

**CITY OF SAN GABRIEL
CITY COUNCIL
REGULAR MEETING AGENDA**

Tuesday, February 18, 2020 - 6:30 P.M.

**City Hall Council Chamber
425 South Mission Drive
San Gabriel, California 91776**

Jason Pu
Mayor

Denise Menchaca
Vice Mayor

Juli Costanzo
Council Member

John R. Harrington
Council Member

Chin Ho Liao
Council Member



Mark Lazzaretto
City Manager

Keith Lemieux
City Attorney

Julie Nguyen
City Clerk

Kevin B. Sawkins
City Treasurer

Materials Available for Inspection. The City Clerk's Department has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. You may also view agenda items online at www.sangabrielcity.com/agendacenter. Materials related to an item on this Agenda, submitted to the City Council after distribution of the Agenda packet, are available for public inspection at the meeting or in the City Clerk's Department, located at City Hall, 425 South Mission Drive, San Gabriel, California, during regular office hours, Monday through Friday 8:00 a.m. to 5:00 p.m.

Persons with Disabilities. 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.

Persons requesting a Translator. Any person requesting translation for the meeting must notify the City Clerk's Department at (626) 308-2816 at least 48 hours before the meeting.

Questions about this Agenda? 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.

NOTE: CITY HALL IS AN ACCESSIBLE FACILITY PER THE AMERICANS WITH DISABILITIES ACT. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the City Clerk's Department at (626) 308-2816 at least 48 hours before the meeting, if possible.

City Council Meeting Agenda
Tuesday, February 18, 2020

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE LED BY:** Council Member Liao
- **ROLL CALL:** Mayor Pu, Vice Mayor Menchaca, Council Members Costanzo, Harrington, Liao

1. APPROVAL OF AGENDA ORDER

2. PRESENTATIONS

A. INTRODUCTION OF POLICE OFFICER DOMINIC SALMON

B. INTRODUCTION OF POLICE OFFICER DIEGO CORTEZ

C. PROMOTION OF FIRE DIVISION CHIEF BRADLEY DAVIS

D. PROMOTION OF FIRE ENGINEER TAKAHIRO SUZUKI

E. RECOGNITION OF PLANNING MANAGER TRACY STEINKRUGER

F. MEASURE SG UPDATE

3. PUBLIC COMMENT

This is the time set aside for members of the public to address the City Council on items of interest that are not on the Agenda, but are within the subject matter jurisdiction of the San Gabriel City Council. Pursuant to the Brown Act, the City Council cannot answer any questions or take any action until such time as the matter may appear as an item on a future agenda.

In an effort to provide everyone with an opportunity to speak tonight, please be aware that all public comments will be limited to a maximum of three minutes. You will receive a 30-second warning as you approach the end of your time. As a reminder, please be respectful of all speakers regardless of the position they take on any items.

If you wish to address the City Council, please complete a speaker's request card and hand it to the clerk before the start of the meeting. When speaking, please state your NAME for the record.

4. CONSENT CALENDAR

All items listed under the Consent Calendar are considered routine and recommendations will be approved in one motion unless a member of the City Council or audience requests separate discussion.

A. APPROVAL OF MINUTES

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

1. Minutes of the City Council Regular Meeting of February 4, 2020.

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. CASH AND INVESTMENT REPORT – JANUARY 2020

This is a presentation of City investments for the month of January 2020.

Recommended Action:

Staff recommends that the City Council receive and file the Cash and Investment Report for January 2020.

D. AGREEMENT FOR USE OF SMITH PARK POOL BY SAN GABRIEL UNIFIED SCHOOL DISTRICT FOR GABRIELINO HIGH SCHOOL 2019-2020 SCHOOL YEAR

The San Gabriel Unified School District has requested renewal of their contract for the use of the Smith Park pool for the 2019-2020 school year, with a start date of February 3, 2020. Gabrielino High School has requested the use of the pool from 2:00 p.m. to 4:30 p.m. Monday through Friday, with extended hours for home swim meets. As part of the 2019-20 Citywide Fee Schedule which was adopted by Resolution No. 19-31, the fee for Gabrielino High School use is \$40.00 per hour. This includes the hourly cost of one Lifeguard and a portion of utilities and maintenance of the pool. The City will bill San Gabriel Unified School District in June at the end of the school year. This agreement is proposed to end on May 29, 2020.

Recommended Action:

Staff recommends that the City Council approve and authorize the City Manager to sign the agreement with San Gabriel Unified School District for Gabrielino High School's use of Smith Park Pool for the 2019-2020 school year.

E. PARKING LICENSE AGREEMENT – 401 SOUTH MISSION DRIVE (HUMBERTO FLORES AND JEANNE E RAYA, TRUSTEES OF THE HUMBERTO FLORES AND JEANNE E RAYA LIVING TRUST)

For the last 13 years, the City of San Gabriel has utilized four parking spaces located at 401 South Mission Drive for the purposes of parking City owned vehicles. Approval of a new agreement will allow for the use of four parking spaces for five years at a cost of \$1.00 per year to the City.

Recommended Action:

Staff recommends that the City Council approves the continuance of the License Agreement with Humberto Flores and Jeanne E Raya, Trustees of the Humberto Flores and Jeanne E Raya Living Trust at the cost of \$1.00 per year.

5. PUBLIC HEARING

**A. SAN GABRIEL PLAZA MIXED-USE PROJECT: PLANNED DEVELOPMENT, DEVELOPMENT AGREEMENT, REQUEST TO VACATE CITY STREETS, AND TENTATIVE TRACT MAP NO. 80292; ADOPTION OF MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (PLANNING CASE NO. PL-16-162; 220 SOUTH SAN GABRIEL BOULEVARD)
APPLICANT: SAN GABRIEL SQUARE LLC / EDWARD CHANG (MANAGER)**

Attachment A: Proposed Ordinance (including the Development Agreement)
Attachment B: Application package (REVISED) and plans including TTM No. 80292

Attachment C: City Council staff report (April 2, 2019)

Attachment D: City Council meeting minutes (April 2, 2019)

Attachment E: Redline language re: Assignment (provided by Developer)

Attachment F: CEQA Initial Study

Attachment G: Final MND and MMRP

Attachment H: Planning Commission Resolution No. 20-01 (January 13, 2020)

Attachment I: Planning Commission meeting minutes – draft (January 13, 2020)

This is a request for a Planned Development, Development Agreement, Request to Vacate City Streets, and Tentative Tract Map No. 80292 to allow for the construction of a mixed-use project consisting of 163 residential condominium units and 34,835 square feet of retail and restaurant uses on an approximately 3.66-acre site generally located at 220 South San Gabriel Boulevard.

These land use entitlements may be approved or denied by the City Council. The City Council originally considered the proposed project at a public hearing on April 2, 2019 and provided direction to the Applicant, which has resulted in changes to both the project description and conditions of approval. On January 13, 2020, the Planning Commission, who serves as the recommending body, considered the revised project and recommended City Council adoption of the relevant environmental documentation and approval of the proposed project by a vote of 4-0. Should the project be approved by the City Council, the development would be subject to Design Review by the Design Review Commission before proceeding to Building Plan Check.

Recommended Action:

Staff recommends that the City Council:

1. Conduct the public hearing and discuss the proposed Ordinance No. 651;
2. Motion to waive full reading and introduce the attached Ordinance by title only. The City Clerk will read aloud the full title of Ordinance No. 651;

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL TO ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION, MONITORING, AND REPORTING PROGRAM AND TO APPROVE PROJECT NO. PL-16-162, A PLANNED DEVELOPMENT, DEVELOPMENT AGREEMENT, REQUEST TO VACATE CITY STREETS, AND TENTATIVE TRACT MAP NO. 80292 FOR THE SAN GABRIEL PLAZA MIXED-USE PROJECT AT 220 SOUTH SAN GABRIEL BOULEVARD

3. Motion to approve the First Reading of Ordinance No. 651 and to waive future reading of the Ordinance; and
4. Schedule the Second Reading and adoption of the Ordinance for the next regular Council meeting. The Second Reading will require a majority vote of the total membership of the Council.

Should the City Council determine the proposed project or any part of the proposed project be denied, the appropriate motion should be adopted.

6. NEW BUSINESS – None.

7. PUBLIC COMMENT

8. CITY MANAGER’S REPORT

9. COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS

Each Council Member may address the City Council and public on matters of general information and/or concern. This is also the time for Council Members to report on conferences and/or meetings they have attended.

10. CLOSED SESSION

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code § 54956.9 Subparts (a) and (d)(4).

One Case

11. ADJOURNMENT

The Regular City Council meeting of March 3, 2020 has been cancelled. The next Regular City Council meeting will be held on Tuesday, March 17, 2020 at 6:30 p.m. in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California. Information regarding matters to be considered at each meeting will be available on the Friday before the City Council Meeting on the City’s website at www.sangabrielcity.com.