



# staff report

TO: Honorable Mayor and Members of the City Council

ATTENTION: Jeffrey L. Stewart, City Manager

FROM: Len Gorecki, Director of Public Works  
Bernardo Iniguez, Public Works Manager

SUBJECT: Consideration and possible action to read by title only, waive further reading, and introduce Ordinance No. 13XX - An Ordinance amending the Bellflower Municipal Code by amending § 12.08.020(B) pertaining to the value of a building permit that triggers right-of-way improvement requirements; and

Consideration and possible action to adopt Resolution No. 16 – XX – A resolution establishing the value of a building permit that triggers right-of-way improvement requirements, pursuant to Bellflower Municipal Code § 12.08.020(B).

DATE: January 14, 2016

## **EXECUTIVE SUMMARY**

The proposed Ordinance would allow for the value of a building permit that triggers right-of-way improvements to be set by resolution. The proposed Resolution would set the value of a building permit that triggers right of way improvements at \$26,000.

## **RECOMMENDATION TO CITY COUNCIL**

- 1) Read by title only, waive further reading, and introduce Ordinance No. 13XX;
- 2) Adopt Resolution No. 16-XX; or
- 3) Alternatively, discuss and take other action related to this item.

## **FISCAL IMPACT**

None.

## **DISCUSSION**

Bellflower Municipal Code (BMC) Section 12.08.020 sets the requirements for right-of-way improvements consisting of concrete driveways including aprons, sidewalks, curbs, gutters, and trees when the value of a building permit reaches a certain amount. The proposed amendment to BMC § 12.08.020(B) would allow for the value of a building permit that triggers right of way improvements to be set by City Council resolution. The draft Resolution would set the value of a building permit that triggers right of way improvements at \$26,000, and would become effective upon the effective date of the proposed Ordinance.

## **ATTACHMENT**

Ordinance No. 13-XX .....	2
Ordinance No. 13-XX REDLINE .....	3
Resolution No. 16-XX .....	4

**CITY OF BELLFLOWER**

**ORDINANCE NO. 13XX**

**AN ORDINANCE AMENDING THE BELLFLOWER MUNICIPAL CODE BY AMENDING § 12.08.020(B) PERTAINING TO THE VALUE OF A BUILDING PERMIT THAT TRIGGERS RIGHT-OF-WAY IMPROVEMENT REQUIREMENTS**

**THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** § 12.08.020(B) of the Bellflower Municipal Code is amended to read:

“B. The value of a building permit that triggers the requirements in Subsection (A) of this section, will be established by city council resolution.

**SECTION 2.** If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

**SECTION 3.** The City Clerk, or her duly appointed deputy, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Bellflower’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

**SECTION 4.** This Ordinance will take effect on the 31st day following its final passage and adoption.

**ORDINANCE NO. 13XX HAD ITS FIRST READING ON \_\_\_\_\_, ITS SECOND READING ON \_\_\_\_\_, AND WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BELLFLOWER AT ITS REGULAR MEETING OF \_\_\_\_\_.**

\_\_\_\_\_  
**Scott A. Larsen, Mayor**

**Attest:**

\_\_\_\_\_  
**Mayra Ochiqui, City Clerk**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Karl H. Berger, Interim City Attorney**

**CITY OF BELLFLOWER**

**ORDINANCE NO. 13XX**

**AN ORDINANCE AMENDING THE BELLFLOWER MUNICIPAL CODE BY AMENDING § 12.08.020(B) PERTAINING TO THE VALUE OF A BUILDING PERMIT THAT TRIGGERS RIGHT-OF-WAY IMPROVEMENT REQUIREMENTS**

**THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** § 12.08.020(B) of the Bellflower Municipal Code is amended to read:

“B. The value of a building permit that triggers the requirements in Subsection (A) of this section, ~~will shall~~ be established by city council resolution ~~twenty five thousand dollars (\$25,000.00); provided, that value shall be adjusted annually on July 1st of each year beginning July 1, 2009, with that adjustment being in the same proportion as the change in the Consumer Price Index for Los Angeles-Riverside-Orange Counties for All Items Urban Consumers year during the immediately preceding calendar year. The adjusted value shall be rounded to the nearest one thousand dollars (\$1,000.00) and the rounded amount shall be the basis of computing the adjustment the following year.~~”

**SECTION 2.** If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

**SECTION 3.** The City Clerk, or her duly appointed deputy, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Bellflower’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

**SECTION 4.** This Ordinance will take effect on the 31st day following its final passage and adoption.

**ORDINANCE NO. 13XX HAD ITS FIRST READING ON \_\_\_\_\_, ITS SECOND READING ON \_\_\_\_\_, AND WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BELLFLOWER AT ITS REGULAR MEETING OF \_\_\_\_\_.**

\_\_\_\_\_  
**Scott A. Larsen, Mayor**

**Attest:**

\_\_\_\_\_  
**Mayra Ochiqui, City Clerk**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Karl H. Berger, Interim City Attorney**

**CITY OF BELLFLOWER**

**RESOLUTION NO. 16-XX**

**A RESOLUTION ESTABLISHING THE VALUE OF A BUILDING PERMIT THAT TRIGGERS RIGHT-OF-WAY IMPROVEMENT REQUIREMENTS, PURSUANT TO BELLFLOWER MUNICIPAL CODE § 12.08.020(B)**

**THE CITY COUNCIL RESOLVES AS FOLLOWS:**

**SECTION 1.** The value of a building permit that triggers the right-of-way improvement requirements in Bellflower Municipal Code § 12.08.020(A) is twenty-six thousand dollars (\$26,000).

**SECTION 2.** The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Bellflower and the City Clerk, or her duly appointed deputy, may attest thereto.

**SECTION 3.** This Resolution will become effective upon the effective date of Ordinance No. 13XX.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BELLFLOWER ON THIS \_\_\_ DAY OF \_\_\_\_\_ 2016.**

\_\_\_\_\_  
**Scott A. Larsen, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Mayra Ochiqui, City Clerk**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Karl H. Berger, Interim City Attorney**