

SAN GABRIEL CITY COUNCIL AND REDEVELOPMENT AGENCY

MINUTES OF FEBRUARY 1, 2005

The regular meeting of the San Gabriel City Council and the special meeting of the San Gabriel Redevelopment Agency convened on February 1, 2005 at 7:30 p.m. with Mayor/Chairperson Baldwin, Council/Agencymember Cammarano, Vice Mayor/Vice Chair Costanzo, Council/Agencymember Gutierrez, Council/Agencymember Mui, City Attorney/General Counsel Kress, City Manager/Executive Director Paules and City Clerk/Secretary Trujillo present.

Pledge of Allegiance

RECESS AGENCY MEETING UNTIL CONCLUSION OF COUNCIL BUSINESS MEETING Recess Agency Meeting

At 7:33 p.m., Agencymember Gutierrez made a motion to recess as indicated above; seconded by Vice Chair Costanzo. There being no objections, it was so ordered.

PRESENTATIONS: Presentations

- A. CHINESE HISTORICAL SOCIETY OF SOUTHERN CALIFORNIA
- B. LOS ANGELES EASTERN TEO-CHEW OPERA ASSOCIATION / AMERICAN RED CROSS
- C. INTRODUCTION OF TOURNAMENT OF ROSES SAN GABRIEL STUDENT AMBASSADORS

PUBLIC COMMENT: PURSUANT TO GOVERNMENT CODE SECTION 54954.3, THIS IS THE TIME PROVIDED FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COUNCIL ON ITEMS OF INTEREST THAT ARE WITHIN THE SUBJECT MATTER JURISDICTION OF THE SAN GABRIEL CITY COUNCIL Public Comment

There was no one in the audience who wished to address the Council at this time.

PUBLIC HEARING: ORDINANCE 550-C.S. – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL EXTENDING A MORATORIUM PROHIBITING DRIVEWAY ACCESS AND CURB CUTS FOR VACANT PROPERTY Public Hearing

On December 21, 2004, the City Council adopted an urgency ordinance prohibiting driveway access and curb cuts for vacant property until February 4, 2005. The subject ordinance would extend that moratorium for 10 months and 15 days. This matter has been duly noticed.

The staff report was given after which Councilmember Gutierrez moved to open the public hearing; seconded by Vice Mayor Costanzo. There being no objections, it was so ordered.

Christopher Sutton, an attorney representing a property owner, 35 East Union, #C, Pasadena, appeared in opposition to the ordinance.

There being no one else in the audience who wished to address the Council on this matter, Councilmember Gutierrez moved to close the public hearing; seconded by Councilmember Mui. There being no objections, it was so ordered.

Councilmember Mui moved to adopt Ordinance 550-C.S.; seconded by Vice Mayor Costanzo. The motion passed by a vote on the board of five yes.

CONSENT CALENDAR: ALL ITEMS LISTED UNDER THE CONSENT CALENDAR ARE CONSIDERED ROUTINE AND ENACTED IN ONE MOTION UNLESS A MEMBER OF THE CITY COUNCIL OR AUDIENCE REQUESTS SEPARATE DISCUSSION

Consent Calendar

A. MINUTES OF REGULAR COUNCIL MEETING OF JANUARY 18, 2005

Minutes Approved

Agencymember Cammarano moved to approve the minutes as presented; seconded by Agencymember Mui. There being no objections, it was so ordered.

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

Recommended Action: Approval

B. MATERIAL DEMANDS: 58628 – 58970 INCLUSIVE \$1,405,726.35

Material Demands
Approved

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

Recommended Action: Approval

C. RESOLUTION 05-04 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF, AND BRUSH, RUBBISH, REFUSE AND DIRT UPON AND IN FRONT OF CERTAIN PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF

Resolution 05-04
Weed Abatement
Adopted

Each year, the City’s goal is to establish a fire-safe community through voluntary compliance of informed property owners and residents. The City contracts with Los Angeles County to perform annual weed abatement services in San Gabriel. Owners of property on which hazardous vegetation exists are asked to correct the problem. If a property owner does not comply, the Los Angeles County Agricultural Commissioner/Director of Weights and Measures has the authority to have necessary work performed and, further, to recover the costs related to the abatement of those properties that constitute a public nuisance and endanger the public safety. The County has requested that the City Council adopt the subject resolution and that a public hearing be set for February 15, 2005 at 7:30 p.m. as the date and time for Hearing of Protests.

Recommended Action: That the City Council adopt the subject resolution.

D. ACCEPTANCE OF FINAL TRACT MAP 53614
1914 DENTON AVENUE

Final Tract Map 53614
1914 Denton Ave.
Approved

The Los Angeles County Department of Public Works has reviewed the subject tract map for mathematical accuracy, survey analysis, title information and compliance with the State Subdivision Map Act. The Community Development Department has reviewed the map for compliance with the conditions of approval and applicable City ordinances. The subject map is in compliance with the State Subdivision Map Act conditions of approval and the City’s ordinances regarding subdivision. On March 11, 2002, the Planning Commission adopted a negative declaration pursuant to the California Environmental Quality Act.

Recommended Action: It is recommended that the City Council:

- (1) Acknowledge the environmental determination by the Planning Commission, which approved a Negative Declaration on March 11, 2002.
- (2) Approve the subject tract map and authorize the City Clerk, City Treasurer and the City Engineer to sign the map and return it for recordation.

Councilmember Cammarano moved to approve the consent calendar as presented; seconded by Councilmember Gutierrez. The motion passed by a vote on the board of five yes.

COUNCIL COMMENTS

Council Comments

Each Council Member addressed the Council and public on matters of general information and/or concern.

ADJOURN COUNCIL MEETING AND RECONVENE AGENCY MEETING

Adjourn Council Meeting & Reconvene Agency Meeting

At 8:01 Council/Agencymember Gutierrez moved to adjourn and reconvene as indicated above; seconded by Council/Agencymember Mui. There being no objections, it was so ordered.

The next regular Council meeting will be held Tuesday, February 15, 2005 at 7:30 p.m. in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California. Information regarding matters to be considered at that meeting will be available on Friday, February 11, 2005 on the City's website, www.sangabrielcity.com or by calling the Council Agenda Information Line at (626) 308-2800 and selecting option 5.

REDEVELOPMENT AGENCY MEETING:

Agency Meeting

- A. APPROVAL OF MINUTES OF DECEMBER 21, 2004
- B. MATTERS PERTAINING TO SAN GABRIEL REDEVELOPMENT CASE NO. 03-01: DEVELOPMENT OF A MAJOR DRUG STORE AT 120 NORTH SAN GABRIEL BOULEVARD, 102 NORTH SAN GABRIEL BOULEVARD AND 829 EAST LAS TUNAS DRIVE
 - (1) ACQUISITION OF 102 NORTH SAN GABRIEL BOULEVARD & CONSIDERATION OF ADOPTION OF RESOLUTION OF NECESSITY

Minutes Approved

Matters Pertaining to
SGRA 03-01
102 & 120 N. San Gabriel
Blvd. and 829 E. Las Tunas
Dr
Resolution 05-01
Resolution of Necessity
Adopted

On July 20, 2004, the Agency approved a Disposition and Development Agreement (DDA) with Affiliated Jacobsen Family Holdings 1, LLC (the LLC). The Agreement calls for Agency acquisition of two parcels comprising the development site, with monies provided by the Developer, and development of a major drug store. At this time, being presented for Agency consideration is Resolution RA 05-01 determining the public interest and necessity for acquiring and authorizing the condemnation of a parcel of the subject property.

Recommended Action: That the Agency:

- (a) Provide the property owner an opportunity to be heard prior to consideration of the Resolution of Necessity.

- (b) Adopt Resolution RA 05-01, the Resolution of Necessity. (This requires a vote of at least 4 members of this Agency Board.)
- (c) Authorize the Executive Director to execute such other and further documents as are necessary to effect the acquisition from the property owner and to transfer title of the property to the Developer.

- (2) INDEMNITY AGREEMENT BETWEEN THE SAN GABRIEL REDEVELOPMENT AGENCY AND FIDELITY NATIONAL TITLE COMPANY FOR IMPLEMENTATION OF THE DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) BETWEEN THE AGENCY AND JACOBSEN FAMILY HOLDINGS, LLC

Indemnity Agreement
Approved

In accordance with the provisions of the DDA, it is necessary for the Agency to acquire two parcels (102 North San Gabriel Boulevard and 829 East Las Tunas Drive) comprising the development site and development of a major drug store. The Indemnity Agreement is being presented for Agency consideration.

Recommended Action: That the Agency approve the Indemnity Agreement and authorize the Executive Director to execute the same together with any other documents to effectuate the Indemnity Agreement.

The report was presented during which staff responded to Agency questions.

Agencymember Cammarano moved to approve the recommended actions for both matters as indicated above; seconded by Agencymember Mui. The motion passed by a vote on the board of five yes.

C. ADJOURN AGENCY MEETING

Adjourn Agency Meeting

There being no further business to discuss, the Agency adjourned at 8:17 p.m.

SAN GABRIEL REDEVELOPMENT AGENCY

SAN GABRIEL CITY COUNCIL

Cynthia A. Trujillo, Secretary

Cynthia A. Trujillo, C.M.C., City Clerk

Harry L. Baldwin, Chair

Harry L. Baldwin, Mayor