



AGENDA

Next CC Resolution No. 16-80
Next CC Agreement No. 733
Next Ordinance No. 1327
Next SA Resolution No. SA-16-05
Next SA Agreement No. SA-18

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 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, OCTOBER 24, 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 LEGAL COUNSEL – ANTICIPATED LITIGATION
[CC/SA] (Significant exposure to litigation pursuant to paragraph (2) of
subdivision (d) of Government Code Section 54956.9): One matter

4 **RECONVENE FOR OPEN SESSION**

MONDAY, OCTOBER 24, 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:** Director of Public Works Len Gorecki

9 **CITY COUNCIL ANNOUNCEMENTS / PRESENTATIONS**

A City Council Announcements

B Proclamation Declaring October 23-31, 2016, as “Red Ribbon Week”

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 16-04) 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 hotel, motel, and rooming house; and the applicability of parking for large concentration of people; Applicant: City of Bellflower. (Continued from September 26, 2016) [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.

Recommendation to City Council: 1) Reopen the public hearing; take testimonial and documentary evidence; after considering the evidence, read by title only, waive further reading, and introduce Ordinance No. 1320; or 2) Alternatively, discuss and take other action related to this item.

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

- B Consideration and possible action to 1) conduct a [public hearing](#) to consider approving a Mitigated Negative Declaration (No. MND 16-01), Precise Plan (Case No. PP 16-02), and Zone Change (Case No. ZC 16-01); 2) adopt Resolution No. 16-75– A Resolution adopting Mitigated Negative Declaration No. MND 16-01 and approving Precise Plan Case No. PP 16-02 to create development standards for a 36-unit, multifamily, mixed-use condominium development (consisting of a 32-unit, 36'-6" to 37'-10" high, residential condominiums and 4-unit, commercial condominiums totaling 3,600 square feet) and Tentative Map No. TT 74043 to consolidate four existing parcels into one lot measuring approximately 73,347 square feet for condominiums and common area purposes located at 9908-9922 Artesia Boulevard; Applicant: City Ventures LLC; and 3) read by title only, waive further reading, and introduce Ordinance No. 1326 – An Ordinance approving Zone Change Case No. ZC 16-01 to change the existing zone on four parcels from "M-1" (Light Industrial District) to "DFD (PD)" (Design for Development for the Bellflower South Commercial Area Planned Development Overlay) for properties located at 9908-9922 Artesia Boulevard. Applicant: City Ventures, LLC. [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 21, 2016 through August 9, 2016. The City received and responded to seven (7) comments regarding this project, which have been included on attachments B & C."

Recommendation to City Council: 1) Open the public hearing; take testimonial and documentary evidence; and after considering the evidence, adopt Resolution No. 16-75 and read by title only, waive further reading, and introduce Ordinance No. 1326; 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. 17-042, dated October 24, 2016. [CC/SA]**

Recommendation to City Council: 1) Receive and file Warrant Register No. 17-042; 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 September 2016. [CC/SA]**

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

C **Consideration and possible action to waive further reading and adopt Ordinance No. 1303 - An Ordinance granting to Tesoro Social Pipeline Company LLC an oil pipeline franchise within the City of Bellflower; Ordinance No. 1304 – An Ordinance granting to LT Pipeline, Inc. an oil pipeline franchise within the City of Bellflower; Ordinance No. 1305 – An Ordinance granting to Cardinal Pipeline, L.P. an oil pipeline franchise within the City of Bellflower; and Ordinance No. 1306 – An Ordinance granting to Crimson California Pipeline, L.P. an oil pipeline franchise within the City of Bellflower. [CITY]**

CEQA: These ordinances are exempt from additional environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because the granting of the oil pipeline franchises fit within the definition of the Class 1 exemption, "Existing Facilities," as defined in Section 15301(c) of the CEQA regulations. The proposed grants of franchises involve no or negligible alteration of existing facilities involving no or negligible expansion of use beyond that existing at the time of the determination that the Categorical Exemption applies. Furthermore, the proposed grants of franchises will not adversely impact air quality or any other environmental area, as they will be subject to applicable regulatory requirements.

Recommendation to City Council: 1) Waive further reading and adopt Ordinance Nos. 1303, 1304, 1305, and 1306; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- D **Consideration and possible action to waive further reading and adopt [Ordinance No. 1321](#) - An Ordinance amending Chapter 17.80 (Development Review) and other sections of the Municipal Code by eliminating the Development Review Board and replacing it with Development Review by the Planning Director (Zoning Ordinance Text Amendment Case No. ZOTA 16-09); Applicant City of Bellflower. (Continued from September 26, 2016) [CITY]**

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 streamline the development review process by eliminating the Board, while retaining the legal ability of the City to regulate design and receive input from other public agencies. 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).

Recommendation to City Council: 1) Waive further reading and adopt Ordinance No. 1321; or 2) Alternatively, discuss and take other action related to this item.

- E **Consideration and possible action to waive further reading and adopt [Ordinance No. 1322](#) – An Ordinance approving Zone Change Case No. ZC 16-02 to change the existing zone of several properties from “C-G” (General Commercial) or “M-1” (Light Industrial District) to Design for Development for the South Bellflower Commercial Area (DFD) and Zoning Ordinance Text Amendment Case No. ZOTA 16-03 amending the Bellflower Municipal Code (BMC) to add Chapter 17.65, “Design for Development for the South Bellflower Commercial Area (DFD)” to Title 17; 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 July 21, 2016 through August 9, 2016. The City received three (3) comments regarding this project.

Recommendation to City Council: 1) waive further reading and adopt Ordinance No.1322; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- F **Consideration and possible action to waive further reading and adopt [Ordinance No. 1323](#) - An Ordinance repealing Chapter 8.48 and Section 17.04.110 of the Bellflower Municipal Code and adding Title 14 and Chapter 17.94 pertaining to the regulation of marijuana-related businesses and land uses. [CITY]**

CEQA: In accordance with the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*; "CEQA") and CEQA regulations (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*), an Initial Study and Negative Declaration were prepared in accordance with the provisions of CEQA. The Initial Study and Negative Declaration determined that the adoption of Ordinance No. 1323 will not result in significant environmental impacts and that no further environmental review is required. The 20-day public review period for this document began on August 4, 2016 and expired on August 23, 2016. No public comments were received. No CEQA analysis is required for Ordinance No. 1333 at this time.

Recommendation to City Council: 1) Waive further reading and adopt Ordinance No. 1323; or 2) Alternatively, discuss and take other action related to this item.

- G **Consideration and possible action to authorize the City Manager to execute [Amendment No. 1 to Agreement File No. 548.2](#) with O'Neil Ventures, Inc., in a form approved by the City Attorney, to extend the term for one year; and authorize the City Manager to execute Agreement File No. 548.3 with O'Neil Ventures, Inc., in a form approved by the City Attorney, for Business Relocation and Re-Establishment Consulting Services regarding the relocation of Ricci's Italian Restaurant and Deli relative to the Bellflower Boulevard Widening Project.[CITY]**

Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 1 to Agreement File No. 548.2 with O'Neil Ventures, Inc., in a form approved by the City Attorney; 2) Authorize the City Manager to execute Agreement File No. 548.3 with O'Neil Ventures, Inc., in a form approved by the City Attorney; or 3) Alternatively, discuss and take other action related to this item.

- H **Consideration and possible action to [award a contract to Shariden Design Asphalt, Inc.](#), for the Installation of Duratherm Crosswalks on Flower Street and Bellflower Boulevard (Specifications No. 16/17-01) and authorize the City Manager to execute a contract with Shariden Design Asphalt, Inc., in a form approved by the 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).

Recommendation to City Council: 1) Award a contract to Shariden Design for the Project, and authorize the City Manager to execute a contract with Shariden Design, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- I Consideration and possible action to adopt the following resolutions relative to the **[March 7, 2017, General Municipal Election](#)**:

Resolution No. 16-76 - A Resolution calling for the holding of a General Municipal Election to be held on Tuesday, March 7, 2017, for the election of certain officers as required by the provisions of the Laws of the State of California relating to general law cities;

Resolution No. 16-77 - A Resolution requesting the Board of Supervisors of the County of Los Angeles to direct the Registrar-Recorder/County Clerk to administer, manage, and oversee the City of Bellflower's General Municipal Election to be held on Tuesday, March 7, 2017; and requesting for consolidation with any Countywide Election to be held on March 7, 2017; and

Resolution No. 16-78 - A Resolution adopting regulations for candidates for elective office pertaining to candidates' statements submitted to the voters at a General Special Municipal Election to be held on Tuesday, March 7, 2017, and each election thereafter, and superseding Resolution **No. 12-52. [CITY]**

Recommendation to City Council: 1) Adopt Resolution Nos. 16-76, 16-77, and 16-78; or 2) Alternatively, discuss and take other action related to this item.

- J Consideration and possible action to receive and file **[Agreement File No. 680.1](#)**, in a form approved by the City Attorney, with Language Network to provide translation services for the November 8, 2016, Special Municipal Election and March 7, 2017, General Municipal Election. **[CITY]**

Recommendation to City Council: 1) Receive and file Agreement File No. 680.1 with Language Network, Inc., in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

- K Consideration and possible action to approve the **[Minutes](#)** of the October 10, 2016, Special Meeting of the Bellflower City Council. **[CITY]**

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

- L Consideration and possible action to approve the **[Minutes](#)** of the October 10, 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]**

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

14 **CONSENT CALENDAR** - Continued

- M **Consideration and possible action to authorize the City Manager to execute [Agreement File No. 6.6](#), in a form approved by the City Attorney, with the Bellflower Chamber of Commerce for 1) the temporary use of the property located at 16512 Bellflower Boulevard (APN 7109-010-912); and 2) waiving of fees associated with the use of the subject property. [CITY]**

Recommendation to City Council: 1) Authorize the City Manager to execute Agreement File No. 6.6, in a form approved by the City Attorney; 2) Determine that the Art Walk & Shop Bellflower fulfills a public purpose by encouraging economic development and promotes the public welfare. Consequently, the Chamber of Commerce need not pay the City fees ordinarily associated with private events; or 3) 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, November 14, 2016