

The City of Bellflower

Families. Businesses. Futures.

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AGENDA

Next CC Resolution No. 16-14
Next CC Agreement No. 701
Next Ordinance No. 1311
Next SA Resolution No. SA-16-04
Next SA Agreement No. SA-18

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 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 28, 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

Bellflower City Council Agenda

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3 RECESS TO CLOSED SESSION

- * A 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 Simnegar
Under Negotiation: Price and terms of payment

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

Property: 9030 Somerset Boulevard
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: Charles Tourtellotte, LaTerra Development
Under Negotiation: Price and terms of payment

- * C PUBLIC EMPLOYEE APPOINTMENT
 (Pursuant to Government Code section 54957)
 Title: City Attorney

4 RECONVENE FOR OPEN SESSION

MONDAY, MARCH 28, 2016, 7 P.M. – OPEN SESSION

5 CALL TO ORDER

- 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: Mayor Scott A. Larsen

- 8 PLEDGE OF ALLEGIANCE: Joel Hockman, Director of Public Safety

9 PRESENTATIONS

- A Certificate of Appreciation to Diamond Level BRAVO Event Sponsor
- B Cerritos College Complete Scholarship Program, Presented by Dr. Jose Fierro, Cerritos College President

10 CITY COUNCIL REORGANIZATION

11 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.

12 PUBLIC HEARING(S)

- * A **Consideration and possible action to conduct public hearings to consider granting an oil pipeline franchise to Tesoro SoCal Pipeline Company, LLC; LT Pipeline, Inc.; Cardinal Pipeline, LP; and Crimson California Pipeline, LP.**

(On October 12, 2015, the City Council adopted Resolutions in which it announced its intent to consider granting an oil pipeline franchise to several different oil pipeline companies. The public hearings were opened on November 9, 2015, and continued to February 8, 2016, and March 28, 2016. Staff believes that it would be in the City's interest to continue negotiating the franchises and therefore asks for a continuance of this matter until August 22, 2016.)

Recommendation to City Council: 1) Continue the public hearings to the August 22, 2016, City Council Meeting; or 2) Alternatively, discuss and take other action related to this item.

- * B **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. (Continued from March 14, 2016)**

Recommendation to City Council: 1) Continue the Public Hearing to the April 11, 2016, City Council Meeting; or 2) Alternatively, discuss and take other action related to this item.

12 **PUBLIC HEARING(S)** – Continued

- * C **Consideration and possible action to conduct a public hearing to consider extending and amending Urgency Ordinance No. 1308 which places a general moratorium on developing properties within the A-E (Agricultural Estate) Zone; and adopt Urgency Ordinance No. 1310 – An Urgency Ordinance amending Ordinance No. 1308 to extend the temporary moratorium on issuing permits to allow the construction of structures or development of properties within the A-E (Agricultural Estate) Zone.**

CEQA: Adopting this Urgency Ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures for minor alterations in land use. This Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines § 15305. This Ordinance does not authorize any new construction or development entitlements. Any proposed project that will utilize the changes set forth in this Ordinance will be subject to CEQA review as part of the entitlement review of the project. The Ordinance will not adversely impact the environment and is therefore exempt from the provisions of CEQA.

Recommendation to City Council: 1) Open the public hearing; take testimonial and documentary evidence; and after considering the evidence, read by title only, waive further reading, and adopt Urgency Ordinance No. 1310, by at least a four-fifths vote; or 2) Alternatively, discuss and take other action related to this item.

13 **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

None

14 **CONSIDERATION ITEM(S)**

- * A **Consideration and possible action to award a design-build contract to Ledcor Group for the Bellflower Events Center and Fire Museum Project; and authorize the City Manager to execute an agreement with Ledcor Group in a form approved by the Interim City Attorney (Agreement File No. 700).**

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 for the Project consisting of an Initial Study and Mitigated Negative Declaration. The Initial Study determined that the Project would not result in any significant effect on the environment with incorporation of mitigation measures contained in the Mitigated Negative Declaration.

Recommendation to City Council: 1) Award a design-build contract to Ledcor Group for the Project; and authorize the City Manager to execute an agreement with Ledcor Group in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.

15 **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. 16-092, dated March 28, 2016.**
Recommendation to City Council: 1) Receive and file Warrant Register No. 16-092; or 2) Alternatively, discuss and take other action related to this item.
- CC/SA B **Consideration and possible action to receive and file City Council Treasurer's Report for the Month of February 2016.**
Recommendation to City Council: 1) Receive and file Treasurer's Report for the Month of February 2016; or 2) Alternatively, discuss and take other action related to this item.
- CC/SA C **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 to the Dissolved Bellflower Redevelopment Agency.**
Recommendation to City Council: 1) Approve the March 14, 2016, Minutes; 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 Briyanna Brown: Event Date March 7, 2016.**
Recommendation to City Council: 1) Receive and file denial of a claim submitted by Briyanna Brown; or 2) Alternatively, discuss and take other action related to this item.
- * E **Consideration and possible action to adopt Resolution No. 16-10 – A Resolution authorizing and requesting the investment of excess funds in the Los Angeles County Treasury Pool and rescinding Resolution No. 15-89.**
Recommendation to City Council: 1) Adopt Resolution No. 16-10; or 2) Alternatively, discuss and take other action related to this item.
- * F **Consideration and possible action to adopt Resolution No. 16-11 – A Resolution adopting procedures for challenging awards of public works contracts to low bidders.**
Recommendation to City Council: 1) Adopt Resolution No. 16-11; or 2) Alternatively, discuss and take other action related to this item.

15 **CONSENT CALENDAR** – Continued

- * G **Consideration and possible action to authorize the Director of Public Works, or designee, to establish a permit parking district on Bayou Avenue between Faywood Street and just north of Somerset Boulevard (C.E. #16-05).**
Recommendation to City Council: 1) Authorize the Director of Public Works, or designee, to establish a permit parking district on Bayou Avenue between Faywood Street and just north of Somerset Boulevard; or 2) Alternatively, discuss and take other action related to this item.

- * H **Consideration and possible action to authorize the City Manager to execute Amendment No. 3 to Agreement File No. 281.17, in a form approved by the Interim City Attorney, with Hartzog & Crabill, Inc. (HCI), to extend the term for design and engineering services for the Bellflower Boulevard Pedestrian Improvements Project.**
Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 3 to Agreement File No. 281.17, in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.

- * I **Consideration and possible action to authorize the City Manager to execute Amendment No. 3 to Agreement File No. 281.18, in a form approved by the Interim City Attorney, with Hartzog & Crabill, Inc. (HCI), to increase the compensation for on-call civil engineering, surveying, and art concept services.**
Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 3 to Agreement File No. 281.18, in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.

- * J **Consideration and possible action to adopt Resolution No. 16-12 – A Resolution approving Final Map No. 73526 for a thirteen (13) single-family residence project at 17211-17243 Carpintero Avenue and 10317-10319 Hacienda Street; and authorize the City Manager to execute a subdivision improvement agreement in a form approved by the Interim City Attorney.**
Recommendation to City Council: 1) Adopt Resolution No. 16-12 approving Final Map No. 73526; and authorize the City Manager to execute a subdivision improvement agreement in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.

15 **CONSENT CALENDAR** - Continued

- CC/SA K **Consideration and possible action to adopt [Joint Resolution Nos. 16-13 and SA-16-03](#) – A Joint Resolution authorizing the City Manager to execute a grant deed transferring the property located at 9847 Belmont Street, APN 7109-011-909, from the Successor Agency to the Dissolved Bellflower Redevelopment Agency to the City of Bellflower.**

CEQA: This Resolution is exempt from the California Environmental Quality Act (“CEQA”) for two reasons. First, pursuant to CEQA Guidelines § 15061(b)(3), the Resolution is exempt from CEQA because it can be seen with certainty that the proposed changes will not have significant effects on the environment. In addition, the Resolution is not a “project” as defined under CEQA Guidelines § 15378 because it has no potential for resulting in physical change in the environment, directly or ultimately.

Recommendation to City Council and Successor Agency: 1) Adopt Joint Resolution Nos. 16-13 and SA-16-03; or 2) Alternatively, discuss and take other action related to this item.

16 **COUNCIL REPORTS**

17 **ADJOURNMENT**

Adjourn to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, April 11, 2016