

# The City of Bellflower

*Families. Businesses. Futures.*

16600 Civic Center Drive, Bellflower, CA 90706

Tel 562.804.1424 Fax 562.925.8660 www.bellflower.org



Next CC Resolution No. 16-60

Next CC Agreement No. 724

Next Ordinance No. 1318

Next SA Resolution No. SA-16-05

Next SA Agreement No. SA-18

# AGENDA

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](http://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, AUGUST 22, 2016, 5:30 P.M. – CLOSED SESSION**  
**BELLFLOWER CITY HALL - COUNCIL CHAMBERS**

1 **CALL TO ORDER**

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

3 **RECESS TO CLOSED SESSION**

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

Property: 16400-16412 Bellflower Boulevard  
Agency Negotiator: Jeffrey L. Stewart, City Manager, on behalf of the City  
of Bellflower  
Negotiating Party: Cleveland Family Trust  
Under Negotiation: Price and terms of license of real property

4 **RECONVENE FOR OPEN SESSION**

**MONDAY, AUGUST 22, 2016, 7 P.M. – OPEN SESSION**

5 **CALL TO ORDER**

6 **ROLL CALL:** Mayor Dan Koops  
Mayor Pro Tem Ron Schnablegger  
Council Member Ray Dunton  
Council Member Juan Garza  
Council Member Sonny R. Santa Ines

7 **INVOCATION:** Council Member Sonny R. Santa Ines

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

9 **CITY COUNCIL ANNOUNCEMENTS / PRESENTATIONS**

A City Council Announcements

B Annual Parks and Recreation Programs Presentation

10 **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.

11 **PUBLIC HEARING(S)**

- A **Consideration and possible action to conduct a [public hearing](#) to consider a Negative Declaration (ND 16-02) and a Zoning Ordinance Text Amendment (ZOTA 16-02); adopt Resolution No. 16-55 – A Resolution adopting Negative Declaration No. ND 16-02 for Zoning Ordinance text amendment Case No. ZOTA 16-02; Applicant: City of Bellflower; and introduce Ordinance No. 1316 - An ordinance approving Zoning Ordinance Text Amendment Case No. ZOTA 16-02 amending Chapters 17.16 (SF: Single Family Zone), 17.24 (R-1: Low Density Residential Zone), 17.28 (R-2: Medium Density Residential Zone), 17.32 (R-3: Multiple Residential Zone), 17.42 (Reasonable Accommodation for Persons with Disabilities), 17.44 (C-G: General Commercial Zone), and 17.92 (Nonconforming Buildings and Uses) of Title 17 of the Bellflower Municipal Code regulations as to nonconforming buildings, uses, and lots. [The ZOTA is to address nonconforming conditions by deleting outdated regulations, modifying existing regulations, and introducing new regulations as they apply to each zone.] [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.*), an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) Guidelines. An Initial Study and a Negative Declaration have been prepared which were made available for public review from July 7, 2016 through July 26, 2016.

Recommendation to City Council: 1) Open the public hearing, and take documentary and testimonial evidence; after considering the evidence, adopt Resolution No. 16-55 and read by title only, waive further reading, and introduce Ordinance No. 1316; or 2) Alternatively, discuss and take other action related to this item.

- B **Consideration and possible action to conduct a [public hearing](#) to consider granting an oil pipeline franchise to Tesoro SoCal Pipeline Company LLC; LT Pipeline, Inc.; Cardinal Pipeline, LP; and Crimson California Pipeline, LP. (Continued from March 28, 2016)**

Recommendation to City Council: 1) Continue the public hearing to the October 10, 2016, City Council Meeting; or 2) Alternatively, discuss and take other action related to this item.

11 **PUBLIC HEARING(S)** - Continued

- C **Consideration and possible action to conduct a [public hearing](#); and waive further reading, read by title only, and introduce Ordinance No. 1317 - An Ordinance amending Title 16 (Subdivisions) of the Bellflower Municipal Code in its entirety regulating subdivisions in accordance with the Subdivision Map Act (Government Code §§ 66410, et seq). [CITY]**

Recommendation to City Council: 1) Continue the public hearing to the September 12, 2016, City Council Meeting; or 2) Alternatively, discuss and take other action related to this item.

12 **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

None

13 **CONSIDERATION ITEM(S)**

None

14 **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.

- A **Consideration and possible action to receive and file City Council [Warrant Register No. 17-022, dated August 22, 2016](#). [CC/SA]**

Recommendation to City Council: 1) Receive and file Warrant Register No. 17-022; or 2) Alternatively, discuss and take other action related to this item.

- B **Consideration and possible action to receive and file City Council [Treasurer's Report for the Month of July 2016](#). [CC/SA]**

Recommendation to City Council: 1) Receive and file Treasurer's Report for the Month of July 2016; or 2) Alternatively, discuss and take other action related to this item.

- C **Consideration and possible action to adopt [Resolution No. 16-56 – A Resolution establishing a policy for retaining and purging electronic mail and voicemail](#). [CITY]**

Recommendation to City Council: 1) Adopt Resolution No. 16-56; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- D **Consideration and possible action to receive and file [Amendment No. 1](#) to Amended Memorandum of Understanding and Settlement Agreement and Mutual Release with the Bellflower Unified School District (BUSD). [CC/SA]**

Recommendation to City Council: 1) Receive and file Amendment No. 1 to Amended Memorandum of Understanding and Settlement Agreement and Mutual Release; or 2) Alternatively, discuss and take other action related to this item.

- E **Consideration and possible action to authorize the City Manager to execute [Agreement File No. 719](#), in a form approved by the City Attorney, with Advanced Electronics, Inc., for two-way radio system maintenance and repair. [CITY]**

Recommendation to City Council: 1) Authorize the City Manager to execute AFN 719, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

- F **Consideration and possible action to adopt [Resolution No. 16-57](#) – A Resolution authorizing the Director of Public Safety, or designee, to establish a permit parking district on Hegel Street between Virginia Avenue and just east of Lakewood Boulevard (C.E. #16-10) in accordance with Bellflower Municipal Code Chapter 10.10. [CITY]**

CEQA: This Resolution is exempt from the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*; “CEQA”) and CEQA Guidelines (California Code Regulations Title 14, §§ 15000, *et seq.*) because it establishes rules and procedures to clarify exiting policies and practices related to vehicle parking regulations; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, the Resolution does not constitute a “project” that requires environmental review (see *specifically* CEQA Guidelines § 15378 (b)(2,5)).

Recommendation to City Council: 1) Adopt Resolution No. 16-57; or 2) Alternatively, discuss and take other action related to this item.

- G **Consideration and possible action to receive and file [Agreement File No. 721](#) with Janet Ashpaugh for Interim Deputy City Clerk Services. [CITY]**

Recommendation to City Council: 1) Receive and file Agreement File No. 721; or 2) Alternatively, discuss and take other action related to this item.

- H **Consideration and possible action to approve the [Minutes](#) of the July 25, 2016, Special Meeting of the Bellflower City Council. [CITY]**

Recommendation to City Council: 1) Approve the July 25, 2016, Minutes; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- I **Consideration and possible action to authorize the City Manager to execute a purchase and [sale agreement and a relocation agreement](#) between the City of Bellflower and Leonard and Sylvana Braka for the disposition of real property located at 16601 Bellflower Boulevard; and authorize the City Manager to execute Purchase and Sale Agreement (PSA) Agreement File No. 722 and Relocation Agreement Agreement File No. 723 in a form approved by the City Attorney. [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 City 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 City acquired the Property. Accordingly, this action conforms to a Class 12 categorical exemption under CEQA.

Recommendation to City Council: 1) Authorize the City Manager to execute PSA AFN 722 and Relocation Agreement AFN 723 with Leonard and Sylvana Braka, in a form approved by the City Attorney, related to the Bellflower Widening Project; or 2) Alternatively, discuss and take other action related to this item.

- J **Consideration and possible action to adopt [Resolution No. 16-58 – A Resolution approving the plans and specifications for the Simms Park Fitness Center and Trail Development \(Specifications No. 15/16-08\)](#), pursuant to Government Code §830.6, and establishing [a project payment account; and authorize solicitation of bids.](#) [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. The Project will consist of construction of an outdoor fitness center, a new 1,020-foot-long by 5-foot-wide walking path connecting to additional trails within the park, and removal of an obsolete shuffleboard building; all within John S. Simms Park. The fitness center construction, walking path construction, and shuffleboard building removal qualify as a Class 1 Categorical Exemption pursuant to CEQA Guidelines § 15301 (Existing Facilities).

Recommendation to City Council: 1) Adopt Resolution No. 16-58; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- K **Consideration and possible action to adopt [Resolution No. 16-59](#) – A Resolution approving Parcel Map No. 73414 for the construction of four (4) new detached condominium units at 8721 Ramona Street; and authorize the City Manager to execute a subdivision improvement agreement in a form approved by the City Attorney.**  
**[CITY]**

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Recommendation to City Council: 1) Adopt Resolution No. 16-59 approving Parcel Map No. 73414; and authorize the City Manager to execute a subdivision improvement agreement in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

15 **COUNCIL REPORTS**

16 **ADJOURNMENT**

Adjourn to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, September 12, 2016