

**CITY OF SAN GABRIEL  
CITY COUNCIL  
REGULAR MEETING AGENDA**

**Tuesday, July 16, 2019 - 6:30 P.M.**

**City Hall Council Chamber  
425 South Mission Drive  
San Gabriel, California 91776**

Jason Pu  
Mayor

Denise Menchaca  
Vice Mayor

Juli Costanzo  
Council Member

John R. Harrington  
Council Member

Chin Ho Liao  
Council Member



Mark Lazzaretto  
City Manager

Keith Lemieux  
City Attorney

Julie Nguyen  
City Clerk

Kevin B. Sawkins  
City Treasurer

**Materials Available for Inspection.** The City Clerk's Department has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. You may also view agenda items online at [www.sangabrielcity.com/agendacenter](http://www.sangabrielcity.com/agendacenter). Materials related to an item on this Agenda, submitted to the City Council after distribution of the Agenda packet, are available for public inspection at the meeting or in the City Clerk's Department, located at City Hall, 425 South Mission Drive, San Gabriel, California, during regular office hours, Monday through Friday 8:00 a.m. to 5:00 p.m. except for Tuesdays until 6:30 p.m.

**Persons with Disabilities.** 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.

**Persons requesting a Translator.** Any person requesting translation for the meeting must notify the City Clerk's Department at (626) 308-2816 at least 48 hours before the meeting.

**Questions about this Agenda?** 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.

**NOTE: CITY HALL IS AN ACCESSIBLE FACILITY PER THE AMERICANS WITH DISABILITIES ACT.** Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the City Clerk's Department at (626) 308-2816 at least 48 hours before the meeting, if possible.

**City Council Meeting Agenda**  
**Tuesday, July 16, 2019**

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE LED BY:** Vice Mayor Menchaca
- **ROLL CALL:** Mayor Pu, Vice Mayor Menchaca, Council Members Costanzo, Harrington, Liao

**1. APPROVAL OF AGENDA ORDER**

**2. PRESENTATIONS**

**A. RECOGNITION OF LA GARDENIA MEAT MARKET, SAN GABRIEL**

**3. PUBLIC COMMENT**

This is the time set aside for members of the public to address the City Council on items of interest that are not on the Agenda, but are within the subject matter jurisdiction of the San Gabriel City Council. Pursuant to the Brown Act, the City Council cannot answer any questions or take any action until such time as the matter may appear as an item on a future agenda.

In an effort to provide everyone with an opportunity to speak tonight, please be aware that all public comments will be limited to a maximum of three minutes. You will receive a 30-second warning as you approach the end of your time. As a reminder, please be respectful of all speakers regardless of the position they take on any items.

If you wish to address the City Council, please complete a speaker's request card and hand it to the clerk before the start of the meeting. When speaking, please state your NAME for the record.

**4. CONSENT CALENDAR**

All items listed under the Consent Calendar are considered routine and recommendations will be approved in one motion unless a member of the City Council or audience requests separate discussion.

**A. APPROVAL OF MINUTES**

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

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

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. CASH AND INVESTMENT REPORT – JUNE 2019**

This is a presentation of City investments for the month of June 2019.

Recommended Action: Approval.

## **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**

The City of San Gabriel has the opportunity to apply for grant funds through Statewide Park Development and Community Revitalization Program, funded through Proposition 68. This program will award over \$650 million in multiple rounds of funding. Grants will be awarded on a competitive basis for the creation of new parks and new recreation opportunities in proximity to the most critically underserved communities across California. All projects must create or renovate at least one recreation feature. The City intends to apply for Statewide Park Program funding for the renovation of Smith Park and Smith Park Pool.

Recommended Action:

Staff recommends that the City Council:

1. Adopt Resolution No. 19-32 approving the City's application for grant funds through the Proposition 68 Statewide Park Development and Community Revitalization Program; and
2. Adopt 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**

The Public Works Department received a request from Ogotogo Brewing Company for a temporary street closure for a promotional event on Saturday, July 27, 2019 from 2:00 p.m. to 9:00 p.m. on Commercial Avenue between Gladys Avenue and the Rubio Wash. Resolution No. 19-28 details the location, date, and times for the closure, as well the conditions that must be followed by the applicant. The Public Works Department, Fire Department and Police Department have reviewed and approved the request.

Recommended Action:

Staff recommends that the City Council adopt Resolution No. 19-28 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**

The project will construct a new traffic signal at the intersection of San Gabriel Boulevard and Commercial Avenue. The traffic signal design and construction was a condition of approval for the mixed-use project at 402-404 South San Gabriel Boulevard. The design was completed in 2013. The developer placed deposits with the City for the construction. On March 21, 2019, three bids were received and publicly opened. Comet Electric Incorporated, is the lowest responsible bidder, with a bid of \$218,575. The total amount of Comet Electric Incorporated's bid, including two additive bid items, is \$245,879. During the July 2, 2019, City Council Meeting, the City Council directed staff to provide an explanation of the two additive items that were added to the construction contract, and to bring this Construction Management contract item back to the City Council for approval.

Recommended Action:

Staff recommends that the City Council:

1. Adopt Resolution No. 19-29 appropriating \$27,755 in Measure R Funds; and

2. Approve the Professional Services Agreement with JMDiaz, Incorporated and authorize 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; and
3. Approve 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**

On June 20, 2017, the City Council approved a Professional Services Agreement with Civil Works Engineers to provide engineering design services for the Great Streets Program and approved a purchase order in the amount of \$320,327. On November 21, 2017, the City Council approved Amendment No. 1 to the agreement with Civil Works Engineers to include additional streets in the design and approved an increase of \$73,115 to the agreement for a new total not to exceed amount of \$393,442. The additional services are necessary due to a change of design at Junipero Place, two additional bulb out curb ramps on Santa Anita Street, and an extension of the pavement limits on Santa Anita Street to Mission Road.

#### Recommended Action:

Staff recommends that the City Council approve Amendment No. 2 with Civil Works Engineers, Inc. and approve 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)**

In this proposed action, the City is acting in its proprietary capacity as the owner of the Mission District Park & Ride Lot located on the westerly side of Mission Drive, adjacent to the former Mission 261 Restaurant. The property and business owner of the former Mission 261 Restaurant – YZL Investment, LLC – together with its prospective tenant, have applied for a Conditional Use Permit to open a new restaurant. They approached the City to request use of the Mission District Park & Ride Lot to satisfy the minimum off-street parking requirement for a limited time. The proposed restaurant would need approximately 50 spaces; the total lot contains approximately 111 parking spaces. Based on direction from Council, this Revocable License Agreement

with YZL Investment provides a two-year term commencing today, and gives the City Manager authority to extend it for one year. This arrangement is intended to protect the City's freedom to make long-term decisions involving the Park & Ride Lot. The \$1,000-per-month License Fee commences only if the proposed restaurant is issued a certificate of occupancy.

Recommended Action:

Staff recommends that the City Council approve 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**

Staff requests that the Public Hearing be opened and continued to the August 20, 2019 Regular City Council Meeting.

## **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**

The subject property is located on the east side of South San Gabriel Boulevard between Commercial Avenue (to the south) and Broadway (to the north). The proposed project would require the assembly of eleven parcels which are located in between San Gabriel Boulevard (to the west) and Gladys Avenue (to the east). There are currently six buildings on the proposed project site, which total approximately 11,579 square feet (SF). This is preview of a pending application and involves no substantive discussion or decision-making. All information provided is tentative and subject to change.

Recommended Action:

Staff recommends that the City Council review and file the staff report.

### **B. ECONOMIC DEVELOPMENT UPDATE**

The economic development presentation is intended to provide the City Council information on current industry trends to help grow the local economy. Additionally, the presentation will serve as an update on the City's Economic Development program and priorities for the coming year.

Recommended Action:

Staff recommends that the City Council receive and file the Update.

**7. PUBLIC COMMENT**

**8. CITY MANAGER'S REPORT**

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

Each Council Member may address the City 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.

**10. CLOSED SESSION – None.**

**11. ADJOURNMENT**

Due to the observance of National Night Out on August 6, 2019, the next regular City Council meeting will be held on Tuesday, August 20, 2019 at 6:30 p.m. in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California. Information regarding matters to be considered at each meeting will be available on the Friday before the City Council Meeting on the City's website at [www.sangabrielcity.com](http://www.sangabrielcity.com).