

SAN GABRIEL CITY COUNCIL AND REDEVELOPMENT AGENCY

MINUTES OF AUGUST 15, 2006

The regular meetings of the San Gabriel City Council and the San Gabriel Redevelopment Agency convened on August 15, 2006 at 7:30 p.m. with Council/Agencymember Baldwin, Council/Agencymember Costanzo, Mayor/Chair Gutierrez, Council/Agencymember Huang, Vice Mayor/Vice Chair Sawkins, City Attorney/General Counsel Kress, City Manager/Executive Director Paules and City Clerk/Secretary Trujillo present.

Pledge of Allegiance

RECESS AGENCY MEETING

Recess Agency Meeting

At 7:35 p.m., Vice Chair Sawkins moved to recess; seconded by Agencymember Huang. There being no objections, it was so ordered.

CERTIFICATE OF RECOGNITION TO ANNA CUI, MISS SOUTHERN CALIFORNIA PRE-TEEN QUEEN

Presentation

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

San Gabriel Librarian Wen Wen Zhang introduced Los Angeles Library Regional Administrator Marilee Marrero and, further, announced the library's extended hours.

Vivian Wang, 315 South San Gabriel Boulevard, addressed the Council regarding their restaurant business hours. The matter was referred to staff.

Marissa Castro-Salvati introduced herself as the new Southern California Edison representative for the City.

CONSENT CALENDAR ITEM 10-C: C. ORDINANCE 562-C.S. - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL, STATE OF CALIFORNIA, ADOPTING A SPECIFIC PLAN FOR THE VALLEY BOULEVARD AREA (PLANNING CASE 04-132) ZONE CHANGE, AND ZONE TEXT AMENDMENTS

Consent Calendar Item 10C
Ordinance 562-C.S. – 2nd
reading
Continued to 10/17/2006

Councilmember Costanzo moved to pull Consent Calendar Item C for separate discussion at this time; seconded by Vice Mayor Sawkins. There being no objection, it was so ordered.

Valley Vision is a plan that the City, residents, business owners, developers and other stakeholders developed that provides a comprehensive vision for the orderly, sustainable future development of Valley Boulevard. The proposed project consists of a Specific Plan, coupled with a General Plan Amendment (Land Use) and Zone Change. There are no specific development projects proposed in conjunction with the proposed Specific Plan. On June 12, 2006, the Planning Commission unanimously approved the recommendation to the City Council to adopt the *Valley Vision – A Neighborhood Sustainability Plan*. The City Council held a duly noticed public hearing and on July 18, 2006 approved the subject ordinance on first reading. The ordinance is now being presented for adoption on second reading.

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

The following persons spoke in opposition to Ordinance 562-C.S. with regard to the proposed rezoning of 317-425 West Valley Boulevard to multi-family residential:

Ching Ming Shen, 317-319 W. Valley Blvd., San Gabriel
John Hou, 333 W. Valley Blvd., San Gabriel
Lorraine Morrison, 430 S. Gurdon, San Gabriel

Bob Bruesch, member of the Garvey School District Board of Education, spoke in support of the subject ordinance as presented.

After discussion, Vice Mayor Sawkins moved to continue this matter to October 17, 2006 during which time staff shall prepare a full report with alternatives for Council consideration; seconded by Councilmember Huang. The motion passed by a vote on the board of five yes.

DEVELOPMENT PROCESSING AGREEMENT FOR PLANNING CASE PL-06-108 (402-404 SOUTH SAN GABRIEL BOULEVARD AND PROFESSIONAL SERVICES AGREEMENT)

Development Processing Agreement for Planning Case PL-06-108
402-404 S. S.G. Blvd.
& Professional Services Agreement
Approved

The City has received an application for a proposed mixed-use development at the location indicated above. A Development Processing Agreement and Professional Services Agreement have been prepared for Council consideration.

Councilmember Huang recused himself from participating in this matter and declared a conflict of interest since his firm is the project designer. Councilmember Huang left the Council Chamber.

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

After discussion, Councilmember Baldwin moved to:

- A. Adopt Resolution 06-19 authorizing the execution of a Development Processing Agreement with Shawn Nankani.
- B. Approve the Professional Services Agreement with Sandra Massa-Lavitt in the amount of \$14,000.00 with an amendment to page 3, item 10, changing the word "weekly" to "monthly".

The motion was seconded by Vice Mayor Sawkins and passed by a vote on the board of four yes with Councilmember Huang abstaining.

After the voting on this matter was completed, Councilmember Huang returned to the Council dais.

EMERGENCY SYSTEM UPGRADE

Emergency 9-1-1- System Upgrade
Approved

State funding has been allocated to the City to upgrade the Emergency 9-1-1 and mapping system. Staff has prepared a report that is being presented for Council consideration.

The staff report was given after which Vice Mayor Sawkins moved to waive the formal bid process and authorize the sole source purchase of the Vesta Pallas E9-1-1 PSAP Upgrade and the Orion MapStar from AT&T to upgrade and sustain the existing Emergency 9-1-1 system. Additionally, a portion of the State allotted residual funds be authorized to purchase communication center headsets, amplifiers, and office chairs as outlined in the staff proposal. The motion was seconded by Councilmember Costanzo and passed by a vote on the board of five yes.

REQUEST SUBMITTED ON BEHALF OF CERVANTES CENTER OF ARTS AND LETTERS FOR WAIVER OF CIVIC AUDITORIUM RENTAL FEES FOR ITS HISPANIC HERITAGE CELEBRATION ON OCTOBER 15, 2006

Auditorium Rental Fee
Waiver
Approved

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, no revenue is derived from the event and the event is of widespread community interest and benefit.

The report was given and Council discussed the matter. It was determined that the event is of widespread community interest.

Councilmember Costanzo moved to approve the request for waiver of the Auditorium rental fee subject to the condition that the organization will be responsible for all labor and equipment charges; seconded by Councilmember Huang. 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 JULY 18, 2006

Minutes Approved

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

Recommended Action: Approval

B. MATERIAL DEMANDS: 65758 – 65843 INCLUSIVE \$2,710,568.08

Material Demands
Approved

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

Recommended Action: Approval

D. ORDINANCE 548-C.S. AMENDING THE SAN GABRIEL MUNICIPAL CODE REGARDING DENSITY BONUSES AND OUTSIDE CONSULTANT FEES; RESOLUTION 06-09 SETTING FEES FOR PROJECTS WITH DENSITY BONUSES, LAND TRANSFER AND AFFORDABLE HOUSING AGREEMENTS, AND CONDOMINIUM CONVERSION

Ordinance 548-C.S.
Density Bonuses
Adopted

The State of California enacted significant changes to the state’s density bonus law. The density bonus law was developed to assist with affordable housing development. To comply with those standards, the subject ordinance and resolution have been prepared for Council consideration. At the June 20, 2006 meeting, a public hearing was held. After discussion, Council directed staff to provide clarification regarding the proposed ordinance. The City Council held a duly noticed public hearing and on July 18, 2006 reintroduced the subject ordinance on first reading.

Recommended Action: That the City Council adopt Ordinance 548-C.S. on seconded reading.

- E. CLAIM: (1) ADELAIDE VOLLAIRE-PING (2) INTERINSURANCE EXCHANGE OF AAA RE: VOLLAIRE-PING, ADELAIDE Claims Denied
- The City has received a Claim for Damages that requires formal Council action.
- Recommended Action: That the City Council deny the claim and refer it to the claims adjuster.
- F. RESOLUTION 06-22 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL PORTIONS OF MISSION ROAD, JUNIPERIO SERRA AND MISSION DRIVE TO CONDUCT “LOS POBLADORES – WALK TO LOS ANGELES” Resolution 06-22
Walk to LA
Street Closure
Adopted
- Each year since 1981, the Cities of San Gabriel and Los Angeles have participated in the reenactment of the 1781 walk of Los Pobladores final nine-mile trek from the San Gabriel Mission to found the town of Los Angeles. To assist in the orderly and safe conduct of the event, it is recommended that the City Council authorize the temporary street closures as provided for in the subject resolution.
- Recommended Action: That the City Council adopt the subject resolution.
- G. RESOLUTIONS PERTAINING TO RETIREMENT TAX RATE FOR 2006-07 FISCAL YEAR Tax Rate Resolutions
Adopted
- (1) 06-20 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL FIXING THE AMOUNT OF MONEY NECESSARY TO BE RAISED BY TAXATION FOR THE 2006-07 FISCAL YEAR Resolution 06-20
Adopted
- (2) 06-21 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL FIXING THE RATES OF TAXES AND LEVYING TAXES FOR THE FISCAL YEAR BEGINNING JULY 1, 2006 Resolution 06-21
Adopted
- The City’s employee retirement costs are funded by a special property tax, which was authorized by voters at an election held in 1948. Each year, the City sets a tax rate that will generate sufficient revenues to meet the retirement obligations.
- Recommended Action: That the City Council adopt the subject resolutions as presented.
- H. AGREEMENT FOR AUTOMATIC EXCHANGE OF FIRE SERVICES Agreement for Automatic
Exchange of Fire Services
Approved
- The State of California Office of Emergency Services Area “C” is comprised of 11 cities including San Gabriel. From February to August 2006, the 11 fire agencies conducted an informal six-month trial implementing a system wherein fire suppression units from the closest station were dispatched. This trial period proved successful and, as a result, the subject agreement is being presented for Council action.
- Recommended Action: That the City Council authorize the City Manager to sign the Agreement for Automatic Exchange of Fire Services.

- I. REQUEST SUBMITTED ON BEHALF OF SAN GABRIEL BALLET FOLKLORICO FOR PERMISSION TO SERVE ALCOHOL FOR THEIR ANNUAL SHOW ON SEPTEMBER 30, 2006 AT THE CIVIC AUDITORIUM
- Alcohol Request
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 Grapevine Park, Civic Auditorium and Adult Center.

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

- J. 2006 LEAGUE OF CALIFORNIA CITIES – EXECUTIVE FORUM & ADVANCED LEADERSHIP ACADEMY
- 2006 LCC
Budget Amendment
Approved

A request from Vice Mayor Sawkins has been received to regarding attendance to the above indicated conference. Pursuant to Resolution 06-04, Council approval is necessary.

Recommended Action: That the City Council approve the request and appropriate a total of \$800 from the general fund reserve to cover expenses for this conference.

Councilmember Costanzo moved to approve the consent calendar as presented, with the exception of Item C, Ordinance 562-C.S. which had been pulled and discussed earlier; seconded by Vice Mayor Sawkins. The motion passed by a vote on the board of five yes.

COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS

Council Comments
Conference Reports

Each Council Member addressed the Council and public on matters of general information and/or concern. Also, the Council gave brief reports on meetings they had attended.

Conference Attended: League of California Cities, July 26 – 28, 2006
Mayor Guterrez, Vice Mayor Sawkins, and Councilmember Costanzo

RECESS COUNCIL MEETING AND RECONVENE AGENCY MEETING

Recess Council Meeting &
Reconvene Agency Meeting

At 9:10 p.m., Vice Mayor/Vice Chair Sawkins moved to recess and reconvene as indicated above; seconded by Council/Agencymember Costanzo. There being no objection, it was so ordered.

REDEVELOPMENT AGENCY MEETING:

Agency Meeting

- A.. APPROVAL OF MINUTES OF JULY 18, 2006

Minutes Approved

Agencymember Costanzo moved to approve the minutes as presented; seconded by Vice Chair Sawkins. There being no objection, it was so ordered.

- B. 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 REDEVELOPMENT AGENCY BOARD

Public Comment

There was no one was wished to address the Agency Board at this time.

C. EXTENSION OF EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND SAN GABRIEL DEVELOPMENT GROUP LLC – SGRA CASE 03-02 (SITE C)

SGRA Case 03-02
Site C – San Gabriel
Development Group LLC
ENA Extended

The current Exclusive Negotiating Agreement (ENA) expires August 15, 2006. The development team has requested an extension. The matter is being presented to the Agency for consideration.

The staff report was given after which Agencymember Baldwin moved to approve the letter to extend the ENA SGRA Case No. 03-02 with San Gabriel Development Group LLC to February 20, 2007; seconded by Agencymember Costanzo. There being no objection, it was so ordered.

D. EXTENSION OF EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND WCE GENTON – SGRA CASE 04-05 (SITE D)

SGRA Case 04-05
Site D - WCE Genton
ENA Extended

The current Exclusive Negotiating Agreement (ENA) expires August 15, 2006. The development team has requested an extension. The matter is being presented to the Agency for consideration.

The staff report was given after which Agencymember Baldwin moved to approve the letter to extend the ENA SGRA Case No. 04-05 with WCE Genton to February 20, 2007; seconded by Agencymember Costanzo. There being no objection, it was so ordered.

E. RECESS TO CLOSED SESSION FOR THE PURPOSE OF HOLDING A CONFERENCE WITH REAL PROPERTY NEGOTIATOR, PURSUANT TO GOVERNMENT CODE SECTION 54956.8, AS FOLLOWS:

Recess Agency Meeting

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 SDC Partners, Ltd. and San Gabriel Redevelopment Agency

Under Negotiation: Terms and conditions of property disposition and development

At 9:15 p.m., Vice Chair Sawkins moved to recess as indicated above; seconded by Agencymember Costanzo. There being no objection, it was so ordered.

ADJOURN AGENCY MEETING AND RECONVENE COUNCIL MEETING TO RECESS TO A CLOSED SESSION FOR THE PURPOSE OF HOLDING A CONFERENCE WITH LABOR NEGOTIATOR, PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

Adjourn Agency Meeting
Reconvene Council Meeting
in Closed Session

City Negotiators: City Attorney, Fire Chief and City Manager

Employee Organizations: Firefighters Association and Miscellaneous employees

At 9:50 p.m., the Agency concluded its closed session and adjourned. It was noted that the Agency Board had met in closed session for the purpose stated above and that no reportable action had been taken.

RECONVENE COUNCIL MEETING AND ADJOURN IN MEMORY OF ROSA PACE TO SEPTEMBER 5, 2006 AT 5:30 P.M. IN CONFERENCE "A" AT CITY HALL, 425 SOUTH MISSION DRIVE, SAN GABRIEL, FOR THE PURPOSE OF HOLDING A STUDY SESSION REGARDING PLANNING ISSUES, AFTER WHICH THE COUNCIL WILL RECESS TO CLOSED SESSION TO MEET WITH LABOR NEGOTIATORS, PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

Adjourn Council Meeting

City Negotiators: City Attorney, Fire Chief and City Manager

Employee Organizations: Firefighters Association and Miscellaneous employees

At 9:51 p.m., the Council reconvened in closed session for the purpose stated above.

At 10:20 p.m., the Council concluded its closed session after which the meeting was adjourned as indicated above.

SAN GABRIEL REDEVELOPMENT AGENCY

SAN GABRIEL CITY COUNCIL

Cynthia A. Trujillo, Secretary

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

David R. Gutierrez, Chair

David R. Gutierrez, Mayor