



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 April 11, 2016, Regular Meeting of the Bellflower City Council and City Council acting on behalf of the Successor Agency.
DATE: April 25, 2016

EXECUTIVE SUMMARY

None

RECOMMENDATION TO CITY COUNCIL

- 1) Approve the April 11, 2016, Minutes; or
- 2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

None

ATTACHMENT

Minutes of the April 11, 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, APRIL 11, 2016, 5:30 P.M. – CLOSED SESSION
BELLFLOWER CITY HALL - COUNCIL CHAMBERS

1 Call to Order

Mayor Koops called the Regular City Council Meeting to order at 5:35 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 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

For the record, Council Member Dunton announced that he will recuse himself from Item 3-A as he owns property within 500 feet of the subject properties.

Without objection, Mayor Koops recessed the Meeting at 5:38 p.m. to a Closed Session regarding:

3 Closed Session - Continued

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

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) [CITY]

Title: City Attorney

4 Reconvene for Open Session

Mayor Koops reconvened the Meeting at 7:03 p.m. with all members present and, with respect to Item 3-B, announced that Karl H. Berger, Esq., Hensley Law Firm, was appointed as the new City Attorney.

5 Call to Order

Mayor Koops called the Open Session of the Regular City Council Meeting to order at 7:03 p.m.

6 Roll Call

The following members of the City Council responded present to 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

Staff Participants:

Jeffrey L. Stewart, City Manager
Mayra Ochiqui, City Clerk
Karl H. Berger, City Attorney
P.J. Mellana, Director of Parks and Recreation
Art Bashmakian, Director of Planning
Len Gorecki, Director of Public Works
Rowena Genilo-Concepcion, Planning Manager
Karen L. Avery, Deputy City Clerk

7 Invocation

Mayor Dan Koops offered the Invocation.

8 Pledge of Allegiance

Director of Parks and Recreation P.J Mellana led the assembly in the Pledge of Allegiance.

9-A City Council Announcements

Mayor Koops provided details relative to 1) the Relay for Life Kickoff Meeting on April 12, 2016, at Hollywood Sports Park; and 2) the Miss Bellflower Competition on April 16, 2016, at the William and Jane Bristol Civic Auditorium.

Mayor Pro Tem Schnablegger provided details relative to Time Warner Cable's grand opening of their interactive store in Bellflower.

Council Member Dunton provided details relative to the Bellflower Kiwanis 30th Annual Silent/Live Auction to be held on May 6, 2016, at The Sycamore Center in Lakewood.

Council Member Santa Ines provided details relative to the Bellflower Symphony Orchestra's Young Artists' Night on April 30, 2016, at the William and Jane Bristol Civic Auditorium.

Council Member Larsen provided details relative to a Google workshop to be hosted by the City's Economic Development Department during National Small Business Week May 1 through May 7, 2016.

9-B Proclamation Declaring April as Autism Awareness Month

Mayor Koops and his City Council colleagues 1) presented a Proclamation to Donna Lacy of Bellflower Connection proclaiming April as Autism Awareness Month; and 2) thanked Alan Sanchez for bringing this to light in the Bellflower Community.

9-C Proclamation Declaring April as Fair Housing Month

Mayor Koops and his City Council colleagues presented a Proclamation to Stephanie Luu of the Fair Housing Foundation proclaiming April as Fair Housing Month.

9-D County of Los Angeles Public Library Digital Services Presentation

Former Library Manager at the Clifton M. Brakensiek Library, Lauren Talbott, 1) gave a PowerPoint presentation providing an overview of the Library's digital resources; and 2) introduced the new County Library Director Skye Patrick.

9-E Proclamation Declaring April 10-16, 2016, as National Library Week

Mayor Koops and his City Council colleagues presented a Proclamation to County Library Director Skye Patrick and former Library Manager Lauren Talbott proclaiming April 10-16, 2016, as National Library Week.

9-F Certificate of Appreciation to Lauren Talbott, Clifton M. Brakensiek Library

Mayor Koops and his City Council colleagues presented a Certificate of Appreciation to Former Library Manager Lauren Talbott for her service to the Bellflower Community.

10 Public Comments

Lauren Talbott, Clifton M. Brakensiek Library, 1) reviewed upcoming Library programs/events and provided handouts to the Council Members; and 2) introduced Acting Library Manager Amy Boteilho.

Amy Boteilho, Clifton M. Brakensiek Library, introduced herself and said that she looks forward to working with the City Council and Bellflower Community.

Tia Pruett and Terri Howland, Positively Bellflower, provided details relative to the Community Ice Cream Social on June 4, 2016.

Robin Snow provided details relative to the Relay for Life Kickoff Meeting on April 12, 2016, at Hollywood Sports Park.

John Butts addressed the City Council relative to 1) implementing his apartment tax proposal to increase the Business License rental fee for apartment units; 2) amending the City's building code to implement stricter regulations on solar panel units; and 3) legalizing cannabis in the City as a way to 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), 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 [CITY]**

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.

Planning Manager Genilo-Concepcion 1) provided a PowerPoint presentation of the Staff Report; and 2) she and Director of Planning Bashmakian responded to Council Members' questions.

Following discussion, it was moved by Council Member Santa Ines, seconded by Mayor Pro Tem Schnablegger, and carried without objection, to open the public hearing.

Developer/Applicant Paul Feilberg, Mesa Verde Development, Inc., provided a PowerPoint presentation and responded to Council Members' questions.

Following discussion, Developer/Applicant Feilberg stated that, although not obligated by the City, he will include language in the Conditions, Covenants, and Restrictions (CC&Rs) of the development to require all residential units be owner-occupied, similar to the Corte Fina development.

The following individuals did not state a position in favor or against adopting Resolution No. 16-08 and introducing Ordinance No. 1309, but made comments and asked questions generally related to the subject:

- **Michael Waters**
- **Peter Hirezi**

11-A Consideration and possible action to conduct a Public Hearing to consider a Mitigated Negative Declaration (No. MND 15-16), et al. – Continued

The following individual spoke in opposition to adopting Resolution No. 16-08 and introducing Ordinance No. 1309:

- **John Butts**

There being no one else wishing to present public testimony, it was moved by Council Member Larsen, seconded by Mayor Pro Tem Schnablegger, and carried without objection, to close the public hearing.

Following discussion, it was moved by Council Member Dunton and seconded by Mayor Pro Tem Schnablegger, to adopt Resolution No. 16-08 and read by title only, waive further reading, and introduce Ordinance No. 1309.

Following discussion, Council Member Larsen made a substitute motion, seconded by Council Member Santa Ines, to remand the matter back to the Planning Commission for additional review of the amenities and improvement to the live/work commercial component of the project.

Following discussion, Council Member Dunton withdrew his original motion and Council Member Larsen withdrew his substitute motion.

Discussion ensued between the Council Members, City Manager Stewart, and Developer/Applicant Paul Feilberg relative to proposed amendments to Resolution No. 16-08 (Exhibit A - Conditions of Approval; No. 7) and Ordinance No. 1309 (Exhibit A - Conditions of Approval) to read: "The six (6) live/work units much be occupied for live/work purposes."

City Manager Stewart read by title Ordinance No. 1309.

Following discussion, it was moved by Council Member Dunton, seconded by Mayor Pro Tem Schnablegger, and unanimously carried by the following roll call vote, to 1) amend Resolution No. 16-08 (Exhibit A - Conditions of Approval; No. 7) and Ordinance No. 1309 (Exhibit A - Conditions of Approval) to read: "The six (6) live/work units much be occupied for live/work purposes;" 2) adopt Resolution No. 16-08, as amended; and 3) read by title only, waive further reading, and introduce Ordinance No. 1309, as amended:

AYES: Council Members - Schnablegger, Dunton, Larsen, Santa Ines, and Mayor Koops

Recess:

Without objection, Mayor Koops recessed the City Council Meeting at 9:33 p.m.

Reconvened:

Mayor Koops reconvened the Meeting at 9:40 p.m. with all members present.

11-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. [CITY]

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.

For the record, Council Member Larsen announced that he will recuse himself from participating in the public hearing as his family owns property within 500 feet of the subject properties. Council Member Larsen left the dais and Council Chambers at 9:41 p.m.

For the record, prior to the meeting, an amended version of the Staff Report for Item 11-B was distributed to the City Council and made available to the public.

Director Bashmakian reviewed the Staff Report and responded to Council Members' questions.

It was moved by Council Member Santa Ines, seconded by Mayor Pro Tem Schnablegger, and carried without objection, to open the public hearing.

At the request of Council Member Dunton, **Rick Hartmann, Government Contracting/Consulting Services (Applicant's consultant)**, provided a brief update on the status of the conditions of settlement.

The following individuals did not state a position in favor or against adopting Resolution No. 16-14, but made comments and asked questions generally related to the subject:

- **Peter Hirezi**
- **John Butts**

There being no one else wishing to present public testimony, it was moved by Council Member Santa Ines, seconded by Council Member Dunton, and carried without objection, to close the public hearing.

Following discussion, it was moved by Council Member Dunton, seconded by Mayor Pro Tem Schnablegger, and carried by the following roll call vote, to adopt Resolution No. 16-14:

AYES: Council Members - Schnablegger, Dunton, and Mayor Koops

ABSTAIN: Council Members - Larsen and Santa Ines

Council Member Larsen returned to his seat on the dais in the City Council Chambers at 9:53 p.m.

12-A 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). [CITY]

Director Gorecki reviewed the Staff Report and responded to Council Members' questions.

Following discussion, it was moved by Council Member Larsen, seconded by Mayor Pro Tem Schnablegger, and unanimously carried by the following roll call vote, to adopt Resolution No. 16-15:

AYES: Council Members - Schnablegger, Dunton, Larsen, Santa Ines, and Mayor Koops

13-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. [CITY]

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).

Director Gorecki provided a PowerPoint presentation of the Staff Report and responded to Council Members' questions.

Following discussion, it was moved by Council Member Dunton, seconded by Council Member Santa Ines, and unanimously carried by the following roll call vote, to 1) select bus shelter Seating Option No. 3; 2) award a contract to Sadie Construction for the Project; and 3) authorize the City Manager to execute a contract with Sadie Construction in a form approved by the Interim City Attorney:

AYES: Council Members - Schnablegger, Dunton, Larsen, Santa Ines, and Mayor Koops

16 Adjournment

Without objection, Mayor Koops adjourned the meeting at 10:30 p.m., in memory of Helen Osborne and Former Mayor/City Council Member Ken Cleveland, to the next Regular Meeting of the Bellflower City Council at 5:00 p.m. on Monday, April 25, 2016, in the Green Room to conduct the Outgoing Mayor's ceremony.

Dan Koops, Mayor
City of Bellflower

Attest:

Mayra Ochiqi, City Clerk
Approved: April 25, 2016