandbags. On Saturday, October 24, eight members of the City's Community Emergency Response Team (CERT) assisted City staff by filling 200 sandbags and stockpiling them on pallets at the City Yard. The sandbags will be used by staff during flooding events caused by El Niño.

Rosemead Boulevard Tree Trimming

West Coast Arborists (WCA) will begin trimming approximately 400 trees along Rosemead Boulevard this Saturday, November 7. The trees will be raised and structurally pruned to encourage proper growth and to allow clearance of vehicular, bicycle and pedestrian traffic. During trimming operations, which are all expected to take place on Saturdays, one lane of traffic will be closed. Traffic may be slower than normal during this time so drivers are encouraged to plan ahead.

Holiday Home Decorating Applications Available Now



It's holiday decorating time in Temple City! Start planning early to get into the holiday spirit! Return a completed Holiday Home Decorating Contest form to City Hall or the Live Oak Park Annex by December 1. Entries will be judged on overall use of lights and décor; keep in mind, creativity is a must! Judging will take place on December 15 with the TC Prize Patrol making their way through town to deliver yard signs and goody bags to the winners on December 17. All entries must be within the City limits of Temple City to qualify. Contest applications are available online and at all City facilities.

PROGRAM UPDATES

Monthly Law Enforcement Summary – September 2015

Sheriff targeted operations for the month of September included: probation compliance operation, due diligence operation, burglary/robbery suppression operation, indecent exposure surveillance operations, sex registrant compliance operation and the Neighborhood Watch Meeting – Area 9.

In November, the Sheriff's Department will conduct probation compliance checks and operations involving burglary suppression and traffic safety.

Pavement and Bicycle Route Updates

El Monte Avenue and Arden Avenue were resurfaced as part of the ongoing Pavement Management Program project (photos attached). On both streets, 1-2 inches of asphalt was grinded off of the street and replaced with a new layer of rubberized asphalt. With

the rainy season approaching, all street resurfacing work is completed for this year. Temple City Boulevard is scheduled to be resurfaced in spring 2016.



2015/16 Temple City Property Tax Summary

The City experienced a net taxable value increase of 6.7% for the 2015/16 tax roll, which was slightly more than the increase experienced countywide at 6.1%. For more information, see attached report.

Temple City Classic Car Show Recap



Car enthusiasts gathered at Temple City Park on October 17 for the annual Classic Car Show. Over 50 classics, antiques and imports were on display during the Fall Festival. Congratulations to the 2015 winners!

Mayor's Choice Lance Baroldi Dominic Scigliano	People's Choice Rodrigo Recendez	Collector's Choice Bob Travis Andy Dixon Sandy Norris	Best Cruiser Mark Matsumoto
Best In Class: Classic Allen Welbourn	Best In Class: Classic-Modified Ray Zagargoza	Best In Class: Truck Ryan Phillips	Best In Class: Antique Joe Farino
Best Paint: Original Gloria Martinez	Best Paint: Custom Mark Deneau	Station 47-Firefighters Choice Georgie Dixon	Best In Show Greg & Julie Hilton

If you own a classic car and would like to join us next year, please email Debbie Ingram at dingram@templecity.us

Planning Division Updates

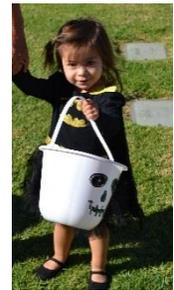
Attached are the Planning Division Weekly Updates for the weeks of October 19th and 26th.

General Plan Update

On Monday, October 19, the General Plan Advisory Committee (GPAC) met to discuss the vision for the Las Tunas/Rosemead Specific Plan area. PlaceWorks, the City's consultant, provided a [presentation](#) showing examples of how other cities have improved corridors and similarly large development sites. PlaceWorks also presented a preliminary concept for the Specific Plan area. The Committee concurred with the direction presented by staff that would seek to turn the area into a district or neighborhood. Buildings would be oriented toward sidewalks and street frontages. The area along the street would be landscaped. To break up the mass of new buildings their heights would be modulated. Mixed use development (residential uses over or behind commercial uses) would be encouraged throughout the corridor. The highest intensities of development would be focused on Temple City Plaza (the location of K-Mart and Office Depot) and would be reduced for areas adjacent to residential areas. The Specific Plan would seek to achieve certain amenities such as play areas for children, public art, plazas, outdoor dining, and wide sidewalks. At the Committee's next meeting (scheduled for Monday, November 16) the group will review the feedback collected at a community meeting on Thursday, November 5.

Hocus Pocus in the Park Recap

Live Oak Park was the place to be on Halloween with events planned throughout day. The Trick-or-Treat Community Health Fair kicked off the day's activities at 9 a.m. Hundreds of adults and children went booth-to-booth to pick up valuable health tips and screenings organized by Health Care Partners.



Little monsters got in the spirit during the Little Pumpkin Patch Halloween Celebration from 10 a.m. to 12 p.m. noon. Geared toward children 1 to 4 years of age, this event featured bouncers, themed arts & crafts, carnival games, and a puppet show.

The Halloween celebration continued with the annual Halloween Carnival from 5 to 9 p.m. The carnival included all the family favorites - carnival games, large inflatable slides, raffle prizes, food trucks and tons of candy. While all of the little superheroes,

goblins and fairies were playing carnival games and trick-or-treating, teens ages 11 and up were invited to enter the Mummified Halloween Haunt area with a photo booth, inflatable twister, bungee basketball, Jacob's ladder, a Velcro wall, live DJ, and raffle prizes. Attendance was estimated at over 2,500 throughout the day.



STARS Club and Teen Zone Celebrate Veteran's Day

All STARS Club and Teen Zone participants gathered at Live Oak Park on Wednesday, November 4th to celebrate Veterans Day. The program began with the STARS Club members reciting the Pledge of Allegiance followed by the National Anthem. Two students from Longden STARS Club also read themed poems. Themed crafts, entertainment, and a BBQ followed. All STARS Club sites also collected items for "Operation Community Cares" which sends care packages overseas to our troops.



Las Tunas/ Rosemead Specific Plan Community Meeting Recap



On Thursday, November 5, nearly 50 community members came out to a workshop to give feedback on the proposed Las Tunas Drive / Rosemead Boulevard Specific Plan. Attendees watched a presentation showing preliminary ideas developed by city staff and reviewed by the General Plan Advisory Committee (GPAC). Community members then prioritized land uses and public amenities and gave feedback on the character of new development. The

feedback collected will be presented to the GPAC at its meeting on November 16. The presentation from the workshop and feedback received will be posted on www.maketchappen.com.

-END-



TEMPLE CITY

2015/16 PROPERTY TAX SUMMARY



The City of Temple City experienced a net taxable value increase of 6.7% for the 2015/16 tax roll, which was slightly more than the increase experienced countywide at 6.1%. The assessed value increase between 2014/15 and 2015/16 was \$275 million. The change attributed to the 1.998% Proposition 13 inflation adjustment was \$72.9 million, which accounted for 27% of all growth experienced in the city.

The largest assessed value increase was reported on a commercial parcel recently purchased by 9503 Temple LLC (9503 Las Tunas Drive). The transfer added \$2.1 million in additional value to the roll. A multi-unit residential parcel was recently sold to Pearl Global Investment LLC (5116 Sereno Drive) adding \$1.6 million. A commercial parcel located at 5406 Rosemead Blvd. was sold to Arthur Crittenden Jr. adding \$1.6 million.

The largest assessed value decline was reported on an institutional parcel owned my LA District Advisory Board. The parcel has traditionally received a full church exemption. The exemption was not filed last year by the close of the roll. The exemption has been properly applied this year resulting in a \$850,000 reduction.

Parcel subdivision and new construction activity contributed to growth in assessed values this year. 10 parcels were dropped from the roll and 39 were added, resulting in a net assessed value gain of over \$13.6 million.

In most areas, the housing market has inched back towards normalcy in 2015 with more owner occupied sales and less distressed and investor purchases. Median sale prices for real estate have continued to increase steadily year over year while the numbers of sale transactions remains healthy with some expected seasonal dips. In some areas the current median has surpassed the median at the height of the real estate bubble. The median sale price of a single family home in Temple City from January through August 2015 was \$700,000. This represents a \$45,000 (6.9%) increase in median sale price from 2014.

Year	SFR Sales	Median Price	% Change
2009	288	\$518,000	
2010	298	\$542,500	4.73%
2011	249	\$518,000	-4.52%
2012	309	\$520,000	0.39%
2013	372	\$600,000	15.38%
2014	343	\$655,000	9.17%
2015	207	\$700,000	6.87%

2015/16 Tax Shift Summary

ERAF I & II	\$-283,970
VLFAA (est.)	\$3,917,014
Triple Flip	Expired

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. CALAC INVESTMENT	\$21,981,377	0.50%	Commercial
2. GRADIAZIO INVESTMENT COMPANY	\$15,188,876	0.35%	Commercial
3. GATEWAY LIMITED PARTNERSHIP	\$12,598,715	0.29%	Vacant
4. SANTA ANITA CONVALESCENT HOSP	\$8,752,309	0.20%	Institutional
5. HO SULTANA LLC	\$8,381,723	0.19%	Residential
6. RALPHS GROCERY COMPANY	\$7,733,531	0.18%	Commercial
7. JAMES J AND SUE FEMINO TRUST	\$5,916,717	0.14%	Commercial
8. BARCHESTER TEMPLE CITY	\$5,350,903	0.12%	Commercial
9. DONG CHUNG AND ZHEN H FENG	\$5,303,895	0.12%	Commercial
10. CHRISTIAN CHRUCH PAC SW REGION	\$5,300,855	0.12%	Institutional
Top Ten Total	\$96,508,901	2.21%	

Real Estate Trends

Home Sales

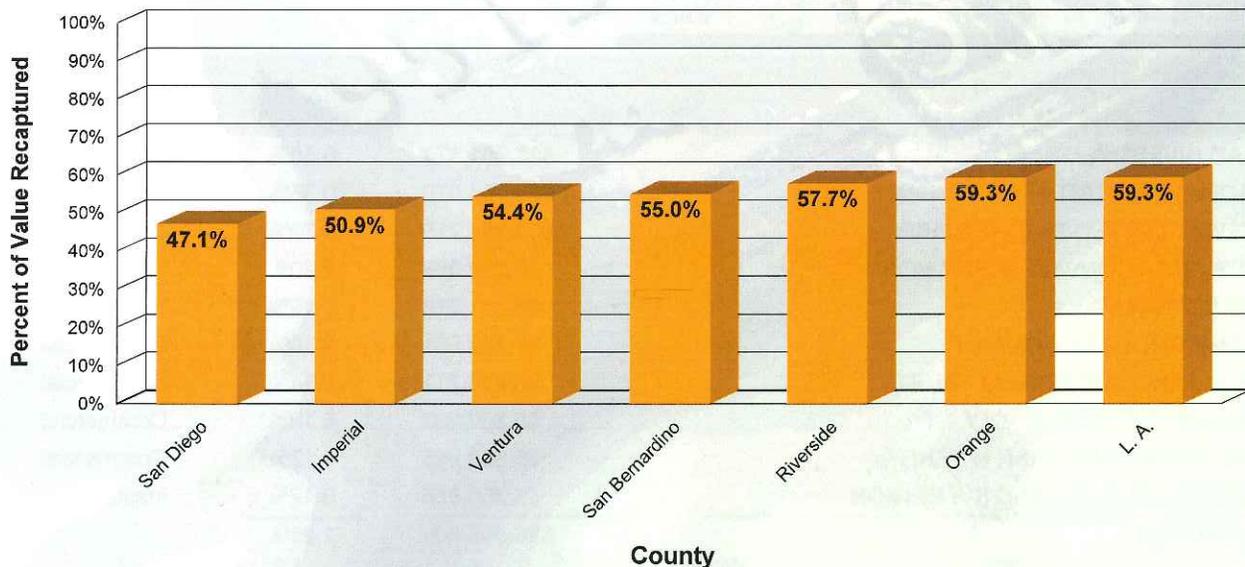
Home sales continue to rebound in many parts of the State but at a slower pace than last year. This is mainly due to inventory and affordability constraints. The reported median price of an existing, single family detached home in California during June 2015 was \$489,560. This was a 7.0 percent increase from \$457,700 in June 2014.

All Homes	Units Sold June-2014	Units Sold June-2015	% Change	Median Price June-2014	Median Price June-2015	% Change
Imperial County	115	155	34.78%	\$190,000	\$185,000	-2.63%
L. A. County	6,911	8,171	18.23%	\$460,000	\$500,000	8.70%
Orange County	3,319	3,831	15.43%	\$600,000	\$629,500	4.92%
Riverside County	3,463	4,073	17.61%	\$298,500	\$315,000	5.53%
San Bernardino County	2,353	2,774	17.89%	\$240,000	\$268,750	11.98%
San Diego County	3,698	4,467	20.80%	\$450,000	\$476,000	5.78%
Ventura County	891	1,062	19.19%	\$470,000	\$517,800	10.17%

Pool of Prop 8 Reduced Property Values Restored Through 2014-15

Residential properties throughout California received value reductions to lower market rate values between 2008 and 2012. The reductions by Assessors for these properties reflected Proposition 8 declines in real estate values when the "Great Recession" impacted sale prices and the numbers of units selling. Beginning in 2013, most county assessors started reviewing properties that had received reductions in large numbers and restoring values as market values moved upward. In many communities we have started seeing median sale prices reported in 2015 that are exceeding those seen in 2006 or 2007 during in the peak of the real estate bubble. In several counties, the values restored in 2015-16 may be the last measurable Prop 8 increases to "boost" residential values for properties that experienced declines. Other counties may see one or two more years of restorations before returning to the more typical year over year changes resulting from the annual CPI adjustment, transferred properties, and new construction additions. **In Temple City 68.1% properties awaiting recapturing in 2012-13 have been fully reinstated.**

Estimated Percentage of Prop 8 Value Restored Since 2012-13





City of Temple City

PLANNING DIVISION WEEKLY UPDATE

OCTOBER 19, 2015 THROUGH OCTOBER 23, 2015

SUMMARY OF APPLICATIONS RECEIVED

Below is a list of applications received by the Planning Division for the week of October 19, 2015. If you have questions regarding a specific application please contact Jennifer Venters at (626) 285-2171.

PLANNING CASES:

ADDRESS	DESCRIPTION
5644 Rosemead Blvd.	Public Hearing request for a tutoring facility, After School Planet
5708 Rosemead Blvd.	Public Hearing request for a restaurant, PappaRich

BUSINESS LICENSES:

ADDRESS	BUSINESS NAME AND DESCRIPTION
9726 Las Tunas Dr.	Anjou Body and Skincare, Acupuncture

OTHER CASES:

ADDRESS	DESCRIPTION
None	

UPCOMING MEETINGS

Planning Commission – Tuesday, October 27, 2015



City of Temple City

PLANNING DIVISION WEEKLY UPDATE

OCTOBER 26, 2015 THROUGH OCTOBER 30, 2015

SUMMARY OF APPLICATIONS RECEIVED

Below is a list of applications received by the Planning Division for the week of October 26, 2015. If you have questions regarding a specific application please contact Jennifer Venters at (626) 285-2171.

PLANNING CASES:

ADDRESS	DESCRIPTION
9055 Las Tunas Dr. #125	Public Hearing request for a karaoke establishment, Platinum Club
5924 Reno Ave.	Site plan for a lot split subdivision and two new two-story residences
9202 Wedgewood St.	Site plan for a new two-story residence

BUSINESS LICENSES:

ADDRESS	BUSINESS NAME AND DESCRIPTION
5813 Rosemead Blvd.	Ahi Poke Bowl, Restaurant

OTHER CASES:

ADDRESS	DESCRIPTION
None	

UPCOMING MEETINGS

Planning Commission – Tuesday, November 10, 2015