

**MINUTES OF A REGULAR MEETING OF THE CERRITOS CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE CERRITOS REDEVELOPMENT AGENCY HELD ON OCTOBER 23, 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 Pastor Dr. William "Bill" C. Hundley II, with The House of Worship International Ministries.

**3. Pledge of Allegiance**

The Pledge of Allegiance was led by Boy Scout Troop 1005.

**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:

Aaron Fawcett (Rank of Eagle Scout).

Cerritos Tennis Club (40<sup>th</sup> Anniversary).

Frisbee, Carter and Associates (Business Spotlight).

**6. Public Comments and Suggestions**

John Strand, resident, spoke regarding Measure "AA".

**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 October 23, 2014. (COUNCIL)**

**MOTION:** It was moved by Barrows, and seconded by Cho, to approve the Register of Demands dated October 23, 2014 in the total amount of \$2,746,267.91 (COUNCIL). The motion carried (5 – 0) as follows:

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

**7. Consent Calendar (continued)**

- 7B.** Approval of the Register of Demands for the Successor Agency dated October 23, 2014. (SUCCESSOR AGENCY)

**MOTION:** It was moved Barrows, and seconded by Cho, to approve the Register of Demands dated October 23, 2014 in the total amount of \$5,778.00 (SUCCESSOR AGENCY). 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 October 9, 2014. (COUNCIL/SUCCESSOR AGENCY)

**MOTION:** It was moved Barrows, and seconded by Cho, to approve the City Council/Successor Agency Regular Meeting Minutes of October 9, 2014 (COUNCIL/SUCCESSOR AGENCY). The motion carried (5 – 0) as follows:

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

- 7D.** Award of Bid No. 1189-15, Printing of the Cerritos Center for the Performing Arts 2014-2015 Calendar of Events. (COUNCIL)

**MOTION:** It was moved by Barrows, and seconded by Cho, to award Bid No. 1189-15 to Advantage Mailing, Inc. in the amount of \$36,545.69 (COUNCIL). 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 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).\* (COUNCIL)

Review and consideration to waive full 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), HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2014-2. (COUNCIL)

Review and consideration to waive full 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), HEREIN REFERENCED AS DEVELOPMENT MAP AMENDMENT 2014-1. (COUNCIL)

**8. Public Hearings (continued)**

**8A. (continued)**

Review and consideration to waive full 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), HEREIN REFERENCED AS GENERAL PLAN AMENDMENT 2014-1. (COUNCIL)

\*The Planning Commission, on a vote of 4-0, with one Commissioner absent, recommended the above items to the City Council for approval.

\*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.

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

A staff report was given by Kristin Aguila, Associate Planner. A PowerPoint presentation was displayed.

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

Luke Daniels, President of The Richman Group, gave a brief overview of his company. A PowerPoint presentation was displayed.

The Mayor opened the public hearing and public comments.

Scott Smith, Executive Director, Cerritos Regional Chamber of Commerce, thanked Council and staff, and spoke regarding their support of the project.

Brad Perozzi, The Picerne Group, spoke in support of the Richman project proposal.

Mark Leekley, President of Cloverfield Management, LLC, spoke in support of the project, and noted for the record a letter of support was submitted to Council.

Michael Van Scoy, resident, commented in opposition to the project.

Parimal Shah, resident, spoke in opposition to the project and submitted for the record forty (40) additional opposition signatures.

Nick Shah, resident, spoke regarding pedestrian traffic issues and expressed his opposition to the project.

Anil Desai, resident, spoke in opposition to the project.

Ram Kakkar, resident, spoke regarding his opposition to the project.

**RECESS AND RECONVENE**

The City Council recessed at 9:00 p.m., and reconvened at 9:17 p.m., with all Council members present.

**8. Public Hearings (continued)**

**8A. (continued)**

Young Wang, resident, commented on traffic issues and expressed his opposition to the project.

Christine Wang, resident, provided written comments in opposition to the project.

Sunil Desai, resident, spoke in opposition to the project.

Thomas Kalfa, resident, spoke in opposition to the project.

Mary Simmons, resident, spoke in opposition to the project.

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 Barrows, and seconded by Cho, to:

1. Waive full reading of and adopt **Resolution No. 2014-40, 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) (COUNCIL).**
2. Waive full reading of and introduce **Ordinance No. 988, 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), HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2014-2 (COUNCIL).**
3. Waive full reading of and introduce **Ordinance No. 989, 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), HEREIN REFERENCED AS DEVELOPMENT MAP AMENDMENT 2014-1 (COUNCIL).**
4. Waive full reading of and adopt **Resolution No. 2014-41, 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), HEREIN REFERENCED AS GENERAL PLAN AMENDMENT 2014-1 (COUNCIL).**

The motion carried (5 – 0) as follows:

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

**8. Public Hearings (continued)**

- 8B.** Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS APPROVING PRECISE PLAN 2014-13, A PROPOSAL BY THE RICHMAN GROUP OF CALIFORNIA DEVELOPMENT COMPANY, LLC, 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)

Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS APPROVING TENTATIVE TRACT MAP 73036, A PROPOSAL BY THE RICHMAN GROUP OF CALIFORNIA DEVELOPMENT COMPANY, LLC, TO CREATE A SINGLE-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES FOR RESIDENTIAL USES (APN 7030-001-019). (COUNCIL)

Review and consideration to waive full reading of and introduce AN ORDINANCE OF THE CITY OF CERRITOS APPROVING DEVELOPMENT AGREEMENT 2014-1, 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). (COUNCIL)

\*The Planning Commission, on a vote of 4-0, with one Commissioner absent, recommended the above items to the City Council for approval.

\*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.

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

A staff report was given by Kristin Aguila, Associate Planner. A PowerPoint presentation was displayed.

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

Luke Daniels, President of The Richman Group, gave a brief overview of his company. A PowerPoint presentation was displayed.

The Mayor opened the public hearing and public comments.

Scott Smith, Executive Director, Cerritos Regional Chamber of Commerce, thanked Council and staff, and spoke regarding their support of the project.

Brad Perozzi, The Picerne Group, spoke in support of the Richman project proposal.

Mark Leekley, President of Cloverfield Management, LLC, spoke in support of the project, and noted for the record a letter of support was submitted to Council.

Michael Van Scoy, resident, commented in opposition to the project.

**8. Public Hearings (continued)**

**8B. (continued)**

Parimal Shah, resident, spoke in opposition to the project and submitted for the record forty (40) additional opposition signatures.

Nick Shah, resident, spoke regarding pedestrian traffic issues and expressed his opposition to the project.

Anil Desai, resident, spoke in opposition to the project.

Ram Kakkar, resident, spoke regarding his opposition to the project.

At 9:00 p.m. the Mayor called for a brief recess.

The meeting reconvened at 9:17 p.m. with all Council members present.

Young Wang, resident, commented on traffic issues and expressed his opposition to the project.

Christine Wang, resident, provided written comments in opposition to the project.

Sunil Desai, resident, spoke in opposition to the project.

Thomas Kalfa, resident, spoke in opposition to the project.

Mary Simmons, resident, spoke in opposition to the project.

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 Barrows, and seconded by Cho, to:

1. Waive full reading of and adopt **Resolution No. 2014-42, A RESOLUTION OF THE CITY OF CERRITOS APPROVING PRECISE PLAN 2014-13, A PROPOSAL BY THE RICHMAN GROUP OF CALIFORNIA DEVELOPMENT COMPANY, LLC, 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), and**
2. Waive full reading of and adopt **Resolution No. 2014-43, A RESOLUTION OF THE CITY OF CERRITOS APPROVING TENTATIVE TRACT MAP 73036, A PROPOSAL BY THE RICHMAN GROUP OF CALIFORNIA DEVELOPMENT COMPANY, LLC, TO CREATE A SINGLE-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES FOR RESIDENTIAL USES (APN 7030-001-019) (COUNCIL), and**

**8. Public Hearings (continued)**

**8B.** (continued)

3. Waive full reading of and introduce **Ordinance No. 990, AN ORDINANCE OF THE CITY OF CERRITOS APPROVING DEVELOPMENT AGREEMENT 2014-1, 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)** (COUNCIL), with the modification to Exhibit "D", PUBLIC BENEFITS, of Development Agreement 2014-1 to set forth annual increases to the Developer Mitigation Payment.

The motion carried (5 – 0) as follows:

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

**8C.** Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS ADOPTING A MITIGATED NEGATIVE DECLARATION FOR A PROPOSED COMMERCIAL DEVELOPMENT UNDER PRECISE PLAN 2014-14 AND RELATED ENTITLEMENTS (APNS 7016-002-042, 7016-002-043, AND 7016-002-044). \* (COUNCIL)

Review and consideration to waive full reading of and introduce AN ORDINANCE OF THE CITY OF CERRITOS AMENDING CHAPTER 22.27, REGIONAL COMMERCIAL ZONE, OF THE CERRITOS MUNICIPAL CODE AMENDING THE DEVELOPMENT STANDARDS FOR THE LOCATION OF DRIVE-THROUGH SERVICE RESTAURANT USES, HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2014-3. (COUNCIL)

\*The Planning Commission, on a vote of 4-0, with one Commissioner absent, recommended the above items to the City Council for approval.

\*One Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) for Development Code Amendment 2014-3, Precise Plan 70-20(C)(2014) Amendment, Precise Plan 2014-14, Conditional Use Permit 2014-3, and Lot Line Adjustment 2014-1.

Art Gallucci, City Manager, requested the public hearings for Items 8C and 8D be held concurrently.

A staff report was given by Ryan Carey, Advance Planning/Economic Development Manager.

A staff report was given by Sandy Cisneros, Senior Planner. A PowerPoint presentation was displayed.

The Mayor opened the public hearing and public comments.

Jim Lockington, representing In-N-Out Burgers, thanked City staff, expressed support of the mitigation measures and respectfully asked for approval.

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

**8. Public Hearings (continued)**

**8C.** (continued)

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

1. Waive full reading of and adopt **Resolution No. 2014-44, A RESOLUTION OF THE CITY OF CERRITOS ADOPTING A MITIGATED NEGATIVE DECLARATION FOR A PROPOSED COMMERCIAL DEVELOPMENT UNDER PRECISE PLAN 2014-14 AND RELATED ENTITLEMENTS (APNS 7016-002-042, 7016-002-043, AND 7016-002-044)** (COUNCIL).
2. Waive full reading of and introduce **Ordinance No. 991, AN ORDINANCE OF THE CITY OF CERRITOS AMENDING CHAPTER 22.27, REGIONAL COMMERCIAL ZONE, OF THE CERRITOS MUNICIPAL CODE AMENDING THE DEVELOPMENT STANDARDS FOR THE LOCATION OF DRIVE-THROUGH SERVICE RESTAURANT USES, HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2014-3** (COUNCIL).

The motion carried (5 – 0) as follows:

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

**8D.** Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS APPROVING PRECISE PLAN 70-20(C)(2014) AMENDMENT, A PROPOSAL BY G & K MANAGEMENT, INC., ON BEHALF OF CERRITOS COLLEGE SQUARE, LLC, TO CONSTRUCT A RETAIL EXPANSION, GENERALLY LOCATED BETWEEN THE EXISTING HOME DEPOT AND STAPLES STORES, AND REMODEL THE EXTERIOR FAÇADE OF THE PRIMARY BUILDINGS IN THE COLLEGE SQUARE SHOPPING CENTER. THE SUBJECT PROPERTY IS ZONED REGIONAL COMMERCIAL (CR) AND IS LOCATED AT 15925 STUDEBAKER ROAD AND 10802, 10808, 10810, 10826, 10900 AND 10930 ALONDRA BOULEVARD (APNS 7016-002-042, 7016-002-043, AND 7016-002-044) (COUNCIL).

Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS APPROVING PRECISE PLAN 2014-14, A PROPOSAL BY G & K MANAGEMENT, INC., ON BEHALF OF CERRITOS COLLEGE SQUARE, LLC, TO DEMOLISH AN EXISTING RESTAURANT BUILDING AND CONSTRUCT A NEW DRIVE-THROUGH SERVICE RESTAURANT FOR IN-N-OUT BURGER IN ITS PLACE. THE SUBJECT PROPERTY IS ZONED REGIONAL COMMERCIAL (CR) AND IS LOCATED AT 10900 ALONDRA BOULEVARD (APNS 7016-002-042 AND 7016-002-043) (COUNCIL).

Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS APPROVING CONDITIONAL USE PERMIT 2014-3, A PROPOSAL BY G & K MANAGEMENT, INC., ON BEHALF OF CERRITOS COLLEGE SQUARE, LLC, FOR A DRIVE-THROUGH SERVICE RESTAURANT USE FOR IN-N-OUT BURGER LOCATED AT 10900 ALONDRA BOULEVARD IN THE REGIONAL COMMERCIAL (CR) ZONE (APNS 7016-002-042 AND 7016-002-043) (COUNCIL).

Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS APPROVING LOT LINE ADJUSTMENT 2014-1, A PROPOSAL BY G & K MANAGEMENT, INC., ON BEHALF OF CERRITOS COLLEGE SQUARE, LLC, TO ADJUST EXISTING PROPERTY LINES BETWEEN TWO PARCELS IN ORDER TO ACCOMMODATE A NEW DRIVE-THROUGH SERVICE RESTAURANT BUILDING LOCATED AT 10900 ALONDRA BOULEVARD IN THE REGIONAL COMMERCIAL (CR) ZONE (APNS 7016-002-042 AND 7016-002-043) (COUNCIL).



**8. Public Hearings (continued)**

**8D.** (continued)

\*The Planning Commission, on a vote of 4-0, with one Commissioner absent, recommended the above items to the City Council for approval.

\*One Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) for Development Code Amendment 2014-3, Precise Plan 70-20(C)(2014) Amendment, Precise Plan 2014-14, Conditional Use Permit 2014-3, and Lot Line Adjustment 2014-1.

Art Gallucci, City Manager, requested the public hearings for Items 8C and 8D be held concurrently.

A staff report was given by Ryan Carey, Advance Planning/Economic Development Manager.

A staff report was given by Sandy Cisneros, Senior Planner. A PowerPoint presentation was displayed.

The Mayor opened the public hearing and public comments.

Jim Lockington, representing In-N-Out Burgers, thanked City staff, expressed support of the mitigation measures and respectfully asked for approval.

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. Waive full reading of and adopt **Resolution No. 2014-45, A RESOLUTION OF THE CITY OF CERRITOS APPROVING PRECISE PLAN 70-20(C)(2014) AMENDMENT, A PROPOSAL BY G & K MANAGEMENT, INC., ON BEHALF OF CERRITOS COLLEGE SQUARE, LLC, TO CONSTRUCT A RETAIL EXPANSION, GENERALLY LOCATED BETWEEN THE EXISTING HOME DEPOT AND STAPLES STORES, AND REMODEL THE EXTERIOR FAÇADE OF THE PRIMARY BUILDINGS IN THE COLLEGE SQUARE SHOPPING CENTER. THE SUBJECT PROPERTY IS ZONED REGIONAL COMMERCIAL (CR) AND IS LOCATED AT 15925 STUDEBAKER ROAD AND 10802, 10808, 10810, 10826, 10900 AND 10930 ALONDRA BOULEVARD (APNS 7016-002-042, 7016-002-043, AND 7016-002-044) (COUNCIL), and**

Waive full reading of and adopt **Resolution No. 2014-46, A RESOLUTION OF THE CITY OF CERRITOS APPROVING PRECISE PLAN 2014-14, A PROPOSAL BY G & K MANAGEMENT, INC., ON BEHALF OF CERRITOS COLLEGE SQUARE, LLC, TO DEMOLISH AN EXISTING RESTAURANT BUILDING AND CONSTRUCT A NEW DRIVE-THROUGH SERVICE RESTAURANT FOR IN-N-OUT BURGER IN ITS PLACE. THE SUBJECT PROPERTY IS ZONED REGIONAL COMMERCIAL (CR) AND IS LOCATED AT 10900 ALONDRA BOULEVARD (APNS 7016-002-042 AND 7016-002-043) (COUNCIL), and**

Waive full reading of and adopt **Resolution No. 2014-47, A RESOLUTION OF THE CITY OF CERRITOS APPROVING CONDITIONAL USE PERMIT 2014-3, A PROPOSAL BY G & K MANAGEMENT, INC., ON BEHALF OF CERRITOS COLLEGE SQUARE, LLC, FOR A DRIVE-THROUGH SERVICE RESTAURANT USE FOR IN-N-OUT BURGER LOCATED AT 10900 ALONDRA BOULEVARD IN THE REGIONAL COMMERCIAL (CR) ZONE (APNS 7016-002-042 AND 7016-002-043) (COUNCIL), and**

**8. Public Hearings (continued)**

**8D.** (continued)

Waive full reading of and adopt **Resolution No. 2014-48, A RESOLUTION OF THE CITY OF CERRITOS APPROVING LOT LINE ADJUSTMENT 2014-1, A PROPOSAL BY G & K MANAGEMENT, INC., ON BEHALF OF CERRITOS COLLEGE SQUARE, LLC, TO ADJUST EXISTING PROPERTY LINES BETWEEN TWO PARCELS IN ORDER TO ACCOMMODATE A NEW DRIVE-THROUGH SERVICE RESTAURANT BUILDING LOCATED AT 10900 ALONDRA BOULEVARD IN THE REGIONAL COMMERCIAL (CR) ZONE (APNS 7016-002-042 AND 7016-002-043)** (COUNCIL).

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 the 2015 City Council/Successor Agency meeting dates and possible rescheduling of dates conflicting with holidays and/or other events. (COUNCIL/SUCCESSOR AGENCY)

A staff report was given by Brenda Cabrera, Assistant City Clerk.

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 Chen, to reschedule the following 2015 Council meeting dates (COUNCIL/SUCCESSOR AGENCY):

<b>Regular Meeting Date</b>	<b>Approved Meeting Dates</b>
January 22, 2015	<b>Monday, January 26, 2015</b>
March 10, 2015 (certification of election results) March 11, 2015 (Council Reorganization)	<b>March 10, 2015</b> (Certification) <b>March 11, 2015</b> (Council Reorganization)
Thursday, March 12, 2015	<b>Monday, March 16, 2015</b>
Thursday, May 14, 2015	<b>Monday, May 11, 2015</b>
Budget Study Session(s)	<b>Bring back an earlier date to Council for approval.</b>
Thursday, June 25, 2015	<b>Monday, June 22, 2015</b>
Thursday, July 9, 2015	<b>Thursday, July 9, 2015</b> (No change)
Thursday, September 24, 2015	<b>Monday, September 21, 2015</b>
Thursday, November 26, 2015	<b>Monday, November 23, 2015</b> (Follows tree lighting ceremony)
Thursday, December 24, 2015	<b>Canceled</b>

**9. New and Old Business (continued)**

**9A.** (continued)

The motion carried (5 – 0) as follows:

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

**9B.** Review and consideration of award of a contract for Studebaker Road Street Improvements, Project No. 13032, Federal Project No. STPL-5325(016), Bid No. 1191-15. (COUNCIL)

A staff report was given by Kanna Vancheswaran, Assistant City Engineer. 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 award a contract in the amount of \$710,985 for Studebaker Road rehabilitation, Project No. 13032, Federal Project No. STPL-5325(16), Bid No. 1191-15, to Shawnan and reject all other bids (COUNCIL). The motion carried (5 – 0) as follows:

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

**9C.** Review and consideration of a Professional Services Agreement for inspection and material testing services for Studebaker Road Street Improvements, Project No. 13032, Federal Project No. STPL-5325(016). (COUNCIL)

A staff report was given by Kanna Vancheswaran, Assistant City Engineer. 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 Chen, and seconded by Barrows, to approve a contract with Onward Engineering in the amount of \$24,930 for inspection and material testing services for Studebaker Road Street Improvements, Project No. 13032, Federal Project No. STPL-5325(016) (COUNCIL). The motion carried (5 – 0) as follows:

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

**9. New and Old Business (continued)**

- 9D.** Review and consideration of award of a contract for Camp Liberty reconstruction, Project No. 12794, Bid No. 1192-15. (COUNCIL)

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

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 Cho, to:

- 1.) Award a contract in the amount of \$509,200 for Camp Liberty Reconstruction, Project No. 12794, Bid No. 1192-15, to MG Enterprises Inc., and reject all other bids, and
- 2.) Authorize staff to negotiate with MG Enterprises Inc. for additional improvements at Liberty and Heritage Parks with available budgeted funds for a total project cost not to exceed \$750,000 (COUNCIL). The motion carried (5 – 0) as follows:

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

**10. Legislative Items**

None.

- 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 Mayor Pulido and Councilmembers Ray and Barrows.

**CONSENSUS (Pulido):** Direct staff to provide options to establish a dog park in Cerritos.

**CONSENSUS (Barrows):** Direct staff to agendize a Closed Session to discuss City Attorney services.

**12. Closed Session**

None.

**13. Adjournment**

The meeting was adjourned at 11:45 p.m. in memory of Pat Esquivel, wife of former Lakewood Mayor and Councilmember Joe Esquivel, and Joel Avant, a Cerritos Educator for 31 years serving at Juarez Elementary, Wittmann Elementary, Ross Middle School, and Whitney High School.

ATTEST:

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

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

APPROVED: November 13, 2014