

**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, NOVEMBER 14, 2016, 5:30 P.M. – CLOSED SESSION
BELLFLOWER CITY HALL - COUNCIL CHAMBERS**

*Opened: 5:30 p.m.
Recessed for lack of a quorum to 6:00 p.m.*

1 **CALL TO ORDER**

6:00 p.m.

2 **ROLL CALL:** Mayor Dan Koops
Council Member Ray Dunton
Council Member Juan Garza
Council Member Sonny R. Santa Ines

*Excused the absence of Mayor Pro Tem Schnablegger
Dunton/Garza, without objection*

3 **RECESS TO CLOSED SESSION**

A CONFERENCE WITH LABOR NEGOTIATOR
(Pursuant to Government Code Section 54957.6) [CITY]

Agency Negotiator: Susan Crumly, Human Resources & Risk
Manager
Employee Organization: American Federation of State, County, and
Municipal Employees (AFSCME), AFL-CIO,
Locals 3745 and 1511, Council 36

Subsequent Need Item Added to the Agenda:

B CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code Section 54956.8) [CITY]

Property: Library Parking Lot and Structure
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: County of Los Angeles
Under Negotiation: Price and terms of payment

***Action: Added Closed Session Item 3-B to the Agenda by determining that
there is an immediate need to take action and that the need arose
after the posting of the Agenda
Dunton/Garza, without objection***

4 **RECONVENE FOR OPEN SESSION**

No reportable action

MONDAY, NOVEMBER 14, 2016, 7 P.M. – OPEN SESSION

5 **CALL TO ORDER**

7:05 p.m.

- 6 **ROLL CALL:** Mayor Dan Koops
Council Member Ray Dunton
Council Member Juan Garza
Council Member Sonny R. Santa Ines

***Excused the absence of Mayor Pro Tem Schnablegger
Santa Ines/Garza, without objection***

- 7 **INVOCATION:** Council Member Ray Dunton

- 8 **PLEDGE OF ALLEGIANCE:** Director of Public Safety Joel Hockman

9 **CITY COUNCIL ANNOUNCEMENTS / PRESENTATIONS**

A City Council Announcements

B Habitat for Humanity Presentation

~~C Presentation to City Council Members from Mark Kudler, Ernest McIntyre,
and Be Mouissat~~ ***Continued to November 28, 2016***

10 **PUBLIC COMMENTS**

***Wes Parker
Kevin Tilden, California-American Water Company
Gurjit Singh
Peter Hirezi***

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.

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

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

**Action: *Read by title only, waived further reading, and adopted Ordinance No. 1325
Dunton/Garza, 4-0-1 (Schnablegger absent)***

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]

**Action: *Authorized the City Manager to issue a Request for Proposals, as amended, from catering/concessionaire service providers
Santa Ines/Garza, 4-0-1 (Schnablegger absent)***

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]

**Action: *Approved the Chamber of Commerce's nomination of Larry Wehage to fill the vacancy on SELACO WIB for the term ending June 2018
Santa Ines/Garza, 4-0-1 (Schnablegger absent)***

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]
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Action: *Reappointed City Council Member Sonny R. Santa Ines for a four-year term Dunton/Garza, 4-0-1 (Schnablegger absent)*

14 **CONSENT CALENDAR**

Action: *Approved the actions stipulated on the balance of the Consent Calendar Garza/Santa Ines, 4-0-1 (Schnablegger absent, Dunton abstained on Items 14-B, 14-E, and 14-H; Koops abstained on Items 14-B and 14-E; Items 14-B, 14-C, and 14-E removed from the Consent Calendar and continued to the November 28, 2016, Regular City Council Meeting due to lack of quorum)*

- A **Consideration and possible action to receive and file City Council Warrant Register No. 17-051, dated November 14, 2016. [CC/SA]**
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Action: Received and filed Warrant Register No. 17-051.

- ~~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]**~~
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~~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]**~~
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~~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.

Action: Waived further reading and adopted Ordinance No. 1320.

- ~~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]**

Action: Authorized the City Manager to execute Agreement File No. 314.4, in a form approved by the City Attorney.

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).

Action: 1) Rejected the bid submitted by Bravo Roofing as non-responsive; and 2) Adopted Resolution No. 16-79, as amended, to authorize the City Manager to execute a contract with a qualified contractor, following a bid for construction of the Project, in a form approved by the City Attorney.

- 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]**

Action: Received and filed Amendment No. 3 to Agreement File No. 667, in a form approved by the City Attorney.

- 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]**

Action: Approved the October 24, 2016, Minutes.

15 **COUNCIL REPORTS**

16 **ADJOURNMENT**

Adjourned at 9:43 p.m. to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, November 28, 2016