

**CITY OF SOUTH EL MONTE
REGULAR CITY COUNCIL MEETING MINUTES
TUESDAY, APRIL 12, 2022 - 6:00 PM**

1. ROLL CALL

Mayor Olmos called the meeting to order at 6:00 PM

PRESENT: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta, and Mayor Olmos

STAFF PRESENT: Rachel Barbosa, City Manager; Anthony R. Taylor, City Attorney (via zoom during Closed Session); Christy Lopez, Assistant City Attorney; Donna G. Schwartz, City Clerk; Rene Salas, Deputy City Manager; Colby Cataldi, Community Development Director; Jayson Perez, Community Services Coordinator; and Paola Lara, Deputy City Clerk.

Zoom was provided for the Public to participate during public comment via teleconference.

2. PLEDGE OF ALLEGIANCE – Councilmember Hector Delgado led the Pledge of Allegiance.

3. INVOCATION – Mayor Gloria Olmos offered the Invocation.

4. PRESENTATIONS: None.

4.a. Mayor Olmos read a proclamation proclaiming April 2022 as Autism Acceptance Month. Andy Kopito, Autism Society of Los Angeles, thanked the City Council for the proclamation.

4.b. Mayor Olmos read a proclamation proclaiming April 2022 as Donate Life Month. Allen Jolley, One Legacy Ambassador, thanked the City Council for the proclamation.

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

Mayor Olmos requested General Business Item 9.d. be tabled.

A motion was made by Mayor Pro Tem Acosta, seconded by Councilmember Delgado, to approve the agenda as amended, tabling item 9.d. Motion carried 5-0, by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta and Mayor Olmos

NAYS: Councilmember(s): None

6. PUBLIC COMMENT

Mayor Olmos opened public comment, there being none, closed public comment.

7. CONSENT CALENDAR

A motion was made by Mayor Pro Tem Acosta, seconded by Councilmember Delgado to approve the Consent Calendar. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta,
and Mayor Olmos

NAYS: Councilmember(s): None

7.a. Approved Minutes for the Regular City Council Meeting held March 22, 2022.

7.b. Adopted Resolution No. 22-22, approving warrants for the period of March 23, 2022, through April 12, 2022, totaling \$988,027.67

7.c. Adopted Resolution No. 22-23, 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 April 12, 2022 through May 12, 2022.

7.d. Received and filed the City of South El Monte Housing Element Annual Progress Report.

7.e. Received and filed the agencies considered as survey cities for the classification and compensation study.

8. PUBLIC HEARINGS:

8.a. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-24, ADOPTING A MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, AND GENERAL PLAN AMENDMENT, RESOLUTION 22-25, ADOPTING A SPECIFIC PLAN, AND FIRST READING OF ORDINANCE NO. 1258 FOR A PROPOSED ZONE CHANGE

Mayor Olmos announced the item.

Community Development Director Colby Cataldi introduced Assistant Planner Ian McAleese who presented the staff report and a PowerPoint presentation on the Starlite Specific Plan and noted the correct number of affordable units are 15 moderate income, 3 low income, and 3 very low income units.

Haggai Mazler, representing the applicant KB Home Greater Los Angeles Inc., presented a PowerPoint on the Starlite Community.

Discussion ensued among City Council, Community Development Director Colby Cataldi, and Mr. Mazler regarding the period of time for selling the low and very low-income units before they move up to the next affordability level, the developer fees, and working with the developer to name some of the streets.

At 7:26 p.m. Councilmember Angel left the meeting.

At 7:28 p.m. Councilmember Angel rejoined the meeting.

Mayor Olmos opened public comment.

Public Comment

1. Don Cole, Cole Lighting, spoke in support of the Starlite development project, located behind his business, and voiced concern with his trucks not being able to pull in or out of the business driveway if they aren't able to utilize the Starlite property to turn around.

There being no further comment, Mayor Olmos closed public comment.

Assistant City Attorney Christy Lopez read the title of the ordinance and clarified the motion to include an amendment to Condition of Approval 21 to include a one-year period of time to find a qualified buyer for the low and very low income units before they move up to the next affordability level, and to have the streets named by City Council.

A motion was made by Councilmember Delgado, seconded by Councilmember Angel, to amend Condition of Approval 21 to include a one-year period of time, commencing upon completion of the unit, to find a qualified buyer for the low and very low income units before they move up to the next affordability level, have the streets named by City Council, and to:

1. Adopt Resolution No. 22-24, adopting a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and General Plan Amendment;
2. Adopt Resolution No. 22-25 adopting a Specific Plan;
3. Waive first reading and introduce Ordinance No. 1258, amending the zoning designation for properties located at 2540 Rosemead Boulevard (APN 8102-037-020), 2559 and 2603 Chico Avenue (APNs 8102-037-017 and 8102-037-024, respectively), and APN 8102-037-022; and
4. Set said ordinance for adoption at the next regular city council meeting

Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta,
and Mayor Olmos
NAYS: Councilmember(s): None

**8.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-26,
APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT
(CUP NO. 21-11) ALLOWING FOR A TYPE 47 LICENSE FOR ON-SALE
OF BEER, WINE, AND DISTILLED SPIRITS IN CONJUNCTION WITH A
BONA FIDE EATING ESTABLISHMENT IN A RESTAURANT
EXPANSION AND OPERATING LIVE ENTERTAINMENT AT 2327
ROSEMEAD BOULEVARD AND OPERATING AS MARISCOS SAN
ISIDRO**

Mayor Olmos announced the item.

Community Development Director Colby Cataldi introduced Assistant Planner Ian McAleese who presented the staff report and a PowerPoint presentation. Community Development Director Colby Cataldi announced that Eduardo Guzman, applicant, was available to answer questions.

Discussion ensued among City Council, Community Development Director Colby Cataldi, and Mr. Guzman in regard to previous citations the business had received and granting the CUP for a Type 47 License.

Assistant City Attorney Christy Lopez noted a correction to the resolution number on the agenda from Resolution No. 21-52 and should be Resolution No. 22-26.

Mayor Olmos opened public comment, there being none, closed public comment.

A motion was made by Councilmember Delgado, seconded by Councilmember Angel, to adopt Resolution No. 22-26, approving the decision of the Planning Commission to approve CUP 21-11. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta,
and Mayor Olmos
NAYS: Councilmember(s): None

9. GENERAL BUSINESS

**9.a. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-27,
AWARDING CONSTRUCTION CONTRACT TO GRIGOLLA & SONS
CONSTRUCTION CO., INC. FOR THE FERN STREET SIDEWALK
INSTALLATION PROJECT**

Mayor Olmos announced the item.

Community Development Director Colby Cataldi presented the staff report.

A motion was made by Councilmember Delgado, seconded by Councilmember Retamoza to:

1. Adopt and approve the plans and specifications for the Fern Street Sidewalk Installation Project;
2. Adopt Resolution No. 22-27, awarding the Fern Street Sidewalk Installation Project contract to Grigolla & Sons Construction Co., Inc. in the amount of \$67,450; and
3. Approve a 15% contingency amount of \$10,117.50 for a total project construction budget amount not to exceed \$77,567.50.

Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta
and Mayor Olmos

NAYS: Councilmember(s): None

9.b. CONSIDERATION FOR AUTHORIZATION TO SEEK REQUEST FOR PROPOSALS (RFP) FOR DESIGN SERVICES FOR TRAFFIC SIGNAL IMPROVEMENTS AT VARIOUS SIGNALIZED INTERSECTIONS

Mayor Olmos announced the item.

Community Development Director Colby Cataldi presented the staff report.

A motion was made by Mayor Pro Tem Acosta, seconded by Councilmember Retamoza to approve an RFP for design services for traffic signal improvements at various signalized intersections (HSIP Cycle 9 project) and authorize staff to solicit proposals. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta,
and Mayor Olmos

NAYS: Councilmember(s): None

9.c. AUTHORIZATION FOR STAFF DEVELOPMENT AND TEAM BUILDING EVENT

Mayor Olmos announced the item.

Deputy City Manager Rene Salas presented the staff report.

A motion was made by Mayor Pro Tem Acosta, seconded by Councilmember Retamoza to approve a budget adjustment of \$3,905.75 from Fund Balance to add to the Employee Recognition Budget account number 01-100-1050-5940 to fund

a Staff Development & Team Building event on Saturday, April 30, 2022. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta,
and Mayor Olmos

NAYS: Councilmember(s): None

9.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-28, APPROVING A PRIVATE PLACEMENT LEASE FINANCING TO PAY OFF THE CALIFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM UNFUNDED PENSION OBLIGATION AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SITE LEASE AND A LEASE AGREEMENT, AND AUTHORIZING OTHER MATTERS RELATING TO THIS FINANCING TRANSACTION

Item was tabled under Approval of Agenda.

10. COMMITTEE REPORTS, INCLUDING AB 1234 REPORTS

Mayor Pro Tem Acosta announced his attendance at the State of the City, T-Ball Opening Day Ceremony, Hilda Solis' Cesar Chavez Day of Service event, 7-Eleven Grand Opening, City's Bike Ride, and Water Aerobics Class.

Councilmember Retamoza announced her attendance at the State of the City and the Rush Street and Rosemead Boulevard Enhancement Plans Ad Hoc Committee meeting.

Councilmember Delgado announced his attendance at the State of the City, Little League Opening Day, and Vet Care Vaccination Clinic.

Councilmember Angel announced his attendance at the State of the City, 7-Eleven Grand Opening, Senor's Easter Drive-Thru, Hilda Solis' Cesar Chavez Day of Service event, T-Ball Opening Day Ceremony, and Little League Opening Day.

Mayor Olmos announced her attendance at the State of the City, T-Ball Opening Day Ceremony Hilda Solis' Cesar Chavez Day of Service event, 7-Eleven Grand Opening, City's Bike Ride, Little League Opening Day, Rush Street and Rosemead Boulevard Enhancement Plans Ad Hoc Committee meeting, announced Greater El Monte Hospital received an award, and SEAACA still has adoption opportunities.

11. CORRESPONDENCE:

11.a. LETTER FROM SOUTH EL MONTE HIGH SCHOOL BOYS BASKETBALL TEAM REQUESTING A FACILITY RESERVATION FEE WAIVER FOR USE OF THE SOUTH EL MONTE COMMUNITY CENTER AMPHITHEATER

Mayor Olmos announced the item.

Deputy City Manager Rene Salas introduced Recreation Coordinator Jayson Perez who presented the staff report.

A motion was made by Councilmember Delgado, seconded by Councilmember Angel to approve the facility reservation fee waiver requested by the South El Monte High School Boys Basketball Team in the amount of \$1,412.46. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta,
and Mayor Olmos

NAYS: Councilmember(s): None

12. COUNCILMEMBERS' AGENDA:

12.a. Councilmember Hector Delgado

1. City Council Consideration of Signing Support Letter to Continue to Recruit and Retain Deputy Sheriffs in Los Angeles County.

Councilmember Delgado requested City Council consider signing a letter in support of hiring more deputies and have it sent to the Los Angeles County Board of Supervisors and stated that public safety is a priority in the community. Council concurred.

Mayor Olmos invited the public to attend the City's Easter Breakfast on Saturday, April 16th and An Evening with the Captain on May 18th.

13. CLOSED SESSION:

At 8:42 p.m. Assistant City Attorney Christy Lopez recessed Council into closed session.

13.a. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Pursuant to Government Code Section 54956.9(d)(4) – [One case]

13.b. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9 – [One case]

13.b. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957

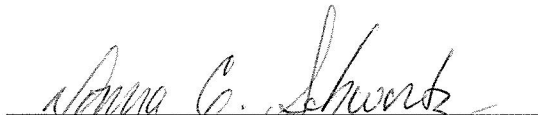
Title: City Manager

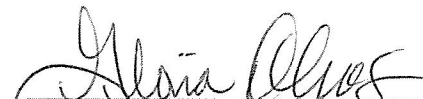
At 10:19 p.m. Mayor Olmos reconvened to open session.

City Attorney Anthony R. Taylor announced City Council discussed items 13.a., 13.b. and 13.c. No action taken, nothing to report.

14. ADJOURNMENT

There being no further business coming before this body, at 10:20 p.m. Mayor Olmos adjourned the meeting in memory of Maria S. Rivas, mother of Daniel Gutierrez, cofounder of South El Monte Swap meet, to a regular meeting on Tuesday, April 26, 2022, at 6:00 p.m.


Donna G. Schwartz, CMC, City Clerk


Gloria Olmos, Mayor