

**SAN GABRIEL CITY COUNCIL &  
REDEVELOPMENT AGENCY  
ADJOURNED REGULAR MEETING  
CONFERENCE ROOM "A" at CITY HALL  
425 SOUTH MISSION DRIVE, SAN GABRIEL, CALIFORNIA**

**TUESDAY, APRIL 21, 2009  
at  
5:00 P.M.**

**AGENDA**

1. CALL TO ORDER
2. ATTENDANCE: COSTANZO, DE LA TORRE, GUTIERREZ, HUANG, SAWKINS
3. PUBLIC COMMENT: PURSUANT TO PROVISIONS OF THE GOVERNMENT CODE §54957, THIS IS THE TIME PROVIDED FOR MEMBERS OF THE PUBLIC TO ADDRESS THE CITY COUNCIL REGARDING MATTERS ON THIS AGENDA
4. STUDY SESSION
  - A. Presentation of 2009-10 Base Budget
  - B. GASB 45/Other Pension Employee Benefits (OPEB)
5. ADJOURN

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

**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 before the start of the meeting.*

**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, APRIL 21, 2009  
at  
7:30 P.M.**

**AMENDED AGENDA**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ATTENDANCE: COSTANZO, DE LA TORRE, GUTIERREZ, HUANG, SAWKINS**
- 4. RECESS AGENCY MEETING**
- 5. PRESENTATIONS:**
  - A. Administration of Oath – Fire Captain Newton Ong**
  - B. Administration of Oath – Fire Engineer Kevin Murphy**
  - C. Proclamation – National Donate Life Month**
  - D. Proclamation – West Nile Virus and Mosquito and Vector Control Awareness Week**
- 6. 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 NOT ON THE AGENDA 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.

**7. PUBLIC HEARING: CASE NO. PL-07-143; TENTATIVE TRACT MAP NO. 70958  
MISSION 261 VILLAGE, 257-261 S. MISSION DRIVE  
Applicant: TSCP Investment**

- A. ACTION ON SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT –  
Including Appeal of Planning Commission Certification and Findings**
- B. APPEAL OF PLANNING COMMISSION DECISION - Variance (Height and  
Floor Area Ratio), Conditional Use Permit, Tentative Tract Map**
- C. ACTION ON STREET VACATION, EASEMENT AGREEMENT, AMENDMENT  
TO ENCROACHMENT AGREEMENT**

The Mission District mixed use project proposes the demolition of a one-story restaurant building and an existing park-and-ride facility at 257-261 Mission Drive. Under the developer's proposal, these would be replaced with a mixed-use, pedestrian-oriented facility encompassing a 54-room boutique hotel, 14,000 s.f. of restaurant space, 3,500 square feet of retail space, public art, historic preservation of certain features, outdoor dining, and 30 residential condominium units over subterranean parking.

**Commission Action:** The Planning Commission reviewed the project on February 9 and March 9, 2009, and on March 9 approved variances for heights of approximately 44 to 63 feet (varies) above grade, exceeding the Mission District Specific Plan standard of 40 feet; and a floor area ratio (FAR) of 1.26, exceeding the Specific Plan standard of 1.0 FAR. In related actions the Commission also approved a conditional use permit for a mixed-use development and tentative tract map, and forwarded the proposal to Council for action on the street vacation and easement agreement for encroachment. The Commission also certified a Final Supplemental Environmental Impact Report (FSEIR) and approved a Statement of Overriding Considerations.

**Appeal:** On March 23, 2009 the Neighborhood Association of San Gabriel filed an appeal of the Planning Commission's decisions to approve the FSEIR, variance, conditional use permit and related entitlements. The Council will be asked to consider these appeals, and to act on separate actions requiring Council consideration, including street vacation, easement agreement for encroachments, and amendment to an encroachment permit for outdoor dining and certification of the FSEIR for those actions under the Council's authority.

Recommended Action: After holding a public hearing and considering all testimony regarding the appeal, the FSEIR, the Statement of Overriding Considerations, and the related entitlements, that the City council close public hearing and:

1. Adopt Resolution No. 09-04 (Attachment #11), which denies the appeal of the Planning Commission's actions relating to the Final SEIR and CEQA approvals and:
  - Certifies the Final Supplemental Environmental Impact Report for all purposes;

- Makes required findings related to changes and alterations in the Project (Mitigation Measures)
  - Adopts a Statement of Overriding Considerations;
  - Adopts a Mitigation Monitoring Program; and
  - Identifies the environmentally superior project alternative.
2. Adopt Resolution No. 09-05 (Attachment #12) which denies the appeal and approves the following land use entitlements subject to the Recommended Conditions of Approval:
- Approves the conditional use permit to permit a new mixed-use building;
  - Approves the variances for the floor area ratio and building height increases; and
  - Approves Tentative Tract Map No. 70958 to construct a 30 residential condominium subdivision.
3. Adopt Resolution No. 09-11 (Attachment #13), which:
- Approves the street vacation;
  - Approves the easement agreement for encroachment ; and
  - Authorizes the City Manager to sign the amendment to the existing encroachment permit to change the location in which outdoor dining is allowed.

**8. MAYOR’S APPOINTMENTS OF COUNCIL MEMBERS TO SERVE ON THE BOARDS OF VARIOUS REGIONAL AND LOCAL ORGANIZATIONS**

The Mayor appoints City Council Members to serve on various local and regional boards. Each year after Council reorganization, the Mayor has the opportunity to make any desired changes. Additionally, it is necessary for the Council to take formal action to designate the newly appointed Mayor to serve as the Delegate to the Los Angeles County Sanitation District Board.

Recommended Action: That the Council approve any requested changes by the Mayor and, further, formally appoint Mayor Costanzo to serve as the Delegate to the Los Angeles County Sanitation District Board.

**9. NATIONAL LEAGUE OF CITIES PRESCRIPTION DISCOUNT CARD PROGRAM**

The National League of Cities (NLC) has launched a free prescription discount card program for member cities to help residents cope with the high cost of prescription drugs. In collaboration with NLC, it is now possible for the City of San Gabriel to offer savings on prescription drugs to residents who are without health insurance, a traditional pharmacy benefit plan, or have prescriptions not covered by insurance.

Recommended Action: That the City Council adopt Resolution No. 09-10 resolving to participate in the National League of Cities (NLC) Prescription Discount Card Program.

**10. CASH CONTRACT 09-01 AUTOMOTIVE SHOP HEAVY DUTY MOBILE VEHICLE LIFT SYSTEM**

The San Gabriel Automotive Shop is progressively expanding its fleet service to include both the Fire Department's heavy fire apparatus and Public Works heavy equipment. These vehicles require specialized lift equipment that are essential to safety and will provide the City of San Gabriel with reduced maintenance costs, significantly reducing emergency vehicle downtime and improving productivity.

Recommended Action: That the City Council:

1. Waive formal bidding and authorize the issue of a purchase order under the "California Multiple Award Schedule" (CMAS) with Stertil-Koni, contract #4-07-49-0014A for the acquisition of four (4) Stertil-Koni Heavy Equipment Mobile Lifts, four (4) safety support stands, and four (4) reducer sleeves.
2. Issue a purchase order in the amount of \$43,885.00 to Stertil-Koni USA, Inc.

**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 APRIL 7, 2009**

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 OAK KNOLL KINDERHAUS MONTESSORI FOR PERMISSION TO SERVE ALCOHOL AT A FUNDRAISER BEING HELD AT SAN GABRIEL GRAPEVINE PARK ON MAY 2, 2009**

San Gabriel Municipal Code Section 99.03(g) requires Council approval to serve alcoholic beverage, other than wine and champagne, for events held at the Grapevine Park, Mission Playhouse, and Adult Center.

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

**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 AS FOLLOWS AND RECONVENE AGENCY MEETING**

Council adjourns to Tuesday, May 5, 2009 at 5:30 p.m. in Conference Room "A," 425 South Mission Drive, San Gabriel, for the purpose of holding a Labor Relations Study Session.

**14. REDEVELOPMENT AGENCY MEETING:**

A. APPROVAL OF MINUTES OF APRIL 7, 2009

B. PUBLIC COMMENT: PURSUANT TO GOVERNMENT CODE SECTION 54954.3, THIS IS THE TIME PROVIDED FOR MEMBERS OF THE PUBLIC TO ADDRESS THE AGENCY BOARD ON ITEMS OF INTEREST THAT ARE NOT ON THE AGENDA WITHIN THE SUBJECT MATTER JURISDICTION OF THE SAN GABRIEL AGENCY BOARD

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

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

C. ADJOURN AGENCY MEETING

The next regular Council meeting will be held Tuesday, May 5, 2009 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, May 1, 2009 by calling the Council Agenda Information Line at (626) 308-2800 and selecting option 5 or on the City's website at [www.sangabrielcity.com](http://www.sangabrielcity.com)

NOTICE: The Office of the City Clerk has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Materials related to an item on this agenda, submitted to the City Council/Redevelopment Agency after distribution of the Agenda packet, are available for public inspection at the meeting or in the City Clerk's office, 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.

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.