



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 March 14, 2016, Regular Meeting of the Bellflower City Council and City Council acting on behalf of the Successor Agency.
DATE: March 28, 2016

EXECUTIVE SUMMARY

None

RECOMMENDATION TO CITY COUNCIL

- 1) Approve the March 14, 2016, Minutes; or
- 2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

None

ATTACHMENT

Minutes of the March 14, 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, MARCH 14, 2016, 5:30 P.M. – CLOSED SESSION BELLFLOWER CITY HALL - COUNCIL CHAMBERS

1 Call to Order

Mayor Larsen called the Regular City Council Meeting to order at 5:34 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

For the record, 1) Council Member Dunton announced that he will recuse himself from Items 3-A, 3-B, and 3-C as he owns property within 500 feet of the subject properties; and 2) Mayor Larsen announced that he will recuse himself from Items 3-A and 3-B as he has clients within 500 feet of the subject properties.

Without objection, Mayor Larsen recessed the Meeting at 5:36 p.m. to a Closed Session regarding:

3 Closed Session - Continued

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

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

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) [CITY]

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

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

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

Mayor Larsen reconvened the Meeting at 7:02 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 7:02 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

Staff Participants:

Jeffrey L. Stewart, City Manager
Mayra Ochiqui, City Clerk
Karl H. Berger, Interim City Attorney
Leo L. Mingle, Jr., Assistant City Manager
Len Gorecki, Director of Public Works
Karen L. Avery, Deputy City Clerk

7 Invocation

Council Member Ron Schnablegger offered the Invocation.

8 Pledge of Allegiance

Assistant City Manager Leo L. Mingle, Jr., led the assembly in the Pledge of Allegiance.

9 City Council Announcements

Mayor Larsen 1) welcomed and acknowledged the Bellflower High School government class students in attendance this evening; and 2) provided details relative to Measure R funds approved by the Los Angeles County Metropolitan Transportation Authority for the Eco-Rapid Transit rail project.

Mayor Pro Tem Koops provided details relative to the Spring Basket Program coordinated by the Bellflower Volunteer Center and Caring Connections.

Council Member Dunton thanked everyone for attending the Grand Re-Opening of Caruthers Park Fitness Center on February 25, 2016.

9 City Council Announcements - Continued

Council Member Santa Ines provided details relative to the Miss Bellflower Competition on April 16, 2016, at the William and Jane Bristol Civic Auditorium.

Council Member Schnablegger provided details relative to the annual ARC Walk held at Stonewood Center in Downey on March 12, 2016.

10 Public Comments

Darnell Givens, Ramona Street, addressed the City Council regarding cars double-parking, speeding, and using Ramona Street as a short-cut from Bellflower Boulevard to Artesia Boulevard.

Mayor Larsen requested that Director of Public Safety Hockman look into the matter and, if appropriate, have officers patrol the area to enforce the speed limit.

Marcie Raphael, Board of Directors of Su Casa Family Crisis Center (Su Casa) and Bellflower Soroptimist International Member, provided details relative to a tea on April 3, 2016, at The Grand Hotel in Long Beach, hosted by Su Casa to honor Supervisor Don Knabe for his years of service and support to the community.

Lauren Talbott, Clifton M. Brakensiek Library, reviewed upcoming Library programs/events.

John Butts addressed the City Council relative to 1) graffiti; 2) implementing his apartment tax proposal to increase the Business License rental fee for apartment units; and 3) referencing an article in the *LA Business Journal*, suggested the City legalize cannabis and eliminate the Utility Users' Tax (UUT).

- 11-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;**

11-A Consideration and possible action to conduct a public hearing to consider a Mitigated Negative Declaration (No. MND 15-16) - Continued

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.

City Manager Stewart requested the continuance of the matter which is pending review of the Specific Plan.

It was moved by Council Member Santa Ines, seconded by Mayor Pro Tem Koops, and carried without objection, to open the Public Hearing.

There being no one wishing to present public testimony, it carried without objection to continue the Public Hearing to March 28, 2016.

12 Ordinances and Resolutions for Consideration

None

13 Consideration Items(s)

None

14 Consent Calendar

For the record, 1) Council Member Dunton announced that he will recuse himself from Item 14-O (Joint Resolution Nos. 16-09 and SA-16-02) as he owns property within 500 feet of the subject property; 2) Council Member Santa Ines announced that he will recuse himself from Item 14-F (Request change of City alliance from the Southeast Los Angeles County Workforce Development Board to the Pacific Gateway Workforce Development Board) as he is a SELACO WDB Board Member; and 3) Council Member Schnablegger announced that he will recuse himself from Item 14-F as he is the Alternate Board Member for SELACO WDB.

With regard to Item 14-F (Request change of City alliance from the Southeast Los Angeles County Workforce Development Board to the Pacific Gateway Workforce Development Board), City Manager Stewart requested that the recommendation be corrected to state, "Retain current working relationship with the Southeast Los Angeles County Workforce Development Board (SELACO WDB)."

14 Consent Calendar - Continued

Interim City Attorney Berger announced that a protest letter had been submitted for Item 14-H [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 advised that the item should be removed for separate consideration.

Noting the aforementioned recusals and removal of Item 14-H for separate discussion, it was moved by Mayor Pro Tem Koops, seconded by Mayor Larsen, and carried without objection, to approve the balance of the actions stipulated on the following Consent Calendar items:

- A **Consideration and possible action to receive and file City Council Warrant Register No. 16-091, Dated March 14, 2016. [CC/SA]**
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.
- 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. [CC/SA]**
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. [CITY]**
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. [CITY]**
Recommendation to City Council: 1) Receive and file Agreement File No. 691; or 2) Alternatively, discuss and take other action related to this item.

14 Consent Calendar - Continued

- 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. [CITY]**
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. [CITY]**
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. [CITY]**
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 [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). [CITY]**
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). [CITY]**
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.

14 Consent Calendar - Continued

- 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. [CITY]**
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. [CITY]**
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. [CITY]**
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. [CITY]**
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.

14 Consent Calendar - Continued

- **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. [CITY]**

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.

- 14-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. [CITY]**
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Director of Public Works Gorecki 1) reviewed the Supplemental Material made available to the City Council and public prior to the meeting (Letter dated March 10, 2016, from FS Contractors, Inc., and attachments);

14 Consent Calendar - Continued

14-H Consideration and possible action to determine FS Contractors, Inc., dba FS Construction (FS Construction), as non-responsive – Continued

and 2) presented the Staff Report. Director Gorecki, City Manager Stewart, and Interim City Attorney Berger responded to Council Members' questions.

Following discussion, it was moved by Mayor Pro Tem Koops, seconded by Council Member Santa Ines, and carried without objection to 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; and 3) authorize the City Manager to execute an agreement with Ruiz Engineering, in a form approved by the Interim City Attorney, for the Project.

15 Council Reports

Mayor Larsen, Mayor Pro Tem Koops, Council Member Dunton, and Council Member Schnablegger made various comments and reports.

16 Adjournment

Without objection, Mayor Larsen adjourned the meeting 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.

Mayor
City of Bellflower

Attest:

Mayra Ochiqui, City Clerk
Approved: March 28, 2016