



staff report

TO: Honorable Mayor and Members of the City Council
ATTENTION: Jeffrey L. Stewart, City Manager
FROM: Mayra Ochiqui, City Clerk
SUBJECT: Consideration and possible action to approve the Minutes of the January 25, 2016, Regular Meeting of the Bellflower City Council and City Council acting on behalf of the Successor Agency.
DATE: February 8, 2016

EXECUTIVE SUMMARY

None

RECOMMENDATION TO CITY COUNCIL

- 1) Approve the Minutes of the January 25, 2016, Regular Meeting; or
- 2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

None

ATTACHMENT

Minutes of the January 25, 2016, Regular Meeting... 2



MINUTES

CITY OF BELLFLOWER

16600 Civic Center Drive · Bellflower, California 90706 · (562) 804-1424

REGULAR MEETING OF THE BELLFLOWER CITY COUNCIL AND CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY TO THE DISSOLVED BELLFLOWER REDEVELOPMENT AGENCY

* Denotes City Council Agenda items

SA Denotes Successor Agency items

[CC/SA] Denotes City Council and Successor Agency items

MONDAY, JANUARY 25, 2016, 5:30 P.M. – CLOSED SESSION BELLFLOWER CITY HALL - COUNCIL CHAMBERS

1 Call to Order

City Clerk Ochiqui opened the meeting at 5:33 p.m. and recessed at 5:33 p.m. for lack of a quorum to 6:00 p.m.

Mayor Larsen called the Regular City Council Meeting to order at 6:03 p.m. in the Council Chambers at Bellflower City Hall, 16600 Civic Center Drive, Bellflower.

2 Roll Call

The following members of the City Council responded present to roll call:

Mayor Scott A. Larsen
Mayor Pro Tem Dan Koops
Council Member Ray Dunton
Council Member Sonny R. Santa Ines
Council Member Ron Schnablegger

3 Recess to Closed Session

John Paul Drayer, 8817 W. Artesia Boulevard, requested that the fence at the back of the property be fixed if the City takes over the properties.

City Manager Stewart indicated that if the fence had not been repaired already, the City would repair the fence.

3 Closed Session - Continued

Without objection, Mayor Larsen recessed the Meeting at 6:05 p.m. to a Closed Session regarding:

A CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8) [CITY]

Property: 8827 W. Artesia Boulevard, 8829 W. Artesia
Boulevard, 8800 Palm Street
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: Stephen Hopkins, President & CEO of Hopkins
Real Estate Group
Under Negotiation: Price and terms of payment

B PUBLIC EMPLOYEE APPOINTMENT
(Pursuant to Government Code section 54957) [CITY]
Title: City Attorney

4 Reconvene for Open Session

Mayor Larsen reconvened the Meeting at 7:03 p.m. with all members present and announced that no reportable action was taken during Closed Session.

5 Call to Order

Mayor Larsen called the Open Session of the Regular City Council Meeting to order at 7:03 p.m.

6 Roll Call

The following members of the City Council responded present to roll call:

Mayor Scott A. Larsen
Mayor Pro Tem Dan Koops
Council Member Ray Dunton
Council Member Sonny R. Santa Ines
Council Member Ron Schnablegger

6 Roll Call - Continued

Staff Participants:

Jeffrey L. Stewart, City Manager
Mayra Ochiqui, City Clerk
Karl H. Berger, Interim City Attorney
Jim DellaLonga, Director of Economic Development
Len Gorecki, Director of Public Works
P.J. Mellana, Director of Parks and Recreation
Rowena Genilo-Concepcion, Interim Director of Planning
Jerry Stock, City Engineer
Jason Friedman, Assistant Planner
Karen L. Avery, Deputy City Clerk

7 Invocation

Mayor Pro Tem Dan Koops offered the Invocation.

8 Pledge of Allegiance

Director of Economic Development Jim DellaLonga led the assembly in the Pledge of Allegiance.

9 City Council Announcements

Mayor Larsen provided details relative to 1) the 22nd Annual BRAVO Awards on February 4, 2016, at the William and Jane Bristol Civic Auditorium; and 2) the annual State of the City address on February 18, 2016, at Simms Park.

Mayor Pro Tem Koops provided details relative to 1) the Bellflower Symphony Orchestra's Winter Concert on January 30, 2016, at the William and Jane Bristol Civic Auditorium; and 2) the Senior Excursion day trip on February 22, 2016, to Pechanga Casino in Temecula.

Council Member Dunton provided details relative to a small business seminar series hosted by the Brakensiek Library and the Small Business Development Center in Long Beach from January 26 through February 23, 2016.

Council Member Santa Ines provided details relative to the "Dine Bellflower" Valentine's Day Event held by the Chamber of Commerce on February 12, 13, and 14, 2016.

Council Member Schnablegger provided details relative to the Bellflower Youth Cultural Arts Foundation's Spring show of Rumpelstiltskin on February 26, and 27, 2016, at William and Jane Bristol Civic Auditorium.

10 Public Comments

Lauren Talbott, Clifton M. Brakensiek Library, reviewed upcoming Library programs/events and provided event calendars to the City Council.

Following Brakensiek Library Manager Lauren Talbott's public comments, Council Member Santa Ines relayed that he attended a presentation for the digital resources of the Library and requested the presentation be scheduled for a future City Council Meeting. City Manager Stewart indicated that he would contact Library Manager Talbott to make those arrangements.

John Paul Drayer announced that the Cerritos College Board of Trustees recently voted on a program he helped to develop that will allow community residents and students, who are skilled tradesmen and women, the first opportunity to work as apprentices on the College's future school reconstruction.

- 11-A Consideration and possible action to conduct a public hearing regarding an application from Torsak Thanaritroj for a zone change from A-E (Agricultural Estate) Zone to A-E PD (Agricultural Estate Planned Development) Overlay Zone, a Tentative Map to allow the subdivision of an existing lot into two (2) single-family lots, and a Precise Plan for the development of two (2) 2-story, single-family residences, each with a 1-story second dwelling unit on property located at 16240 Grand Avenue; and adopt Resolution No. 16-03 – A Resolution denying Negative Declaration No. ND 15-13; Tentative Map No. PM 73342; Precise Plan Case No. PP 15-06; and Zone Change Case No. ZC 15-06 for property located at 16240 Grand Avenue; Applicant: Torsak Thanaritroj (Continued from January 14, 2016). [CITY]**

CEQA: An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) guidelines. An Initial Study and Negative Declaration were prepared.

For the record, Supplemental Material (Letter from Richard Downing, 10511 Flora Vista Street) was distributed to the City Council and made available to the public prior to the meeting.

Assistant Planner Friedman 1) provided a PowerPoint presentation of the Staff Report; and 2) he and Interim Planning Director Genilo-Concepcion responded to Council Members' questions.

It was moved by Council Member Schnablegger, seconded by Council Member Santa Ines, and carried without objection, to re-open the public hearing continued from January 14, 2016.

11-A Consideration and possible action to conduct a public hearing regarding an application from Torsak Thanaritiroj for a zone change from A-E (Agricultural Estate) Zone to A-E PD (Agricultural Estate Planned Development) Overlay Zone - Continued

The following individual spoke in opposition to adopting Resolution No. 16-03:

- **Sergio Estevez, Architect, Representing the Applicant**

The following residents spoke in support of adopting Resolution No. 16-03:

- **Peter Hirezi**
- **Wayne Brown**
- **Richard Downing**
- **Linda Hartwick**
- **Lonnie Ridenour**
- **John Paul Drayer**

There being no one else wishing to present public testimony, it was moved by Council Member Schnablegger, seconded by Council Member Santa Ines, and carried without objection, to close the public hearing.

Following discussion, it was moved by Council Member Dunton, seconded by Council Member Schnablegger, and unanimously carried by the following roll call vote, to adopt Resolution No. 16-03:

AYES: Council Members - Koops, Dunton, Santa Ines, Schnablegger, and Mayor Larsen

12-A Consideration and possible action to read by title only, waive further reading, and introduce Ordinance No. 1307 - An Ordinance amending Ordinance No. 1177 in its entirety and establishing speed limits in accordance with Vehicle Code § 22357 based upon an Engineering and Traffic Survey as defined by Vehicle Code § 627. [CITY]

City Manager Stewart read by title Ordinance No. 1307.

City Engineer Stock 1) provided a PowerPoint presentation of the Staff Report; and 2) responded to Council Members' questions.

John Paul Drayer requested and received information from City Engineer Stock relative to the survey schedule to complete all streets.

Peter Hirezi requested and received information from City Engineer Stock relative to speed limits on Lakewood Boulevard (SR 19).

12-A Ordinance No. 1307 - Continued

Following discussion, it was moved by Council Member Santa Ines, seconded by Mayor Pro Tem Koops, and unanimously carried by the following roll call vote, to read by title only, waive further reading, and introduce Ordinance No. 1307:

AYES: Council Members - Koops, Dunton, Santa Ines, Schnablegger, and Mayor Larsen

13-A Consideration and possible action to approve Prioritized Park Project List related to the Los Angeles Countywide Comprehensive Park & Recreation Needs Assessment. [CITY]

Director of Parks and Recreation Mellana 1) provided a PowerPoint presentation of the Staff Report; and 2) responded to Council Members' questions.

Mayor Pro Tem Koops requested that Parks and Recreation Director Mellana look into the possibility of implementing a Community Garden in Riverview Park.

Peter Hirezi 1) requested and received information from Director Mellana and City Manager Stewart relative to the condition of the Teen Center; and 2) requested and received information from Mayor Larsen relative to the possibility of relocating Chris & Pitts BBQ Restaurant onto Bellflower Boulevard.

John Paul Drayer suggested the City contact the Downey Unified School District (DUSD) Superintendent to explore the possibility of partnering with the school district to utilize the PACE School parcel adjacent to Thompson Park for City recreational services.

Mayor Larsen and City Manager Stewart indicated that the City contacted DUSD in the past regarding the potential partnership, but stated that Director Mellana would re-contact the Superintendent regarding that possibility.

Victor Sanchez 1) relayed details regarding the Parks Needs Assessment community engagement workshop on December 8, 2015; and 2) submitted over 200 signatures in support of incorporating the development of a soccer field in the City.

Following discussion, it was moved by Mayor Pro Tem Koops, seconded by Council Member Santa Ines, and unanimously carried by the following roll call vote, to approve Prioritized Park Projects List related to the Los Angeles Countywide Comprehensive Park & Recreation Needs Assessment:

AYES: Council Members - Koops, Dunton, Santa Ines, Schnablegger, and Mayor Larsen

14 Consent Calendar

It was moved by Council Member Dunton, seconded by Mayor Pro Tem Koops, and carried without objection, to approve the actions stipulated on the following Consent Calendar items:

- A **Consideration and possible action to receive and file Warrant Register No. 16-072, dated January 25, 2016. [CC/SA]**
Recommendation to City Council: 1) Receive and file Warrant Register No. 16-072; or 2) Alternatively, discuss and take other action related to this item.
- B **Consideration and possible action to receive and file City Council/Successor Agency Treasurer's Report for the Month of December 2015. [CC/SA]**
Recommendation to City Council: 1) Receive and file Treasurer's Report for the Month of December 2015; or 2) Alternatively, discuss and take other action related to this item.
- C **Consideration and possible action to approve the Minutes of the January 14, 2016, Regular Meeting of the Bellflower City Council and City Council acting on behalf of the Successor Agency. [CC/SA]**
Recommendation to City Council: 1) Approve the Minutes of the January 14, 2016, Regular Meeting; or 2) Alternatively, discuss and take other action related to this item.
- D **Consideration and possible action to receive and file denial of a claim submitted by Richard Yim: Event Date August 15, 2015. [CITY]**
Recommendation to City Council: 1) Receive and file denial of claim submitted by Richard Yim; or 2) Alternatively, discuss and take other action related to this item.
- E **Consideration and possible action to read by title only, waive further reading, and adopt Ordinance No. 1305 – An Ordinance approving Zoning Ordinance Text Amendment Case No. ZOTA 15-05 to add Chapter 8.48 to Title 8 and Section 17.04.110 to Chapter 17.04 of the Bellflower Municipal Code confirming that commercial cannabis activities, cultivation of medical cannabis, delivery of medical cannabis, medical marijuana dispensaries, and medical marijuana collectives are prohibited in all zones and specific plan areas of the City. [CITY]**
Recommendation to City Council: 1) Read by title only, waive further reading, and adopt Ordinance No. 1305; or 2) Alternatively, discuss and take other action related to this item.

14 Consent Calendar - Continued

- F **Consideration and possible action to read by title only, waive further reading, and adopt Ordinance No. 1306 - 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. [CITY]**
Recommendation to City Council: 1) Read by title only, waive further reading, and adopt Ordinance No. 1306; or 2) Alternatively, discuss and take other action related to this item.
- G **Consideration and possible action to receive and file Official Travel Report – California Contract Cities Association’s 49th Annual Sacramento Legislative Orientation Tour, January 11-13, 2016 (Pursuant to AB 1234). [CITY]**
Recommendation to City Council: 1) Receive and file Official Travel Report for the California Contract Cities Association’s 49th Annual Sacramento Legislative Orientation Tour; or 2) Alternatively, discuss and take other action related to this item.

15 Council Reports

Mayor Larsen 1) made various comments and reports; and 2) requested that Staff research alternatives to preserve the agriculture of the A-E Zone area and globally explore the concept of “granny units” to see about incorporating restrictions that would require the utilities for a granny unit to share meters with the single-family residence. City Manager Stewart indicated that he would work with the Planning Department Staff and provide options at a future City Council meeting.

16 Adjournment

Without objection, Mayor Larsen adjourned the meeting at 9:05 p.m. to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, February 8, 2016.

Scott A. Larsen, Mayor
City of Bellflower

Attest:

Mayra Ochiqui, City Clerk
Approved: February 8, 2016