

Gloria Olmos, Mayor
Richard Angel, Mayor Pro Tem
Manuel Acosta, Councilmember
Hector Delgado, Councilmember
Gracie Retamoza, Councilmember



Rachel Barbosa, City Manager
Donna G. Schwartz, City Clerk
Anthony R. Taylor, City Attorney

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE CITY COUNCIL

AGENDA

January 11, 2022, 6:00 PM

(Via Zoom Webinar Only; Due to Covid-19 Pandemic and AB 361, City Council Chambers is Temporarily Closed to the Public)

*****SPECIAL NOTICE REGARDING COVID-19*****

On September 16, 2021, Governor Newsom signed AB 361, which modified the Brown Act to allow for teleconferencing participation at local legislative body public meetings during a proclaimed state of emergency. Pursuant to Government Code Section 54953(e) as amended by AB 361, City Council is authorized to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically available to all members of the public seeking to observe and to address the local legislative body. Public participation will be allowed via the information below.

TO VIEW LIVE MEETING, USE ZOOM LINK BELOW

Join Zoom Meeting (View and/or Participate ONLY during PUBLIC COMMENT)

Link: <https://us02web.zoom.us/j/86581711880>

Webinar ID: 865 8171 1880

Or Call In: 1 669 900 6833, when prompted, enter 86581711880#

For both open and closed session each speaker will be limited to five minutes. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. This is the only opportunity for public input except for scheduled public hearing items. All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

GENERAL COMMENT

Members of the public wishing to submit a general comment or a comment on an agenda item, can email dschwartz@soelmonte.org or call (626) 579-6540 ext. 3280 to leave a voicemail message. All comments received an hour before the scheduled meeting will be read during public comment and made part of the record.

MEETINGS

The [City Council](#) holds regular meetings on the second and fourth Tuesday of every month. Regular meetings start at 6 p.m. in the Council Chambers at City Hall, 1415 Santa Anita Avenue, South El Monte, California. Special and Adjourned Regular meetings start time are to be determined.

POSTING LOCATIONS OF AGENDA AND/OR CANCELLATION NOTICES

Regular meeting agendas will be posted at least 72 hours before the meeting (GC 54954(a)(1)).

Agenda and Cancellation Notices can be viewed online and are also posted at the following three (3) locations: City Hall located at 1415 Santa Anita Avenue, Senior Center located at 1556 Central Avenue and the Community Center located at 1530 Central Avenue, South El Monte, California.

VIEWING OF AGENDA PACKETS

Full agenda packet can be viewed either at www.cityofsouthelmonte.org/129/City-Council-Agendas-Minutes or in the City Clerk's Office during normal business hours Monday through Thursday 7:00 a.m. to 5:30 p.m. Closed on Fridays and major holidays.

ISSUES RELATED TO AGENDA

For issues related to the agenda, including a disability-related accommodation necessary to participate in this meeting, please contact:

Donna G. Schwartz, CMC, City Clerk
Ph (626) 579-6540 ext. 3280
Cell (626) 274-4842

Paola Lara, Deputy City Clerk
Ph (626) 579-6540 ext. 3220
Cell (626) 374-1998

AGENDA BEGINS ON THE FOLLOWING PAGE

1. ROLL CALL

Councilmembers: Acosta, Delgado, Retamoza, Mayor Pro Tem Angel and Mayor Olmos

2. PLEDGE OF ALLEGIANCE

Councilmember Hector Delgado

3. INVOCATION

Pastor Patricia Garrett, Faith Dominion Church

4. PRESENTATIONS: None

5. APPROVAL OF THE AGENDA AND WAIVER OF FULL READING OF ORDINANCES

By motion of the City Council, this is the time to notify the public of any changes to the agenda, remove items from the consent calendar for individual consideration and/or rearrange the order of the agenda.

6. PUBLIC COMMENT

Speakers may provide public comments on any matter within the subject matter jurisdiction of the City Council, including items on the agenda. Each speaker may speak up to five minutes. Unless a majority of the Council objects, the Mayor may provide speakers more or less time to speak. With respect to non-public hearing items, speakers shall provide their comments at this time. During public hearing, speakers are encouraged to speak at the time the public hearing item is presented. Any documents for review should be presented to the City Clerk for distribution.

7. CONSENT CALENDAR

Items on the consent calendar are considered to be routine and customary and are enacted by a single motion with the exception of items previously removed by a member of the City Council during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

7.a. CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES FOR DECEMBER 14, 2021

Staff is requesting approval of Minutes for the December 14, 2021 Regular City Council Meeting.

RECOMMENDED ACTION: Staff recommends City Council approve the Minutes of the Regular City Council Meeting of December 14, 2021.

CONSENT CALENDAR (CONTINUED)

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-01, APPROVING WARRANTS FOR THE PERIOD OF DECEMBER 15, 2021 THROUGH JANUARY 11, 2022

Authorizing payment of City expenditures for the period of December 15, 2021 through January 11, 2022 totaling \$1,297,414.42

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 22-01, authorizing payment of City expenditures.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-02, PROCLAIMING A LOCAL EMERGENCY PERSISTS AND AUTHORIZING THE USE OF REMOTE TELECONFERENCE MEETING PROCEDURES BY THE CITY'S LEGISLATIVE BODIES AS AUTHORIZED BY GOVERNMENT CODE SECTION 54953(E) ET SEQ. FOR THE PERIOD OF JANUARY 11, 2022 THROUGH FEBRUARY 9, 2022

On September 16, 2021, Governor Newsom signed AB 361 into law. AB 361 was made effective October 1, 2021. Pursuant to AB 361, staff recommends consideration of Resolution No. 22-02 proclaiming a local emergency persists and authorizing the use of remote meeting procedures by the City's legislative bodies, which can include meetings held via a virtual platform (e.g Zoom), for the period of January 11, 2022 through February 9, 2022.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 22-02, proclaiming a local emergency persists and authorizing the use of alternative meeting procedures by the City's legislative bodies, such as utilizing a virtual platform (e.g. Zoom) for the period of January 11, 2022 through February 9, 2022.

7.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-03 AWARDED AN AGREEMENT TO VASQUEZ & COMPANY LLP FOR AUDITING SERVICES

On November 10, 2021, the City issued a Request for Proposal (RFP) for Auditing Services and received five proposals. Staff reviewed the proposals, conducted interviews and determined that, of the five companies, Vasquez & Company LLP (Vasquez) provided the best overall value to meet the needs of the City.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 22-03, approving a three-year agreement with a two-year renewal option with Vasquez & Company LLP for Auditing Services.

8. PUBLIC HEARINGS

8.a. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-04, APPROVING THE PROGRAMMING OF THE ANNUAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR FISCAL YEAR (FY) 2022-2023

Provide the Council with recommendations for the use of the City's estimated Fiscal Year 2022-2023 CDBG allocation, keeping in mind the priority of need and eligibility. Public Notice was posted December 09, 2021.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 22-04 and authorize City Manager and/or designee to execute an agreement for the Fiscal Year 2022 - 2023 CDBG project with the Los Angeles County Development Authority (LACDA), subject to approval as to form by the City Attorney;
2. Reprogram \$123,000 from the Fiscal Year 2021-2022 Public Facilities and Improvements - City Hall Restroom ADA Upgrade project to the FY 2022 - 2023 "2022 Pavement Rehabilitation Project;" and
3. Authorize City Manager and/or designee to adjust the project amounts, as necessary, to reconcile LACDA's final CDBG allocations and any amounts unexpended at the close of FY 2021 - 2022.

8.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-05, ADOPTING A MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, AND GENERAL PLAN AMENDMENT AND FIRST READING OF ORDINANCE NO. 1256 FOR A PROPOSED ZONE CHANGE

Wilson Ye/Mye Plaza LLC ("Applicant") is proposing the development of 106,137 square foot commercial and residential mixed use building. The development requires a Zone Change ("ZC") from Commercial-Manufacturing ("C-M") to Commercial-Residential ("C-R") and a General Plan Amendment ("GPA") from Commercial-Manufacturing to Mixed Use ("proposed Project" or "Project"). The proposed Project will include 8 commercial ground floor units and 73 residential units, 67 will be market rate and 6 will be affordable units (2 very low income and 4 low income units).

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 22-05 to adopt a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and General Plan Amendment. Staff also recommends City Council conduct a first reading of Ordinance 1256.

9. GENERAL BUSINESS

9.a. SELECTION OF MAYOR PRO TEM

The City Council will consider appointing a Mayor Pro Tem from among its members. The term of office shall be one year, or until the City Council selects a successor.

RECOMMENDED ACTION: Staff recommends City Council select a Mayor Pro Tem from among its members for a term of one year.

9.b. APPOINTMENT OF COMMUNITY SERVICES COMMISSIONERS

Staff is seeking City Council direction on the appointment of five residents to serve on the Community Services Commission.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals from amongst the ten applicants seeking an appointment on the Community Services Commission for a one year term commencing January 11, 2022 and ending December 31, 2022.

9.c. APPOINTMENT OF PATRIOTIC COMMISSIONERS

Staff is seeking City Council direction on the appointment of five residents to serve on the Patriotic Commission.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals from amongst the six applicants seeking an appointment on the Patriotic Commission for a one year term commencing January 11, 2022 and ending December 31, 2022.

9.d. APPOINTMENT OF PLANNING COMMISSIONERS

Staff is seeking City Council direction on the appointment of five residents to serve on the Planning Commission.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals from amongst the twelve applicants seeking an appointment to the Planning Commission for a one year term commencing January 11, 2022 and ending December 31, 2022.

9.e. on next page.

9.e. CONSIDERATION AND APPROVAL OF URGENCY ORDINANCE NO. 1256-U, AMENDING CHAPTER 10.16 (“STOPPING, STANDING, AND PARKING”) TO TITLE 10 (“VEHICLES AND TRAFFIC”) OF THE SOUTH EL MONTE MUNICIPAL CODE, INCLUDING AN EXEMPTION THEREFORE FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND RESOLUTION NO. 22-06 ESTABLISHING NEW STREET SWEEPING SCHEDULES

On January 1, 2022, the City of South El Monte implemented new waste collection services to comply with the State of California regulations (SB 1383). The new waste collection schedules are conflicting with those of existing street sweeping services, and as a result, regular street maintenance throughout the City has been affected. The City Council is considering the proposed Urgency Ordinance to amend the municipal code to establish revisions to the street sweeping route schedules and adopt a related Resolution to establish no parking prohibitions for street sweeping purposes.

RECOMMENDED ACTION: Staff recommends City Council adopt Urgency Ordinance No. 1256-U, amending Chapter 10.16 “Stopping, Standing, and Parking” to Title 10 “Vehicles and Traffic” of the City of South El Monte Municipal Code; and Resolution No. 22-06 establishing new no parking prohibitions for street sweeping purposes. At a minimum, a 4/5 vote of the City Council is required to approve this action.

10. COMMITTEE REPORTS, INCLUDING AB 1234 REPORTS

AB 1234 requires councilmembers briefly report, orally or in writing, on meetings attended at City expense (i.e. League of California Cities Conferences, ICSC conferences, etc.) at City Council meetings following the meeting.

11. CORRESPONDENCE: None

12. COUNCILMEMBERS’ AGENDA

12.a. MAYOR GLORIA OLMOS

1. The COVID-19 Impact: Cost of Delayed Construction Projects and Extended Building Permits

2. Request for Qualifications (RFQ) for Grant Writing Services

13. CLOSED SESSION: None

14. ADJOURNMENT

January 25, 2022 at 6:00 p.m.

I Donna G. Schwartz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org on this 6th day of January, 2022.

A handwritten signature in blue ink, reading "Donna G. Schwartz", with a long, sweeping flourish extending to the right.

City Clerk, CMC