

**ANNOTATED AGENDA
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**

Call to Order: 5:34 p.m.

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

3 **RECESS TO CLOSED SESSION**

5:36 p.m.

SA A CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION
(Pursuant to Government Code §54956.9(d)): one matter.

CC/SA B CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8)

Property: 16607 Bellflower Boulevard
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: Claudia Somerville
Negotiating Party: City of Bellflower
Under Negotiation: Price and terms of payment

* C CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8)

Property: 17416-17422 Bellflower Boulevard
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: Melody Simnagar
Under Negotiation: Price and terms of payment

3 RECESS TO CLOSED SESSION – Continued

*** D CONFERENCE WITH REAL PROPERTY NEGOTIATOR
 (Pursuant to Government Code Section 54956.8)**

Property: Water sale pursuant to AFN 320.8, dated
 July 1, 2013, between the City of Bellflower and
 Bellflower Somerset Mutual Water
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: Ken Deck, Bellflower Somerset Mutual Water
 Company
Under Negotiation: Price and Terms of Payment per letter dated
 February 24, 2016, from Bellflower Somerset
 Mutual Water on file with the City Clerk

4 RECONVENE FOR OPEN SESSION

Action: No reportable action

MONDAY, MARCH 14, 2016, 7 P.M. – OPEN SESSION

5 CALL TO ORDER

7:02 p.m.

6 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

*Darnell Givens
Marcie Raphael, Su Casa
Lauren Talbott, Clifton M. Brakensiek Library
John Butts*

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.

Action: *Opened the Public Hearing
Santa Ines/Koops, without objection*

Action: *Continue the public hearing to the March 28, 2016, City Council Meeting
Without objection*

12 **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

None

13 **CONSIDERATION ITEM(S)**

None

14 **CONSENT CALENDAR**

Action: *Consent Calendar Item 14-H was removed for separate consideration; approved the actions stipulated on the balance of the Consent Calendar Koops/Larsen, without objection (Santa Ines and Schnablegger abstained on Item 14-F; Dunton abstained on Item 14-O)*

- 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.

14 **CONSENT CALENDAR** - Continued

- 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.
- * 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~~ **Southeast Los Angeles County Workforce Development Board (SELACO WDB)**; 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.

14 **CONSENT CALENDAR** - Continued

- * H **[Removed for separate consideration]**

- * 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.

- * 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).**
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.**
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.**
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.

14 **CONSENT CALENDAR** - Continued

- * 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.**
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.
- * 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.

14 **CONSENT CALENDAR** - Continued

* O **Consideration and possible action to adopt Joint Resolution Nos. 16-09 and SA-16-02 – Continued**

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.

- * 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.

Action: 1) Determined FS Construction as non-responsive; 2) Waived a minor irregularity as to the notary acknowledgement form and award a contract to Ruiz Engineering; and 3) Authorized the City Manager to execute an agreement with Ruiz Engineering, in a form approved by the Interim City Attorney, for the Project Koops/Santa Ines, without objection

15 **COUNCIL REPORTS**

16 **ADJOURNMENT**

Adjourned at 7:41 p.m. to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, March 28, 2016