

MINUTES OF A REGULAR MEETING OF THE CERRITOS CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE CERRITOS REDEVELOPMENT AGENCY HELD ON MAY 28, 2015 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 Paul Hansen, First Christian Reformed Church of Artesia.

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 Jim Edwards
Council/Agency Member Mark E. Pulido
Council/Agency Member Naresh Solanki
Mayor/Chair Carol Chen

Mayor Pro Tem/Vice Chair George Ray was noted as having an excused absence for this meeting.

5. Presentations/Appointments

5A. Presentations

Presentations were made as follows:

Jim Giordano, Frederick Shen, and Rif Wiguna (Outgoing Commission/Committee service recognition)

Prithvi Chauhan (Eagle Scout)

Allstate Floral (Business Spotlight)

Cerritos High School (Model United Nations Team)

6. Public Comments and Suggestions

Moises "Jun" Aglipay spoke regarding the Philippine Independence Day celebration event to be held in the City of Carson.

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.

7. Consent Calendar (continued)

- 7A.** Approval of the Register of Demands for the City of Cerritos dated May 28, 2015 (COUNCIL).

MOTION: It was moved by Edwards, and seconded by Solanki, to approve the Register of Demands for the City of Cerritos dated May 28, 2015 in the total amount of \$11,239,089.34 (COUNCIL). The motion carried (4 – 0) as follows:

AYES: Edwards, Pulido, Solanki, Chen
NOES: None
ABSENT: Ray (excused)
ABSTAIN: None

- 7B.** Approval of the Register of Demands for the Successor Agency dated May 28, 2015 (SUCCESSOR AGENCY).

MOTION: It was moved by Edwards, and seconded by Solanki, to approve the Register of Demands for the Successor Agency dated May 28, 2015 in the total amount of \$25,226.00 (SUCCESSOR AGENCY). The motion carried (4 – 0) as follows:

AYES: Edwards, Pulido, Solanki, Chen
NOES: None
ABSENT: Ray (excused)
ABSTAIN: None

- 7C.** Approval of the City Council/Successor Agency Special Meeting Minutes of May 11, 2015 (COUNCIL/SUCCESSOR AGENCY).

MOTION: It was moved by Edwards, and seconded by Solanki, to approve the City Council/Successor Agency Special Meeting Minutes of May 11, 2015 (COUNCIL/SUCCESSOR AGENCY). The motion carried (4 – 0) as follows:

AYES: Edwards, Pulido, Solanki, Chen
NOES: None
ABSENT: Ray (excused)
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 22.22, SINGLE-FAMILY RESIDENTIAL (RS) ZONES, OF THE CERRITOS MUNICIPAL CODE, ADDING REGULATIONS FOR THE INSTALLATION AND USE OF DROUGHT-TOLERANT LANDSCAPE PLANT MATERIAL IN RESIDENTIAL FRONT YARDS, HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2015-1 (COUNCIL).*

*Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project is categorically exempt from CEQA Review.

Per Council direction Public Hearing items 8A and 8B were conducted concurrently.

A staff report was given by Torrey Contreras, Director of Community Development.

8. Public Hearings (continued)

8A. (continued)

The Mayor opened the public hearing and public comments.

Ram Kakkar, resident, spoke regarding water conservation.

Noting there were no other individuals who elected to speak, the Mayor closed public comments and called for a motion to continue the public hearing.

MOTION: It was moved by Pulido, and seconded by Solanki, to continue the public hearing regarding Item 8A to a date certain, June 11, 2015. The motion carried (4 – 0) as follows:

AYES: Edwards, Pulido, Solanki, Chen
NOES: None
ABSENT: Ray (excused)
ABSTAIN: None

8B. Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS ADOPTING A RESIDENTIAL DROUGHT-TOLERANT FRONT YARD LANDSCAPE DESIGN MANUAL FOR USE AND REFERENCE BY SINGLE-FAMILY RESIDENTIAL PROPERTY OWNERS IN CONNECTION WITH THE REMOVAL OF TURF AND/OR WATER CONSERVATION (COUNCIL).*

*Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project is categorically exempt from CEQA review.

Per Council direction Public Hearing items 8A and 8B were conducted concurrently.

A staff report was given by Torrey Contreras, Director of Community Development.

The Mayor opened the public hearing and public comments.

Ram Kakkar, resident, spoke regarding water conservation.

Noting there were no other individuals who elected to speak, the Mayor closed public comments and called for a motion to continue the public hearing.

MOTION: It was moved by Pulido, and seconded by Solanki, to continue the public hearing regarding Item 8B to a date certain, June 11, 2015. The motion carried (4 – 0) as follows:

AYES: Edwards, Pulido, Solanki, Chen
NOES: None
ABSENT: Ray (excused)
ABSTAIN: None

8C. Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS RECONSIDERING AND APPROVING PREVIOUSLY APPROVED AND EXPIRED CONDITIONAL USE PERMIT 2008-3, A PROPOSAL BY PROPERTY OWNER CROWN ASSOCIATES REALTY, INC., FOR A LIGHT INDUSTRIAL OFFICE, WAREHOUSE, AND MANUFACTURING USE AT 14141 ARBOR PLACE, CERRITOS, CALIFORNIA, 90703. THE SUBJECT PROPERTY IS ZONED INDUSTRIAL (M) (APN 7003-013-003) (COUNCIL).*

8. Public Hearings (continued)

8C. (continued)

Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS RECONSIDERING AND APPROVING PREVIOUSLY APPROVED AND EXPIRED PRECISE PLAN 2008-15, A PROPOSAL BY PROPERTY OWNER CROWN ASSOCIATES REALTY, INC., TO DEMOLISH AN EXISTING INDUSTRIAL BUILDING AND TO CONSTRUCT A NEW INDUSTRIAL BUILDING LOCATED AT 14141 ARBOR PLACE, CERRITOS, CALIFORNIA, 90703. THE SUBJECT PROPERTY IS ZONED INDUSTRIAL (M) (APN 7003-013-003) (COUNCIL).*

*One Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) and was previously approved on December 11, 2008

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

The Mayor opened the public hearing and public comments.

Mitchell Bloom, President, Crown Associates Realty, Inc., spoke regarding the project.

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

MOTION: It was moved by Pulido, and seconded by Edwards, to accept the Planning Commission recommendation to:

1. Waive full reading of and adopt **Resolution No. 2015-13, A RESOLUTION OF THE CITY OF CERRITOS RECONSIDERING AND APPROVING PREVIOUSLY APPROVED AND EXPIRED CONDITIONAL USE PERMIT 2008-3, A PROPOSAL BY PROPERTY OWNER CROWN ASSOCIATES REALTY, INC., FOR A LIGHT INDUSTRIAL OFFICE, WAREHOUSE, AND MANUFACTURING USE AT 14141 ARBOR PLACE, CERRITOS, CALIFORNIA, 90703. THE SUBJECT PROPERTY IS ZONED INDUSTRIAL (M) (APN 7003-013-003) (COUNCIL)*, and**
2. Waive full reading of and adopt **Resolution No. 2015-14, A RESOLUTION OF THE CITY OF CERRITOS RECONSIDERING AND APPROVING PREVIOUSLY APPROVED AND EXPIRED PRECISE PLAN 2008-15, A PROPOSAL BY PROPERTY OWNER CROWN ASSOCIATES REALTY, INC., TO DEMOLISH AN EXISTING INDUSTRIAL BUILDING AND TO CONSTRUCT A NEW INDUSTRIAL BUILDING LOCATED AT 14141 ARBOR PLACE, CERRITOS, CALIFORNIA, 90703. THE SUBJECT PROPERTY IS ZONED INDUSTRIAL (M) (APN 7003-013-003) (COUNCIL).***

***One Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) and was previously approved on December 11, 2008**

The motion carried (4 – 0) as follows:

AYES: Edwards, Pulido, Solanki, Chen
NOES: None
ABSENT: Ray (excused)
ABSTAIN: None

9. New and Old Business

- 9A.** Review and consideration of award of a contract for expansion of the Cerritos Recycled Water System to serve Forest Lawn Memorial Park in the City of Cypress, Project No. 17198, Bid No. 1207-15 (COUNCIL).

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

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

MOTION: It was moved by Edwards, and seconded by Solanki, to:

1. Award a contract in the amount of \$1,978,425.00 for expansion of the Cerritos recycled water system to serve Forest Lawn Memorial Park in the City of Cypress, Project No. 17198, Bid No. 1207-15, to Mike Prlich and Sons, Inc. and reject all other bids, and
2. Authorize the City Manager to execute any project-related change orders.

The motion carried (4 – 0) as follows:

AYES: Edwards, Pulido, Solanki, Chen
NOES: None
ABSENT: Ray (excused)
ABSTAIN: None

- 9B.** Review and consideration of various agreements for the expansion of the Cerritos Recycled Water System to serve Forest Lawn Memorial Park in the City of Cypress (COUNCIL).

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

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

MOTION: It was moved by Pulido, and seconded by Edwards, to:

1. Approve and authorize the City Manager to execute the Recycled Water Purchase Agreement with Golden State Water Company, allowing for the distribution of recycled water to Golden State for purposes of providing water to Forest Lawn, subject to the final approval by the City Attorney, and
2. Approve and authorize the City Manager to execute the Recycled Water License Agreement with the City of Lakewood for the installation, operation and maintenance of recycled water pipelines within the Lakewood right-of-way (COUNCIL).

The motion carried (4 – 0) as follows:

AYES: Edwards, Pulido, Solanki, Chen
NOES: None
ABSENT: Ray (excused)
ABSTAIN: None

- 9C.** Review and consideration of final approval of Tract Map 72628, to combine three (3) existing parcels into one (1) and subdivide the subject property as a single-lot subdivision for condominium purposes for residential units. The subject property is located at 12601, 12607, 12611, and 12615 Artesia Boulevard (APNS 7030-001-044, 7030-001-045, 7030-001-046) (COUNCIL).

9. New and Old Business (continued)

9C. (continued)

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

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

MOTION: It was moved by Solanki and seconded by Pulido, to accept, file and authorize recordation of Tract Map No. 72628, subject to the final approval of the City Engineer (COUNCIL).

The motion carried (4 – 0) as follows:

AYES: Edwards, Pulido, Solanki, Chen
NOES: None
ABSENT: Ray (excused)
ABSTAIN: None

- 9D.** Review and consideration of final approval of Tract Map 73036, to demolish one (1) existing retail building and construct a five (5) story residential development comprised of 132 luxury for-rent units built to condominium standards and a fully screened parking structure. The subject property is located at 12651 Artesia Boulevard (APN 7030-001-019) (COUNCIL).

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

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

MOTION: It was moved by Solanki and seconded by Pulido, to accept, file and authorize recordation of Tract Map No. 73036, subject to the final approval of the City Engineer (COUNCIL).

The motion carried (4 – 0) as follows:

AYES: Edwards, Pulido, Solanki, Chen
NOES: None
ABSENT: Ray (excused)
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.

- 10B1.** Review and consideration of State legislation, to support Senate Bill 533 (Pan) which would prohibit a local agency from entering into any form of agreement that would result in the diversion or rebate of Bradley-Burns local tax proceeds if the agreement results in a reduction of revenue that is received by another local agency (COUNCIL).

10. Legislative Items (continued)

10B1. (continued)

A staff report was given by Kathy Matsumoto, Assistant City Manager.

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

MOTION: It was moved by Edwards, and seconded by Pulido, to support Senate Bill 533 (Pan) and direct staff to prepare and send letters of support to the following: Senator Pan, the Assembly Local Government Committee, Senator Mendoza; Assemblymember Garcia, League of California Cities – Sacramento and Los Angeles County Divisions, California Contract Cities, Gateway City Council of Governments. Independent Cities Association, and Gonsalves and Son.

The motion carried (4 – 0) as follows:

AYES: Edwards, Pulido, Solanki, Chen
NOES: None
ABSENT: Ray (excused)
ABSTAIN: None

11. City Council Communications/Committee Reports/Report on Meetings

Reports were provided by Councilmembers Solanki, Pulido, Edwards, and Mayor Chen.

12. Closed Session

The City Council recessed to Closed Session to consider Item 12A.

12A. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6. (COUNCIL)
Agency Negotiators: Art Gallucci, Patricia Leyva
Employee Organization: AFSCME, Local 619

Report from Closed Session:

The City Council met in Closed Session to discuss item 12A on the Closed Session agenda. The City Council reconvened in the Council Chamber and the City Attorney reported as follows:

The City Council discussed the subject matter as listed in Item 12A. No reportable action was taken and there was nothing further to report.

13. Adjournment

The meeting was adjourned at 9:14 p.m. in memory of Sally Heath Driggs.

ATTEST:

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

/s/Carol K. Chen
Carol K. Chen, Mayor/Chair

APPROVED: June 11, 2015