

SAN GABRIEL CITY COUNCIL AND REDEVELOPMENT AGENCY

MINUTES OF APRIL 5, 2005

The regular meeting of the San Gabriel City Council and the special meeting of the San Gabriel Redevelopment Agency convened on April 5, 2005 at 7:45 p.m. with Council/Agencymember Baldwin, Mayor/Chair Costanzo, Vice Mayor/Vice Chair Mui, Council/Agencymember Sawkins, City Attorney/General Counsel Kress, City Manager/Executive Director Paules and City Clerk/Secretary Trujillo present.

Pledge of Allegiance

ABSENCE EXCUSED

Absence Excused

Council/Agencymember Baldwin moved to excuse the absence of Council/Agencymember Gutierrez; seconded by Vice Mayor/Vice Chair Mui. There being no objections, it was so ordered.

PRESENTATIONS:

Presentations

- A. YOUTH-IN-GOVERNMENT RECOGNITION
- B. GABRIELINO HIGH SCHOOL TSUNAMI RELIEF EFFORT
- C. NATIONAL LIBRARY WEEK

JOINT SESSION OF CITY COUNCIL AND REDEVELOPMENT AGENCY

Joint Session of
Council and Agency

The following items require action by both the City Council and/or Redevelopment Agency.

- A. APPROVAL OF REDEVELOPMENT AGENCY MINUTES OF MARCH 1, 2005

Agency Minutes Approved

Agencymember Baldwin moved to approve the subject minutes as presented; seconded Vice Chair Mui. There being no objections, it was so ordered.

- B. PUBLIC HEARING
SGRA CASE NO. 04-02 – DISPOSITION AND DEVELOPMENT AGREEMENT WITH NEW CENTURY LM, LLC

Public Hearing
Disposition & Development
Agreement with New
Century LM, LLC

- (1) RESOLUTION SGRA 05-02 – A RESOLUTION OF THE SAN GABRIEL REDEVELOPMENT AGENCY APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH NEW CENTURY LM, LLC

Resolution SGRA 05-02
Adopted

- (2) RESOLUTION 05-07 - A RESOLUTION OF THE SAN GABRIEL CITY COUNCIL APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH NEW CENTURY LM, LLC

Resolution 05-07
Adopted

- (3) DISPOSITION AND DEVELOPMENT AGREEMENT

New Century LM, LLC has been in exclusive negotiations with the San Gabriel Redevelopment Agency for the development of a Lincoln Mercury dealership (14,970 square feet) and service building with auto part sales (11,816 square feet.) The developer controls two parcels; however, under consideration is a Disposition and Development Agreement (DDA) that provides for Agency acquisition of three other parcels, those being the properties from 1266-1300 East Las Tunas Drive. A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act. This matter has been duly noticed for public hearing.

The report was given during which staff responded to Council/Agency questions.

Vice Mayor/Vice Chair Mui moved to open the public hearing; seconded by Council/Agencymember Baldwin. There being no objections, it was so ordered.

The following people spoke in opposition of the proposed project: Kelly Richardson, Esq. (234 E. Colorado Blvd., Pasadena), Ling Sy (1300 E. Las Tunas), Sherrie Lin (per interpreter), James Sy (4120 N. Rosemead), Margaret Tom (2577 Rodney Drive)

Council/Agencymember Baldwin moved to close the public hearing; seconded by Vice Mayor/Vice Chair Mui.

Agencymember Baldwin moved to adopt Resolution SGRA 05-02; seconded by Agencymember Sawkins. The motion passed by a vote on the board of four yes with Agencymember Gutierrez absent.

Councilmember Baldwin moved to adopt Resolution 05-07; seconded by Councilmember Sawkins. The motion passed by a vote on the board of four yes with Councilmember Gutierrez absent.

ADJOURN AGENCY MEETING

Agency Meeting Adjourned

At 9:30 p.m., there being no further business to discuss, Vice Chair Mui moved to adjourn the Agency meeting; seconded by Agencymember Baldwin. There being no objections, it was so ordered.

PUBLIC HEARING IN CONSIDERATION OF PLANNING CASE PL-04-151 GENERAL PLAN AMENDMENT AND ZONE CHANGE 402 E. LAS TUNAS DRIVE

Public Hearing

A request has been submitted for an approval of a general plan amendment and zone change to develop a new 8,934 square-foot commercial building with a 43 space surface parking lot on a vacant 19,500 square foot (0.45 acre) lot. The property has bifurcated land use and zoning in the northern portion of the lot which fronts Las Tunas Drive and the southern portion of the lot. The request is to amend the General Plan designation of the southern portion of the lot from High Density Residential to General Commercial, and to change the zoning of the southern portion of the lot from R-3 (High Density Multi-family Residential) zone to C-1 (Retail Commercial) zone.

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

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

Councilmember Sawkins moved to adopt Resolution 05-03; seconded by Vice Mayor Mui. The motion passed by a vote on the board of four yes with Councilmember Gutierrez absent.

Resolution 05-03
Approved

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.

RESOLUTION 05-06 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL UPHOLDING AN APPEAL AND APPROVING PLANNING CASE PL-04-188 AT 132 WEST LAS TUNAS DRIVE WITH CONDITIONS

Resolution 05-06
Approved

At their regular meeting held on March 1, 2005, the City Council conducted a public hearing on an appeal of a Planning Commission decision to deny Planning Case PI-04-188, a request by Fernando Mejia and Chau H. Vuong for a conditional use permit for used car sales at 132 West Las Tunas Drive. After receiving verbal and written testimony, the City Council voted to uphold the appeal and approve PL-04-188, directing staff to return with a resolution. Resolution 05-06 formalizes that decision and is being presented for Council action.

The staff report was given after which Councilmember Baldwin moved to adopt Resolution 05-06; seconded by Vice Mayor Mui. The motion passed by a vote on the board of three yes with Councilmember Sawkins abstaining and Councilmember Gutierrez absent.

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

Consent Calendar

- A. MINUTES OF REGULAR COUNCIL MEETING OF MARCH 17, 2005

Minutes
Approved

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

Recommended Action: Approval

- B. MATERIAL DEMANDS: 59491 - 59876 INCLUSIVE \$1,923,646.80

Material Demands
Approved

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

Recommended Action: Approval

- C. REQUEST SUBMITTED ON BEHALF OF THE SAN GABRIEL CHAMBER OF COMMERCE REGARDING THE ANNUAL STREET FESTIVAL AND CITY BIRTHDAY CELEBRATION

Chamber of Commerce
Annual Street Fair
Approved

The San Gabriel Chamber of Commerce will be hosting the annual Street Fair and City Birthday Celebration, which is scheduled for April 22-24, 2005 and held in the Mission District. As in the past, the Chamber is requesting approval of the display of banners, use of City property, street closure, and waiver of concession fees and permits.

Recommended Action: That the City Council:

- (1) Grant permission to display six banners advertising the event subject to the condition that the location of the banners is at the City's discretion.
- (2) Grant permission for the use of the Civic Auditorium parking lot and adjoining City properties for the event.
- (3) Grant the Chamber of Commerce and its operator, O Entertainment, a license to occupy the premises as indicated above.
- (4) Grant the Chamber of Commerce and its operator, O Entertainment, a waiver of all fees and permits relating to this event.
- (5) Approve the closure of South Mission Drive from Broadway on the north to Mission Road.
- (6) Grant permission to hold a beer/wine garden with a hired security guard at the entrance and Chamber volunteers verifying ID's until 10:00 p.m. each day on designated property at the corner of Mission Drive and Santa Anita Street in accordance with the provisions established by the Police Chief. No alcohol will be allowed outside the designated area.
- (7) Any substantial changes to the usual event plans will be brought to the attention of the City Council.
- (8) The applicant shall provide the City with proof of liability insurance in the amount of not less than one million dollars and naming the City of San Gabriel as an additional insured.

- D. REQUEST SUBMITTED ON BEHALF OF MOONLITE ATTRACTIONS FOR PERMISSION TO SERVE ALCOHOL AT THEIR MARIACHI FESTIVAL BEING HELD AT THE CIVIC AUDITORIUM ON MAY 27, 2005

Alcohol Request
Moonlite Attractions
Approved

San Gabriel Municipal Code Section 99.03(g) requires Council approval to serve alcoholic beverages, other than wine and champagne, for events held at the Civic Auditorium.

Recommended Action: Approval subject to the condition that all requirements of the Alcoholic Beverage Control Board are met.

- E. RESOLUTION 05-08 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL SUPPORTING PRESERVATION AND REAUTHORIZATION OF FUNDING FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Resolution 05-08
Approved

The Community Development Block Grant (CDBG) Program, an important source of funding to cities nationwide, is under the threat of elimination. The League of California Cities, the American Planning Association, and the Community Development Commission have all recommended that City Councils take strong stands to protect this vital funding source for blight remediation, infrastructure and affordable housing. The subject resolution has been developed to support the protection of this resource and is being presented for Council action.

Recommended Action: That the City Council adopt Resolution 05-08

Vice Mayor Mui moved to approve the Consent Calendar as presented; seconded by Councilmember Baldwin. The motion passed by a vote on the board of four yes with Councilmember Gutierrez absent.

COUNCIL COMMENTS

Council Comments

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

RECESS TO A CLOSED SESSION TO HOLD A CONFERENCE REGARDING LABOR NEGOTIATIONS, PURSUANT TO GOVERNMENT CODE §54957.6
City Negotiators: Bufford "Nick" Nichols
Employee Organizations: All City employee organizations and unrepresented employees

Recess to Closed Session

At 9:50 p.m., Councilmember Baldwin moved to recess to closed session; seconded by Vice Mayor Mui. There being no objections, it was so ordered.

At 10:25 p.m., the City Council reconvened in open session

ADJOURN IN MEMORY OF POPE JOHN PAUL II, TO TUESDAY, APRIL 19, 2005 AT 6:00 P.M. IN THE PADILLO ROOM AT THE ADULT CENTER, 324 SOUTH MISSION DRIVE, SAN GABRIEL, FOR THE PURPOSE OF HOLDING A BUDGET STUDY SESSION

Adjourn

There being no further business to discuss, the meeting adjourned at 10:26 p.m.

SAN GABRIEL REDEVELOPMENT AGENCY

SAN GABRIEL CITY COUNCIL

Cynthia A. Trujillo, Secretary

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

Juli Costanzo, Chair

Juli Costanzo, Mayor