

**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, APRIL 11, 2016, 5:30 P.M. – CLOSED SESSION  
BELLFLOWER CITY HALL - COUNCIL CHAMBERS**

1     **CALL TO ORDER**

*5:35 p.m.*

- 2     **ROLL CALL:**       Mayor Dan Koops  
                          Mayor Pro Tem Ron Schnablegger  
                          Council Member Ray Dunton  
                          Council Member Scott A. Larsen  
                          Council Member Sonny R. Santa Ines

3     **RECESS TO CLOSED SESSION**

*5:38 p.m.*

- \*    A     ***Note: Dunton abstained***  
                  CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
                  (Pursuant to Government Code Section 54956.8)

Property:               9735 Oak Street  
Agency Negotiator:   Jeffrey L. Stewart, City Manager  
Negotiating Party:     Michelle Thrakulchavee, City Ventures  
Under Negotiation:    Price and terms of payment

- \*    B     PUBLIC EMPLOYEE APPOINTMENT  
                  (Pursuant to Government Code section 54957)

Title: City Attorney

4     **RECONVENE FOR OPEN SESSION**

***Action:       Appointed Karl H. Berger, of Hensley Law Firm, as the new City Attorney***

**MONDAY, APRIL 11, 2016, 7 P.M. – OPEN SESSION**

5     **CALL TO ORDER**

*7:03 p.m.*

**Bellflower City Council Annotated Agenda**  
**April 11, 2016**  
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6     **ROLL CALL:**       Mayor Dan Koops  
                          Mayor Pro Tem Ron Schnablegger  
                          Council Member Ray Dunton  
                          Council Member Scott A. Larsen  
                          Council Member Sonny R. Santa Ines

7     **INVOCATION:**     Mayor Dan Koops

8     **PLEDGE OF ALLEGIANCE:**     P.J. Mellana, Director of Parks and Recreation

9     **CITY COUNCIL ANNOUNCEMENTS / PRESENTATIONS**

- A     City Council Announcements
- B     Proclamation Declaring April as Autism Awareness Month
- C     Proclamation Declaring April as Fair Housing Month
- D     County of Los Angeles Public Library Digital Services Presentation
- E     Proclamation Declaring April 10-16, 2016, as National Library Week
- F     Certificate of Appreciation to Lauren Talbott, Clifton M. Brakensiek Library

10    **PUBLIC COMMENTS**

*Lauren Talbott, Library Manager, Clifton M. Brakensiek Library*  
*Amy Boteilho, Acting Library Manager, Clifton M. Brakensiek Library*  
*Tia Pruett, Positively Bellflower*  
*Terri Howland, Positively Bellflower*  
*Robin Snow*  
*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), and a Zone Change (Case No. ZC 15-07) to change the existing zone from "M-1" (Light Industrial District) to "SP" (Specific Plan); adopt Resolution No. 16-08 – A Resolution adopting Mitigated Negative Declaration No. MND 15-16 and approving Tentative Map Case No. TT 73822 for properties located at 10030, 10106, and 10108 Ramona Street; Applicant: Mesa Verde Development, Inc.; and introduce Ordinance No. 1309 - An Ordinance approving Zone Change Case No. ZC 15-07 and BMC 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. In addition to the Zone Change, 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. (Continued from March 28, 2016)
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11 **PUBLIC HEARING(S)** - Continued

- \* A Consideration and possible action to conduct a Public Hearing to consider a Mitigated Negative Declaration (No. MND 15-16) – Continued  
CEQA: An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). An Initial Study and a Mitigated Negative Declaration have been prepared. Based on the environmental assessment, the project as proposed, and with the recommended mitigation measures, is not anticipated to have any significant impacts on the environment.

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

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

**Action: *Adopted Resolution No. 16-08, as amended, and read by title only, waived further reading, and introduced Ordinance No. 1309  
Dunton/Schnablegger, 5-0***

- \* B Consideration and possible action to conduct a Public Hearing to consider adopting Resolution No. 16-14 - A Resolution amending Variance Case No. V 15-01 and Conditional Use Permit Case No. CU 15-04 by extending the expiration dates of both applications for property located at 9812-9820 Walnut Street.  
CEQA: Resolution No. 15-18, adopted on May 27, 2015, approved a negative declaration for the CUP and Variance. The present action does not result in any additional or intensified environmental impacts beyond what was anticipated by Resolution No. 15-18 and, therefore, no additional environmental review is required.

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

**Action: *Closed the Public Hearing  
Santa Ines/Dunton, without objection***

**Action: *Adopted Resolution No. 16-14  
Dunton/Schnablegger, 3-0-0-2 (Larsen and Santa Ines abstained)***

12 **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

- \* A Consideration and possible action to adopt Resolution No. 16-15 – A Resolution amending the Operating Budget for fiscal year 2015-2016 to increase the budget for the Bellflower Boulevard Pedestrian Enhancements, Federal Project No. HSIPL-5348 (029), (Specifications No. 13/14-03).

**Action: *Adopted Resolution No. 16-15  
Larsen/Schnablegger, 5-0***

13 **CONSIDERATION ITEM(S)**

- \* A Consideration and possible action to award a contract to Sadie Construction, Inc. (Sadie Construction), for the Bus Shelter Improvements (Specifications No. 15/16-03) and authorize the City Manager to execute a contract with Sadie Construction 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. Based on the environmental assessment, the project was determined to be categorically exempt pursuant to CEQA Guidelines § 15301 (Existing Facilities).

***Action: Selected Seating Option No. 3 for the Bus Shelters; awarded a contract to Sadie Construction for the Project; and authorized the City Manager to execute a contract with Sadie Construction in a form approved by the Interim City Attorney***  
***Dunton/Santa Ines, 5-0***

14 **CONSENT CALENDAR**

***Action: Approved the actions stipulated on the Consent Calendar***  
***Dunton/Larsen, without objection***

- CC/SA A **Consideration and possible action to receive and file City Council Warrant Register No. 16-101, dated April 11, 2016.**

Recommendation to City Council: 1) Receive and file Warrant Register No. 16-101; or 2) Alternatively, discuss and take other action related to this item.

- CC/SA B **Consideration and possible action to approve the Minutes of the March 28, 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 28, 2016, Minutes; or 2) Alternatively, discuss and take other action related to this item.

- \* C **Consideration and possible action to adopt Resolution No. 16-16 – A Resolution establishing procedures and guidelines governing the dissemination of information on the City’s website.**

Recommendation to the City Council: 1) Adopt Resolution No. 16-16; or 2) Alternatively, discuss and take other action related to this item.

- \* D **Consideration and possible action to ratify the 2016 Mayor’s Appointments.**

Recommendation to City Council: 1) Ratify Mayor Koops’ 2016 Mayor’s Appointments to various City-associated organizations; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- \* E **Consideration and possible action to adopt Resolution No. 16-17 – A Resolution prohibiting workplace harassment.**

Recommendation to City Council: 1) Adopt Resolution No. 16-17; or  
2) Alternatively, discuss and take other action related to this item.

15 **COUNCIL REPORTS**

16 **ADJOURNMENT**

*Adjourned at 10:30 p.m., in memory of Helen Osborne and Former Mayor/City Council Member Ken Cleveland, to an Adjourned Regular Meeting of the Bellflower City Council at 5 p.m. on Monday, April 25, 2016, in the Green Room to conduct the Outgoing Mayor's Ceremony*