

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

Item 4E – Amended  
Attachment B

**Tuesday, March 2, 2021 - 6:30 P.M.**

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

**Due to Executive Order N-25-20 Members of the Council may  
Teleconference into the meeting.**

Denise Menchaca  
Mayor

Chin Ho Liao  
Vice Mayor

Tony Ding  
Council Member

John R. Harrington  
Council Member

Jason Pu  
Council Member



Mark Lazzaretto  
City Manager

Keith Lemieux  
City Attorney

Julie Nguyen  
City Clerk

Kevin B. Sawkins  
City Treasurer

Pursuant to State and County Directives, San Gabriel City Hall is **closed to the public** and physical access to the meeting has been suspended. To provide members of the public access to the meeting and an opportunity to comment on items on and off the Agenda, the following opportunities have been established:

**Public Comments**

Please email all public comments to [cityclerk@sgch.org](mailto:cityclerk@sgch.org) and include the following on the subject line of your email: the section (Public Comment, Consent, Public Hearing, Continued Business, New Business) and Item Number you are commenting on. The Clerk will read public comments into the record for up to the three-minute limit. Words that would disrupt the meeting, including profanity, obscenity, and discriminatory language, will not be read.

*Example: PUBLIC COMMENT: New Business Item A*

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[City Council Meeting Videos](#)

Spectrum cable: Live streaming on Channel 3, Public Access Channel.

**City Council Meeting Agenda**  
**Tuesday, March 2, 2021**

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

**1. APPROVAL OF AGENDA ORDER**

**2. PRESENTATION**

**A. COVID-19 BRIEFING**

**3. PUBLIC COMMENT**

**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 Special Meeting of February 16, 2021.
2. Minutes of the City Council Regular Meeting of February 16, 2021.

Recommended Action: Approval.

**B. MATERIAL DEMANDS**

The most recent Material Demands from the Finance Department are presented to the City Council for review and approval.

Recommended Action: Approval.

**C. SAFE, CLEAN WATER PROGRAM (MEASURE W) APPROPRIATION OF FUNDS**

Los Angeles County voters approved the Safe, Clean Water (SCW) Program (Measure W) on November 6, 2018. It imposes a new parcel tax of 2.5 cents per square foot of impermeable area except as exempted. The tax revenue is allocated 10% to the Flood Control District (Los Angeles County Board of Supervisors) for administration, 40% directly to each respective municipality within Los Angeles County, and the remaining 50% to fund projects and programs under the SCW Program.

Recommended Action:

Staff recommends that the City Council adopt Resolution No. 21-13 appropriating \$180,000 in the Stormwater Fund.

**D. GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE 2020 CALENDAR YEAR**

As required by Government Code Section 65400(b), the Planning Division is required to provide an annual report to the California Department of Housing and Community Development (HCD) and to the Governor's Office of Planning and Research (OPR) regarding the implementation of the General Plan's Housing Element and how the City is meeting the regional housing needs for the community. The General Plan Annual Progress Report (APR) is an important tool to facilitate the implementation of the Housing Element and in tracking and monitoring the City's progress in addressing the regional housing needs allocation (RHNA), including the number of housing units permitted by income level, the status of programs in the Housing Element, and efforts to remove governmental constraints.

Recommended Action:

Staff recommends that the City Council receive and file the information contained in this staff report and direct staff to submit the housing report to the State Department of Housing and Community Development (HCD).

**E. LETTER TO OPPOSE UNLESS AMENDED SENATE BILL (SB) 9 (ATKINS) – INCREASED DENSITY IN SINGLE-FAMILY ZONES**

Following the action alert recently received from the League of California Cities, staff has prepared a Letter to Oppose Unless Amended SB 9 (Atkins) Increased Density in Single-Family Residential Zones. This bill would require a local government to ministerially approve a housing development containing two residential units in single-family residential zones and also

require local governments to ministerially approve urban lot splits. In the Letter to Oppose Unless Amended, staff is proposing several amendments in order to address the City's concerns of SB 9 as written.

Recommended Action:

Staff recommends that the City Council authorize the Mayor or City Manager to sign the Letter to Oppose Unless Amended, and staff will send the signed position letter to the bill's author, the City's legislative representatives, the League of California Cities, and other stakeholders as deemed appropriate.

**F. PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM FUND ALLOCATION AND AMENDMENT TO EXCLUSIVE NEGOTIATING AGREEMENT (ENA) WITH RELATED COMPANIES OF CALIFORNIA**

On October 6, 2020, City Council elected to utilize the City's Permanent Local Housing Allocation (PLHA) funds toward the predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing for low income households. These funds can be used toward the investigative work taking place at 405 South Del Mar Avenue during the current due diligence period as the City is in escrow to purchase the property in partnership with the Related Companies of California. Additionally, the City and Related Companies of California together intend to amend the Exclusive Negotiating Agreement (ENA) as it relates to the financial responsibilities of the parties, on this affordable housing project.

Recommended Action:

Staff recommends that the City Council take the following actions:

1. Allocate \$23,982 of the Permanent Local Housing Allocation (PLHA) funds toward the ATLA survey and Phase I environmental study for 405 South Del Mar Avenue;
2. Approve Amendment to the Exclusive Negotiating Agreement (ENA) with the Related Companies of California; and
3. Authorize the City Manager to execute any grant-related documentation.

**G. PROPOSITION 68 GRANT – PLAN SUBMITTAL AND PARK IMPROVEMENTS**

As presented at the October 20, 2020 City Council Meeting, the City of San Gabriel is submitting an application for grant funds through Statewide Park Development and Community Revitalization Program – Round 4, funded through Proposition 68. With this final round of funding, the state will award over \$395 million in competitive grants for the creation of new and renovated parks and recreation opportunities in the most critically-underserved communities across California. The City will submit an application by the March 12, 2021 deadline for the renovation of Smith Park.

Recommended Action:

Staff recommends that the City Council:

1. Review the proposed park layout to be submitted as part of the grant application; and
2. Recommend that staff present the proposed funding sources and program fee changes at a future date, should the project be funded.

**5. PUBLIC HEARING** – None.

**6. CONTINUED BUSINESS** – None.

**7. NEW BUSINESS** – None.

**8. PUBLIC COMMENT**

**9. CITY MANAGER’S REPORT**

**10. 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.

**11. CLOSED SESSION** – None.

**12. ADJOURNMENT**

The next regular City Council meeting will be held on Tuesday, March 16, 2021, at 6:30 P.M. 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](http://www.sangabrielcity.com).

**Materials Available for Inspection.** You may view agenda items online at [www.sangabrielcity.com/agendacenter](http://www.sangabrielcity.com/agendacenter). Materials related to an item on this Agenda, submitted to the City Council after distribution of the Agenda packet, will be posted on the City website.

**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 [cityclerk@sgch.org](mailto:cityclerk@sgch.org) 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 at [cityclerk@sgch.org](mailto:cityclerk@sgch.org) during regular office hours.

*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 Department by emailing [cityclerk@sgch.org](mailto:cityclerk@sgch.org) at least 48 hours before the meeting, if possible.*