

# The City of Bellflower

*Families. Businesses. Futures.*

16600 Civic Center Drive, Bellflower, CA 90706

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# AGENDA

Next CC Resolution No. 16-10  
Next CC Agreement No. 700  
Next Ordinance No. 1310  
Next SA Resolution No. SA-16-03  
Next SA Agreement No. SA-15

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (562) 804-1424. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Agenda Items are on file in the Office of the City Clerk and are available for public inspection during normal business hours. For your convenience, the Agenda is also posted on the City's Website at [www.bellflower.org](http://www.bellflower.org) with links to each Agenda Item (unless they are too lengthy or unavailable at the time of posting). Any supplemental material distributed to a majority of the members of the City Council after the posting of this Agenda will be made available for public inspection during normal business hours in the City Clerk's Office at City Hall, 16600 Civic Center Drive, Bellflower. (Privileged documents and Closed Session documents are exempted.)

## 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, MARCH 14, 2016, 5:30 P.M. – CLOSED SESSION**  
**BELLFLOWER CITY HALL - COUNCIL CHAMBERS**

1 **CALL TO ORDER**

2 **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



7     **INVOCATION:**     Council Member Ron Schnablegger

8     **PLEDGE OF ALLEGIANCE:**     Leo L. Mingle, Jr., Assistant City Manager

9     **CITY COUNCIL ANNOUNCEMENTS**

10    **PUBLIC COMMENTS**

This is the time set aside for the public to address the City Council on matters **not** listed on the Agenda. Anyone wishing to address the City Council should come to the podium, be recognized by the Mayor, and state your name for the record. If you wish to address the City Council on an Agenda Item, you may do so by approaching the podium as we review that particular item. You will be given a reasonable amount of time to address the City Council.

11    **PUBLIC HEARING(S)**

- \*     A     **Consideration and possible action to conduct a public hearing to consider a Mitigated Negative Declaration (No. MND 15-16), a General Plan Amendment (Case No. GPA 15-02) to change the land use designation of the project area from "I" (Industrial) to "MU" (Mixed Use) and a Zone Change (Case No. ZC 15-07) to change the existing zone from "M-1" (Light Industrial District) to "SP" (Specific Plan). In addition to the Zone Change and General Plan Amendment, the proposed project also involves a Tentative Map (Case No. TT 73822) to allow for the subdivision of the existing two parcels into twenty-five lots (for purposes of single-family lots and common area) and a Zoning Ordinance Text Amendment (Specific Plan) (Case No. ZOTA 15-04) to create development standards for the project located at 10030, 10106, and 10108 Ramona Street; adopt Resolution No. 16-08 – A Resolution adopting Mitigated Negative Declaration No. MND 15-16 and approving General Plan Amendment Case No. GPA 15-02, Tentative Map Case No. TT 73822; and introduce Ordinance No. 1309 - An Ordinance approving Zone Change Case No. ZC 15-07, and Zoning Ordinance Text Amendment Case No. ZOTA 15-04 for properties located at 10030, 10106, and 10108 Ramona Street; Applicant: Paul Feilberg of Mesa Verde Development, Inc.**

Recommendation to City Council: 1) Open the public hearing and continue it to the March 28, 2016, City Council Meeting; or 2) Alternatively, discuss and take other action related to this item.

12    **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

None

13 **CONSIDERATION ITEM(S)**

None

14 **CONSENT CALENDAR**

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

CC/SA A **Consideration and possible action to receive and file City Council Warrant Register No. 16-091, Dated March 14, 2016.**

Recommendation to City Council: 1) Receive and file Warrant Register No. 16-091; or 2) Alternatively, discuss and take other action related to this item.

CC/SA B **Consideration and possible action to approval of the Minutes of the February 22, 2016, Regular Meeting of the Bellflower City Council and City Council Acting on Behalf of the Successor Agency to the Dissolved Bellflower Redevelopment Agency.**

Recommendation to City Council: 1) Approve the February 22, 2016, Minutes; or 2) Alternatively, discuss and take other action related to this item.

\* C **Consideration and possible action to receive and file Agreement File No. 386.1 with Duane Morita Planning & Environmental for consultant services for the Bellflower Transit-Oriented Development (TOD) project, including preparation of CEQA documentation.**

Recommendation to City Council: 1) Receive and file Agreement File No. 386.1; or 2) Alternatively, discuss and take other action related to this item.

\* D **Consideration and possible action to receive and file Agreement File No. 691 with Placeworks for the preparation of the Specific Plan/Overlay Zone and environmental clearance for the Bellflower Transit Station.**

Recommendation to City Council: 1) Receive and file Agreement File No. 691; or 2) Alternatively, discuss and take other action related to this item.

\* E **Consideration and possible action to receive and file Agreement File No. 697 with Partnership Housing, Inc., for the purpose of entry onto the property located at 8809 Ramona Street to complete surveying and related work in furtherance of developing plans and specifications for low and moderate income housing units.**

Recommendation to City Council: 1) Receive and file Agreement File No. 697; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- \* F **Consideration and possible action to request change of City alliance from the Southeast Los Angeles County Workforce Development Board to the Pacific Gateway Workforce Development Board.**  
Recommendation to City Council: 1) Retain current working relationship with the Gateway Cities Workforce Development Board; or 2) Alternatively, discuss and take other action related to this item.
- \* G **Consideration and possible action to receive and file Memorandum of Understanding File No. 21.2 with the Los Angeles County Metropolitan Transportation Authority (LACMTA) for Collecting and Reporting Data for the National Transit Database for Report Year 2013.**  
Recommendation to City Council: 1) Receive and file Memorandum of Understanding File No. 21.2 with the LACMTA; or 2) Alternatively, discuss and take other action related to this item.
- \* H **Consideration and possible action to determine FS Contractors, Inc., dba FS Construction (FS Construction), as non-responsive; waive a minor irregularity and award a contract to Ruiz Concrete & Paving, Inc., dba Ruiz Engineering (Ruiz Engineering), for the Construction of Sidewalks, Driveway Aprons, and Curb Ramps - Clark Avenue between Palm Street and Laurel Street, SR2S Project No. SR2SL-5348 (025), (Specifications No. 13/14-06); and authorize the City Manager to execute a contract with Ruiz Engineering in a form approved by the Interim City Attorney.**  
CEQA: Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, et seq.), the City conducted an environmental assessment. This project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301.  
  
Recommendation to City Council: 1) Determine FS Construction as non-responsive; 2) Waive a minor irregularity as to the notary acknowledgement form and award a contract to Ruiz Engineering; 3) Authorize the City Manager to execute an agreement with Ruiz Engineering, in a form approved by the Interim City Attorney, for the Project; or 4) Alternatively, discuss and take other action related to this item.
- \* I **Consideration and possible action to authorize the Director of Public Works, or designee, to install red curb parking restrictions at 15503 Leahy Avenue fronting Jefferson Street (C.E. #16-03).**  
Recommendation to City Council: 1) Authorize the Director of Public Works, or designee, to install red curb parking restrictions at 15503 Leahy Avenue fronting Jefferson Street; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- \* J **Consideration and possible action to authorize the Director of Public Works, or designee, to change parking restrictions at 9945 Flower Street from one hour time restricted parking to two hour time restricted parking (C.E. #16-04).**  

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Recommendation to City Council: 1) Authorize the Director of Public Works, or designee, to change from one hour time restricted parking to two hour time restricted parking fronting 9945 Flower Street; or 2) Alternatively, discuss and take other action related to this item.
  
- \* K **Consideration and possible action to authorize the City Manager to execute Amendment No. 1 to Agreement File No. 51.62, in a form approved by the Interim City Attorney, with the Los Angeles County Metropolitan Transportation Authority (Metro), to extend the term of the lease for use of the Pacific Electric Station buildings located at 16336 Bellflower Boulevard.**  

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Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 1 to Agreement File No. 51.62, in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.
  
- \* L **Consideration and possible action to authorize the City Manager to execute Amendment No. 1 to Agreement File No. 664, in a form approved by the Interim City Attorney, with CivilSource, Inc., to increase the compensation for on-call construction management and inspection services.**  

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Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 1 to Agreement File No. 664, in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.
  
- \* M **Consideration and possible action to authorize the City Manager to execute Amendment No. 2 to Agreement File No. 563, in a form approved by the Interim City Attorney, with 3M Company, to extend the term and increase the compensation for maintenance and hosting of the Traffic Sign Inventory and Management System.**  

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Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 2 to Agreement File No. 563, in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- \* N **Consideration and possible action to authorize the City Manager to execute Amendment No. 4 to Agreement File No. 582, in a form approved by the Interim City Attorney, with Black, O'Dowd and Associates, Inc., dba BOA Architecture, to extend the term, modify the scope of services, and increase the compensation for design of the Thompson Park community center ADA counter and restroom privacy partition, and Aquatic Center office space and locker room ADA renovation.**

Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 4 to Agreement File No. 582, in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.

- \* O **Consideration and possible action to adopt Joint Resolution Nos. 16-09 and SA-16-02 – A Joint Resolution authorizing the City Manager to execute a purchase and sale agreement between the Bellflower Successor Agency and the City of Bellflower for the disposition of real property located at 16601 Bellflower Boulevard; and authorize the City Manager/Executive Director to execute Purchase and Sale Agreement (PSA) File No. 699, in a form approved by the Interim City Attorney/Successor Agency Counsel.**

CEQA: Adopting this Resolution is exempt from further environmental review pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"). Specifically, the proposed conveyance is exempt from CEQA requirements pursuant to CEQA Guidelines § 15312. The Successor Agency proposes to sell the Property; the Property is not located in an area of concern; the Property does not have significant value for wildlife habitat or other environmental purpose; and the use of the Property and adjacent property has not changed since the time the Successor Agency acquired the Property. Accordingly, this action conforms to a Class 12 categorical exemption under CEQA.

Recommendation to City Council and Successor Agency: 1) Adopt Joint Resolution Nos. 16-09 and SA-16-02; 2) Authorize the City Manager/Executive Director to execute Agreement File No. 699, in a form approved by the Interim City Attorney/Successor Agency Counsel; or 3) Alternatively, discuss and take other action related to this item.

15 **COUNCIL REPORTS**

16 **ADJOURNMENT**

Adjourn to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, March 28, 2016