

**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, SEPTEMBER 26, 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 Juan Garza  
                                  Council Member Santa Ines

3     **RECESS TO CLOSED SESSION**

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

Property:                   9030 Somerset Boulevard  
Agency Negotiator: Jeffrey L. Stewart, City Manager  
Negotiating Party: Dennis Bukowski and Giovanni D'Egidio  
Under Negotiation: Price and terms of payment

B     **Koops abstained**  
CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
(Pursuant to paragraph (1) of subdivision (d) of Government Code  
Section 54956.9) [CITY]

City of Bellflower v. Bellflower Gardens, Salvacion Topacio et al.,  
Case No. VC064727



10 **PUBLIC COMMENTS**

*Jeff Smith, Chamber of Commerce  
Kevin Tilden, California-American Water Company  
John Butts  
Peter Hirezi*

11 **PUBLIC HEARING(S)**

A Consideration and possible action to conduct a public hearing regarding a Code Amendment and a Zoning Ordinance Text Amendment Case No. ZOTA 16-06; and read by title only, waive further reading, and introduce Ordinance No. 1319 – An Ordinance approving Zoning Ordinance Text Amendment Case No. ZOTA 16-02 amending various sections of the Bellflower Municipal Code to ensure that religious assembly uses and institutions are not treated on less-than-equal terms as compared to similarly situated secular assembly uses and institutions; Applicant: City of Bellflower. [CITY]

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CEQA: This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations because it consists only of minor revisions and clarifications to existing regulations. Specifically, the purpose of the ordinance is to eliminate any actual or perceived disparities in treatment between similarly situated religious and secular assembly uses in the same zoning district. It does not portend any new development and does not relax existing regulatory restrictions on future development. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

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

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

**Action:** *Read by title only, waived further reading, and introduced  
Ordinance No. 1319  
Schnablegger/Dunton, 5-0*

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

- B Consideration and possible action to conduct a public hearing to consider a Negative Declaration (ND 16-04) and a Zoning Ordinance Text Amendment (ZOTA 16-04); and read by title only, waive further reading, and introduce Ordinance No. 1320 – An Ordinance approving Zoning Ordinance Text Amendment Case No. ZOTA 16-04 amending Sections 17.44.235, 17.88.050, and 17.88.100 of Title 17 of the Bellflower Municipal Code, relating to requirements for hotels, motels, and rooming houses; and the applicability of parking for large concentrations of people; Applicant: City of Bellflower. [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 August 18, 2016 through September 6, 2016.

**Action: *Opened the Public Hearing  
Dunton/Schnablegger without objection***

**Action: *Continue the Public Hearing to October 24, 2016  
Santa Ines/Garza, without objection***

- C Consideration and possible action to conduct a public hearing regarding Zoning Ordinance Text Amendment Case No. ZOTA 16-09; and read by title only, waive further reading, and introduce Ordinance No. 1321 - An Ordinance amending Chapter 17.80 (Development Review) of the Bellflower Municipal Code. [CITY]

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

**Action: *Continue Public Hearing to October 10, 2016  
Schnablegger/Garza, 5-0***

12 **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

None

13 **CONSIDERATION ITEM(S)**

None

14 **CONSENT CALENDAR**

**Action:** *Approved the actions stipulated on the Consent Calendar  
Santa Ines/Schnablegger, 5-0 (Dunton recused on Items 14-M, 14-P, and  
14-R; Koops recused on Item 14-R)*

A **Consideration and possible action to receive and file City Council  
Warrant Register No. 17-032, dated September 26, 2016. [CC/SA]**

Action: Received and filed Warrant Register No. 17-032.

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

Action: Received and filed Treasurer's Report for the Month of August  
2016.

C **Consideration and possible action to receive and file denial of a  
claim submitted by Mody Fakhory. [CITY]**

Action: Received and filed denial of a claim submitted by Mody Fakhory.

D **Consideration and possible action to waive further reading and  
adopt 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]**

Action: Waived further reading and adopted Ordinance No. 1316.

E **Consideration and possible action to waive further reading and  
adopt 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]**

Action: Waived further reading and adopted Ordinance No. 1317.

F **Consideration and possible action to waive further reading and  
adopt Ordinance No. 1318 - An ordinance amending Bellflower  
Municipal Code Section 2.28.010 affecting the election date of  
general municipal elections and requesting consolidation with Los  
Angeles County pursuant Elections Code 10403. [CITY]**

Action: Waived further reading and adopted Ordinance No. 1318.

14 **CONSENT CALENDAR** - Continued

- G **Consideration and possible action to authorize the City Manager to execute Agreement File No. 725 with Koff & Associates, in a form approved by the City Attorney, for the purpose of conducting a Total Compensation Study. [CITY]**  
Action: Authorized the City Manager to execute Agreement File No. 725 in a form approved by the City Attorney.
- H **Consideration and possible action to receive and file 1) Approval of Title I of the Housing and Community Development Act of 1974 Grant Agreement with the Department of Housing and Urban Development ("HUD") for funding of the City's Community Development Block Grant (CDBG) fiscal year 2016-2017 programs; and 2) Funding Approval of HOME Investment Partnerships Grant Agreement with the Department of Housing and Urban Development ("HUD") for funding of the City's HOME Investment Partnerships Program (HOME) fiscal year 2016-2017 programs. [CITY]**  
Action: Received and filed Approval of Title I of the Housing and Community Development Act of 1974 Grant Agreement with the Department of Housing and Urban Development for funding of the City's Community Development Block Grant fiscal year 2016-2017 programs.
- I **Consideration and possible action to receive and file Amendment No. 1 to Agreement File No. 684 between the City of Bellflower and Tripepi Smith & Associates for additional marketing services and support to the Economic Development Department. [CITY]**  
Action: Received and filed Amendment No. 1 to Agreement File No. 684.
- J **Consideration and possible action to authorize the City Manager to execute Amendment No. 2 to Agreement File No. 684, in a form approved by the City Attorney, with Tripepi Smith & Associates, to extend the term and increase the hourly rate of compensation for year two of the Agreement. [CITY]**  
Action: Authorized the City Manager to execute Amendment No. 2 to Agreement File No. 684 in a form approved by the City Attorney.
- K **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. [CC/SA]**  
Action: Approved the August 22, 2016, Minutes.
- L **Consideration and possible action to approve Mayor Dan Koops' reappointment of Robert "Bob" Wilson to the Bellflower Unified School District's Citizens' Task Force for the 2016-2017 School Year. [CITY]**  
Action: Approved Mayor Dan Koops' reappointment of Robert "Bob" Wilson to the Bellflower Unified School District's Citizens' Task Force for the 2016-2017 School Year.

14 **CONSENT CALENDAR** - Continued

- M **Consideration and possible action to authorize the City Manager to execute Agreement File No. 727 (Loss of Rents Agreement), in a form approved by the City Attorney, with Victory Associates, LP, for payment of substitute rent for vacant residences at 9757 Artesia Boulevard, as it relates to the Bellflower Boulevard Widening Project between Artesia Boulevard and SR-91. [CITY]**

Action: Authorized the City Manager to execute Agreement File No. 727.

- N **Consideration and possible action to authorize the City Manager to execute Amendment No. 3 to Agreement File No. 271.1, in a form approved by the City Attorney, with Bank of the West for banking and investment services. [CITY]**

Action: Authorized the City Manager to execute Amendment No. 3 to AFN 271.1, in a form approved by the City Attorney.

- O **Consideration and possible action to adopt Resolution No. 16-68 – A Resolution amending the Operating Budget for Fiscal Years 2015-16 and 2016-17. [CITY]**

Action: Adopted Resolution No. 16-68.

- P **Consideration and possible action to adopt Resolution No. 16-69 – A Resolution authorizing the City Manager to execute a Purchase and Sale Agreement between Paul Rothbard, Trustee of the Paul Rothbard Revocable Living Trust, and the City of Bellflower for the acquisition of real property located at 16411 Bellflower Boulevard and 9742 Mayne Street; authorize the City Manager to execute Purchase and Sale Agreement AFN 726, in a form approved by the City Attorney, and any other documents required to acquire the property; and authorize funding from the General Fund reserve. [CITY]**

Action: 1) Adopted Resolution No. 16-69; and authorize the City Manager to execute Purchase and Sale Agreement AFN 726, in a form approved by the City Attorney, and any other documents required to acquire the property; and 2) Authorized funding from the General Fund reserve.

- Q **Consideration and possible action to adopt Resolution No. 16-70 – A Resolution awarding a contract for purchase and installation of catch basin connector pipe screens pursuant to Government Code § 830.6 and authorizing the City Manager to execute a contract with G2 Construction, Inc., without the need for California Public Contract Code bidding as otherwise required by the Bellflower Municipal Code. [CITY]**

Action: Adopted Resolution No. 16-70.

**Bellflower City Council Annotated Agenda**  
**September 26, 2016**  
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14 **CONSENT CALENDAR** – Continued

R **Consideration and possible action to adopt Resolution No. 16-71 – A Resolution amending the Downtown Bellflower Restaurant Assistance and Expansion Program by adding Element No. 3 – Maintenance of Existing Dining Establishments. [CITY]**

Action: Adopted Resolution No. 16-71.

15 **COUNCIL REPORTS**

16 **ADJOURNMENT**

***Adjourned at 7:52 p.m., to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, October 10, 2016***