

MINUTES OF A REGULAR MEETING OF THE CERRITOS CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE CERRITOS REDEVELOPMENT AGENCY HELD ON JULY 24, 2014 IN THE COUNCIL CHAMBERS AT CERRITOS CITY HALL, 18125 BLOOMFIELD AVENUE, CERRITOS, CALIFORNIA

1. Call to Order

The meeting was called to order at 7:00 p.m.

2. Invocation

The invocation was given by Dr. Bill Ebling, First Baptist Church of Fullerton.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Boy Scout Troop 65.

4. Roll Call

The following members of the City Council/Successor Agency were in attendance:

Council/Agency Member Bruce Barrows
Council/Agency Member Joseph Cho, Ph.D.
Council/Agency Member George Ray
Mayor Pro Tem/Vice Chair Carol Chen
Mayor/Chair Mark E. Pulido

5. Presentations/Appointments

Proclamations were presented as follows:

Law Office of Duarte & Menezes, LLP (Business Spotlight).

Vanessa Gilford, Ernesto and Elena Encinas, Ronald and Dorris Lounsbury, Hue Shaw and Ann Tran, Vinod and Vimal Dhawan, Thomas and Bonnie Kellogg, Sitao Chen and Tammy Tasi, Michael Baran and Raimonda Scime, Rodante and Elvira Joves, Roger and Jacquelyne Kline, Mien Hsiung and Tracy Yeh, Samuel Serrano, Binoy and Manisha Kothari, and Charles and Ingrid Strange (2014 City Wide Pride Grand Prize Winners).

6. PUBLIC COMMENTS AND SUGGESTIONS

Gavin Riley spoke in support of the upcoming school bond issue.

John Strand spoke on public safety items related to the City's July 4, 2014 Let Freedom Ring Celebration.

Paul Bellenbaum spoke regarding his various items of concern.

7. CONSENT CALENDAR

- 7A.** Approval of the Register of Demands for the City of Cerritos dated July 24, 2014.

(COUNCIL)

MOTION: It was moved by Barrows, and seconded by Ray, to approve the Register of Demands dated July 24, 2014 in the total amount of \$5,512,308.91. The motion carried (5 – 0) as follows:

AYES: Barrows, Cho, Ray, Chen, Pulido
NOES: None
ABSENT: None
ABSTAIN: None

- 7B.** Approval of the Register of Demands for the Successor Agency dated July 24, 2014. (SUCCESSOR AGENCY)

MOTION: It was moved by Barrows, and seconded by Ray, to approve the Register of Demands dated July 24, 2014 in the total amount of \$2,816,439.00. The motion carried (5 – 0) as follows:

AYES: Barrows, Cho, Ray, Chen, Pulido
NOES: None
ABSENT: None
ABSTAIN: None

- 7C.** Approval of the City Council/Successor Agency Special Meeting Minutes of July 7, 2014. (COUNCIL/SUCCESSOR AGENCY)

MOTION: It was moved by Barrows, and seconded by Ray, to approve the City Council/Successor Agency Special Meeting Minutes of July 7, 2014. The motion carried (5 – 0) as follows:

AYES: Barrows, Cho, Ray, Chen, Pulido
NOES: None
ABSENT: None
ABSTAIN: None

8. PUBLIC HEARINGS

- 8A.** Review and consideration of a Precise Plan and Lot Combination proposal for Los Cerritos Center by Macerich Cerritos, LLC, 401 Wilshire Boulevard, Suite 700, Santa Monica, California, 90401, to demolish a three-story department store building formerly occupied by Nordstrom, a two-story movie theater formerly occupied by United Artists Theaters, and a portion of the adjacent existing in-line mall shops; construct a new two-story department store building, a new one-story movie theater building, and new adjacent in-line mall shops; and combine two existing parcels into one new parcel. The subject property is located at 239, 435, and 600 Los Cerritos Mall (APNS 7038-014-017 AND 7038-014-022). (COUNCIL)

1. Mitigated Negative Declaration*
2. Precise Plan 2014-10
3. Lot Combination 2014-1

ROLL CALL: COUNCIL/AGENCY MEMBERS BARROWS, CHO, RAY,
MAYOR PRO TEM/VICE CHAIR CHEN, MAYOR/CHAIR PULIDO

Posted: 8/8/14

8. PUBLIC HEARINGS (continued)

8A. (continued)

*One Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) for Precise Plan 2014-10 and Lot Combination 2014-1.

Mayor Pro Tem Chen announced she owned a property in the vicinity of the subject site and recused herself from the discussion on this item. She left the dais and the Chamber.

Art Gallucci, City Manager, requested that the public hearings for Items 8A and 8B be held concurrently.

A staff report was given by Sandy Cisneros, Senior Planner, Robert A. Lopez, Current Planning Manager, and Torrey Contreras, Director of Community Development. A PowerPoint Presentation was displayed.

The Mayor opened the public hearing and public comments.

Bob Aptaker and David Bircher, representing the applicant, responded to various inquiries from the City Council.

Paul Bellenbaum inquired if the outdoor area would offer shade, when the Office Depot was opened, and whether the old Nordstrom building could be repurposed as a homeless shelter.

Noting there were no further members of the public who elected to speak, the Mayor closed the public hearing and public comments.

MOTION: It was moved by Barrows, and seconded by Cho, to:

1. Approve the Mitigated Negative Declaration for Precise Plan 2014-10, which was completed in accordance with the California Environmental Quality Act, and
2. Waive reading of and adopt **Resolution No. 2014-20, A RESOLUTION OF THE CERRITOS CITY COUNCIL APPROVING AND CERTIFYING THE MITIGATED NEGATIVE DECLARATION FOR PRECISE PLAN 2014-10.**

The motion carried (4 – 0, Chen “absent/recused”) as follows:

AYES: Barrows, Cho, Ray, Pulido
NOES: None
ABSENT: Chen (recused)
ABSTAIN: None

8. PUBLIC HEARINGS (continued)

- 8B.** Review and consideration to waive reading of and adopt a RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CERRITOS APPROVING A FINANCIAL ASSISTANCE AGREEMENT BETWEEN THE CITY OF CERRITOS AND MACERICH, LLC TO FACILITATE IMPROVEMENTS TO THE LOS CERRITOS CENTER. (COUNCIL)

Mayor Pro Tem Chen announced she owned a property in the vicinity of the subject site and recused herself from the discussion on this item. She left the dais and the Chamber.

Art Gallucci, City Manager, requested that the public hearings for Items 8A and 8B be held concurrently.

A staff report was given by Sandy Cisneros, Senior Planner, Robert A. Lopez, Current Planning Manager, and Torrey Contreras, Director of Community Development. A PowerPoint Presentation was displayed.

The Mayor opened the public hearing and public comments.

Bob Aptaker and David Bircher, representing the applicant, responded to various inquiries from the City Council.

Paul Bellenbaum inquired if the outdoor area would offer shade, when the Office Depot was opened, and whether the old Nordstrom building could be repurposed as a homeless shelter.

Noting there were no further members of the public who elected to speak, the Mayor closed the public hearing and public comments.

MOTION: It was moved by Barrows, and seconded by Cho, to waive reading of and adopt **Resolution No. 2014-21, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CERRITOS APPROVING A FINANCIAL ASSISTANCE AGREEMENT BETWEEN THE CITY OF CERRITOS AND MACERICH, LLC TO FACILITATE IMPROVEMENTS TO THE LOS CERRITOS CENTER.** The motion carried (4 – 0, Chen "absent/recused") as follows:

AYES: Barrows, Cho, Ray, Pulido
NOES: None
ABSENT: Chen (recused)
ABSTAIN: None

At this point, Mayor Pro Tem Chen returned to the Council Chamber and resumed her seat on the dais.

9. NEW AND OLD BUSINESS

- 9A.** Review and consideration to waive reading of and adopt a RESOLUTION ADOPTING PROCEDURES FOR RECEIVING AND TABULATING WRITTEN PROTESTS TO WATER AND SEWER PROPERTY RELATED FEES AND CHARGES (COUNCIL)

A staff report was given by Geri DeMasi, Budget Manager.

The Mayor opened public comments. Noting there were no members of the public who elected to speak, the Mayor closed public comments.

ROLL CALL: COUNCIL/AGENCY MEMBERS BARROWS, CHO, RAY,
MAYOR PRO TEM/VICE CHAIR CHEN, MAYOR/CHAIR PULIDO

Posted: 8/8/14

9. NEW AND OLD BUSINESS (continued)

9A. (continued)

CONSENSUS (Council): Directed staff to use the "astrobrite" colored envelope for mailing water and sewer rate majority protest hearing materials, to include a translated notation on the mailed notice of public hearing that the translations of the notice of public hearing will be available on the City's website, to provide the translated notice of public hearing on the City's website in languages at the 10% elections threshold, to use legal size paper, if necessary, advance the date of the proposed public hearing if necessary to accommodate the time required to translate the materials, and to wait until the beginning of September to mail the notices.

MOTION: It was moved by Ray, and seconded by Cho, to:

1. Waive reading of and adopt **Resolution No. 2014-22, A RESOLUTION ADOPTING PROCEDURES FOR RECEIVING AND TABULATING WRITTEN PROTESTS TO WATER AND SEWER PROPERTY RELATED FEES AND CHARGES**, and
2. Authorize staff to mail the approved public hearing notice to property owners and customers of record, in accordance with the provisions of Proposition 218. The motion carried (5 – 0) as follows:

AYES: Barrows, Cho, Ray, Chen, Pulido
NOES: None
ABSENT: None
ABSTAIN: None

- 9B.** Review and consideration of an amendment to the agreement between the City of Cerritos and Dapeer, Rosenblit and Litvak, LLP, to extend the agreement for legal services to assist with code enforcement and community development activity to June 30, 2015. (COUNCIL)

A staff report was given by Greg Berg, Community Safety Manager.

The Mayor opened public comments. Noting there were no members of the public who elected to speak, the Mayor closed public comments.

MOTION: It was moved by Chen, and seconded by Barrows, to:

1. Approve the amendment extending the Agreement for one year until June 30, 2015, and
2. Authorize the City Manager to sign the Agreement between the City of Cerritos and the Law Offices of Dapeer, Rosenblit and Litvak, LLP for legal services to assist with code enforcement and community development activities.

The motion carried (4 – 1, Ray "no") as follows:

AYES: Barrows, Cho, Chen, Pulido
NOES: Ray
ABSENT: None
ABSTAIN: None

ROLL CALL: COUNCIL/AGENCY MEMBERS BARROWS, CHO, RAY,
MAYOR PRO TEM/VICE CHAIR CHEN, MAYOR/CHAIR PULIDO

Posted: 8/8/14

10. LEGISLATIVE ITEMS – None.

- A. Report on pending legislation
- B. Review and consideration to support or oppose specific legislation in the State or Federal legislature or in the State or Federal Executive Office for signature – None.

11. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS/REPORT ON MEETINGS

Reports were provided by Council Members Cho, Ray, and Barrows, Mayor Pro Tem Chen and Mayor Pulido.

12. CLOSED SESSION – None.

13. ADJOURNMENT

The meeting was adjourned at 10:25 p.m.

ATTEST:

/s/ Vida Barone
Vida Barone, City Clerk/
Agency Secretary

/s/ Mark E. Pulido
Mark E. Pulido, Mayor/Chair

APPROVED: August 14, 2014