

# **SAN GABRIEL REDEVELOPMENT AGENCY**

## **NOTICE OF SPECIAL MEETING**

**NOTICE IS HEREBY GIVEN** that a special meeting of the San Gabriel Redevelopment Agency will be held on Tuesday, September 19, 2006 at 6:00 p.m. in Conference Room A at City Hall, 425 South Mission Drive, San Gabriel, to hold a study session regarding a proposed mixed use development on Site D located at the southeast corner of San Gabriel Blvd and Live Oak Avenue.

The regular City Council meeting will convene at the standard 7:30 p.m. in the Council Chamber.

Cynthia A. Trujillo, C.M.C., Secretary  
425 South Mission Drive  
City of San Gabriel, California

Date: September 13, 2006

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 REDEVELOPMENT AGENCY  
SPECIAL MEETING**

**CONFERENCE ROOM "A" at CITY HALL**

**425 SOUTH MISSION DRIVE, SAN GABRIEL, CALIFORNIA**

**TUESDAY, SEPTEMBER 19, 2006**

**at**

**6:00 P.M.**

**AGENDA**

1. CALL TO ORDER
2. ATTENDANCE: BALDWIN, COSTANZO, GUTIERREZ, HUANG, SAWKINS
3. STUDY SESSION PERTAINING TO PROPOSED MIXED USE DEVELOPMENT ON SITE D LOCATED AT THE SOUTHEAST CORNER OF SAN GABRIEL BOULEVARD AND LIVE OAK AVENUE.
4. PUBLIC COMMENT: PURSUANT TO PROVISIONS OF THE GOVERNMENT CODE, THIS IS THE TIME PROVIDED FOR MEMBERS OF THE PUBLIC TO ADDRESS THE AGENCY BOARD REGARDING MATTERS UNDER CONSIDERATION ON THIS AGENDA
5. ADJOURN

Please note that the regular City Council meeting will be held at the standard 7:30 p.m. in the Council Chamber.

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**SAN GABRIEL CITY COUNCIL REGULAR MEETING  
and  
REDEVELOPMENT AGENCY REGULAR MEETING  
held in the  
COUNCIL CHAMBER**

at  
CITY HALL  
425 SOUTH MISSION DRIVE  
SAN GABRIEL, CALIFORNIA  
on  
TUESDAY, SEPTEMBER 19, 2006  
at  
7:30 P.M.

## AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE: BALDWIN, COSTANZO, GUTIERREZ, HUANG, SAWKINS
4. RECESS AGENCY MEETING
5. 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.

6. APPOINTMENT OF CIVIL SERVICE COMMISSIONERS

The Mayor is responsible for appointing persons to serve on the various City commissions. At this time, it is necessary to appoint two Civil Service Commissioners.

Recommended Action: That the City Council approve the Mayor's appointments.

7. AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH KEYSER MARSTON ASSOCIATES INC. FOR ECONOMIC ANALYSIS

The City Council adopted Ordinance 548-C.S. that implements the provisions of state law governing density bonuses to qualifying housing developments. The City/Redevelopment Agency needs the services of a qualified economic consultant to perform specified financial advisory services.

Recommended Action: That the City Council approve the amendment to the Professional Services Agreement with Keyser Marston Associates, Inc.

8. UNIFORM SERVICES – AMENDMENT TO AGREEMENT WITH CADET SERVICES, INC.

The City contracts with Cadet Services, Inc. for uniform services. Staff has reviewed the contract and developed an amendment to provide a more cost effective and increased level of service.

Recommended Action: That the City Council:

- A. Enter into a revised agreement with Cadet Uniform Services for a lease contract.
- B. Authorize the City Manager or designee to execute the agreement.
- C. A review of the uniform services be added to the list of existing service agreements that are reviewed on a biennial basis for quality and cost. The next round of these reviews will be conducted by the Community Development and Parks and Recreation Departments beginning in March 2007.

9. FIRST AMENDED PROFESSIONAL SERVICES AGREEMENT WITH LAWRENCE MOSS AND ASSOCIATES FOR IMPLEMENTATION OF THE VINCENT LUGO PARK MASTER PLAN

In February 2004, the City entered into a professional services agreement with Lawrence R. Moss and Associates, Inc. (LMA) for the development of a master plan for Vincent Lugo Park. With the master plan now completed, the project is ready to move to the implementation phase.

Recommended Action: That the City Council approve the First Amended Professional Services Agreement with the landscape architectural firm of Lawrence Moss and Associates for the implementation of the Vincent Lugo Park master plan.

10. MISCELLANEOUS EMPLOYEES' RETIREMENT PROGRAM AMENDMENT

CalPERS has recently changed the method of benefit calculations for the miscellaneous employees retirement plan that significantly decreases their retirement benefit. To address this situation, a restructuring of retirement benefits for miscellaneous employees is being proposed.

Recommended Action: That the City Council:

- A. Adopt Resolution 06-25 and introduce on first reading Ordinance 563-C.S. to Approve an Amendment to Contract Between the Board of Administration California Public Employees' Retirement System and the City Council of the City of San Gabriel to provide Section 21354.5 ( full formula) for local miscellaneous members with the City continuing to pay employer and employee contributions.
- B. Reduce City contributions to the miscellaneous employees' deferred compensation plan from 8% to 4% effective July 1, 2007.
- C. Utilize contributions refunded to the City by CalPERS and payroll reduction credits to implement the program in a cost-neutral manner for the City and employees.

11. 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 SEPTEMBER 5, 2006

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. ACCEPTANCE OF FINAL PARCEL MAP 27032  
155 W. MARSHALL  
PL-06-010

The subject map has been reviewed and found to be in compliance with all applicable standards and regulations of the City of San Gabriel, County of Los Angeles, CEQA, and the State Subdivision Map Act.

Recommended Action: That the City Council approve the subject map and authorize the City Clerk, City Engineer and City Treasurer to sign the map and return the map for filing.

D. EXCLUSIVE NEGOTIATING AGREEMENT EXTENSION BETWEEN THE CITY OF SAN GABRIEL AND RATKOVICH COMPANY (RFP CASE 04-020)

The current Exclusive Negotiating Agreement (ENA) expires September 19, 2006. The development team has requested an extension. The matter is being presented to the Council for consideration.

Recommended Action: That the Council approve the letter to extend the ENA with Ratkovich Company to March 20, 2007 as stipulated in the staff report.

12. COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS

Each Council Member may address the 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.

13. ADJOURN COUNCIL MEETING AND RECONVENE AGENCY MEETING

14. REDEVELOPMENT AGENCY MEETING:

A. APPROVAL OF MINUTES OF SEPTEMBER 5, 2006

B. 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 AGENCY BOARD

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C. ADJOURN AGENCY MEETING

The next regular Council meeting will be held Tuesday, October 3, 2006 at 7:30 p.m. in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California. Immediately following the Council meeting, the Redevelopment Agency will hold their regular meeting. Information regarding matters to be considered at each meeting will be available on Friday, September 29, 2006 by calling the Council Agenda Information Line at (626) 308-2800 and selecting option 5 or on the City's website at [www.sgch.org](http://www.sgch.org).

NOTICE: Copies of the staff reports or other written documentation relating to each item of business of the San Gabriel City Council and the San Gabriel Redevelopment Agency listed above are in 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 8:00 a.m. to 5:00 p.m. except for Tuesdays until 6:30 p.m.

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