



# CITY MANAGER'S REPORT

Provided by Bryan Cook, City Manager  
Report Period: Dec. 2-Dec. 16, 2016

*This report is issued the first and third Friday of each month.  
It can be obtained at City Hall or online at [templecity.us](http://templecity.us)*

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## THE WEEKS AHEAD

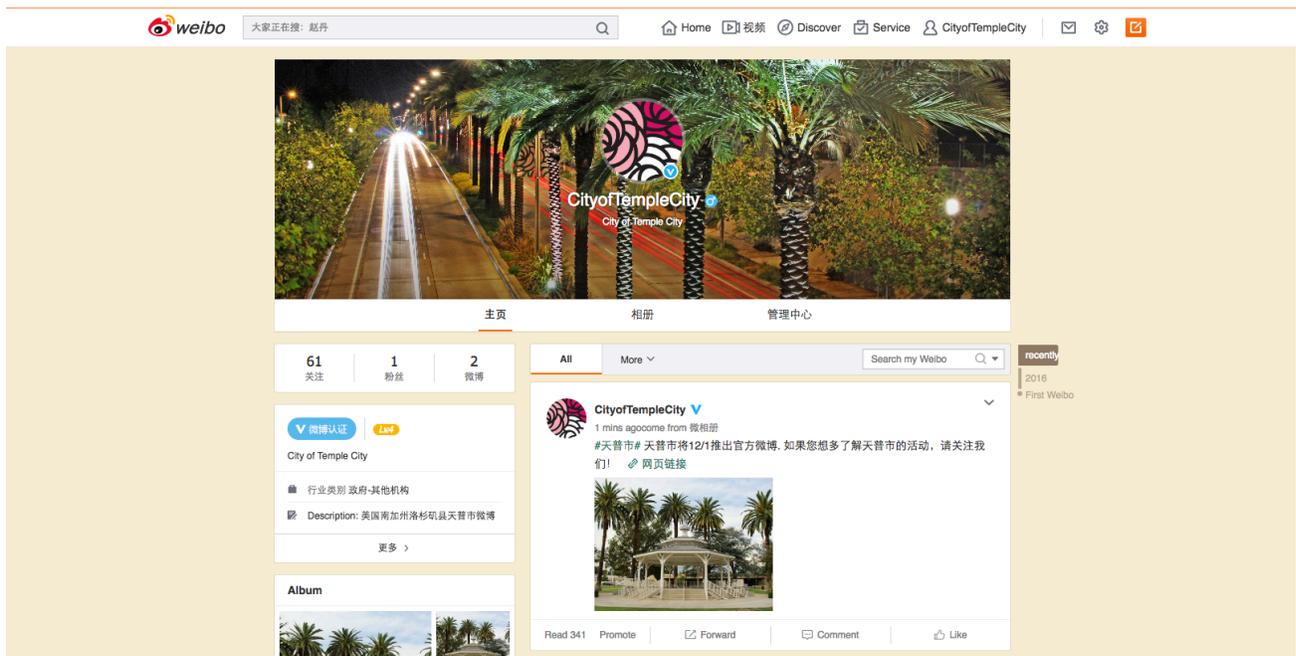
- Dec. 2 Event: Lights on Temple City  
5-9 p.m., *Temple City Park*  
[SEE ATTACHED NEWS RELEASE](#)
- Dec. 6 Meeting: City Council  
7:30 p.m., *Council Chambers*  
Newsy item: extension of an urgency ordinance that prohibits the cultivation, processing, manufacturing, laboratory testing, labeling, storing, and wholesale and retail distribution of cannabis.
- Dec. 8 Of Interest: Registration Begins for Winter Classes  
Register in person at Live Oak Park Community Center or online via ActiveNet at templecity.us. Classes begin the week of Jan. 9. More info: (626) 579-0461.
- Dec. 9 Of Interest: Last Day of Nomination Period for City Council Seats  
[SEE ATTACHED NEWS RELEASE](#)
- Dec. 10 Event: Compost Giveaway  
9 a.m.-12 p.m., *Live Oak Park*  
Stop by and pick up free organic compost—compliments of Athens Services. Bring sturdy containers (plastic bags not allowed) and serve yourself. Limit is 30 gallons between 9 a.m.-10 a.m.; afterwards, there is no limit while supplies last. More info: (888) 336-6100.
- Dec. 12 Meeting: Public Art Commission  
7 p.m., *Council Chambers*  
**CANCELLED**
- Event: Holiday Home Award Judging  
[MORE INFO: PG. 8](#)
- Dec. 13 Meeting: Planning Commission  
7:30 p.m., *Council Chambers*  
Up for discussion: conditional use permits for a 3,600 sq. ft. gym at 5214 Rosemead Blvd.; and an afterschool tutoring business at 5644 Rosemead Blvd.
- Dec. 14 Meeting: Transportation and Public Safety Commission  
7:30 p.m., *Council Chambers*  
Up for discussion: parking citation hearings, and traffic study findings for Daines Drive and McCulloch Avenue.

- Dec. 15 Meeting: Youth Committee  
5:30 p.m., Council Chambers  
Up for discussion: reports from working groups and commission liaisons.

## REPORTS FROM CITY DEPARTMENTS

### **MANAGEMENT SERVICES DEPARTMENT**

*(submitted by B. Haworth, T. Chan and P. Kuo)*



### City Launches Weibo Site

Temple City's Weibo site officially went live Dec. 1.

In a coordinated effort with local agencies, we're optimistic that our new Weibo account will further engage the Chinese-speaking community. For a more in-depth look of how we'll use Weibo as a communication tool, refer to the upcoming issue of CONNECT.

Work is underway to launch a WeChat account, another popular Chinese social media application similar to WhatsApp and Facebook Messenger. The WeChat government verification process is underway; a site launch is scheduled for March 2017.

## **Preview: CONNECT, Winter 2017**

Final edits are being made on the next issue of CONNECT, expected to hit mailboxes the week of Dec. 12. Here's what you can expect:

### *Feature 1: City Briefs*

Expanding this feature to two pages, discussion will address recently passed legislation and tax measures that will affect the community, including:

- The impact of Measures A and M, which were overwhelmingly approved by Los Angeles County voters in November. Both tax measures are expected to generate over \$600,000 annually for Temple City parks and roads.
- The statewide passage of Proposition 64, which legalized the recreational use of marijuana. We outlined what you can and can't do under the new law, as well as what a recently passed moratorium means for the community.
- The release of non-violent felons under Proposition 57. According to the Legislative Analyst's Office, a quarter of California's 130,000 inmates may soon seek early parole. It remains unclear what will come from the new law, and whether it will add to the region's growing crime rate.
- Three new laws that soon will make building an accessory unit on your property even cheaper and easier. These units—commonly known as granny flats—could take place as a converted garage, a small residential unit in an already-built single-family home, or a freestanding structure.



### *Feature 2: Coming Up Roses*

We had the pleasure of interviewing Victoria Castellanos, a native Temple Citian and this year's Tournament of Roses Queen. We guarantee a good read as she dismisses a "crown-ache", shares why she reluctantly participated in the selection process, and explains her blank look while being named Rose Queen.

### *Feature 3: Ready, Set, Weibo!*

City Hall is venturing into Chinese social media. While we're not the first municipal government to launch Weibo and WeChat—two applications popular with the Chinese-speaking population—we'll soon engage with a pioneering approach thanks to the help of four local organizations.

#### *Feature 4: Social Studies*

The ever-evolving social media world can be difficult to navigate so we created an infographic full of facts about its most popular platforms, people, and catchphrases. Get ready for your crash course in Social Media 101.

#### *Feature 5: The Dating Game*

With the skyrocketing popularity of online dating—especially with younger adults—we interviewed six Temple City millennials who dabbled with dating apps like Tinder, Bumble, and Coffee Meets Bagel. What we learned is that traditional dating may be a thing of the past, as such apps now create a one-stop shop for those seeking a significant other.

### **Youth Committee Objectives for 2017**

At its Oct. 27 meeting, the Youth Committee established the following objectives for the coming year.

- Provide emergency response training to youth ages 13-17.
- Plan and host an event similar to the 2014 Youth Engage Conference.
- Explore the economic impact of local youth and the ever-changing retail market.

Additionally, Committee members were appointed to the city's three commissions to learn more about their functions, as well as that of supporting staff. Moving forward:

- *Liaisons to the Planning Commission* will present on the local change in businesses over the past five years; what makes businesses attractive to youth; and how businesses are adjusting to youth demand and needs.
- *Liaisons to the Parks and Recreation Commission* will survey local youth and teens for recommendations that improve the city's recreational programming.
- *Liaisons to the Transportation and Public Safety Commission* will conduct field work to research and recommend necessary traffic and pedestrian safety improvements citywide, and more particularly, near schools.

Implementing these tasks will allow Committee members to experience and facilitate civic engagement. Members assigned as liaisons and tasked to the above objectives will meet Dec. 15 to draft a work plan establishing milestones and deadlines for the coming year.

## **ADMINISTRATIVE SERVICES DEPARTMENT**

*(submitted by T. Hause)*

### **Personnel Recruitments**

NOW OPEN: Recreation Aides and Program Leaders  
*Department: Parks and Recreation*  
*Salary: \$10.25 to 13.05/hr.*  
*Apply at [templecity.us](http://templecity.us)*

UNDER REVIEW: Building and Code Inspector I  
Parking Control Officer  
Tree Trimmer

### **Property Tax Summary**

According to property tax consultant HdL, the city's tax roll for 2016-17 experienced a 6.1% gain in net taxable value. This equates to an assessed valuation increase of more than \$265 million over the prior year.

Please refer to the attachment for more information.

## **COMMUNITY DEVELOPMENT DEPARTMENT**

*(submitted by B. Ariizumi)*

### **Law Enforcement Update**

The following provides a summary of trends and activities for October, as reported by Temple Sheriff's Station.

- Crimes are up for burglaries and petty thefts.
- The above trends mirror regional trends, due primarily to Proposition 47.
- Proactive patrolling, and probation and undercover operations remain in effect.

Detailed statistics are provided below:

<b>Target Crimes</b>	<b>October 2016</b>	<b>October 2015</b>
Homicide	0	0
Rape	2	3
Robbery	0	3
Assault	1	2
Residential Burglary	23	21
Commercial Burglary	7	5
Vehicle Burglary	8	2
Grand Theft	3	1
Petty Theft	8	22
Grand Theft Auto	3	7
Arson	0	0
<b>Target Crimes Total</b>	<b>55</b>	<b>66</b>

Additionally, traffic-related enforcement in October saw prior YTD increases in reported accidents.

<b>Traffic Category</b>	<b>October 2016</b>	<b>October 2015</b>
Injury Accidents	12	9
Persons Injured	16	9
Non Injury Reports	21	15
<b>Total Accidents</b>	<b>33</b>	<b>24</b>
Speeding Citations	13	33
Other Hazardous Citations	26	52
Non-Hazardous Citations	26	13
<b>Total Citations</b>	<b>65</b>	<b>98</b>

Planned Sheriff's operations in December include holiday patrols, burglary suppression, and targeted traffic enforcement (in both motor deployment and school traffic).

***PARKS AND RECREATION DEPARTMENT***  
*(submitted by C. Burroughs).*

**Veterans Memorial**

Although the Veterans Memorial was formally dedicated on Nov. 11, work continues on a number of minor punchlist items. Said items are scheduled for completion by mid-December.

### **Live Oak Park Walking Path**

After a two-month delay, materials were delivered yesterday for the path's rubberized surface. Material installation is scheduled to begin Monday, Dec. 5. If the weather holds, installation should be complete by Dec. 16.

During the installation period, the entire project area—including the athletic fields and surrounding walkways—will be closed to the public. Park patrons are reminded to comply with all signs to stray out of fenced-off areas.

The walking path is expected to be open to the public in time for the holidays.

### **Holiday Home Awards**

During the evenings of Dec. 12-14, Santa's helpers will be touring the city looking for homes that sparkle with holiday cheer!

There are no applications to complete—just decorate and turn on your lights during the three-day judging period. Homes deemed the most festive by our judges will receive a Holiday Home Award yard sign.



For more information, call (626) 285-2171, ext. 4510.

### **Senior Master Plan**

A consultant will soon be retained to develop a Senior Master Plan (SMP). The document will provide discovery and recommendations to ensure that Temple City continues to be a healthy and senior-friendly community.

The initial step in the SMP creation process requires the formation of an advisory committee, which should consist of senior residents, advocates, and stakeholders. This group will assist city staff and its consultant in determining the needs of local seniors; researching local demographics; obtaining community input; and recommending programs and services to fill unmet needs. Selection of the advisory committee is scheduled to begin next month.

-END-

BC/TC/BH



# NEWS RELEASE

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 COMMUNICATIONS AND SPECIAL PROJECTS OFFICE  
 PIO@TEMPLECITY.US | (626) 656-7317

*For immediate release*

City Contact: [Brian Haworth](#), (626) 285-2171  
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**“LIGHTS ON TEMPLE CITY” TO KICK OFF HOLIDAY SEASON**  
*Annual event on Dec. 2 to feature parade, snow, and a visit from Santa*

**TEMPLE CITY (11/17/2016)** – Getting the holiday season underway, “Lights on Temple City” is coming Friday, Dec. 2 from 5 to 9 p.m. at Temple City Park, 9701 Las Tunas Drive (on the corner of Golden West Avenue).

The annual family event will feature a whopping 40 tons of snow, complete with sled runs and two play areas for the kids.

Of course, Santa Claus will be on hand to take photos and spend time with the children. Kids will also be able to take home holiday crafts, enjoy caricature artists, and even have Santa's elves make their favorite balloon animals. Free hot chocolate will be available.

A holiday parade will start at 7 p.m., taking place along Las Tunas Drive. Santa will make a splashy entrance into Temple City Park, followed by the lighting of the park's 100' redwood tree.

Cathy Burroughs, parks and recreation director, said “Lights on Temple City” is something many throughout the community look forward to each year.

“This annual event is just a lot of fun,” Burroughs said. “It’s designed to get everyone in the holiday mood.”

Entertainment will be provided by the Temple City High School Brighter Side Singers and Temple City High School Marching Band. Booths will be set up to sell food and drink to get you in the holiday spirit.

Please note that parking on Las Tunas Drive, between Cloverly and Golden West, will be prohibited between 4 to 8 p.m.; that same stretch of Las Tunas will be closed to traffic from 5 to 8 p.m. to accommodate the parade.

For more information, call (626) 579-0461.



# NEWS RELEASE

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## **Nomination Period Now Open for City Council Seats** *Registered Temple City voters are encouraged to apply*

**TEMPLE CITY (11/15/16)** – If you're interested in running for City Council, now is the time to jump into the race.

The nomination period opened Nov. 14 and will close Dec. 9. Candidates interested in throwing their hat into the ring must submit their forms no later than 5 p.m. on Dec. 9.

There are two City Council seats with four-year terms that will be open in the March 7, 2017 general municipal election. Currently, Mayor Vincent Yu and Councilmember Tom Chavez occupy those seats.

If Mayor Yu and Councilmember Chavez decline to run for re-election, the nomination period will be extended to Dec. 12.

All potential candidates must be registered voters and have been residents of Temple City for at least one year preceding the date of the election.

Candidates interested in running for council must make an appointment with the City Clerk's Office to go over the required nomination paperwork. The appointment will take approximately 30 minutes.

For more information and to make an appointment, call City Clerk Peggy Kuo at (626) 285-2171, ext. 4132.



# TEMPLE CITY

## 2016/17 PROPERTY TAX SUMMARY



The City of Temple City experienced a net taxable value increase of 6.1% for the 2016/17 tax roll, which was slightly more than the increase experienced countywide at 5.6%. The assessed value increase between 2015/16 and 2016/17 was \$265 million. The change attributed to the 1.525% Proposition 13 inflation adjustment was \$60.3 million, which accounted for 23% of all growth experienced in the city.

The largest assessed value increase was reported on an institutional parcel owned by Los Angeles District Advisory Board (9953 Las Tunas Drive). The owner of the parcel failed to file for their religious exemption by the close of the roll for a \$2.4 million increase in assessed value. The sale of a multi-unit residential parcel to ADG Equity LLC (10639 Lynrose Street) in 2015 added \$1.9 million to the value this year. The sale of an industrial parcel to TCP LA LLC (9094 Las Tunas Drive) added \$1.5 million in assessed value to the roll this year.

There were no significant secured parcel changes that were negative between 2015/16 and 2016/17. There was one significant unsecured dropped assessment for Santa Anita Convalescent Hospital Retirement. The change from this dropped assessment in the current year was a negative \$1.3 million.

Parcel subdivision and new construction activity contributed to growth in assessed values this year. 18 parcels were dropped from the roll and 58 were added, resulting in a net assessed value gain of over \$16.3 million.

The housing market continues to improve with sales of homes increasing year over year in most areas of the State. In some areas, the current median has surpassed the median at the height of the real estate bubble. Sale volume is down slightly throughout the state when compared to 2015. The majority of sales now seem to be primarily non-distressed properties where the buyer plans to live in the home. This is a departure from the large number of short sales and investor buying experienced over the past several years. The median sale price of a single family home in Temple City from January through September 2016 was \$727,000. This represents a \$37,000 (5.4%) increase in median sale price from 2015.

Year	SFR Sales	Median Price	% Change
2010	298	\$542,500	
2011	249	\$518,000	-4.52%
2012	310	\$519,000	0.19%
2013	372	\$600,000	15.61%
2014	342	\$655,000	9.17%
2015	299	\$690,000	5.34%
2016	243	\$727,000	5.36%

### 2016/17 Tax Shift Summary

ERAF I & II	\$-301,643
VLFAA (est.)	\$4,152,820

### Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. CALAC INVESTMENT	\$22,316,591	0.48%	Commercial
2. GRADIAZIO INVESTMENT COMPANY	\$15,420,500	0.33%	Commercial
3. GATEWAY LP	\$12,790,845	0.28%	Vacant
4. 5600 GRACEWOOD LLC	\$8,552,874	0.18%	Institutional
5. HO SULTANA LLC	\$8,509,543	0.18%	Residential
6. RALPHS GROCERY COMPANY	\$8,054,915	0.17%	Commercial
7. JAMES J AND SUE FEMINO TRUST	\$6,006,946	0.13%	Commercial
8. SUNNYSLOPE WATER COMPANY	\$5,907,305	0.13%	Cross-Reference
9. BARCHESTER TEMPLE CITY	\$5,432,502	0.12%	Commercial
10. DONG CHUNG AND ZHEN H FENG	\$5,396,961	0.12%	Commercial
<b>Top Ten Total</b>	<b>\$98,388,982</b>	<b>2.12%</b>	

# 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 2016 was \$519,440. This was a 5.5 percent increase from \$492,320 in June 2015.

All Homes	Units Sold June-2015	Units Sold June-2016	% Change	Median Price June-2015	Median Price June-2016	% Change
Imperial County	155	153	-1.29%	\$185,000	\$201,000	8.65%
Los Angeles County	8,152	7,869	-3.47%	\$499,000	\$530,000	6.21%
Orange County	3,850	3,786	-1.66%	\$628,500	\$657,500	4.61%
Riverside County	4,072	4,225	3.76%	\$315,000	\$332,000	5.40%
San Bernardino County	2,774	2,872	3.53%	\$268,750	\$285,000	6.05%
San Diego County	4,467	4,409	-1.30%	\$476,000	\$495,000	3.99%
Ventura County	1,062	1,165	9.70%	\$517,800	\$550,000	6.22%

## Pool of Prop 8 Reduced Property Values Restored Through 2015-16

In 1978 California voters approved Proposition 8 that allows county assessors to reduce the value of properties below their Proposition 13 taxable values when the real estate market declines. Such reductions are to be restored as the real estate market improves. Now after five years of declining and three years of improved real estate values, county assessors have restored large numbers of those previously reduced home values. The graph below reflects the percentage of assessed values restored in the region as of the start of 2016-17 for residential properties that have not changed ownership from within this pool of reduced values. Assessors will not restore values to their trended Proposition 13 levels until the strength of the market recovery is proven within neighborhoods. We are seeing continued recovery of Proposition 8 reductions in 2016-17 as median prices in most counties continue to move upward. In several of the North Bay counties, the median sale prices currently exceed those experienced in the real estate bubble. **As we begin the 2016-17 fiscal year 74.6% of properties in Temple City awaiting restoration of value during 2012-13 have been fully restored.**

### Estimated Percentage of Prop 8 Value Restored Since 2012-13

