



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 August 22, 2016, Regular Meeting of the Bellflower City Council and City Council Acting on Behalf of the Successor Agency to the Dissolved Bellflower Redevelopment Agency.

DATE: September 26, 2016

EXECUTIVE SUMMARY

None

RECOMMENDATION TO CITY COUNCIL

- 1) Approve the August 22, 2016, Regular Meeting Minutes; or
- 2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

None

ATTACHMENT

Minutes of the August 22, 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, AUGUST 22, 2016, 5:30 P.M. – CLOSED SESSION
BELLFLOWER CITY HALL - COUNCIL CHAMBERS**

1 Call to Order

City Clerk Ochiqui opened and recessed the meeting at 5:30 p.m. for lack of a quorum to 6:00 p.m.

Mayor Koops called the Regular City Council Meeting to order at 6:05 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
Council Member Ray Dunton
Council Member Juan Garza
Council Member Sonny R. Santa Ines

It was moved by Council Member Dunton, seconded by Council Member Santa Ines, and carried without objection, to excuse the absence of Mayor Pro Tem Schnablegger.

3 Recess to Closed Session

Without objection, Mayor Koops recessed the Meeting at 6:06 p.m. to a Closed Session regarding:

- 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

Mayor Koops reconvened the Meeting at 7:06 p.m. with all members present and announced that no reportable action was taken during Closed Session.

5 Call to Order

Mayor Koops called the Open Session of the Regular City Council Meeting to order at 7:07 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 Juan Garza
Council Member Sonny R. Santa Ines

Staff Participants:

Jeffrey L. Stewart, City Manager
Karl H. Berger, City Attorney
Mayra Ochiqui, City Clerk
P.J. Mellana, Director of Parks and Recreation
Len Gorecki, Director of Public Works
Art Bashmakian, Director of Planning
Lidia Chavaque, Executive Assistant

7 Invocation

Council Member Sonny Santa Ines offered the Invocation.

8 Pledge of Allegiance

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

9-A Announcements

Mayor Koops provided details relative to the final Street Fest held on August 25, 2016, in Downtown Bellflower.

Mayor Pro Tem Schnablegger provided details relative to the Parks and Recreation Fall and Winter Brochure.

Council Member Garza provided details relative to SCORE, an organization that has partnered with the Economic Development Department to provide one-on-one mentoring sessions with new businesses to analyze opportunities and find solutions.

Council Member Dunton provided details relative to the change of hours for the Parks and Recreation BRIM Program.

Council Member Santa Ines provided details relative to the two new local businesses that have occupied the last two kiosks located on Belmont Street and Bellflower Boulevard, Pierre films (Kiosk B) and Barber Supply 562 (Kiosk D).

9-B Presentations

Director of Parks and Recreation Mellana presented the Parks and Recreation Annual Review and responded to Council Members' questions.

At the request of Council Member Dunton, Director Mellana stated that he would provide the City Council with statistical information relative to the number of people serviced through our parks programs.

Peter Hirezi, requested and received clarification from Director Mellana relative to 1) the Bellflower Symphony Orchestra's schedule and contact information; 2) medical facilities available for care within two miles of Bellflower; 3) shuffle board building; and 4) management of funds relative to the Amended Memorandum of Understanding between the City of Bellflower and Bellflower Unified School District.

10 Public Comments

Josh Murray, Clifton M. Brakensiek Library, reviewed upcoming Library programs/events and provided a flyer to the City Council and public relative to a meeting with the County Library Director to discuss the future direction of the Brakenseik Library to provide input and “create the library of your dreams.”

Robin Snow, 1) provided details and an invitation relative to Stonebridge Funeral and Cremation Services’ Grand Relocation Opening on September 15, 2016; 2) provided details relative to Hollywood Sports Park’s Car Exposition and Toy Drive on December 4, 2016; and 3) acknowledged Mr. Arnold Adler’s retirement from the Herald American Publication.

- 11-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.

City Manager Stewart read by title Ordinance No. 1316.

Director of Planning Bashmakian 1) provided a Power Point presentation; and 2) with City Manager Stewart and City Attorney Berger, responded to Council Member’s questions.

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

11-A Public Hearing – Continued

Peter Hirezi, did not state a position in favor or against adopting Resolution No. 16-55 and introducing Ordinance No. 1316, but made comments and asked questions generally related to the subject.

In response to **Peter Hirezi's** specific inquiries regarding his mother's property, Director of Planning Bashmakian stated that he would speak with Mr. Hirezi after the City Council meeting to address his questions that are specific to that property.

The following individuals spoke in favor of adopting Resolution No. 16-55 and introducing Ordinance No. 1316:

- **Latreina Hancock, 16526 Pimento Avenue**
- **Wayne Brown**

There being no one else wishing to present public testimony, it was moved by Mayor Pro Tem Schnablegger, seconded by Council Member Santa Ines, 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 1) adopt Resolution No. 16-55; and 2) read by title only, waive further reading, and introduce Ordinance No. 1316:

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

11-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) [CITY]**

City Manager Stewart provided an overview of the Staff Report.

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

There being no one wishing to present public testimony, it was moved by Council Member Dunton, seconded by Council Member Santa Ines, and carried by the following roll call vote to continue the Public Hearing to October 10, 2016:

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

11-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]

City Manager Stewart read by title Ordinance No. 1317.

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

There being no one wishing to present public testimony, it was moved by Council Member Dunton, seconded by Mayor Pro Tem Ron Schnablegger, and carried by the following roll call vote, to continue the Public Hearing to September 12, 2016:

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

12-A Ordinances and Resolutions for Consideration

None

13-A Consideration Items

None

14 Consent Calendar

For the record, 1) Mayor Koops announced that he would recuse himself from Item 14-F (Permit parking district on Hegel Street between Virginia Avenue and just east of Lakewood Boulevard) and Item 14-J (Simms Park Fitness Center and Trail Development), as he owns property within 500 feet of the subject properties; 2) Council Member Dunton announced that he would recuse himself from Item 14-I (Disposition of real property located at 16601 Bellflower Boulevard) as he owns property within 500 feet of the subject property; and 3) Council Member Santa Ines pulled Item 14-D (Amendment No. 1 to Amended Memorandum of Understanding and Settlement Agreement and Mutual Release with BUSD).

Regarding Item 14-D, City Manager Stewart responded to Council Member Santa Ines' and Mayor Koops' questions relative to the availability of the soccer field to City residents and the responsibility of the funds relative to this agreement.

14 Consent Calendar - Continued

Noting the aforementioned recusals, it was moved by Mayor pro Tem Schnablegger, seconded by Council Member Santa Ines, and carried by the following roll call vote, to approve the actions stipulated on the following Consent Calendar items:

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

- A **Consideration and possible action to receive and file City Council Warrant Register No. 17-022, dated August 22, 2016. [CC/SA]**
Action: Received and filed Warrant Register No. 17-022.
- B **Consideration and possible action to receive and file City Council Treasurer's Report for the Month of July 2016. [CC/SA]**
Action: Received and filed Treasurer's Report for the Month of July 2016.
- 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]**
Action: Adopted Resolution No. 16-56.
- 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]**
Action: Received and filed Amendment No. 1 to Amended Memorandum of Understanding and Settlement Agreement and Mutual Release.
- 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]**
Action: Authorized the City Manager to execute AFN 719, in a form approved by the City Attorney.
- 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]**
Action: Adopted Resolution No. 16-57.

14 Consent Calendar - Continued

- G Consideration and possible action to receive and file Agreement File No. 721 with Janet Ashpaugh for Interim Deputy City Clerk Services. [CITY]**
[CITY]
Action: Received and filed Agreement File No. 721.
- H Consideration and possible action to approve the Minutes of the July 25, 2016, Special Meeting of the Bellflower City Council. [CITY]**
[CITY]
Action: Approved the July 25, 2016, Minutes.
- 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]**
[CITY]
Action: Authorized 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.
- 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]**
[CITY]
Action: Adopted Resolution No. 16-58.
- 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]**
[CITY]
Action: Adopted Resolution No. 16-59 approving Parcel Map No. 73414; and authorized the City Manager to execute a subdivision improvement agreement in a form approved by the City Attorney.

15 Council Reports

Mayor Koops, Mayor Pro Tem Schnablegger, Council Member Dunton, Council Member Garza, and Council Member Santa Ines made various comments and reports.

16 Adjournment

Without objection, Mayor Koops adjourned the meeting at 8:20 p.m., to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, September 12, 2016.

**Dan Koops, Mayor
City of Bellflower**

Attest:

**Mayra Ochiqui, City Clerk
Approved: September 26, 2016**