

**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 28, 2016, 5:30 P.M. – CLOSED SESSION  
BELLFLOWER CITY HALL - COUNCIL CHAMBERS**

1     **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.*

\*     A     ***Note: Larsen and Dunton abstained***  
                  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

\*     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**

*Action: No reportable action*

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

5 **CALL TO ORDER**

*7:01 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:** 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**

*Action: Dan Koops elected Mayor  
(Nominated by Council Member Larsen; seconded by Council Member Santa Ines)  
5-0*

*Ron Schnablegger elected Mayor Pro Tem  
(Nominated by Council Member Santa Ines; seconded by Council Member Larsen)  
5-0*

11 **PUBLIC COMMENTS**

*Lauren Talbott, Clifton M. Brakensiek Library  
Jonathon Taylor, Chairperson, National Association for Equal Justice in America (NAEJA)  
John Paul Drayer*

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.
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**Action: Continued the public hearing to August 22, 2016**  
**Dunton/Schnablegger, without objection**

- \* 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)
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**Action: Continued the public hearing to April 11, 2016**  
**Dunton/Santa Ines, without objection**

- \* 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.
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**Action: Opened the Public Hearing**  
**Dunton/Larsen, without objection**

**Action: Closed the Public Hearing**  
**Schnablegger/Larsen, without objection**

**Action: Read by title only, waived further reading, and adopted Urgency Ordinance**  
**No. 1310**  
**Dunton/Larsen, 5-0**

13 **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

None

14 **CONSIDERATION ITEM(S)**

- \* A Consideration and possible action to award a design-build contract to Leducor Group for the Bellflower Events Center and Fire Museum Project; and authorize the City Manager to execute an agreement with Leducor Group in a form approved by the Interim City Attorney (Agreement File No. 700).
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***Action: Awarded a design-build contract to Leducor Group for the Project and authorized the City Manager to execute an agreement with Leducor Group in a form approved by the Interim City Attorney  
Santa Ines/Schnablegger, 5-0***

15 **CONSENT CALENDAR**

***Action: Approved the actions stipulated on the Consent Calendar  
Santa Ines/Larsen, without objection (Schnablegger abstain on Item 15-G and Dunton abstained on Item 15-J)***

- 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.

15 **CONSENT CALENDAR** - Continued

- \* 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.
  
- \* 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.

15 **CONSENT CALENDAR** – Continued

- \* 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.

- 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**

***Adjourned at 8:32 p.m. to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, April 11, 2016***