



**MINUTES OF SEPTEMBER 21, 2021
REGULAR MEETING OF THE SAN GABRIEL CITY COUNCIL**

CALL TO ORDER

Mayor Liao called the regular meeting of the San Gabriel City Council to order at 6:36 P.M. on Tuesday, September 21, 2021, with all Council Members and staff participating by teleconference.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Liao.

ROLL CALL

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

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, Acting Community Development Director/Planning Manager Samantha Tewesart, and Assistant City Clerk Marilyn Bonus.

CLOSED SESSION REPORT

City Council special meeting of September 21, 2021:

CONFERENCE WITH LABOR NEGOTIATOR (GOVERNMENT CODE §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.

City Attorney Lemieux announced no reportable action was taken.

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, Mayor Liao stated the agenda order was approved.

2. PRESENTATIONS

A. PROCLAMATION FOR HISPANIC HERITAGE MONTH

Mayor Liao made the presentation.

B. COVID-19 UPDATE

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

3. PUBLIC COMMENT

Fiona Reimers, Los Angeles County Adult-Teen Services Librarian, provided comments announcing that no overdue fines will be accrued on any accounts and all existing late fines will be waived; and invited the public to a book club for adults on each third Wednesday at the San Gabriel Library.

4. CONSENT CALENDAR

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

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

AYES: HARRINGTON, MENCHACA, PU, DING, LIAO

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

A. APPROVAL OF MINUTES

The City Council approved the following:

1. Minutes of the City Council Special Meeting of September 7, 2021.
2. Minutes of the City Council Regular Meeting of September 7, 2021.

B. MATERIAL DEMANDS

The City Council approved the August 27, 2021, and September 2, 2021, Registers of Demands and Warrants for the payment of City expenditures.

C. CASH AND INVESTMENT REPORT – AUGUST 2021

The City Council received and filed the Cash and Investment Report for August 2021.

D. BUDGET UPDATE – FISCAL YEAR 2020-21 AND FISCAL YEAR 2021-22

The City Council received and filed the report.

E. RESOLUTION NO. 21-38 – ANNUAL RESOLUTION FOR TEMPORARY STREET CLOSURES DURING CITY EVENTS

The City Council adopted **Resolution No. 21-38**, authorizing the Public Works Director to approve the specific street closures, dates and times for each event.

F. RESOLUTION NO. 21-44 IN SUPPORT OF THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION OFFICE OF GRANTS AND LOCAL SERVICES, OUTDOOR EQUITY GRANTS PROGRAM (OEP)

The City Council adopted **Resolution No. 21-44** approving the application for California Department of Parks and Recreation Office of Grants and Local Services (OGALS), Outdoor Equity Grants Program (OEP) funds.

5. PUBLIC HEARING

**A. 700-800 SOUTH SAN GABRIEL BOULEVARD
PLANNING CASE NOS: ZC18-001 (ZONE CHANGE/PLANNED DEVELOPMENT OVERLAY ZONE/DEVELOPMENT AGREEMENT), TMAP18-005 (TENTATIVE TRACT MAP), AND ENVIRONMENTAL IMPACT REPORT (EIR) APPLICANT: PACIFIC SQUARE SAN GABRIEL, LLC**

Mayor Liao opened the public hearing.

Senior Planner Matt Chang made the staff presentation.

Clarifying discussion included other approved projects in the City containing live-work units.

The applicant's presentation was made by Ken Lee, Vice-President, Pacific Plaza Premier Development Group; John Bwarie, Chief Executive Officer, Stratiscope; and Rick Abe, Project Architect, Media Portfolio.

The following provided comments in favor of approval of the project: David Ko Lee, neighbor; Jason Liu, resident; Megan Lau, resident; Doug Richter, resident; Silvia Gerstner of A Complete Car Care Center; Dan Gerstner of A Complete Car Care Center; Michelle Freridge, Executive Director, Asian Youth Center; Darrel Miller, neighbor; Debi Hillberg, neighbor; Sandy Rosco, Executive Director, San Gabriel Chamber of Commerce; Tracy R. Wilke, neighbor; Teresa Fung, owner, Cheers Bar & Grill, Inc.; Alexis Salamanca, President, Board of Directors, San Gabriel Chamber of Commerce; and William R. Manis, President and Chief Executive Officer, San Gabriel Valley Economic Partnership.

The following provided comments in opposition to approval of the project: Mitchell M. Tsai, Attorneys for Southwest Regional Council of Carpenters; Lozeau Drury, LLP, on behalf of Supporters Alliance for Environmental Responsibility; and Johnny Sanchez.

The following provided comments advocating for the use of a skilled and trained workforce in construction of the project: William Alvarez; Christian Ortega; Pablo Felipe; Luis Terrazas; and Richard Burns.

The following provided comments indicating that the environmental impacts of the project would affect them: Kimberly Morales, Southwest Carpenters; Brenda Garibay, Southwest Carpenters; and Claudia Silva, Southwest Carpenters.

Mayor Liao closed the public hearing.

Discussion included traffic flow; parking; allowed uses for the project; appreciation for the applicant's and staff's hard work on this project and for the tribute grove; impact fees; affordable housing in-lieu fee; electric vehicle (EV) charging stations in excess of requirements; including a reference to the Development Agreement (DA) as Exhibit 2 in the Ordinance; methodology for the Conditions of Approval;

inclusion of a reference to the Conditions of Approval in the DA; encouragement for the applicant to consider comments by the Southwest Carpenters; outreach to the community and other development projects; tenant mix; live-work units methodology; solar-ready details; open-space programming; planned development overlay, density, and floor-area ratio (FAR); impact on fire services; water-supply adequacy; Code-compliant alternatives; Environmental Impact Report (EIR); permitted uses by zone classification; public benefit; drought-tolerant landscape; and adding a spot for a sister-city plaque.

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

1. Adopt **Resolution No. 21-42** certifying the Final Environmental Impact Report, making findings required by CEQA and adopting Mitigation Monitoring and Reporting Program, and approving Planning Case No. TMAP18-005, a Tentative Tract Map for project located at 700-800 South San Gabriel Boulevard.
2. Waive full reading and introduce **Ordinance No. 678** by title only, as amended in Section 3 to add a reference to the Development Agreement as Exhibit 2 to the Ordinance, and waive future reading.
3. Schedule the Second Reading and adoption of Ordinance No. 678 for the next regular City Council meeting. The Second Reading will require a majority vote of the total membership of the Council.

Motion carried by a vote of 4-1 as follows:

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

6. **CONTINUED BUSINESS** – None.

7. **NEW BUSINESS** – None.

8. **PUBLIC COMMENT** – None.

9. **CITY MANAGER'S REPORT**

City Manager Lazzaretto announced the addition of City Council agenda translations in Chinese, Vietnamese, and Spanish to the City's website; and passed along thanks from San Gabriel Unified School District Superintendent Jim Symonds to City staff, especially the Police Department and School and Community Engagement Team (SCET) members Dane Woolwine and Cecily Ramirez, for their assistance with student mental health and behavioral issues.

10. **COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS**

Council Member Menchaca reported on attending a celebration of life for former Council Member Sabino Cici; and announced the following upcoming events:

- San Gabriel Police Department Community Break-Out Session on September 24, 2021, from 6:00 – 8:00 P.M.
- Herald Christian Health Center at Jefferson Middle School on September 29, 2021, from 2:00 – 5:00 P.M.
- San Gabriel Hope Lions Club Community Fair on October 2, 2021, from 10:00 A.M. - 4:00 P.M. at the Mission Playhouse parking lot.

- Community Services Department events:
 - Drive-through trunk-or-treat October 29, 2021.
 - Dia de los Muertos on November 4, 2021.
 - Turkey Trot, date to be announced.

Vice Mayor Ding announced that today was the Mid-Autumn Festival and encouraged all to view the moon, connect with family, and have moon cake and Chinese tea; announced the San Gabriel Hope Lions Club Community Fair on October 2, 2021; and reminded all to continue COVID-19 safety protocols.

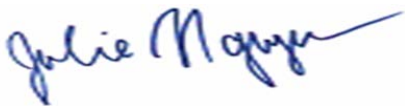
Mayor Liao reported on the 9-11 Remembrance event at San Gabriel Fire Station 51 and announced he will be attending the League of California Cities Annual Conference.

11. CLOSED SESSION – None.

12. ADJOURNMENT

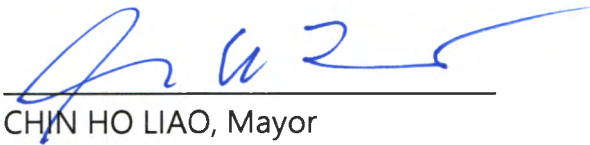
Mayor Liao adjourned the meeting at 10:09 P.M.

Respectfully submitted:



JULIE NGUYEN, City Clerk

Approved this 5th day of October, 2021:



CHIN HO LIAO, Mayor