

# SAN GABRIEL CITY COUNCIL AND REDEVELOPMENT AGENCY

## MINUTES OF AUGUST 16, 2005

The regular meeting of the San Gabriel City Council and the special meeting of the San Gabriel Redevelopment Agency convened on August 16, 2005 at 7:30 p.m. with Council/Agencymember Baldwin, Council/Agencymember Sawkins, Mayor/Chair Costanzo, Vice Mayor/Vice Chair 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 RECESS AGENCY Meeting  
MEETING

At 7:34 p.m., Agencymember Gutierrez made a motion to recess as indicated above; seconded by Vice Chair Mui. There being no objections, it was so ordered.

ADMINISTRATION OF OATH TO FIREFIGHTER/PARAMEDIC SEAN IRWIN

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

The following persons spoke with regard to parking on Cameron Way: Sandra Padilla, 236 Cameron Way; Sandy Ybarra, 213 Cameron Way. Staff advised that information was still being gathered and would be presented to the Council at a later date.

Sally Baldwin, representative of the San Gabriel Valley Music Theater, invited everyone to attend the upcoming Cabaret fundraiser at the Civic Auditorium.

LEASING OF 343 SOUTH MISSION DRIVE (CONTINUED FROM JULY 19, 2005) Leasing of 343 South Mission Drive  
Approved

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.

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

Frank Zazueta, 415 South Mission Drive, made a presentation in favor of the project and addressed issues raised during the staff report.

Betsy Wolford and Gene McMinn, respectively, spoke in opposition to the termination of the Fine Arts Association lease of the subject property:

There was discussion between the Council, speakers and staff.

Councilmember Gutierrez moved to:

- 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 with an amendment to the incentives as follows: (1) free storage will be provided for 6-months after which San Gabriel Fine Arts may request an extension; (2) rental of a city facility will be \$250 for no more than 6-months.
- D. Direct staff to continue working with the Association to identify a suitable relocation site in San Gabriel.

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

OUTSOURCING OF PARKING ENFORCEMENT AND AMENDED OVERNIGHT PARKING HOURS

Outsourcing of Parking Enforcement and Amended Overnight Parking Hours  
Approved

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.

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

Councilmember Gutierrez moved to:

- A. 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.
- B. Authorize the Police Department to solicit proposals for outsourcing of parking enforcement as outlined in the staff report.

The motion was seconded by Councilmember Sawkins and passed by a vote on the board of four yes with Mayor Costanzo voting no.

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 19, 2005

Minutes Approved

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

Recommended Action: Approval

- B. MATERIAL DEMANDS: 61275 – 61344 INCLUSIVE \$785,271.84

Material Demands  
Approved

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

Claim 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.

- D. LABOR AGREEMENT IMPLEMENTATION

Labor Agreement  
Implementation  
Approved

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." Resolution 05-24 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.

- F. RESOLUTIONS PERTAINING TO RETIREMENT TAX RATE FOR 2005-06 FISCAL YEAR 2005-06 Retirement Tax
- (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 Resolution 05-22 Adopted
  - (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 Resolution 05-23 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.

- 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 Resolution 05-21 Juvenile Diversion Project Termination Adopted

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.

Councilmember Baldwin moved to approve the consent calendar as presented; seconded by Mayor Costanzo. The vote on the board was five yes.

#### COUNCIL COMMENTS

#### Council Comments

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

#### RECESS COUNCIL MEETING UNTIL CONCLUSION OF AGENCY MEETING AND RECONVENE AGENCY MEETING

#### Recess Council Meeting & Reconvene Agency Meeting

At 8:50 p.m., Council/Agencymember Gutierrez moved to adjourn and reconvene as indicated above; seconded by Vice Mayor/Vice Chair Mui. There being no objections, it was so ordered.

#### REDEVELOPMENT AGENCY MEETING:

#### Agency Meeting

##### A. APPROVAL OF MINUTES OF JUNE 21, 2005

##### Approval of Minutes

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

##### B. CONSIDERATION OF EXTENSION OF EXCLUSIVE NEGOTIATING AGREEMENTS:

##### 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.

Site B – SGRA 04-01  
Festival Companies  
Approved

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

Site C – SGRA 03-02  
S. G. Development Group  
Approved

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

Site D – SGRA 04-05  
WCE Genton Associates  
Approved

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

SGRA 99-01  
Grand Mission  
Approved

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.

The staff report was presented for the matters as indicated above after which Agencymember Gutierrez moved to approve the agreements as recommended by staff; seconded by Agencymember Baldwin. The motion passed by a vote on the board of five yes

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

SGRA 04-02  
New Century Lincoln Mercury  
Resolution of Necessity  
Adopted

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.

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

Andrew Douglas, attorney representing property owner Frank Wu, made a presentation opposing the project.

After discussion, Agencymember Sawkins moved to:

- (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.

The motion was seconded by Agencymember Gutierrez and passed by a vote on the board of five yes

D. ADJOURN AGENCY MEETING AND RECONVENE ADJOURNED  
COUNCIL MEETING THAT BEGAN AT 5:30 P.M. TO FURTHER DISCUSS  
UPDATED GENERAL PLAN IMPLEMENTATION

Adjourn

There being no further business to discuss, the Agency Board adjourned at 9:05 p.m.

SAN GABRIEL REDEVELOPMENT AGENCY

SAN GABRIEL CITY COUNCIL

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Cynthia A. Trujillo, Secretary

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

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Juli Costanzo, Chair

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Juli Costanzo, Mayor