

**CITY OF SAN GABRIEL
CITY COUNCIL/SUCCESSOR AGENCY TO THE
SAN GABRIEL REDEVELOPMENT AGENCY
REGULAR MEETING AGENDA**

Tuesday, August 21, 2018 - 6:30 P.M.

**City Hall Council Chamber
425 South Mission Drive
San Gabriel, California 91776**

John R. Harrington
Mayor

Jason Pu
Vice Mayor

Juli Costanzo
Council Member

Chin Ho Liao
Council Member

Denise Menchaca
Council Member



Mark Lazzaretto
City Manager

Keith Lemieux
City Attorney

Julie Nguyen
City Clerk

Kevin B. Sawkins
City Treasurer

Materials Available for Inspection. The City Clerk's Department has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. You may also view agenda items online at www.sangabrielcity.com/agendacenter. Materials related to an item on this Agenda, submitted to the City Council after distribution of the Agenda packet, are available for public inspection at the meeting or in the City Clerk's Department, located at City Hall, 425 South Mission Drive, San Gabriel, California, during regular office hours, Monday through Friday 8:00 a.m. to 5:00 p.m. except for Tuesdays until 6:30 p.m.

Persons with Disabilities. Upon request, this Agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990.

Persons requesting a Translator. Any person requesting translation for the meeting must notify the City Clerk's Department at (626) 308-2816 at least 48 hours before the meeting.

Questions about this Agenda? Should any person have a question concerning any of the above Agenda items prior to the meeting, please contact the City Clerk in person or by telephone at (626) 308-2816 during regular office hours.

NOTE: CITY HALL IS AN ACCESSIBLE FACILITY PER THE AMERICANS WITH DISABILITIES ACT. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the City Clerk's Department at (626) 308-2816 at least 48 hours before the meeting, if possible.

**City Council/Successor Agency to the
San Gabriel Redevelopment Agency Meeting Agenda
Tuesday, August 21, 2018**

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE LED BY:** Mayor Harrington
- **ROLL CALL:** Mayor Harrington, Vice Mayor Pu, Council Members Costanzo, Liao, Menchaca

1. APPROVAL OF AGENDA ORDER

2. PRESENTATIONS

A. RECOGNITION OF BRUCE MATTERN FOR SERVICE OF ACE PROJECT

**B. FIRE DEPARTMENT COMMUNITY EMERGENCY RESPONSE TEAM (CERT)
GRADUATION**

3. PUBLIC COMMENT

This is the time set aside for members of the public to address the City Council on items of interest that are not on the Agenda, but are within the subject matter jurisdiction of the San Gabriel City Council. Pursuant to the Brown Act, the City Council cannot answer any questions or take any action until such time as the matter may appear as an item on a future agenda.

In an effort to provide everyone with an opportunity to speak tonight, please be aware that all public comments will be limited to a maximum of three minutes. I will give you a 30 second warning as you approach the end of your time. As a reminder, please be respectful of all speakers regardless of the position they take on any items.

If you wish to address the City Council, please complete a speaker's request card and hand it to me before the start of the meeting. When speaking, please state your NAME for the record.

4. CONSENT CALENDAR

All items listed under the Consent Calendar are considered routine and recommendations will be approved in one motion unless a member of the City Council or audience requests separate discussion.

A. MATERIAL DEMANDS

This is the presentation of the "Register of Demands and Warrants" for the payment of City expenditures.

Recommended Action: Approval.

B. INVESTMENT REPORT

This is a presentation of City investments for the month of June 2018.

Recommended Action: Approval.

C. APPROVAL OF MINUTES

The minutes are a record of the official actions taken at the City Council meeting.

1. [Minutes of the City Council Regular Meeting of January 2, 2018.](#)
2. [Minutes of the City Council Special Meeting of January 16, 2018.](#)
3. [Minutes of the City Council Regular Meeting of January 16, 2018.](#)
4. [Minutes of the City Council Regular Meeting of February 6, 2018.](#)
5. [Minutes of the City Council Special Meeting of February 20, 2018.](#)
6. [Minutes of the City Council Regular Meeting of February 20, 2018.](#)

Recommended Action: Approval.

D. AWARD OF CONSTRUCTION CONTRACT FOR 2018 PEDESTRIAN RAMP IMPROVEMENT PROJECT – PER CASH CONTRACT NO. 18-04

On May 14, 2018, the City advertised competitive Cash Contract No. 18-04 for the Pedestrian Ramp Improvement Project. Staff reviewed the bid proposals and determined that CEM Construction Corporation is qualified as the lowest responsible bidder. Funds for this project are included in the approved FY2018/19 Budget for Capital Improvement Project No. 1-08-41, Account #122-800-41-96-604 and Account #122-800-15-96-604.

Recommended Action:

Staff recommends that the City Council:

1. Approve plans and specifications for the 2018 Pedestrian Ramp Improvement Project, Cash Contract No. 18-04;

2. Authorize the Mayor to execute contract documents with CEM Construction Corporation for the total bid amount in the amount of \$106,000; and
3. Approve a Purchase Order in the amount of \$116,600 which includes a 10% construction contingency.

E. ACCEPTANCE OF FINAL PARCEL MAP NO. 72853 FOR 360 EAST LAS TUNAS DRIVE (PLANNING CASE PL 14-039)

The development located at 360 (formerly 420) East Las Tunas Drive is a new seven-unit medical office condominium project. City staff and the Los Angeles County Department of Public Works have reviewed the Final Parcel Map and have determined it is in compliance with the State Subdivision Map Act, the tentative parcel map, conditions of approval, and the City's ordinances regarding subdivisions.

Recommended Action:

Staff recommends that the City Council accept the Final Parcel Map No. 72853 and authorize its filing with the Los Angeles County Recorder.

F. BIENNIAL REVIEW AND EXTENSION OF STANDING PROFESSIONAL SERVICES AGREEMENTS

On a biennial basis, staff reviews our on-call services consultants to determine whether the contracts should be extended, renewed, terminated, or put out to bid. This year's report includes all of the on-call services contracts for all City Departments and documents the status of the ongoing professional services agreements reviewed and approved on a systematic basis.

Recommended Action:

Staff recommends that the City Council:

1. Approve the recommendations specific for each contract in Attachment 1; and
2. Authorize the City Manager or designee to execute the recommendations as stated.

G. TOLLING AGREEMENT BETWEEN THE SAN GABRIEL FIREFIGHTERS' ASSOCIATION AND THE CITY OF SAN GABRIEL

The Firefighters' Association and its members have requested a new tolling agreement, which would continue to preserve the affected firefighter employees' claims beginning at the expiration of the current tolling agreement

through January 15, 2019. The proposed tolling agreement will allow the parties to work toward an informal resolution of the firefighters' claims without the costs of a lawsuit.

Recommended Action:

Staff recommends that the City Council approve the new Tolling Agreement between the City of San Gabriel and the San Gabriel Firefighters' Association.

5. PUBLIC HEARING

A. PLANNED DEVELOPMENT AND DEVELOPMENT AGREEMENT, AND VESTING TENTATIVE PARCEL MAP NO. 74993 FOR THE SYMPHONY AT SAN GABRIEL ASSISTED LIVING PROJECT; ADOPTION OF MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (PLANNING CASE NO. PL-15-149)

APPLICANT: SAN GABRIEL AL REAL ESTATE LLC / TODD BALICKI (ARCHITECT)

This is a request for a Planned Development (PD), Development Agreement (DA), and Tentative Parcel Map No. 74993 (TPM) to allow for a 197-unit senior independent living, assisted living, and memory care center (Symphony at San Gabriel) generally located at 806-824 South Gladys Avenue. The PD would create an overlay zone encompassing the site, which includes two parcels merged together by the Vesting TPM. The DA would define customized land use and development standards, relative to density, building setbacks, heights, form, mass scale, and conditions of approval for the proposed project.

Recommended Action:

Staff recommends that the City Council:

1. Conduct the public hearing and discuss proposed Ordinance No. 646-C.S.;
2. Motion to waive in full reading and introduce attached Ordinance No. 646-C.S. by title only;
3. Motion to approve the First Reading of Ordinance No. 646-C.S.;
4. Waive future reading of Ordinance No. 646-C.S.; and
5. Schedule the Second Reading and adoption of Ordinance No. 646-C.S. for the next regular Council meeting.

6. NEW BUSINESS

A. APPROVAL OF FINAL PARKS AND OPEN SPACE MASTER PLAN

In October 2016, the City of San Gabriel contracted with GreenPlay, LLC for the development of the City's first Parks and Open Space Master Plan. The draft plan was reviewed in a joint meeting of the Community Services and Planning Commissions in February 2018. Additionally, the City Council reviewed the draft plan at a study session in April 2018. GreenPlay then developed the final Parks and Open Space Master Plan, which incorporates recommendations from the Commissions and Council and identifies the Action Plan and Top 10 Priority Projects to expand open space opportunities in the community.

Recommended Action:

Staff recommends that the City Council adopt Resolution No. 18-37, approving the Parks and Open Space Master Plan and direct staff to move forward with its implementation.

B. 2018-19 FISCAL YEAR RETIREMENT RATE

The City's retirement costs are funded by a special property tax levy authorized by the voters in 1948. The special property tax levy approved by the voters requires the City Council to annually establish a tax rate sufficient to meet the City's obligations to the state employees' retirement system. No change in the tax rate is recommended for the 2018-19 fiscal year and the City Council is asked to confirm the current rate and fix the amount of property taxes to be generated by adopting two resolutions.

Recommended Action:

Staff recommends that the City Council:

1. Adopt Resolution No. 18-34, setting the tax rate at 14 cents per \$100 assessed valuation; and
2. Adopt Resolution No. 18-35, fixing the amount of property taxes to be generated for the City's employees' retirement cost for the 2018-19 fiscal year.

C. APPROVAL OF ASSIGNMENT AND ASSUMPTION AGREEMENT (LUCKY CENTER NOTE AND DEED OF TRUST)

The Redevelopment Dissolution Law provides for dissolution of the Successor Agency to the San Gabriel Redevelopment Agency once all recognized obligations have been paid, all real property disposed of and all litigation resolved. Those tasks have been completed and the Oversight Board and Department of Finance have authorized dissolution of the Successor Agency.

Prior to the dissolution, the City must assume the Successor Agency's obligation to pay any proceeds of the Lucky Center Note and Deed of Trust to the County Auditor Controller. Approval and execution of the Assignment and Assumption Agreement should satisfy that requirement and allow the Successor Agency to have its dissolution approved by the Oversight Board.

Recommended Action:

Staff recommends that the City Council approve Resolution No. 18-36, approving and authorizing their respective officers to execute the Assignment and Assumption Agreement.

7. SUCCESSOR AGENCY ITEMS

A. APPROVAL OF ASSIGNMENT AND ASSUMPTION AGREEMENT (LUCKY CENTER NOTE AND DEED OF TRUST)

The Redevelopment Dissolution Law provides for dissolution of the Successor Agency to the San Gabriel Redevelopment Agency once all recognized obligations have been paid, all real property disposed of and all litigation resolved. Those tasks have been completed and the Oversight Board and Department of Finance have authorized dissolution of the Successor Agency. Prior to the dissolution, the City must assume the Successor Agency's obligation to pay any proceeds of the Lucky Center Note and Deed of Trust to the County Auditor Controller. Approval and execution of the Assignment and Assumption Agreement should satisfy that requirement and allow the Successor Agency to have its dissolution approved by the Oversight Board.

Recommendation Action:

Staff recommends that the Successor Agency to the San Gabriel Redevelopment Agency approve Resolution No. 18-02, approving and authorizing their respective officers to execute the Assignment and Assumption Agreement.

8. PUBLIC COMMENT

9. CITY MANAGER'S REPORT

10. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

Each Council Member may address the City Council and public on matters of general information and/or concern. This is also the time for Council Members to report on conferences and/or meetings they have attended.

11. CLOSED SESSION

A. CONFERENCE WITH LABOR NEGOTIATOR (GOVERNMENT SECTION §54957.6)

Conference with Labor Negotiator (Government Code §54957.6)

City Negotiators – City Manager, City Attorney, Human Resources Director, and Labor Relations Counsel Steve Filarsky.

Regarding the following employee organization – San Gabriel Firefighters' Association.

12. ADJOURN COUNCIL MEETING

The next regular City Council meeting will be held on Tuesday, September 4, 2018 at 6:30 p.m. in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California. Information regarding matters to be considered at each meeting will be available on the Friday before the City Council Meeting on the City's website at www.sangabrielcity.com.