



**MINUTES OF FEBRUARY 1, 2022
REGULAR MEETING OF THE SAN GABRIEL CITY COUNCIL**

CALL TO ORDER

Vice Mayor Ding called the regular meeting of the San Gabriel City Council to order at 6:32 P.M. on Tuesday, February 1, 2022, with all Council Members and staff participating by teleconference.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Menchaca.

ROLL CALL

Council Members Present: John R. Harrington, Denise Menchaca, and Vice Mayor Tony Ding.

Council Members Absent: None.

Staff Members Present: City Manager Mark Lazzaretto, City Attorney Keith Lemieux, Community Services Director Rebecca Perez, Police Chief Eugene Harris, Chief City Clerk Sharon Clark, Public Works Director/City Engineer Greg de Vinck, Fire Chief Steven Wallace, Human Resources/Risk Management Director Edward Macias, Finance Director William Kaholokula, Community Development Director Aldo Cervantes, and Assistant City Clerk Marilyn Bonus.

ANNOUNCEMENTS

Chief City Clerk Clark provided information for the public on how to view the meeting and submit comments, and how to request meeting agendas.

1. APPROVAL OF AGENDA ORDER

Hearing no objection, Vice Mayor Ding announced that the agenda order was approved.

2. PRESENTATIONS

A. PROCLAIMING FEBRUARY AS BLACK HISTORY MONTH

Mayor Ding made the presentation.

B. INTRODUCTION OF NEW INFORMATION TECHNOLOGY MANAGER DAVID TSUEN

Finance Director Kaholokula made the presentation.

C. COVID-19 UPDATE

Presentations were made by Fire Chief Wallace and Police Chief Harris.

3. PUBLIC COMMENT – None.

4. CONSENT CALENDAR

A motion was made by Council Member Menchaca, seconded by Council Member Harrington, to approve Consent Calendar Items 4A – 4G as presented.

Motion carried by a vote of 3-0 as follows:

AYES: HARRINGTON, MENCHACA, DING
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

A. RESOLUTION NO. 22-11 REAUTHORIZING THE CITY COUNCIL AND THE CITY'S COMMISSIONS TO IMPLEMENT TELECONFERENCE ACCESSIBILITY FOR CONDUCTING PUBLIC MEETINGS PURSUANT TO ASSEMBLY BILL 361

The City Council adopted **Resolution No. 22-11** regarding the use of teleconferencing for public meetings.

B. APPROVAL OF MINUTES

The City Council approved the following:

1. Minutes of the City Council Regular Meeting of January 18, 2022.
2. Minutes of the City Council Special Meeting of January 25, 2022.

C. MATERIAL DEMANDS

The City Council approved January 6, 2022, and January 13, 2022, Registers of Demands and Warrants for the payment of City expenditures.

D. MONTHLY BUDGET UPDATE – DECEMBER 2021

The City Council received and filed the report.

E. ADOPTION AND SECOND READING OF ORDINANCE NO. 683: AMENDING CHAPTER 153 OF THE SAN GABRIEL MUNICIPAL CODE TO ADDRESS THE NEW STATE LAW (SENATE BILL 9) THAT WOULD ALLOW SINGLE-FAMILY-ZONED PROPERTIES TO BE SUBDIVIDED INTO TWO LOTS AND THE DEVELOPMENT OF TWO URBAN DWELLING UNITS (ZTA21-003)

The City Council conducted the second reading by title only and adopted **Ordinance No. 683** entitled, "An Ordinance of the City Council of the City of San Gabriel, California, Approving Planning Case No. ZTA21-003, Amending Title XV, Chapter 153 (Zoning) that would allow single-family-zoned properties to be subdivided into two lots and allow for the development of two urban dwelling units."

F. EXTENSION OF EXCLUSIVE NEGOTIATION AGREEMENT WITH RELATED COMPANIES OF CALIFORNIA, LLC

The City Council approved the Amendment to the Exclusive Negotiation Agreement and authorized the City Manager to execute it.

G. ACCEPTANCE OF FINAL TRACT MAP NO. 73968 FOR 306 SAN MARCOS STREET PLANNING CASE NO. PL-15-045

The City Council:

1. Authorized the City Manager to execute the Subdivision Improvement Agreement; and
2. Authorized the City Manager to accept Final Tract Map No. 73968 and authorized filing with the Los Angeles County Registrar-Recorder/County Clerk's office.

H. ACCEPTANCE OF FINAL TRACT MAP NO. 73648 FOR 328 EAST LIVE OAK STREET PLANNING CASE NO. PL-15-073

The City Council accepted Final Tract Map No. 73648 and authorized filing with the Los Angeles County Registrar-Recorder/County Clerk's office.

I. INSTRUCTIONAL SERVICES AGREEMENT

The City Council approved the Instructional Services Agreement and authorized the Fire Chief to enter into the agreement with ELAC on behalf of the San Gabriel Fire Department and create an account to deposit ISA funds for the purpose of purchasing equipment or procuring training from a provider as needed.

J. CALIFORNIA JOINT APPRENTICESHIP COMMITTEE (Cal-JAC)

The City Council approved the Subscription Agreement with Cal-JAC and authorized the Fire Chief to enter into the agreement with Cal-JAC on behalf of the San Gabriel Fire Department and create an account to deposit Cal-JAC funds for the purpose of purchasing equipment or providing training.

5. PUBLIC HEARING

A. HOUSING ELEMENT UPDATE FOR THE SIXTH CYCLE (2021-2029)

Vice Mayor Ding opened the public hearing.

The presentation was made by Planning Manager Samantha Tawasart and consultant Jennifer Murillo of LWC.

Clarification discussion included consequences if some programs are not adopted, past grants, and the potential for future grants.

Mitchell M. Tsai and Salvador George, representing the Southwest Regional Council of Carpenters provided comments advocating for the adoption of local skilled and trained workforce requirements for future housing projects.

Matt Gelfand, representing Californians for Homeownership, provided comments stating that the City's Draft Housing Element does not satisfy its obligations in respect to non-vacant sites and requested review of the detailed letter submitted.

Discussion included the status of the City's Housing-Inclusionary Program and status of a potential affordable housing project at 405 S. Del Mar Avenue.

A motion was made by Council Member Menchaca, seconded by Council Member Harrington, to:

1. Adopt **Resolution No. 22-10** approving the proposed Initial Study/Negative Declaration and 2021-2029 Housing Element Update.
2. Authorize the City Manager, or designee, to make technical changes and other, non-substantive, edits to the 2021-2029 Housing Element that may result from the Department of Housing and Community Development review for final certification of the Housing Element, without further City Council consideration or re-adoption of the 2021-2029 Housing Element.

Motion carried by a vote of 3-0 as follows:

AYES: HARRINGTON, MENCHACA, DING
 NOES: NONE
 ABSTAIN: NONE
 ABSENT: NONE

6. CONTINUED BUSINESS – None.

7. NEW BUSINESS

A. ANALYSIS OF REFINANCING OPTIONS FOR THE CITIZENS BUSINESS BANK LOAN

The presentation was made by Finance Director Kaholokula, and Michael Busch and Branden Kfoury of Urban Futures, Inc.

There was no public comment.

Discussion included thanks to staff for their ongoing attention to this matter; how the options presented affect the state auditor’s findings, future credit-worthiness, ability to get bond insurance, and credit rates for the City; timing of the state auditor’s rankings; ability to seek financing proposals again once the City’s financial situation improves more; upcoming credit assessment by Urban Futures, Inc., and effect of refinancing this loan on a pension liability financing options.

A motion was made by Council Member Menchaca, seconded by Council Member Harrington, to direct staff to maintain the current terms of the CBB Loan Agreement and continue to monitor opportunities to refinance the loan as the City’s financial condition improves.

Motion carried by a vote of 3-0 as follows:

AYES: HARRINGTON, MENCHACA, DING
 NOES: NONE
 ABSTAIN: NONE
 ABSENT: NONE

B. DECLARATION OF VACANCY OF COUNCIL MEMBER OFFICE AND CONSIDERATION OF PROCESS TO FILL VACANCY

Chief City Clerk Clark made the staff presentation.

Clarification discussion included the option to appoint either by resolution or minute order, and that interviews would be held in-person and open to the public.

Norma Davalos provided comments requesting a candidate forum where the public could question candidates.

Sandy Rosco, Executive Director of the San Gabriel Chamber of Commerce, and Alexis Salamanca provided comments requesting that all proceedings relating to this item be held in-person at the San Gabriel Mission Playhouse.

Dr. Chasity Jennings Nunez, Human Equity, Access and Relations (HEAR) Commission Chair, provided comments commending former Mayor Liao for his service to the community.

Discussion included the desirability of the Mission Playhouse as a venue for City Council candidate interviews and deliberation due to the ability to socially-distance, and the need for improvements to the sound system; details of the interview and appointment process; and timing for the City Council and public to view applications.

A motion was made by Council Member Menchaca, seconded by Council Member Harrington, to:

1. Accept resignation of Mayor Liao, with regrets, effective January 27, 2022.
2. Adopt **Resolution No. 22-12**, adopting a process for filling of vacancy on the City Council by appointment.

Motion carried by a vote of 3-0 as follows:

AYES:	HARRINGTON, MENCHACA, DING
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

C. CITY COUNCIL SELECTION OF VICE MAYOR

City Attorney Lemieux recommended that this item be postponed until the scheduled City Council reorganization when a full City Council has been seated. Therefore, with Council's consent, no action was taken.

8. PUBLIC COMMENT – None.

9. CITY MANAGER'S REPORT

City Manager Lazzaretto announced a Lunar New Year video had been posted to the City's YouTube channel, and congratulated HEAR Commission Chair Dr. Chasity Jennings-Nunez for her recognition by the San Gabriel Education Foundation for her contributions to the community and medical community.

10. COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS

Council Member Menchaca wished all a Happy Lunar New Year of the Tiger, and congratulated Dr. Chasity Jennings-Nunez on her recognition by the San Gabriel Education Foundation and shared biographical information.

Council Member Harrington thanked staff and his colleagues for a productive meeting and wished all a Happy New Year.

Vice Mayor Ding thanked City Manager Lazzaretto, City Attorney Lemieux and Chief City Clerk Clark for helping him conduct his first City Council meeting; thanked staff for a productive meeting; congratulated Dr. Jennings-Nunez on her recognition by the San Gabriel Education Foundation; and wished all a Happy Lunar New Year.

11. CLOSED SESSION

There was no public comment.

RECESS AND RECONVENE

Vice Mayor Ding recessed the meeting at 8:55 P.M. and reconvened into Closed Session at 9:05 P.M. with all Council Members present.

11. CLOSED SESSION (Continued)

A. CONFERENCE WITH LABOR NEGOTIATOR (GOVERNMENT CODE SECTION 54957.6)

City Negotiators – City Manager Lazzaretto, City Attorney Lemieux, and Human Resources/Risk Management Director Macias, Labor Relations Counsel Steve Filarsky.

Regarding the following Employee Organizations – San Gabriel Police Officers’ Association, San Gabriel Police Management Group, San Gabriel Firefighters’ Association, San Gabriel Fire Management Group and all Unrepresented Employees.

There was no reportable action.

B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (GOVERNMENT CODE SECTION 54957)

Title: City Manager

There was no reportable action.

12. ADJOURNMENT

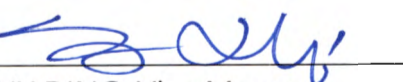
The meeting was adjourned at 9:55 P.M.

Respectfully submitted:



JULIE NGUYEN, City Clerk

Approved this 15th day of February, 2022:



TONY DING, Vice Mayor