

**NOTE: CITY HALL IS HANDICAPPED ACCESSIBLE. AUDIO DEVICES FOR THE HEARING IMPAIRED ARE AVAILABLE FROM THE CITY CLERK DURING EACH MEETING**

*Speaker's Request Cards are provided on the table in the lobby of the Council Chamber. If you wish to address the Council during the meeting, please complete a speaker's card and hand it to the City Clerk.*

**SAN GABRIEL CITY COUNCIL REGULAR MEETING  
and  
REDEVELOPMENT AGENCY SPECIAL MEETING  
held in the  
COUNCIL CHAMBER at CITY HALL  
425 S. MISSION DR., SAN GABRIEL  
on  
TUESDAY, APRIL 5, 2005  
at  
7:30 P.M.**

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE: BALDWIN, COSTANZO, GUTIERREZ, MUI, SAWKINS
4. PRESENTATIONS:
  - A. YOUTH-IN-GOVERNMENT RECOGNITION
  - B. GABRIELINO HIGH SCHOOL TSUNAMI RELIEF EFFORT
5. JOINT SESSION OF CITY COUNCIL AND REDEVELOPMENT AGENCY

The following items require action by both the City Council and/or Redevelopment Agency.

- A. APPROVAL OF REDEVELOPMENT AGENCY MINUTES OF MARCH 1, 2005
- B. PUBLIC HEARING:

SGRA CASE NO. 04-02 – DISPOSITION AND DEVELOPMENT AGREEMENT WITH NEW CENTURY LM, LLC

  - (1) RESOLUTION SGRA 05-02 – A RESOLUTION OF THE SAN GABRIEL REDEVELOPMENT AGENCY APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH NEW CENTURY LM, LLC
  - (2) RESOLUTION 05-07 – A RESOLUTION OF THE SAN GABRIEL CITY COUNCIL APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH NEW CENTURY LM, LLC.

(3) DISPOSITION AND DEVELOPMENT AGREEMENT

New Century LM, LLC has been in exclusive negotiations with the San Gabriel Redevelopment Agency for the development of a Lincoln Mercury dealership (14,970 square feet) and service building with auto part sales (11,816 square feet.) The developer controls two parcels; however, under consideration is a Disposition and Development Agreement (DDA) that provides for Agency acquisition of three other parcels, those being the properties from 1266-1300 East Las Tunas Drive. A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act. This matter has been duly noticed for public hearing.

Recommended Action: After holding the public hearing and considering all testimony:

- (1) The San Gabriel Redevelopment Agency approve Resolution SGRA No. 05-02, concerning a Disposition and Development Agreement (DDA) with New Century LM, LLC
- (2) The City Council approve Resolution No. 05-07 in order to adopt the attached DDA, including the approval of a Negative Declaration.

6. ADJOURN AGENCY MEETING

7. PUBLIC HEARING IN CONSIDERATION OF PLANNING CASE PL-04-151  
GENERAL PLAN AMENDMENT AND ZONE CHANGE  
402 E. LAS TUNAS DRIVE

- A. RESOLUTION 05-03 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL APPROVING A GENERAL PLAN AMENDMENT FOR PLANNING CASE NO. PL-04-151 BY REVISING THE LAND USE MAP TO REFLECT A CHANGE TO THE LAND USE DESIGNATION FOR THE PROPERTY LOCATED AT 402 EAST LAS TUNAS DRIVE.
- B. ORDINANCE NO. 544-C.S. – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL ADOPTING A ZONE CHANGE FOR PLANNING CASE NO. PL-04-151 CHANGING THE ZONE DESIGNATION OF 402 EAST LAS TUNAS DRIVE FROM R-3 (HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL) ZONED PORTION TO C-1 (RETAIL COMMERCIAL)

A request has been submitted for an approval of a general plan amendment and zone change to develop a new 8,934 square-foot commercial building with a 43 space surface parking lot on a vacant 19,500 square foot (0.45 acre) lot. The property has bifurcated land use and zoning in the northern portion of the lot which fronts Las Tunas Drive and the southern portion of the lot. The request is to amend the General Plan designation of the southern portion of the lot from High Density Residential to General Commercial, and to change the zoning of the southern portion of the lot from R-3 (High Density Multi-family Residential) zone to C-1 (Retail Commercial) zone.

Recommended Action: After holding the public hearing and considering all testimony, that the City Council:

- (1) Approve the Negative Declaration.
- (2) Adopt Resolution No. 05-03 amending the Land Use Map of the General Plan to change the land use designation at 402 E. Las Tunas Drive from High Density Residential to General Commercial; and
- (3) Introduce and place on first reading Ordinance No. 544-C.S. changing the affected portion of R-3 (High Density Multifamily Residential) zone to C-1 (Retail Commercial) zone located at 402 E. Las Tunas Drive.

8. PUBLIC COMMENT: PURSUANT TO GOVERNMENT CODE SECTION 54954.3, THIS IS THE TIME PROVIDED FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COUNCIL ON ITEMS OF INTEREST THAT ARE WITHIN THE SUBJECT MATTER JURISDICTION OF THE SAN GABRIEL CITY COUNCIL

Citizens wishing to address the Council on any matter not on the Agenda, which is in the subject matter jurisdiction of the San Gabriel City Council, may do so at this time. Please state your NAME and ADDRESS CLEARLY for the record.

**Please note** that while the City Council values your comments, pursuant to the Brown Act, the City Council cannot take any action until such time as the matter may appear as an item on a forthcoming agenda.

9. RESOLUTION 05-06 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL UPHOLDING AN APPEAL AND APPROVING PLANNING CASE PL-04-188 AT 132 WEST LAS TUNAS DRIVE WITH CONDITIONS

At their regular meeting held on March 1, 2005, the City Council conducted a public hearing on an appeal of a Planning Commission decision to deny Planning Case PL-04-188, a request by Fernando Mejia and Chau H. Vuong for a conditional use permit for used car sales at 132 West Las Tunas Drive. After receiving verbal and written testimony, the City Council voted to uphold the appeal and approve PL-04-188, directing staff to return with a resolution. Resolution 05-06 formalizes that decision and is being presented for Council action.

Recommended Action: That the City Council adopt Resolution 05-06

10. CONSENT CALENDAR: ALL ITEMS LISTED UNDER THE CONSENT CALENDAR ARE CONSIDERED ROUTINE AND WILL BE ENACTED BY ONE MOTION UNLESS A MEMBER OF THE CITY COUNCIL OR AUDIENCE REQUESTS SEPARATE DISCUSSION

A. MINUTES OF REGULAR COUNCIL MEETING OF MARCH 17, 2005

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

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. REQUEST SUBMITTED ON BEHALF OF THE SAN GABRIEL CHAMBER OF COMMERCE REGARDING THE ANNUAL STREET FESTIVAL AND CITY BIRTHDAY CELEBRATION

The San Gabriel Chamber of Commerce will be hosting the annual Street Festival and City Birthday Celebration, which is scheduled for April 22-24, 2005 and held in the Mission District. As in the past, the Chamber is requesting approval of the display of banners, use of City property, street closure, and waiver of concession fees and permits.

Recommended Action: That the City Council:

- (1) Grant permission to display six banners advertising the event subject to the condition that the location of the banners is at the City's discretion.
- (2) Grant permission for the use of the Civic Auditorium parking lot and adjoining City properties for the event.
- (3) Grant the Chamber of Commerce and its operator, O Entertainment, a license to occupy the premises as indicated above.
- (4) Grant the Chamber of Commerce and its operator, O Entertainment, a waiver of all fees and permits relating to this event.
- (5) Approve the closure and use of South Mission Drive from Broadway on the north to Mission Road.
- (6) Grant permission to hold a beer/wine garden with a hired security guard at the entrance and Chamber volunteers verifying ID's until 10:00 p.m. each day on designated property at the corner of Mission Drive and Santa Anita Street in accordance with the provisions established by the Police Chief. No alcohol will be allowed outside the designated area.
- (7) Any substantial changes to the usual event plans will be brought to the attention of the City Council.
- (8) The applicant shall provide the City with proof of liability insurance in the amount of not less than one million dollars and naming the City of San Gabriel as an additional insured.

D. REQUEST SUBMITTED ON BEHALF OF MOONLITE ATTRACTIONS FOR PERMISSION TO SERVE ALCOHOL AT THEIR MARIACHI FESTIVAL BEING HELD AT THE CIVIC AUDITORIUM ON MAY 27, 2005

San Gabriel Municipal Code Section 99.03(g) requires Council approval to serve alcoholic beverages, other than wine and champagne, for events held at the Civic Auditorium.

Recommended Action: Approval subject to the condition that all requirements of the Alcoholic Beverage Control Board are met.

E. RESOLUTION 05-08 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL, STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, SUPPORTING PRESERVATION AND REAUTHORIZATION OF FUNDING FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The Community Development Block Grant (CDBG) Program, an important source of funding to cities nationwide, is under the threat of elimination. The League of California Cities, the American Planning Association, and the Community Development Commission have all recommended that City Councils take strong stands to protect this vital funding source for blight remediation, infrastructure and affordable housing. The subject resolution has been developed to support the protection of this resource and is being presented for Council action.

Recommended Action: That the City Council adopt Resolution 05-08

11. COUNCIL COMMENTS

Each Council Member may address the Council and public on matters of general information and/or concern.

12. RECESS TO CLOSED SESSION, TO HOLD A CONFERENCE REGARDING LABOR NEGOTIATIONS, PURSUANT TO GOVERNMENT CODE SECTION 54957.6

City Negotiators: Bufford "Nick" Nichols

Employee Organizations: All City employee organizations and unrepresented employees

13. ADJOURN TO TUESDAY, APRIL 19, 2005 AT 6:00 P.M. IN THE PADILLO ROOM AT THE ADULT CENTER, 324 SOUTH MISSION DRIVE, SAN GABRIEL, FOR THE PURPOSE OF HOLDING A BUDGET WORKSHOP

The next regular Council business meeting will be held Tuesday, May 3, 2005 at 7:30 p.m. in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California. Information regarding matters to be considered at that meeting will be available on Friday, April 29, 2005 by calling the Council Agenda Information Line at (626) 308-2800 and selecting option 5.

NOTICE: Copies of the staff reports or other written documentation relating to each item of business of the San Gabriel City Council listed above are on file in the Office of the City Clerk located at City Hall, 425 South Mission Drive, San Gabriel, California, and are available for inspection during regular office hours, Monday through Friday 8:30 a.m. to 5:00 p.m.

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. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's office at 626/308-2816 at least 48 hours before the meeting, if possible.

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.