

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, AUGUST 16, 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. ADMINISTRATION OF OATH TO FIREFIGHTER/PARAMEDIC SEAN IRWIN
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. LEASING OF 343 SOUTH MISSION DRIVE

The subject property is a key visual site in the revitalization strategy of the Mission District. A grant has been approved from the Community Development Block Grant Program to revitalize the site subject to certain conditions. Staff has prepared a proposal that is being presented for Council consideration.

Recommended Action: That the City Council:

- A. Authorize staff to terminate the lease with the San Gabriel Fine Arts and Cultural Association as of October 1, 2005.
- B. Authorize staff to enter into a lease agreement with Frank Zazueta (Sol y Sombras) for the building located at 343 South Mission Drive, and authorize the City Manager or his designee to negotiate and execute the lease.
- C. Approve the terms as described in the staff report.
- D. Direct staff to continue working with the Association to identify a suitable relocation site in San Gabriel.

8. OUTSOURCING OF PARKING ENFORCEMENT AND AMENDED OVERNIGHT PARKING HOURS

Police Department staff has researched parking enforcement and overnight parking hours. A report and proposed ordinance has been prepared, which is being presented for Council consideration.

Recommended Action: That the City Council:

1. Introduce and waive reading in full of Ordinance 556-C.S. amending the on-street parking restriction to the hours of 2:00 a.m. to 6:00 a.m.
2. Authorize the Police Department to solicit proposals for outsourcing of parking enforcement as outlined in the staff report.

9. 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 JULY 19, 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. CLAIM: STATE FARM INSURANCE COMPANY

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.

D. LABOR AGREEMENT IMPLEMENTATION

State law requires the City to meet and confer with recognized employee organizations and endeavor to reach agreement on issues involving wages, benefits and working condition. The City has reached agreement with the Police Officers' Association specifying salary and benefit changes effective for the 2005-07 fiscal years.

Recommended Action: That the City Council:

- (1) Ratify the labor agreements which have been reached with the San Gabriel Police Officers' Association.
- (2) Direct staff to update the City's Salary and Benefits Policy and City budget to reflect this action.

E. RESOLUTION 05-24 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL TEMPORARILY CLOSING MISSION ROAD (WESTBOUND) AND MISSION DRIVE (NORTH/SOUTH) FROM MISSION ROAD IN FRONT OF SAN GABRIEL MISSION AND PLAZA PARK TO ALHAMBRA CITY LIMITS FROM 6:15 A.M. ON SEPTEMBER 4, 2005 FOR THE PURPOSE OF CONDUCTING “LOS POBLADORES – WALK TO LOS ANGELES.”

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.

F. RESOLUTIONS PERTAINING TO RETIREMENT TAX RATE FOR 2005-06 FISCAL YEAR

- (1) 05-22 – 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 2005-06 FISCAL YEAR
- (2) 05-23 – 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, 2005

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.

G. RESOLUTION 05-21 – A RESOLUTION OF THE SAN GABRIEL CITY COUNCIL TERMINATING THE JOINT EXERCISE POWERS AGREEMENT CREATING THE WEST SAN GABRIEL VALLEY JUVENILE DIVERSION PROJECT JOINT POWERS AUTHORITY

The Cities of San Gabriel, Alhambra, Monterey Park and Rosemead are members of the West San Gabriel Valley Juvenile Diversion Project. In December 2003, the Governing Board of the WSGVJDP voted to suspend operation of the Project due to financial constraints. To complete the dissolution of the WSGVJDP, it is necessary for the City Council to adopt the subject resolution.

Recommended Action: That the City Council adopt Resolution 05-21.

10. COUNCIL COMMENTS

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

11. ADJOURN COUNCIL MEETING AND RECONVENE AGENCY MEETING

The next regular Council meeting will be held Tuesday, September 6, 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, September 2, 2005 by calling the Council Agenda Information Line at (626) 308-2800 and selecting option 5.

12. REDEVELOPMENT AGENCY MEETING:

A. APPROVAL OF MINUTES OF JUNE 21, 2005

B. CONSIDERATION OF EXTENSION OF EXCLUSIVE NEGOTIATING AGREEMENTS:

(1) SITE B: SGRA 04-01 - THE FESTIVAL COMPANIES

Festival Companies wish to extend their Exclusive Negotiating Agreement with the San Gabriel Redevelopment Agency for a proposed mixed-use development at the southwest corner of San Gabriel Boulevard and Las Tunas Drive.

Recommended Action: That the Agency Board authorize the Executive Director to extend the Exclusive Negotiating Agreement.

(2) SITE C: SGRA 03-02 – SAN GABRIEL DEVELOPMENT GROUP, LLC

San Gabriel Development Group, LLC wishes to extend their Exclusive Negotiating Agreement with the San Gabriel Redevelopment Agency for a proposed mixed-use development at the southwest corner of San Gabriel Boulevard and Live Oak.

Recommended Action: That the Agency Board authorize the Deputy Executive Director to extend the Exclusive Negotiating Agreement.

(3) SITE D: SGRA CASE 04-05 – WCE GENTON ASSOCIATES

WCE Genton Associates wishes to extend their Exclusive Negotiating Agreement with the SGRA for a project located at the southeast corner of San Gabriel Boulevard and Live Oak.

Recommended Action: That the Agency Board extend the Exclusive Negotiating Agreement and authorize the Executive Director to execute it.

(4) SGRA 99-01: GRAND MISSION LLC AND SDC

Grand-Mission Partners wish to extend their Exclusive Negotiating Agreement with the San Gabriel Redevelopment Agency for a proposed commercial retail development of a ±30-acre site near San Gabriel Boulevard and Grand Avenue.

Recommended Action: That the Agency Board approve the extended and restated agreement included with the staff report.

C. SGRA CASE NO. 04-02 – NEW CENTURY LINCOLN MERCURY
CONSIDERATION OF ACQUISITION OF 1266, 1288 AND 1300 EAST LAS
TUNAS DRIVE

In April 2005, the Agency entered into a Disposition and Development Agreement (DDA) with New Century L.M., LLC, for the development of a Lincoln Mercury dealership that includes the subject site. The DDA provides for Agency acquisition of three parcels necessary for the development.

Recommended Action: That the Agency:

- (1) Provide the property owners an opportunity to be heard prior to consideration of the Resolution of Necessity.
- (2) Adopt the Resolution of Necessity. (A vote of no less than four members of this Board is required for adoption.)
- (3) 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 to the property to the developer.

D. ADJOURN AGENCY MEETING

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.