



**MINUTES OF MAY 19, 2020  
REGULAR MEETING OF THE SAN GABRIEL CITY COUNCIL**

**CALL TO ORDER**

Mayor Menchaca called the regular meeting of the San Gabriel City Council to order at 6:35 p.m. on Tuesday, May 19, 2020, with all Council Members and staff participating by teleconference.

**CLOSED SESSION REPORT**

City Attorney Lemieux announced that for the Special Meeting held at 5:30 P.M. this evening, there was no reportable action.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Menchaca.

**ROLL CALL**

**Council Members Present:** Tony Ding, John R. Harrington, Jason Pu, Vice Mayor Chin Ho Liao, and Mayor Denise Menchaca.

**Council Members Absent:** None.

**Staff Members Present:** City Manager Mark Lazzaretto, City Attorney Keith Lemieux, Assistant City Manager/Community Development Director Arminé Chaparyan, Community Services/Interim Mission Playhouse 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, Interim Finance Director Kenneth Louie, and Assistant City Clerk Marilyn Bonus.

Mayor Menchaca provided information for the public on how to view the meeting and submit comments.

**1. APPROVAL OF AGENDA ORDER**

City Manager Lazzaretto announced that staff had requested that item 6A: Athens Services – Contract Options be removed from consideration on the agenda, to be brought back for the June 2<sup>nd</sup> regular City Council meeting.

Hearing no objections to the Agenda Order, Mayor Menchaca stated the Agenda Order was approved as amended.

**2. PRESENTATIONS**

**A. RECOGNITION OF SERVICE – OUTGOING CHAIR OF PLANNING COMMISSION,  
NORMAN GARDEN**

Presentation was made by Assistant City Manager/Community Development Director Arminé Chaparyan.

## **B. COVID-19 UPDATE ON CITY OPERATIONS**

Mayor Menchaca announced that this will be an ongoing presentation on the Agenda until the COVID-19 epidemic ends to keep the public informed directly from the City's first responders and staff.

Presentations were made by Fire Chief Wallace, Police Chief Harris, and City Manager Lazzaretto.

## **3. PUBLIC COMMENT**

Clive Jim, representing Alhambra Vega Neighbors, expressed opposition to the 235 S. Arroyo development project and the public comment protocols used for the May 11, 2020 Planning Commission meeting.

Ari Arambula requested that the San Gabriel Historic Preservation Commission review the project plans for the Arroyo Village Project to confirm it may legally proceed.

Paul Padilla requested that public comment for City Council meetings be made available via telephone and/or video.

## **4. CONSENT CALENDAR**

Regarding item 4G, Council Member Pu received clarification from Public Works Director/City Engineer de Vinck that the budget amendment to increase Proposition C funding for the maintenance of Metro Park and Ride lots will be an annual adjustment, and that it will have a correlating effect on Proposition C funding in other areas.

A motion was made by Council Member Pu, seconded by Vice Mayor Liao, to approve Consent Calendar Items 4A – 4G as presented.

*Motion approved Consent Calendar Items 4A – 4G as presented by a vote of 5-0 as follows:*

AYES: DING, HARRINGTON, PU, LIAO, MENCHACA

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

## **A. APPROVAL OF MINUTES**

The City Council approved the following items as presented:

1. Minutes of the City Council Special Meeting of May 5, 2020.
2. Minutes of the City Council Regular Meeting of May 5, 2020.
3. Minutes of the City Council Special Meeting of May 12, 2020, 5:00 P.M.

## **B. MATERIAL DEMANDS**

The City Council approved the April 24, 2020, and April 30, 2020 Registers of Demands and Warrants for the payment of City expenditures.

## **C. CASH AND INVESTMENT REPORT – APRIL 2020**

The City Council received and filed the Cash and Investment Report for April 2020.

**D. SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT (PSA) WITH ANNEALTA GROUP FOR AN INTERIM PLANNING MANAGER**

The City Council:

1. Approved the Second Amendment to the Professional Services Agreement with Annealta Group; and
2. Authorized the City Manager to execute all necessary documents.

**E. RESOLUTION NO. 20-25: COUNTY OF LOS ANGELES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PARTICIPATING CITY – COOPERATION AGREEMENT**

The City Council:

1. Adopted **Resolution No. 20-25** authorizing the City's participation in the Los Angeles Urban County Community Development Block Grant program; and
2. Authorized the Mayor or her designee to execute any and all documents necessary for participation in the Los Angeles Urban County CDBG Program on behalf of the City of San Gabriel.

**F. MEMORANDUM OF AGREEMENT WITH SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS (SGVCOG) TO DEVELOP VEHICLE MILES TRAVELED (VMT) THRESHOLDS AND MITIGATION MEASURES IN COMPLIANCE WITH RECENTLY-ADOPTED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES**

The City Council received and filed the informational report about participation in the San Gabriel Valley Regional Vehicle Miles Traveled Analysis Model and the need to establish Vehicle Miles Traveled thresholds and mitigation measures by July 1, 2020.

**G. BUDGET AMENDMENT TO INCREASE PROPOSITION C FUNDING FOR MAINTENANCE OF METRO PARK & RIDE LOTS**

The City Council adopted **Resolution No. 20-23** to increase Proposition C Park & Ride lot maintenance project budget appropriation by \$18,530 from \$21,970 to \$40,500 for staffing costs in payroll related accounts (181-800-49-11-000,19-001, 19-002 and 19-016) and \$14,500 in account number 181-800-49-80-000 for maintenance materials and supplies.

**5. PUBLIC HEARING – None.**

**6. NEW BUSINESS**

**A. ATHENS SERVICES – CONTRACT OPTIONS**

This item was removed from the agenda.

**B. CITY OF SAN GABRIEL ECONOMIC DEVELOPMENT 3.0 STRATEGY: A 10-POINT PLAN FOR RECOVERY, RESILIENCY, AND REINVESTMENT**

Presentation was made by Assistant City Manager/Community Development Director Arminé Chaparyan and Management Assistant Claudia Gelin.

Discussion included administrative costs and work load to administer a COVID-19-related grant program with supplemental Community Development Block Grant (CDBG) funding; having a range of grant amounts dependent on need; rental-assistance program options; preference for funds to be used for direct aid rather than consultant fees; use of existing staff to assist in program administration; CDBG requirements for business grant applicants; desire for greater detail in staff reports regarding allocation of funds; clarification that staff is seeking approval for the parameters of the program which would be brought back for Council consideration at a future meeting; and rental assistance for both tenants and landlords.

The following provided comments in opposition to funding for the San Gabriel Chamber of Commerce: Michael Shutz, resident; Cheri Cabot; George Valdez, resident; Sean McMorris, resident; and Amy Cheung von Haam, resident.

The following provided comments in favor of funding for the San Gabriel Chamber of Commerce: Gary Wat, resident and business owner; Terri Huerta, resident and San Gabriel Mission employee; Alexis Salamanca, resident and co-owner of San Gabriel businesses Eraxtyle Design, Ofiso Promo and Officezilla Los Angeles; Tony Chi-Su-Gutierrez, co-owner of San Gabriel businesses Eraxtyle Design, Ofiso Promo and Officezilla Los Angeles; Joanna Jimenez, owner of Joann's Floral Expressions & Gifts, Pasadena; Jocelyn Hanson, Buttermilk House Catering; Shelly Chia, Private Banker, Union Bank; Scott and Isela Bowles, Formula 1 Paint & Body; Donna Lee, AskDonna123Wellness; and Camelia Vera, resident, and of Coldwell Banker George Realty, Arcadia.

Paul Cole Padilla provided comments advocating prioritization of CDBG funds for people over businesses.

Discussion continued regarding providing a lower amount to more recipients for the rental assistance program; the value of monetary assistance to businesses; a cap on gross income for qualification for business assistance; appreciation for the variety of assistance methods in the Plan; correlation to the Business-Friendly Action Plan; importance of supporting and promoting all San Gabriel businesses; consumption coupons; leveraging CDBG dollars to stimulate spending to benefit both consumers and businesses; preference to support economic programs rather than a COVID-19 testing site with the limited CDBG funds; opposition to using CDBG funds for a consultant; update on local COVID-19 testing; options for provision of senior meals; types of assistance for small businesses; types of funding other than CDBG funds that may be available for assistance; commendation to the Community Development Department for their communication with City businesses; street closures to aid restaurants in complying with distancing guidelines; and a desire for more financial detail for application of the 10-Point plan.

Assistant City Manager/Community Development Director Chaparyan provided clarification that staff was looking for Council approval for implementation of the 10-Point Conceptual Plan, and that staff will bring back the CDBG portion with greater detail for Council consideration.

There was a consensus of the City Council to approve the conceptual 10-Point Plan for Recovery, Resiliency, and Reinvestment.

**C. CONSIDERATION TO AMEND URGENCY ORDINANCE NO. 668 TEMPORARILY RESTRICTING RESIDENTIAL AND COMMERCIAL EVICTIONS FOR NONPAYMENT OF RENT DUE TO THE COVID-19**

City Attorney Lemieux stated that, as explained at the last meeting, the public-generally exception means that all council members may participate in this item. However, Council Member Pu has an interest in recusing himself from the discussion.

Council Member Pu explained that he didn't feel he could be objective and unbiased on this issue and although he has no legal obligation to do so, he was recusing himself on this item.

Council Member Pu left the meeting at 9:40 P.M.

City Attorney Lemieux explained that an amendment to this urgency ordinance would require a four-fifths vote of the Council, which would be a unanimous vote of the remaining council members, and would be effective immediately.

The staff presentation was made by Assistant City Attorney Norma Tabares who also noted that correspondence had been received on this item from the Apartment Association of Greater Los Angeles and had been distributed to the City Council via email prior to the meeting.

The following provided comments in opposition to amending the ordinance: Shelly Chia, investment property owner; Felix Liu, property manager; Justin Chan, commercial retail broker; Patsy Ma, retail property specialist; Alex Alvarez, resident and landlord; Elizabeth Liu, resident and small business owner; and Karen Yu.

The following provided comments in favor of amending the ordinance: Sean McMorris, resident and tenant.

The following provided comments requesting various alternative and/or additional provisions in an amended ordinance: Matthew Buck, California Apartment Association; and Paul Cole Padilla.

Assistant City Attorney Tabares suggested that Council be surveyed prior to discussion as to whether they were in agreement with the key proposed changes to the repayment period, verification documentation, and extenuating circumstances notification, since action would require a four-fifths vote.

Vice Mayor Liao indicated he was in agreement with the proposed changes to verification documentation and extenuating circumstances notification, but not in agreement with the proposed repayment period.

Council Member Harrington indicated he was not in agreement with any of the proposed key changes, and commented on some provisions of the County ordinance and the expiration date of the Executive Order.

Council Member Ding suggested changes to the methodology of repayment and received confirmation from City Attorney Lemieux that he could participate in this item.

Mayor Menchaca stated that there is no consensus to reach the unanimous decision that would be required, so the current urgency ordinance will remain in effect.

Council Member Pu returned to the meeting.

**7. PUBLIC COMMENT** – None.

**8. CITY MANAGER'S REPORT**

City Manager Lazzaretto announced that a new Economic Development Manager has been hired and she will be starting work on June 8, 2020; and that he, Interim Finance Director Louie, and Management Specialist Julia James will be meeting with each Council Member to answer any preliminary questions they have on the draft budget before it is presented at a City Council meeting in June. It will also be posted online for the public's review.

He commented that regarding the possibility of closing streets to facilitate outdoor dining, our situation is different than neighboring cities, and asked if Council was interested in staff exploring using parking lots for outdoor dining space.

There was a majority of Council in favor of having staff explore this option.

#### **9. COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS**

Vice Mayor Liao reported on COVID-19-related donations.

Council Member Ding commented on a website to assist restaurants with online orders and encouraged ordering food from local restaurants on Memorial Day weekend.

Council Member Harrington thanked staff for good reports tonight, and encouraged shopping and eating locally to help our economy.

Council Member Pu thanked staff for their work in moving things forward, commented we have risen to the challenge and are collectively moving through this crisis, and gave information about the Herald Christian Health Center COVID-19 testing site.

Mayor Menchaca echoed the call to shop locally and reminded the community to call in advance to check business hours or check the Economic Development webpage to get business information. She reported her attendance at the Asian Youth Center for a special donation presentation by Supervisor Hilda Solis for their food pantry, and gave information on food donations provided by the Asian Youth Center and La Casa. She reminded the community to be safe and stay healthy, commended staff for meeting the challenge, and stated she is proud to be part of the team.

#### **10. CLOSED SESSION** – None.

#### **11. ADJOURNMENT**

Mayor Menchaca adjourned the meeting at 10:05 p.m.

Respectfully submitted:

  
SHARON F. CLARK, Chief City Clerk

Approved this 2<sup>nd</sup> day of June, 2020:

  
DENISE MENCHACA, Mayor