

NOTE: CITY HALL IS HANDICAPPED ACCESSIBLE. AUDIO DEVICES FOR THE HEARING IMPAIRED ARE AVAILABLE FROM THE CITY CLERK DURING EACH MEETING

Speaker's Request Cards are provided on the table in the lobby of the Council Chamber. If you wish to address the Council during the meeting, please complete a speaker's card and hand it to the City Clerk.

**SAN GABRIEL CITY COUNCIL REGULAR MEETING
and
REDEVELOPMENT AGENCY SPECIAL MEETING
held in the
COUNCIL CHAMBER
at
CITY HALL
425 SOUTH MISSION DRIVE
SAN GABRIEL, CALIFORNIA
on
TUESDAY, MAY 3, 2005
at
7:30 P.M.**

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE: BALDWIN, COSTANZO, GUTIERREZ, MUI, SAWKINS
4. RECESS AGENCY MEETING UNTIL CONCLUSION OF CITY COUNCIL BUSINESS MEETING
5. PRESENTATIONS:
 - A. SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS
 - B. PROCLAMATION: MUNICIPAL CLERKS WEEK – MAY 1-7, 2005
6. 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

Citizens wishing to address the Council on any matter not on the Agenda, which is in the subject matter jurisdiction of the San Gabriel City Council, may do so at this time. Please state your NAME and ADDRESS CLEARLY for the record.

Please note that while the City Council values your comments, pursuant to the Brown Act, the City Council cannot take any action until such time as the matter may appear as an item on a forthcoming agenda.

7. MAYOR'S APPOINTMENTS

The Mayor is responsible for appointing persons to serve on the various city commissions. At this time, it is necessary to appoint a Civil Service Commissioner.

The Mayor is also responsible for appointing Council members to serve on the various local and regional boards, commissions and committees. At this time, the Mayor wishes to make certain Council appointments

Recommended Action: That the Council approve the Mayor's appointments.

8. HOMELAND SECURITY GRANT

The City of San Gabriel has received funding through the 2005 Homeland Security Grant for approved emergency equipment. At this time, staff wishes to purchase equipment as provided for by the Homeland Security Grant.

Recommended Action: That the City Council increase the Fire Department budget by \$107,798.00, waive the formal bid process and authorize the Fire Chief to purchase all approved grant items utilizing ISIS pricing through NIDA Communications.

9. COMMUNITY DEVELOPMENT ANNUAL REVIEW AND EXTENSION OF STANDING CONTRACT AND PROFESSIONAL SERVICES AGREEMENTS

The Community Development Department performs an evaluation of all contracts with consulting firms for assigned tasks. The 2005 evaluation process has been completed and the report is being presented for Council consideration.

Recommended Action: That the City Council:

- A. Approve the extensions of those agreements specified in Table 1 of the staff report and authorize the City Manager or designee to execute them in the City Attorney's approved form (letter or contract as required).
- B. As a reminder, all contracts will be subject to the execution of purchase orders documenting not-to-exceed limits on expenditures, tied to the amounts approved by City Council when it approves the annual budget (or any mid-cycle adjustments).
- C. Consider adjusting this process so that future reviews will be conducted on a biennial basis to mirror the biennial budget process (although individual departments would retain the right to bring individual contracts to Council for action at any time). Under this plan, the next comprehensive review of Community Development agreements would occur in March, 2007.

10. ORDINANCE NO. 554-C.S. – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL ADOPTING A ZONE CHANGE FOR PLANNING CASE NO. PL-04-151 CHANGING THE ZONE DESIGNATION OF 402 EAST LAS TUNAS DRIVE FROM R-3 (HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL) ZONED PORTION TO C-1 (RETAIL COMMERCIAL)

On April 5, 2005, the City Council held a duly noticed public hearing in consideration of the subject ordinance. After conducting the public hearing and considering all testimony, the City Council approved the ordinance on first reading, which is now being presented for adoption on second reading.

Recommended Action: That the City Council adopt Ordinance 554-C.S. on second reading.

11. SEAT BELT COMPLIANCE GRANT

The City has received approval from the Office of Traffic Safety (OTS) to participate in the California Seat Belt Compliance Campaign (CSBCC). Staff has researched the matter and is being presented for Council consideration.

Recommended Action: That the City Council approve the request for a budget increase of \$14,886.00 that will be reimbursed by the California Office of Traffic Safety.

12. PRESENTATION OF PROPOSALS FOR CIVIC AUDITORIUM SITE(S)

As directed by the Council, staff has solicited developer proposals for potential sites in the Mission District anchored by the parking lot adjoining the Civic Auditorium. The solicitation, review and evaluation process has been completed and the Ratkovich Company has been selected as the most qualified, most compatible and best proposal demonstrating an understanding of the District.

Recommended Action: That the City Council:

- A. Affirm the selection of the Ratkovich Company as the City's preferred developer for the development of the Civic Auditorium and related sites.
- B. Direct staff to develop an exclusive negotiating agreement with the Ratkovich Company to be presented to Council at its May 17, 2005 meeting.
- C. Direct the Economic Development Division to work directly with qualified developers not being considered for this opportunity, to identify other potential developer sites in and around the Mission District.

13. 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

- A. MINUTES OF REGULAR COUNCIL MEETING OF APRIL 5, 2005

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

Recommended Action: Approval

B. MATERIAL DEMANDS

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

Recommended Action: Approval

C. RESOLUTION 05-09 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL AUTHORIZING THE ACCEPTANCE OF A GRANT DEED FROM THE WU FAMILY TRUST AND THE LAI FAMILY TRUST TO THE CITY OF SAN GABRIEL
CASE PL-04-095 – SHOPPING CENTER AT 1008 E. LAS TUNAS DRIVE

The subject project was conditionally approved by the Planning Commission that includes the dedication of a portion of the land to comply with City Street and Highway standards. The subject resolution accomplishes this.

Recommended Action: That the City Council:

- (1) Adopt Resolution 05-09
- (2) Accept the Grant Deed Document including Exhibit “A.”
- (3) Authorize the City Engineer to execute the acceptance certificate.
- (4) Authorize staff to submit the Grant Deed to the County for recordation.

D. RESOLUTION 05-10 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL AUTHORIZING THE ACCEPTANCE OF A GRANT DEED FROM JAMES AND YU-CHING FU SHEN, HUSBAND AND WIFE, AS JOINT TENANTS TO THE CITY OF SAN GABRIEL
CASE PL-03-095 – MEDICAL BUILDING AT 324 E. LAS TUNAS DRIVE

The subject project was conditionally approved by the Planning Commission that includes the dedication of a portion of the land to comply with City Street and Highway standards. The subject resolution accomplishes this.

Recommended Action: That the City Council:

- (1) Adopt Resolution 05-10
- (2) Accept the Grant Deed Document including Exhibits “A” and “B”.
- (3) Authorize the City Engineer to execute the acceptance certificate.
- (4) Authorize staff to submit the Grant Deed to the County for recordation.

E. ACCEPTANCE OF FINAL TRACT MAP 53185
1258 ELM STREET
8-UNIT CONDOMINIUM PROJECT

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. It has also been found that the project is exempt from the provisions of the California Environmental Quality Act.

Recommended Action: It is recommended that the City Council:

- (1) Affirm the environmental determination by the Planning Commission, which approved a Negative Declaration on March 11, 2005.
- (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.

F. REQUEST SUBMITTED ON BEHALF SAN GABRIEL EDUCATIONAL FOUNDATION OF FOR PERMISSION TO SERVE ALCOHOL FOR A FUND RAISER BEING HELD AT GRAPEVINE PARK ON SATURDAY, MAY 21, 2005

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 Grapevine Park.

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

G. RESOLUTION 05-12 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL APPOINTING A DELEGATE DIRECTOR AND ALTERNATE DIRECTOR TO SERVE ON THE COUNTY SANITATION DISTRICT NO. 1 OF LOS ANGELES COUNTY

The County Sanitation Districts of Los Angeles require that the Mayor be appointed to serve as the delegate director to their board. Traditionally, the City Council appoints the Vice Mayor to serve as the delegate director. Each year the Council must formally appoint the individuals at a Council meeting. The proposed resolution formally designates the Mayor & Vice Mayor as the directors and will eliminate the need for Council action in the future. With the adoption of this resolution only a Notice of Reorganization from the City Clerk will be necessary.

Recommended Action: That the City Council adopt Resolution 05-12.

H. REQUEST SUBMITTED ON BEHALF OF MISSION HIGH SCHOOL FOR A WAIVER OF CIVIC AUDITORIUM RENTAL FEES FOR THEIR 2005 GRADUATION AND SUBSEQUENT YEARS

Resolution 91-14, Section 2, states that the Council may waive the rental fee for organizations for the use of the Auditorium provided that no fee is charged and no revenue is derived from the event.

Recommended Action: That the Council approve the request for waiver of the Auditorium rental fee, in accordance with Resolution 92-14, Section 2, including the condition that the organization will be responsible for all labor and equipment charges.

I. RESOLUTION 05-11 – RESOLUTION TO PARTICIPATE IN THE FISCAL YEAR 2006-2008 URBAN COUNTY PROGRAM

The City participates in the Los Angeles Community Development Block Grant Program that provides funding to the City. The subject resolution authorizes the execution for fiscal years 2006-2008 Cooperation Agreement with the County.

Recommended Action: That the City Council adopt Resolution 05-11.

14. COUNCIL COMMENTS

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

15. ADJOURN COUNCIL MEETING AND RECONVENE AGENCY MEETING

The next regular Council meeting will be held Tuesday, May 17, 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, May 13, 2005 by calling the Council Agenda Information Line at (626) 308-2800 and selecting option 5 or on the City's website at www.sgch.org.

16. AGENCY MEETING

A. MINUTES OF APRIL 5, 2005

B. APPROVAL OF JUST COMPENSATION FOR PROPERTIES TO BE ACQUIRED BY AGENCY UNDER DISPOSITION AND DEVELOPMENT AGREEMENT WITH NEW CENTURY L.M., LLC

Pursuant to the Disposition and Development Agreement approved by the Agency on April 5, 2005, appraisals for certain properties are being presented for Agency consideration.

Recommended Action: That the Agency approve the appraisals and determine that the amount of the appraisals constitutes just compensation for the properties to be acquired.

C. RECESS AGENCY MEETING TO A CLOSED SESSION TO MEET WITH REAL PROPERTY NEGOTIATOR, PURSUANT TO GOVERNMENT CODE SECTION 54956.8:

(1) Property: Portions of property bounded by San Gabriel Boulevard on the west, Rubio Wash on the east, Santa Fe Avenue on the north and Grand Avenue on the south

Agency Negotiators: Executive Director, General Counsel

Negotiating Parties: Property owners, Grand-Mission, LLC, SDC Partners, Ltd. and San Gabriel Redevelopment Agency

Under Negotiation: Terms and conditions of property disposition and development

- (2) Site D: SE Corner of San Gabriel Blvd and Live Oak Avenue, San Gabriel California (Assessors Parcel No's: 5373-001-014, 5373-001-013, 5373-001-005, 5373-001-004, 5373-001-001 and 5373-002-026)
City Negotiators: Executive Director, Deputy Executive Director, General Counsel, Agency Attorney and Economic Development Specialist
Negotiating Parties: Watt Commercial Properties and Legacy Partners Residential, Inc.

- (3) Site A: Northeast corner of Las Tunas Drive and San Gabriel Boulevard
Agency Negotiators: Redevelopment Agency Executive Director & Agency Counsel
Negotiating Parties: Jacobsen Family Holdings and San Gabriel Redevelopment Agency
Under Negotiation: Terms and conditions of property disposition and development

D. RECONVENE AND ADJOURN

NOTICE: Copies of the staff reports or other written documentation relating to each item of business of the San Gabriel City Council listed above are in file in the Office of the City Clerk located at City Hall, 425 South Mission Drive, San Gabriel, California, and are available for inspection during regular office hours, Monday through Friday 8:30 a.m. to 5:00 p.m.

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. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's office at 626/308-2816 at least 48 hours before the meeting, if possible.

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.