

# The City of Bellflower

*Families. Businesses. Futures.*

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# AGENDA

Next CC Resolution No. 16-80  
Next CC Agreement No. 736  
Next Ordinance No. 1331  
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](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, NOVEMBER 14, 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



11 **PUBLIC HEARING(S)**

- A **Consideration and possible action to conduct a public hearing regarding the adoption of the 2016 Editions of the Building Codes; and read by title only, waive further reading and adopt [Ordinance No. 1325](#) - An Ordinance adopting the 2016 Editions of the California Building Code, the California Residential Building Code, the California Green Building Standards Code, the California Electrical Code, the California Fire Code, the California Plumbing Code, and the California Mechanical Code, making certain amendments based upon local conditions, and amending the Bellflower Municipal Code to reflect such changes. [CITY]**

CEQA: This ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "State CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

Recommendation to City Council: 1) Open the public hearing; take testimonial and documentary evidence; after considering the evidence, read by title only, waive further reading, and adopt Ordinance No. 1325; or 2) Alternatively, discuss and take other action related to this item.

12 **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

None

13 **CONSIDERATION ITEM(S)**

- A **Consideration and possible action to approve the issuance of a [Request for Proposals \(RFP\)](#) from interested parties to provide Catering services for the City of Bellflower at the Bellflower Events Center and Fire Museum. [CITY]**

Recommendation to City Council: 1) Authorize the City Manager to issue a Request for Proposals from catering/concessionaire service providers; or 2) Alternatively, discuss and take other action related to this item.

- B **Consideration and possible action to approve the Chamber of Commerce's nomination of Larry Wehage to fill the vacancy on the Southeast Los Angeles [County Workforce Investment Board \(SELACO WIB\)](#) for the term ending June 2018. [CITY]**

Recommendation to City Council: 1) Approve the Chamber of Commerce's nomination of Larry Wehage to fill the vacancy on SELACO WIB for the term ending June 2018; or 2) Alternatively, discuss and take other action related to this item.

13 **CONSIDERATION ITEM(S)** - Continued

C **Consideration and possible action to appoint a Trustee to represent Bellflower on the Board of Trustees of the Greater Los Angeles County Vector Control District. [CITY]**

Recommendation to City Council: 1) Reappoint City Council Member Sonny R. Santa Ines for a two- or four-year term; 2) Appoint another elector and resident of the City for a two- or four-year term; or 3) Alternatively, discuss and take other action related to this item.

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. 17-051, dated November 14, 2016. [CC/SA]**

Recommendation to City Council: 1) Receive and file Warrant Register No. 17-051; or 2) Alternatively, discuss and take other action related to this item.

B **Consideration and possible action to authorize the City Manager to execute Agreement File No. 735, in a form approved by the City Attorney, with Jamie Fronk for the granting of funds for the maintenance of existing dining establishments under the Downtown Bellflower Restaurant Assistance and Expansion Program, Element No. 3. [CITY]**

Recommendation to City Council: 1) Authorize the City Manager to execute Agreement File No. 735, in a form approved by the City Attorney; 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. 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. (Continued from October 24, 2016) [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.

14 **CONSENT CALENDAR** - Continued

- D **Consideration and possible action to waive further reading and adopt [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. [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) Waive further reading and adopt Ordinance No. 1320; 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. 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) Waive further reading and adopt Ordinance No. 1326; or 2) Alternatively, discuss and take other action related to this item.

- F **Consideration and possible action to authorize the City Manager to execute [Agreement File No. 314.14](#), in a form approved by the City Attorney, with Fairbank, Maslin, Maullin, Metz & Associates, Inc. (FM3), for Marijuana Tax Ballot Measure Issue Survey. [CITY]**

Recommendation to City Council: 1) Authorize the City Manager to execute Agreement File No. 314.4, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- G **Consideration and possible action to reject the bid submitted by Bravo Roofing Inc., and adopt [Resolution No. 16-79](#) – A Resolution awarding a contract for the Belmont Theater Roof Replacement Specifications No. 15/16-05 and authorizing the City Manager to execute a contract with Bravo Roofing Inc., without the need for additional bidding. [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) Reject the bid submitted by Bravo Roofing as non-responsive; 2) Adopt Resolution No. 16-79 foregoing the need for additional bidding and authorizing the City Manager to execute a contract with Bravo Roofing 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 receive and file [Amendment No. 3 to Agreement File No. 667](#), in a form approved by the City Attorney, with Epic Land Solutions, Inc., to provide additional right-of-way services for the Bellflower Boulevard Widening Project, between Artesia Blvd. and SR-91. [CITY]**

Recommendation to City Council: 1) Receive and file Amendment No. 3 to Agreement File No. 667, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

- I **Consideration and possible action to approve the [Minutes](#) of the October 24, 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 24, 2016, Minutes; 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, November 28, 2016