

Gloria Olmos, Mayor/Chair
Manuel Acosta, Mayor Pro Tem/
Vice Chair
Richard Angel, Councilmember/
Boardmember
Hector Delgado, Councilmember/
Boardmember
Gracie Retamoza, Councilmember/
Boardmember



Rachel Barbosa, City
Manager/Executive Director
Donna G. Schwartz, City
Clerk/Secretary
Anthony R. Taylor, City
Attorney/General Counsel

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT

AGENDA

January 25, 2022, 6:00 PM
1415 Santa Anita Avenue, South El Monte, CA 91733

(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#

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.(3), 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: Angel, Delgado, Retamoza, Mayor Pro Tem Acosta and Mayor Olmos

2. PLEDGE OF ALLEGIANCE

Councilmember Gracie Retamoza

3. INVOCATION

Paola Lara, Deputy City Clerk, City of South El Monte

4. PRESENTATIONS

4.a. Presentation of Years of Service Awards to City Employees

4.b. Certificates of Recognition, Presented to the 2021 Holiday Home Decorating Contest Winners

4.c. Certificate of Recognition, Presented to Retired Chief Coronne Jacob on Her Years of Service with the Los Angeles County Sheriff's Department

4.d. Sheriff's Department Report for the Month of December

4.e. Code Enforcement and Public Safety Department Report for the Month of December

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.

CONSENT CALENDAR (CONTINUED)

7.a. CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES FOR JANUARY 11, 2022

Staff is requesting approval of Minutes for the January 11, 2022 Regular City Council Meeting.

RECOMMENDED ACTION: Staff recommends City Council approve the Minutes of the Regular City Council Meeting of January 11, 2022.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-07, APPROVING WARRANTS FOR THE PERIOD OF JANUARY 12, 2022, THROUGH JANUARY 25, 2022

Authorizing payment of City expenditures for the period of January 12, 2021 through January 25, 2021 totaling \$1,178,920.23

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 22-07, authorizing payment of City expenditures.

8. PUBLIC HEARINGS

8.a. CONTINUED FROM THE REGULAR CITY COUNCIL MEETING OF JANUARY 11, 2022 - CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-05, ADOPTING A MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, AND GENERAL PLAN AMENDMENT AND APPROVE ORDINANCE NO. 1255 FOR A PROPOSED ZONE CHANGE AND AFFORDABLE HOUSING AGREEMENT; AND RESOLUTION NO 22-09 AUTHORIZING CITY MANAGER TO ENTER INTO AN AGREEMENT REGARDING AFFORDABLE HOUSING UNITS

Wilson Ye/Mye Plaza LLC ("Applicant") is proposing the development of a 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 8 will be affordable units.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 22-05, adopting a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and General Plan Amendment. Staff also recommends City Council waive first reading and introduce Ordinance No. 1255, amending the zoning designation for properties located at 2727 Rosemead Boulevard and 9340-9352 Mabel Avenue. Finally, staff recommends City Council adopt Resolution No. 22-09, authorizing the City Manager to enter into an agreement regarding 8 affordable housing units.

9. GENERAL BUSINESS

9.a. UPDATE ON HOMELESSNESS SERVICES

Discuss the current state of the City's homeless prevention and diversion program and recent discussions with the County's Blue Ribbon Commission on Homelessness.

RECOMMENDED ACTION: Staff recommends City Council receive and file the report.

9.b. CONSIDERATION AND APPROVAL OF 2022 CITY SPECIALS EVENTS CALENDAR

The 2022 City Specials Events Calendar includes recommended dates and locations for the City-sponsored events held by the Community Services Department. All scheduled events are subject to modifications, date change, or cancellation due to the COVID-19 Pandemic.

RECOMMENDED ACTION: Staff recommends City Council consider and approve the 2022 City Special Events Calendar.

9.c. FISCAL YEAR 2021-22 MID-YEAR BUDGET UPDATE

On June 22, 2021, the City Council adopted Resolution No. 21-42 which approved a budget for fiscal year 2021-22. During the meeting, the Council instructed staff to closely monitor the actual results of the adopted budget and keep them properly informed of any material variances that may arise resulting in an amendment to the budget in order for the Council to carry out its policies and goals. The staff conducted a mid-year budget review of all revenues and expenditures, of all funds, departments, divisions, and identified variances that were not significant enough to warrant a budget amendment and that the City is forecasted to be under budget this fiscal year.

RECOMMENDED ACTION: Staff recommends City Council receive and file the report.

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

11.a. LETTER FROM SOUTH EL MONTE NATIONAL LITTLE LEAGUE REQUESTING A FACILITY RESERVATION FEE WAIVER FOR THE USE OF NEW TEMPLE PARK FIELDS AND SNACK BAR, MARY VAN DYKE COMMUNITY ROOM, AND COMMUNITY CENTER GYMNASIUM

The South El Monte National Little League (SEMNLL) is requesting a reservation fee waiver for the use of New Temple Park fields and snack bar to host their 2022 baseball and softball season's practices, games, and clinics from February 5, 2022 to July 31, 2022. Additionally, SEMNLL is requesting to use the Mary Van Dyke Community Room to host board meetings from February 8, 2022 to May 31, 2022 and the South El Monte Community Center on May 28, 2022 to host their annual fundraising dance.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider the facility reservation fee waiver requested by SEMNLL in the amount of \$53,000.00.

12. COUNCILMEMBERS' AGENDA

12.a. Mayor Gloria Olmos

1. Create a City Commission for Women and Girls through the California Commission on the Status of Women and Girls (CCSWG) Women's Recovery Response Grant.

13. CLOSED SESSION - None

14. RECESS COUNCIL MEETING

15. ANNOUNCEMENT BY THE CITY CLERK (PRIOR TO CONVENING THE SUCCESSOR AGENCY MEETING)

Pursuant to Government Code Section 54952.3, Board Members do not receive any compensation or stipend for attending the Successor Agency meeting.

SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT

16. CALL TO ORDER AND ROLL CALL

Board Members: Angel, Delgado, Retamoza, Vice Chair Acosta, and Chair Olmos

17. APPROVAL OF AGENDA

This is the time for the Board to remove any items from the consent calendar for individual consideration, table, continue, add items, or to make a motion to rearrange the order of this agenda.

18. PUBLIC COMMENTS

Persons wishing to address the Board on any item on the agenda, or any other matter, are invited to do so at this time. Pursuant to the Brown Act, the Board cannot discuss or take action on items not on the agenda. Matters brought before the Board that are not on the agenda may, at the Board's discretion, be referred to staff or placed on the next agenda.

19. 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 Board during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

19.a. CONSIDERATION AND APPROVAL OF THE SUCCESSOR AGENCY MEETING MINUTES FOR OCTOBER 26, 2021

Staff is requesting approval of the Minutes of the October 26, 2021 Successor Agency Meeting.

RECOMMENDED ACTION: Staff recommends the Board approve the Successor Agency Meeting Minutes of October 26, 2021.

20. EXECUTIVE DIRECTOR'S AGENDA - None

21. ADJOURNMENT OF SUCCESSOR AGENCY MEETING

22. RECONVENE AND ADJOURN COUNCIL MEETING

Tuesday, February 8, 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 20th day of January 2022.



City Clerk, CMC