



**MINUTES OF JULY 16, 2019
REGULAR MEETING OF THE SAN GABRIEL CITY COUNCIL**

CALL TO ORDER

Mayor Pu called the regular meeting of the San Gabriel City Council to order at 6:34 p.m. on Tuesday, July 16, 2019, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Mayor Menchaca.

ROLL CALL

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

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; Interim Finance Director Paula Chamberlain, Human Resources/Risk Management Director Edward Macias, and Assistant City Clerk Marilyn Bonus.

1. APPROVAL OF AGENDA ORDER

A motion was made by Council Member Costanzo, seconded by Council Member Liao, to approve the agenda order as presented.

Motion approved Agenda Order by a vote of 5-0 as follows:

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

2. PRESENTATIONS

A. RECOGNITION OF LA GARDENIA MEAT MARKET, SAN GABRIEL

Presentation was rescheduled to the August 20, 2019, City Council meeting.

B. PUBLIC COMMENT

City Attorney Lemieux announced that any public comment related to New Business item 6A would be accepted at this time.

Connie Rossi, President of Inner Mongolia Chamber of Commerce, expressed interest on behalf of the Mayor of Yakeshi, China, in a Friendship City arrangement with the City of San Gabriel.

4. CONSENT CALENDAR

Items E and G were pulled by Vice Mayor Menchaca and item E was pulled by Council Member Costanzo and Mayor Pu for separate discussion.

Regarding item E, following discussion on the hours requested, a complaint on music content from a previous event, and risk, liability, safety and security concerns; there was a consensus of the City Council to add additional conditions for the applicant to be responsible for all safety and security considerations in connection with this event, including providing additional security guards and controlling the serving of alcohol and preventing the serving of minors, and requiring the applicant to provide a security plan to be approved by the Police Department beforehand as to its sufficiency.

A motion was made by Council Member Harrington, seconded by Council Member Liao, to approve Consent Calendar 4E as amended.

Motion approved Consent Calendar items 4E as amended by a vote of 5-0 as follows:

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

Regarding item G, Vice Mayor Menchaca and Council Member Liao inquired whether it was possible to attend to pavement on Junipero Place before the San Gabriel Mission Fiesta which begins August 30, 2019. Public Works Director/City Engineer de Vinck explained that would not be possible as the project has not yet gone out to bid, but staff would review it for pothole repair.

A motion was made by Vice Mayor Menchaca, seconded by Council Member Liao, to approve items 4A – 4D and 4F – 4H as presented.

Motion approved Consent Calendar items 4A – 4D and 4F – 4H by a vote of 5-0 as follows:

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

A. APPROVAL OF MINUTES

City Council approved the following:

1. Minutes of the City Council Regular Meeting of July 2, 2019.
2. Minutes of the City Council Special Meeting of June 25, 2019.

B. MATERIAL DEMANDS

City Council approved the June 21, 2019, and June 27, 2019, "Register of Demands and Warrants" for the payment of City expenditures.

C. CASH AND INVESTMENT REPORT – JUNE 2019

City Council approved the Cash and Investment Report for the month of June 2019.

D. ADOPTION OF RESOLUTION NO. 19-32 APPROVING A PROPOSITION 68 GRANT APPLICATION AND ADOPTION OF RESOLUTION NO. 19-34 TO AMEND THE 2019-20 OPERATING BUDGET

City Council:

1. Adopted **Resolution No. 19-32** approving the City's application for grant funds through the Proposition 68 Statewide Park Development and Community Revitalization Program.
2. Adopted **Resolution No. 19-34** appropriating \$28,750 from Development Impact Fees into account number 124-850-40-96-814 for the grant expenses.

E. RESOLUTION NO. 19-28 FOR TEMPORARY STREET CLOSURE AT 864 COMMERCIAL AVENUE BETWEEN GLADYS AVENUE AND THE RUBIO WASH ON JULY 27, 2019

City Council adopted **Resolution No. 19-28** as amended, authorizing closure of Commercial Avenue between Gladys Avenue and the Rubio Wash from 2:00 p.m. to 9:00 p.m. on Saturday, July 27, 2019.

F. ADOPTION OF RESOLUTION NO. 19-29 AMENDING THE 2019-20 OPERATING AND CAPITAL IMPROVEMENT PROGRAM BUDGETS AND APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH JMDIAZ, INCORPORATED FOR CONSTRUCTION MANAGEMENT AND INSPECTION OF THE TRAFFIC SIGNAL INSTALLATION AT SAN GABRIEL BOULEVARD AND COMMERCIAL AVENUE

City Council:

1. Adopted **Resolution No. 19-29** appropriating \$27,755 in Measure R Funds.
2. Approved the Professional Services Agreement with JMDiaz, Incorporated and authorized the City Manager to execute said Agreement not to exceed \$27,755 (including 10% contingency in the amount of \$2,523) for construction management and inspection for the traffic signal installation at San Gabriel Boulevard and Commercial Avenue.
3. Approved a Purchase Order in the amount of \$27,755 from account number 122-800-58-97-280.

G. AMENDMENT TO PROFESSIONAL SERVICE AGREEMENT WITH CIVIL WORKS ENGINEERS FOR THE GREAT STREETS PROGRAM

City Council approved Amendment No. 2 with Civil Works Engineers, Inc. and approved an increase to Purchase Order No. 7737 in the amount of \$21,225 from account number 122-800-41-97-704, for a total agreement amount of \$414,667.

H. REVOCABLE LICENSE AGREEMENT WITH YZL INVESTMENT, LLC FOR USE OF PARKING SPACES AT THE MISSION DISTRICT PARK & RIDE LOT (257 SOUTH MISSION DRIVE)

City Council approved the License Agreement with YZL Investment.

5. PUBLIC HEARING

A. PUBLIC HEARING – ADOPTION OF RESOLUTION NO. 19-31 TO UPDATE THE CITY’S CITYWIDE (MASTER) FEE SCHEDULE

City Manager Lazzaretto explained that subsequent to the publication of the public hearing notice for this item, he and Finance Director Chamberlain identified a couple of items they wanted more detail on, so staff is requesting a continuance to the August 20, 2019 City Council meeting in order to not have to re-notice the item and to ensure we have all the documents that created the fees.

A motion was made by Council Member Harrington, seconded by Vice Mayor Menchaca, to continue the public hearing to the August 20, 2019 City Council meeting.

Motion carried 5-0 as follows:

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

6. NEW BUSINESS

**A. PROJECT PREVIEW: SELF-STORAGE FACILITY (PLANNED DEVELOPMENT (PD), DEVELOPMENT AGREEMENT (DA), TENTATIVE PARCEL MAP (TPM), AND PRECISE PLAN OF DESIGN (PPD)) AT 414 SOUTH SAN GABRIEL BOULEVARD PLANNING CASE NO. PD19-001
APPLICANT: 1784 CAPITAL HOLDINGS, LLC**

City Attorney Lemieux explained that this is a preview item; the purpose is not to make comment or analysis, though Council may ask clarifying questions; and therefore, public comment will not be taken as part of this item.

Presentation was made by Senior Planner Matt Chang; and applicant Kelly McKone, Executive Vice President of Real Estate, 1784 Capital Holdings, LLC, and applicant representative Juan Garza, Senior Vice President, Englander Knabe & Allen, answered Council questions.

Discussion included traffic ingress and egress locations; current access points; loading areas; below-grade storage square footage not being counted toward Floor Area Ratio (FAR); the applicant’s other projects; future re-use of underground storage; commercial use on the ground level of the project; market feasibility study and demand for the proposed use; number of units; community benefit; revenue to the City; and the possibility of finding Native American artifacts during excavation.

B. ECONOMIC DEVELOPMENT UPDATE

Presentation was made by Management Assistant Claudia Gelin. Economic Development Manager Angelica Frausto-Lupo also provided input.

Discussion included the tourism trend toward experiences rather than high-end retail purchases; utilizing the new Community Development newsletter for educational messaging to the community; ways to encourage property owners to develop properties and de-incentivize vacant property; difficulty of attracting national retailers due to their site parameters; benefits to travelers of San Gabriel hotels versus hotels in neighboring cities; and marketing methods for tourism district promotion.

There were no public comments.

7. PUBLIC COMMENT – None.

8. CITY MANAGER'S REPORT

City Manager Lazzaretto reported that per Police Chief Harris, Camp SG has been a tremendous experience for the officers that are camp counselors and for the children; and that Police Chief Harris will give a full report when he gets back.

9. COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS

Vice Mayor Menchaca reported on a Waste Contract Subcommittee meeting; applauded the Community Development Department for its first newsletter highlighting approved and pending development projects; and announced the La Casa 2nd Annual Gift Card Party, on July 19, 2019, from 6:30 – 8:30 p.m.

Council Member Costanzo welcomed San Gabriel Chamber of Commerce Representative Camelia Vera who was present at the meeting; reported on the Independent Cities Association (ICA) conference; and announced the San Gabriel Chamber of Commerce monthly mixer, Margaritaville, at the Mission's Parish Center on July 17, 2019.

Council Members Liao and Harrington reported on their attendance at the ICA conference.

Mayor Pu agreed with his colleagues' comments about the ICA conference; reported on the U.S. Conference of Mayors; and shared ideas for incentivizing tourists and for electric vehicle collaborative purchasing. He announced the following upcoming events:

- Final Community Outreach Meeting to review the concept plan that will be submitted as part of the Proposition 68 Grant Application for the renovation of Smith Park and Pool to be held on Wednesday, July 17, 2019, from 6:00 – 8:00 p.m. at Smith Park.
- Fairview Con on August 1, 2019, in the San Gabriel Village.
- National Night Out on August 6, 2019, in the Mission District.
- Ribbon-cutting for Marshall Park Police Satellite Station on August 8, 2019.

Council Member Harrington, Vice Mayor Menchaca, and Mayor Pu commented on community engagement for the 2020 Census.

10. CLOSED SESSION – None.

11. ADJOURNMENT

Mayor Pu adjourned the meeting at 8:45 p.m.

Respectfully submitted:



JULIE NGUYEN, City Clerk

Approved this 20th day of August, 2019:



JASON PU, Mayor