

MINUTES OF A REGULAR MEETING OF THE CERRITOS CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE CERRITOS REDEVELOPMENT AGENCY HELD ON APRIL 28, 2016, 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. William "Bill" C. Hundley II.

3. Pledge of Allegiance

The Pledge of Allegiance was led by the Members of the City of Cerritos Recreation Services Division Volunteer Program Andrew Morales, Angelo Urbiztondo, and Sydney Roybal.

4. Roll Call

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

Council/Agency Member Carol Chen
Council/Agency Member Jim Edwards
Council/Agency Member Mark E. Pulido
Mayor Pro Tem/Vice Chair Naresh Solanki
Mayor/Chair George Ray

5. Presentations/Appointments

5A. Presentations

Proclamations were presented as follows:

Ophelia Lara (Gahr High School Girls Varsity Wrestler)

Oriental Moo-Doo School (Business Spotlight Recognition)

6. Public Comments and Suggestions

Bob Quinlan requested sidewalk repair and expressed concerns about City government.

Katherine Chu thanked the City Council for the Community Spring Festival on behalf of the participants of the Adaptive Recreation Program.

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 April 28, 2016 (COUNCIL).

MOTION: It was moved by Chen, and seconded by Edwards, to approve the Register of Demands for the City of Cerritos dated April 28, 2016 in the total amount of \$6,697,530.86 (COUNCIL). The motion carried (5 – 0) as follows:

7. Consent Calendar (continued)

7A. (continued)

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

7B. Approval of the Register of Demands for the Successor Agency to the Cerritos Redevelopment Agency dated April 28, 2016 (SUCCESSOR AGENCY).

MOTION: It was moved by Chen, and seconded by Edwards, to approve the Register of Demands for the Successor Agency to the Cerritos Redevelopment Agency dated April 28, 2016 in the total amount of \$3,472.00 (SUCCESSOR AGENCY). The motion carried (5 – 0) as follows:

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

7C. Approval of the City Council/Successor Agency Regular Meeting Minutes of April 14, 2016 (COUNCIL/SUCCESSOR AGENCY).

MOTION: It was moved by Chen, and seconded by Edwards, to approve the City Council/Successor Agency Regular Meeting Minutes of April 14, 2016 (COUNCIL/SUCCESSOR AGENCY). The motion carried (5 – 0) as follows:

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

8. Public Hearings

8A. Review and consideration of consent to the assignment of a ground lease and approval of an estoppel certificate and ground lease amendment in connection with the assignment of the ground lease interests of Sheraton Hotel, located at 12725 Center Court Drive, Cerritos, California, 90703, from Sunstone Center Court LLC, a Delaware Limited Liability Company, to Crown Jewel of Pacifica, LLC, a Delaware Limited Liability Company, or another affiliate of Dynasty Coachwork International Incorporated, a California Corporation approved by the City (7030-011-006) (COUNCIL).

A staff report was given by Kristin Aguila, Advance Planning Manager. A PowerPoint Presentation was displayed.

The Mayor opened the public hearing and public comments.

Ryan E. McCarthy, Director of Acquisitions, Sunstone Hotel Investors, responded to inquiries from the City Council.

Robb MacMillan, Vice President of Acquisitions, Continental Asset Management (Crown Jewel of Pacifica), responded to inquiries from the City Council.

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

8. Public Hearings (continued)

8A. (continued)

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

1. Authorize the City Manager/Executive Director, or his designee, to execute the document(s) to facilitate, acknowledge and consent to the transfer of the ground lease (APN 7030-011-006) from Sunstone Center Court LLC, A Delaware limited liability company, to Crown Jewel of Pacifica, LLC, a Delaware limited liability company, or another affiliate approved by the City, in such form as the City Manager shall deem appropriate, including any estoppel certificates, assignment consent, or related implementing documentation required or appropriate in connection with completion of such assignment; and
2. Authorize the City Manager/Executive Director, or his designee, to execute the appropriate documents to facilitate finalization of the Property Improvement Plan and the Sixth Amendment to the Ground Lease after revising the Sixth Amendment to the Ground Lease in order to add a requirement that the new buyer, Crown Jewel of Pacifica, continuously maintain existing landscaping and trees on the subject property and that any extension of the Property Improvement Plan work, or additional work in accordance with the Sixth Amendment, beyond the approved thirty-six (36) month time frame, shall be subject to review and approval by the City Council (COUNCIL).

The motion carried (5 - 0) as follows:

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

- 8B.** Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS APPROVING PRECISE PLAN 2016-4, A PROPOSAL BY CERRITOS RETAIL CENTERCAL, LLC, TO DEMOLISH AN EXISTING SINGLE-TENANT RESTAURANT BUILDING AND REPLACE IT WITH A NEW TWO-TENANT RESTAURANT BUILDING IN THE EXISTING PLAZA 183 SHOPPING CENTER. THE SUBJECT PROPERTY IS ZONED REGIONAL COMMERCIAL (CR) AND IS LOCATED AT 11167 183RD STREET (APN 7034-015-026) (COUNCIL).*

*Pursuant to Section 15302 of the California Environmental Quality Act (CEQA), this project is categorically exempt from CEQA Review.

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

The Mayor opened the public hearing and public comments.

Rupesh Bhakta, Vice President of Acquisitions and Development, representing Centercal, LLC, responded to inquiries from the City Council.

Paul Bellanbaum suggested utilizing artificial palm trees for water conservation purposes.

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

8. Public Hearings (continued)

8B. (continued)

MOTION: It was moved by Solanki, and seconded by Edwards, to adopt **Resolution No. 2016-07, A RESOLUTION OF THE CITY OF CERRITOS APPROVING PRECISE PLAN 2016-4, A PROPOSAL BY CERRITOS RETAIL CENTERCAL, LLC, TO DEMOLISH AN EXISTING SINGLE-TENANT RESTAURANT BUILDING AND REPLACE IT WITH A NEW TWO-TENANT RESTAURANT BUILDING IN THE EXISTING PLAZA 183 SHOPPING CENTER. THE SUBJECT PROPERTY IS ZONED REGIONAL COMMERCIAL (CR) AND IS LOCATED AT 11167 183RD STREET (APN 7034-015-026)** (COUNCIL).

The motion carried (5 - 0) as follows:

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

8C. Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS APPROVING WIRELESS TELECOMMUNICATIONS PERMIT 2016-2, A PROPOSAL BY APPLICANT CROWN CASTLE NG WEST, LLC, ON BEHALF OF T-MOBILE/METROPCS TO INSTALL ONE (1) DISTRIBUTED ANTENNA SYSTEM CANISTER ANTENNA ON TOP OF AN EXISTING CITY-OWNED TRAFFIC SIGNAL LIGHT POLE AND RELATED UNDERGROUND SUPPORT EQUIPMENT IN THE PUBLIC RIGHT-OF-WAY AT 12569U SOUTH STREET, NEAR THE NORTHWEST CORNER OF BLOOMFIELD AVENUE AND SOUTH STREET (COUNCIL).*

*Pursuant to Section 15301 of the California Environmental Quality Act (CEQA), this project is categorically exempt from CEQA Review.

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

MOTION: It was moved by Chen, and seconded by Edwards, to adopt **Resolution No. 2016-08, A RESOLUTION OF THE CITY OF CERRITOS APPROVING WIRELESS TELECOMMUNICATIONS PERMIT 2016-2, A PROPOSAL BY APPLICANT CROWN CASTLE NG WEST, LLC, ON BEHALF OF T-MOBILE/METROPCS TO INSTALL ONE (1) DISTRIBUTED ANTENNA SYSTEM CANISTER ANTENNA ON TOP OF AN EXISTING CITY-OWNED TRAFFIC SIGNAL LIGHT POLE AND RELATED UNDERGROUND SUPPORT EQUIPMENT IN THE PUBLIC RIGHT-OF-WAY AT 12569U SOUTH STREET, NEAR THE NORTHWEST CORNER OF BLOOMFIELD AVENUE AND SOUTH STREET** (COUNCIL).

The motion carried (5 - 0) as follows:

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

9. New and Old Business

- 9A.** Review and consideration of a site license agreement with Crown Castle NG West, LLC (COUNCIL).

A staff report was given by Kanna Vancheswaran, Director of Public Works.

The Mayor opened public comments.

Lena Hoffmeyer, representing the applicant, responded to inquiries from the City Council.

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

MOTION: It was moved by Edwards, and seconded by Solanki, to authorize the City Manager to approve and execute the Site License Agreement negotiated with Crown Castle NG West, LLC for the installation, operation and maintenance of a distributed antenna system canister antenna on the existing city-owned traffic signal light pole and related support equipment in the public right-of-way at 12569U South Street (COUNCIL). The motion carried (5 - 0) as follows:

AYES: Chen, Edwards, Pulido, Solanki, Ray
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/Agency Members Pulido, Chen, and Edwards, Mayor Pro Tem/Vice Chair Solanki, and Mayor/Chair Ray.

12. Closed Session

None.

13. Adjournment

The meeting was adjourned at 9:00 p.m.

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

/s/ George Ray
George Ray, Mayor/Chair

APPROVED: **May 9, 2016**