

MINUTES OF A REGULAR MEETING OF THE CERRITOS CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE CERRITOS REDEVELOPMENT AGENCY HELD ON SEPTEMBER 11, 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 Chaplain Norman Griffith, NASCAR Motor Racing.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Boy Scout Troop 693.

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:

Edward Hsiang, Boy Scout Troop 693 (Rank of Eagle Scout).

6. Public Comments and Suggestions

Miya Walker, Director of College Relations, Public Affairs and Government Relations for Cerritos College, introduced herself to the Council.

Scott Smith, Executive Director of the Cerritos Regional Chamber of Commerce, spoke regarding the upcoming 2014 Taste of the Region & Business Expo.

7. Consent Calendar

Items under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council/Agency Member or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately.

7A. Approval of the Register of Demands for the City of Cerritos dated September 11, 2014. (COUNCIL)

MOTION: It was moved by Barrows, and seconded by Cho, to approve the Register of Demands dated September 11, 2014 in the total amount of \$3,458,250.54. The motion carried (5 – 0) as follows:

7. Consent Calendar (continued)

7A. (continued)

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

7B. Approval of the Treasurer's Reports for the period ending July 31, 2014. (COUNCIL/SUCCESSOR AGENCY)

MOTION: It was moved by Barrows, and seconded by Cho, to approve the Treasurer's Reports for the period ending July 31, 2014. 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 Regular Meeting Minutes of August 28, 2014. (COUNCIL/SUCCESSOR AGENCY)

MOTION: It was moved by Barrows, and seconded by Cho, to approve the City Council/Successor Agency Regular Meeting Minutes of August 28, 2014. The motion carried (5 – 0) as follows:

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

7D. Consideration and award for the City of Cerritos Annual Water Mains and Appurtenances for repairs and services, Bid No. 1181-15. (COUNCIL)

Mayor Pro Tem Chen removed this item from the Consent Calendar for separate consideration.

A staff report was given by Vice Brar, Senior Assistant City 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 award the City of Cerritos Annual Water Mains and Appurtenances for repairs and services, Bid No. 1181-15 to Doty Bros. Equipment Company and W. A. Rasic Construction for a (1) year term with a provision of up to three (3) one-year extensions. The motion carried (5 – 0) as follows:

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

7. Consent Calendar (continued)

- 7E.** Review and consideration of a contract for the demolition of the Auto Square Drive Gazebo, Bid No. 1183-15. (COUNCIL)

MOTION: It was moved by Barrows, and seconded by Cho, to reject all proposals. 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 to waive full reading of and introduce AN ORDINANCE OF THE CITY OF CERRITOS AMENDING CHAPTER 22.42, WIRELESS TELECOMMUNICATIONS, OF THE CERRITOS MUNICIPAL CODE ADDING STANDARDS FOR WIRELESS TELECOMMUNICATION FACILITIES LOCATED IN THE PUBLIC RIGHT-OF-WAY AND CLARIFYING EXISTING STANDARDS FOR WIRELESS TELECOMMUNICATION FACILITIES LOCATED ON PRIVATE PROPERTY (COUNCIL)

1. NEGATIVE DECLARATION
2. DEVELOPMENT CODE AMENDMENT 2014-1

The Mayor opened the public hearing and public comments.

Kevin Tamaki, AT&T, thanked staff and the City Council for meeting with the wireless industry representatives and for allowing them to provide further input on this item. Mr. Tamaki noted the current report does incorporate some of the changes recommended but does not go far enough to address the issue of increased capacity needs.

Paul O'Boyle, Attorney for Crown Castle, thanked the Council and staff for meeting with representatives from the wireless industry, noted the meetings were constructive, the changes made were a good effort, however, in his opinion, they do not go far enough in meeting the end-user needs.

Leslie Daigle, Verizon Wireless, commented regarding their problems with the proposed ordinance, noted they have a practical small cell proposal, and requested feedback and comments from the City regarding this proposal.

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

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

- 1.) Approve the Negative Declaration for Development Code Amendment 2014-1, which was completed in accordance with the California Environmental Quality Act; and
- 2.) Waive full reading of and adopt **Resolution No. 2014-29, A RESOLUTION OF THE CERRITOS CITY COUNCIL APPROVING AND CERTIFYING THE NEGATIVE DECLARATION FOR DEVELOPMENT CODE AMENDMENT 2014-1.**; and
- 3.) Direct staff to file a Notice of Determination in accordance with Section 3.5 of the Environmental Impact Report guidelines of the City of Cerritos; and
- 4.) Approve Development Code Amendment 2014-1, making the findings set forth in the Cerritos Planning Commission Resolution No. 2014-21; and

8. Public Hearings (continued)

8A. (continued)

- 5.) Waive full reading of and introduce **Ordinance No. 987, AN ORDINANCE OF THE CITY OF CERRITOS AMENDING CHAPTER 22.42, WIRELESS TELECOMMUNICATIONS, OF THE CERRITOS MUNICIPAL CODE ADDING STANDARDS FOR WIRELESS TELECOMMUNICATION FACILITIES LOCATED IN THE PUBLIC RIGHT-OF-WAY AND CLARIFYING EXISTING STANDARDS FOR WIRELESS TELECOMMUNICATION FACILITIES LOCATED ON PRIVATE PROPERTY**, and;
- 6.) Direct staff to provide a status update to the City Council in approximately eighteen (18) months regarding the implementation of this Ordinance.

The motion carried (5 – 0) as follows:

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

8B. Consideration to waive reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS ADOPTING A MITIGATED NEGATIVE DECLARATION FOR A PROPOSED RESIDENTIAL DEVELOPMENT UNDER PRECISE PLAN 2014-13 AND RELATED ENTITLEMENTS (APN 7030-001-019).

Consideration to waive reading of and introduce AN ORDINANCE OF THE CITY OF CERRITOS AMENDING CHAPTER 22.51, AREA DEVELOPMENT PLAN SIXTEEN (ADP-16), OF THE CERRITOS MUNICIPAL CODE, AS IT RELATES TO A NEW PROPOSED RESIDENTIAL DEVELOPMENT LOCATED AT 12651 ARTESIA BOULEVARD (APN 7030-001-019).

Consideration to waive reading of and introduce AN ORDINANCE OF THE CITY OF CERRITOS AMENDING THE CERRITOS DEVELOPMENT MAP BY CHANGING THE ZONE CLASSIFICATION OF APPROXIMATELY ±2.4 ACRES OF LAND, LOCATED AT 12651 ARTESIA BOULEVARD (APN 7030-001-019), FROM REGIONAL COMMERCIAL (CR) TO AREA DEVELOPMENT PLAN SIXTEEN (ADP-16).

Consideration to waive reading of and adopt A RESOLUTION OF THE CERRITOS CITY COUNCIL AMENDING THE CERRITOS GENERAL PLAN BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY ±2.4 ACRES OF LAND, LOCATED AT 12651

ARTESIA BOULEVARD (APN 7030-001-019), FROM COMMUNITY COMMERCIAL TO AREA DEVELOPMENT PLAN SIXTEEN (ADP-16). (COUNCIL)

1. MITIGATED NEGATIVE DECLARATION*
2. DEVELOPMENT CODE AMENDMENT 2014-2
3. DEVELOPMENT MAP AMENDMENT 2014-1
4. GENERAL PLAN AMENDMENT 2014-1

*ONE MITIGATED NEGATIVE DECLARATION WAS PREPARED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR DEVELOPMENT CODE AMENDMENT 2014-2, DEVELOPMENT MAP AMENDMENT 2014-1, GENERAL PLAN AMENDMENT 2014-1, PRECISE PLAN 2014-13, TENTATIVE TRACT MAP 73036 AND DEVELOPMENT AGREEMENT 2014-1.

8. Public Hearings (continued)

8B. (continued)

Per Council direction, the public hearings for items 8B and 8C were conducted concurrently.

A staff report was given by Robert A. Lopez, Current Planning Manager.

The Mayor opened the public hearing and public comments.

Luke Daniels, President of The Richman Group, gave a brief overview of his organization. He commented that the company emphasizes quality and are enthusiastic to make a \$45 million dollar investment in Cerritos. He thanked City staff for their assistance with the development of the project and noted the project represents true mixed use and smart growth. He further commented on the proposed project elements including parking, traffic mitigation, and outreach to the community.

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

MOTION: It was moved by Ray, and seconded by Barrows, to continue this item to a date uncertain. The motion carried (5 – 0) as follows:

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

8C. Review and consideration of A PRECISE PLAN AND TENTATIVE TRACT MAP DEVELOPMENT PROPOSAL BY THE RICHMAN GROUP OF CALIFORNIA DEVELOPMENT COMPANY, LLC, 888 PROSPECT STREET, SUITE 200, LA JOLLA, CALIFORNIA, 92037 TO DEMOLISH ONE (1) EXISTING RETAIL BUILDING AND CONSTRUCT A FIVE (5) STORY RESIDENTIAL DEVELOPMENT WITH 132 LUXURY FOR-RENT UNITS BUILT TO CONDOMINIUM STANDARDS AND A FULLY SCREENED PARKING STRUCTURE. THE PROPOSAL ALSO INCLUDES THE CONSTRUCTION OF A LEASING AREA, CLUB HOUSE, FITNESS AREA, COURTYARD RECREATION AND POOL AREA, LANDSCAPING AND RELATED IMPROVEMENTS. THE SUBJECT PROPERTY IS LOCATED AT 12651 ARTESIA BOULEVARD (APN 7030-001-019). (COUNCIL)

Consideration to waive reading of and introduce AN ORDINANCE OF THE CITY OF CERRITOS APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CERRITOS AND THE RICHMAN GROUP OF CALIFORNIA DEVELOPMENT COMPANY, LLC, FOR A RESIDENTIAL DEVELOPMENT UNDER PRECISE PLAN 2014-13 (APN 7030-001-019).

1. MITIGATED NEGATIVE DECLARATION*
2. PRECISE PLAN 2014-13
3. TENTATIVE TRACT MAP 73036
4. DEVELOPMENT AGREEMENT 2014-1

*ONE MITIGATED NEGATIVE DECLARATION WAS PREPARED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR DEVELOPMENT CODE AMENDMENT 2014-2, DEVELOPMENT MAP AMENDMENT 2014-1, GENERAL PLAN AMENDMENT 2014-1, PRECISE PLAN 2014-13, TENTATIVE TRACT MAP 73036 AND DEVELOPMENT AGREEMENT 2014-1.

8. Public Hearings (continued)

8C. (continued)

Per Council direction, the public hearings for items 8B and 8C were conducted concurrently.

A staff report was given by Robert A. Lopez, Current Planning Manager.

The Mayor opened the public hearing and public comments.

Luke Daniels, President of The Richman Group, gave a brief overview of his organization. He commented that the company emphasizes quality and are enthusiastic to make a \$45 million dollar investment in Cerritos. He thanked City staff for their assistance with the development of the project and noted the project represents true mixed use and smart growth. He further commented on the proposed project elements including parking, traffic mitigation, and outreach to the community.

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

MOTION: It was moved by Ray, and seconded by Barrows, to continue this item to a date uncertain. The motion carried (5 – 0) as follows:

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

9. New and Old Business

9A. Review and consideration of Playground Equipment at Saddleback Park. (COUNCIL)

A staff report was given by Sherré Titus, Recreation Supervisor. A PowerPoint Presentation was displayed.

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 Ray, and seconded by Barrows, to select Natural Bronze as the color palette for the Saddleback Park playground equipment. The motion carried (5 – 0) as follows:

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

9B. Consideration to waive reading of and adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CERRITOS ADOPTING TARGETS FOR THE CERRITOS ELECTRIC UTILITY TO PROCURE COST-EFFECTIVE ENERGY STORAGE SYSTEMS. (COUNCIL)

A staff report was given by Kanna Vancheswaran, Assistant City Engineer.

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

9. New and Old Business (continued)

9B. (continued)

MOTION: It was moved by Ray, and seconded by Barrows, to waive full reading of and adopt **Resolution No. 2014-27, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CERRITOS ADOPTING TARGETS FOR THE CERRITOS ELECTRIC UTILITY TO PROCURE COST-EFFECTIVE ENERGY STORAGE SYSTEMS.** The motion carried (5 – 0) as follows:

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

9C. Consideration to waive reading of and adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CERRITOS APPROVING THE SUBMISSION OF AN ATTESTATION OF THE VERACITY OF THE POWER SOURCE DISCLOSURE ANNUAL REPORT TO THE CALIFORNIA ENERGY COMMISSION. (COUNCIL)

A staff report was given by Kanna Vancheswaran, Assistant City Engineer.

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

MOTION: It was moved by Chen, and seconded by Ray, to waive full reading of and adopt **Resolution No. 2014-28, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CERRITOS APPROVING THE SUBMISSION OF AN ATTESTATION OF THE VERACITY OF THE POWER SOURCE DISCLOSURE ANNUAL REPORT TO THE CALIFORNIA ENERGY COMMISSION.** The motion carried (5 – 0) as follows:

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

10. Legislative Items

10A. Report on pending legislation

None.

10B. 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.

CONSENSUS (Barrows): Directed staff to bring back to the next meeting an agenda item to request the City's withdrawal from the Orangeline Development Authority/ECO-Rapid Transit.

11. City Council Communications/Committee Reports/Report on Meetings
(continued).

The Mayor excused Council Member Cho who left the dais and the Chamber at 8:33 p.m.

12. Closed Session

None.

13. Adjournment

The meeting was adjourned at 8:49 p.m. in memory of the lives lost on September 11, 2001.

ATTEST:

/s/Brenda Cabrera
Brenda Cabrera, Assistant City Clerk/
Agency Secretary

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

APPROVED: **September 25, 2014**