

**MINUTES OF A REGULAR MEETING OF THE CERRITOS CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE CERRITOS REDEVELOPMENT HELD ON MAY 25, 2017, 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 Leonard Tan, First Evangelical Community Church, Cerritos Campus.

**3. Pledge of Allegiance**

The Pledge of Allegiance was given by the Rookie I/II "Dodgers" Youth Baseball Team.

**4. Roll Call**

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

Council/Agency Member Jim Edwards  
Council/Agency Member Naresh Solanki  
Council/Agency Member Frank A. Yokoyama  
Mayor Pro Tem/Vice Chair Mark E. Pulido  
Mayor/Chair Grace Hu

**5. Presentations/Appointments**

**5A. Presentations**

Proclamations were presented to:

Nikita Advani – Troop 2153 (Girl Scout Gold Award).

Purvi Bhakta– Troop 2153 (Girl Scout Gold Award).

Julia Bravo – Troop 2153 (Girl Scout Gold Award).

Allison Lou – Troop 1443 (Girl Scout Gold Award).

Akanksha Sancheti – Troop 1443 (Girl Scout Gold Award).

Trisha Shah – Troop 2153 (Girl Scout Gold Award).

Lucille's Smokehouse Bar-B-Que (Business Spotlight).

Cerritos High School Model United Nations Team (Award of Excellence in Debate and Award of Excellence in Research and Preparation – 42<sup>nd</sup> Annual National High School Model United Nations Conference, 2017).

**5. Presentations/Appointments (continued)**

**5B.** Consideration of the Mayor's Annual City Council Committee appointments (COUNCIL).

The Mayor proposed her 2017 – 2018 Annual City Council Committee appointments. There were no public comments on this item.

**MOTION:** It was moved by Edwards, and seconded by Solanki, to approve the Mayor's Annual City Council Committee appointments for 2017-2018 as follows (COUNCIL):

<b>Standing Committees (subject to the Brown Act)</b>	<b>Councilmember</b>	
ABC Unified School District—Liaison	1. Mark Pulido 2. Jim Edwards	
Budget/Finance	1. Grace Hu 2. Naresh Solanki	
Performing Arts	1. Grace Hu 2. Mark Pulido 3. Jim Edwards 4. Naresh Solanki 5. Frank Aurelio Yokoyama	
Personnel	1. Naresh Solanki 2. Frank Aurelio Yokoyama	
<b>One-Member Standing Committees (not subject to Brown Act requirements)</b>	<b>Councilmember</b>	
Auto Mall	Grace Hu	
Business and Industry	Naresh Solanki	
Cerritos Community College—Liaison	Mark Pulido	
Chamber of Commerce—Liaison	Jim Edwards	
County Health Department/Health Insurance	Frank Aurelio Yokoyama	
Legislative	Frank Aurelio Yokoyama	
Library	Mark Pulido	
Parks and Recreation	Jim Edwards	
Senior Services/Senior Center	Grace Hu	
<b>Other Organizations</b>	<b>Voting Delegate</b>	<b>Alternate</b>
California Contract Cities Association	Jim Edwards	Naresh Solanki
California Joint Powers Insurance Authority (Form 700)	Jim Edwards	Frank Aurelio Yokoyama
Los Angeles County City Selection Committee <i>Mayor must be voting delegate per GC 50270</i>	Grace Hu (Mayor)	Jim Edwards
Gateway Cities Council of Governments (Form 700)	Naresh Solanki	Jim Edwards
Gateway Cities Council of Governments—91/605/405 Corridor Cities Committee (Form 700)	Mark Pulido	Naresh Solanki
League of California Cities	Frank Aurelio Yokoyama	Mark Pulido
Sanitation Districts 2, 3, 18 & 19/Waste Management (Form 700) <i>Mayor must be voting delegate per District bylaws</i>	<u>District's 2, 3, 18 &amp; 19</u> Grace Hu (Mayor)	<u>District's 2, 3, 18 &amp; 19</u> 1. Mark Pulido 2. Jim Edwards 3. Naresh Solanki 4. Frank Aurelio Yokoyama
Southeast Water Coalition Joint Powers Authority (Form 700)	Naresh Solanki	Jim Edwards
Southern California Association of Governments (Form 700)	Frank Aurelio Yokoyama	Jim Edwards
SELACO Workforce Development Board Policy Board (Form 700)	Grace Hu	Mark Pulido
<b>Staff Committees</b>	<b>City Representative</b>	
California Joint Powers Authority (CJPIA)	Art Gallucci, City Manager	
Central Basin Municipal Water District (Form 700)	VACANT, Water Superintendent	
Gateway Cities Council of Governments 91/605/405 Corridor Cities Committee	Art Gallucci, City Manager Kanna Vancheswaran, Director of Public Works	
Los Angeles Gateway Region Integrated Regional Water Management Authority (Form 700)	VACANT, Water Superintendent Vince Brar, Senior Assistant City Manager	
Southeast Water Coalition Joint Powers Authority	VACANT, Water Superintendent	
Southern California Public Power Authority (Form 700)	Art Gallucci, City Manager Vince Brar, Senior Assistant City Manager	

**5. Presentations/Appointments (continued)**

**5B. (continued)**

The motion carried (5 - 0) as follows:

AYES: Edwards, Solanki, Yokoyama, Pulido, Hu  
NOES: None  
ABSENT: None  
ABSTAIN: None

**5C. Consideration of appointments to Commissions and Committees (COUNCIL).**

**MOTION:** It was moved by Pulido, and seconded by Yokoyama, to approve the following nominees to Commissions and Committees for a two-year term effective May 25, 2017 through March 31, 2019 (COUNCIL):

Name	Appointed by	Appointment Date	Term Expires
<b>PLANNING COMMISSION</b>			
Jennifer Hong	Hu	May 25, 2017	March 31, 2019
Tatiana Yokoyama Bui	Pulido	May 25, 2017	March 31, 2019
Milo "Larry" Sagert	Edwards	May 25, 2017	March 31, 2019
Deepak "DJ" Jhaveri	Solanki	May 25, 2017	March 31, 2019
James Giordano	Yokoyama	May 25, 2017	March 31, 2019
<b>PARKS AND RECREATION COMMISSION</b>			
Diana Needham	Hu	May 25, 2017	March 31, 2019
Joseph M. Frontino, Jr.	Pulido	May 25, 2017	March 31, 2019
Richard Martinez	Edwards	May 25, 2017	March 31, 2019
Catherine "Kit" Snider	Solanki	May 25, 2017	March 31, 2019
Ashok "Pat" K. Patnaik	Yokoyama	May 25, 2017	March 31, 2019
<b>PROPERTY PRESERVATION COMMISSION</b>			
Mansour Meisami	Hu	May 25, 2017	March 31, 2019
Levi Javier	Pulido	May 25, 2017	March 31, 2019
Chan-Yong Kim	Edwards	May 25, 2017	March 31, 2019
John Dawson	Solanki	May 25, 2017	March 31, 2019
Celia Spitzer	Yokoyama	May 25, 2017	March 31, 2019
<b>FINE ARTS AND HISTORICAL COMMISSION</b>			
<Pending>	Hu		March 31, 2019
Nora T. Benzon	Pulido	May 25, 2017	March 31, 2019
Janet Beach	Edwards	May 25, 2017	March 31, 2019
Anna Titus	Solanki	May 25, 2017	March 31, 2019
<Pending>	Yokoyama		March 31, 2019
<b>ECONOMIC DEVELOPMENT COMMISSION</b>			
Riaz Surti	Hu	May 25, 2017	March 31, 2019
Carmelita Lampino	Pulido	May 25, 2017	March 31, 2019
Richard Alegria	Edwards	May 25, 2017	March 31, 2019
Robert Buell	Solanki	May 25, 2017	March 31, 2019
<Pending>	Yokoyama		March 31, 2019

**5. Presentations/Appointments (continued)**

**5C. (continued)**

COMMUNITY SAFETY COMMITTEE			
Anantha Ramachandran	Hu	May 25, 2017	March 31, 2019
<Pending>	Hu		March 31, 2019
Jason Coleman	Pulido	May 25, 2017	March 31, 2019
Hope Yoneshige	Pulido	May 25, 2017	March 31, 2019
Martin Flax	Edwards	May 25, 2017	March 31, 2019
<Pending>	Edwards		March 31, 2019
Christopher Cuff	Solanki	May 25, 2017	March 31, 2019
Sanjeev Jain	Solanki	May 25, 2017	March 31, 2019
Mei Pan	Yokoyama	May 25, 2017	March 31, 2019
Sebastian Gonzalez	Yokoyama	May 25, 2017	March 31, 2019
LET FREEDOM RING COMMITTEE			
Rusty Chiang	Hu	May 25, 2017	March 31, 2019
Joseph Vicente	Hu	May 25, 2017	March 31, 2019
Marco Garcia	Pulido	May 25, 2017	March 31, 2019
Victoria Simbol	Puldio	May 25, 2017	March 31, 2019
Kelly Colwell	Edwards	May 25, 2017	March 31, 2019
Tiffany Mitchell	Edwards	May 25, 2017	March 31, 2019
Alka Patel	Solanki	May 25, 2017	March 31, 2019
Candy Yee	Solanki	May 25, 2017	March 31, 2019
<Pending>	Yokoyama		March 31, 2019
<Pending>	Yokoyama		March 31, 2019

The motion carried (5 - 0) as follows:

AYES: Edwards, Solanki, Yokoyama, Pulido, Hu  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

**6. Public Comments and Suggestions**

Anna Titus spoke regarding the Mayor's Prayer Breakfast.

Mel Cortez spoke regarding the Astor Museum and costs for the current warehouse.

Gail Grossman spoke regarding the City's deficit spending.

Sam Desai spoke regarding his organization "OurCerritos.org," requested the support of the arts education program at the Cerritos Center for the Performing Arts, and requested access to the City's media page.

Sowonya Ananthanarayanan spoke regarding the Astor Museum.

Martin Grossman spoke regarding pine trees and the employee negotiations.

Rodrick Friloux spoke regarding his youth mentorship program.

Murali Vasudevan spoke regarding the City's web redesign, the CalMet contract, his organization "OurCerritos.org," and the Cerritos Center for the Performing Arts.

**6. Public Comments and Suggestions (continued)**

Steve Koffroth spoke regarding the 2016 employee negotiations process.

Henry Lowe spoke regarding the 2016 employee negotiations process.

Rogan Girard spoke regarding the 2016 employee negotiations process.

Shin Yoo spoke in opposition to the Astor Museum, requested the shut down of the Cerritos Center for the Performing Arts, and support for the employee negotiations.

Sam Desai spoke regarding including the arts education program in the 2017-2018 budget and the Astor Museum.

Murali Vasudevan spoke regarding the budget study session conducted on May 17, 2017.

**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 Minutes**

Approval of the City Council/Successor Agency Special Meeting Minutes of May 8, 2017 (COUNCIL/SUCCESSOR AGENCY).

Approval of the City Council/Successor Agency Special Meeting Minutes of May 17, 2017 (COUNCIL/SUCCESSOR AGENCY).

**MOTION:** It was moved by Pulido, and seconded by Yokoyama, to approve the:

1. City Council/Successor Agency Special Meeting Minutes of May 8, 2017 (COUNCIL/SUCCESSOR AGENCY); and
2. City Council/Successor Agency Special Meeting Minutes of May 17, 2017 (COUNCIL/SUCCESSOR AGENCY).

The motion carried (5 - 0) as follows:

AYES: Edwards, Solanki, Yokoyama, Pulido, Hu  
NOES: None  
ABSENT: None  
ABSTAIN: None

**7. Consent Calendar (continued)**

- 7B.** Approval of the Register of Demands for the City of Cerritos dated May 25, 2017 (COUNCIL).

**MOTION:** It was moved by Pulido, and seconded by Yokoyama, to approve the Register of Demands for the City of Cerritos dated May 25, 2017 in the amount of \$6,944,325.41 (COUNCIL). The motion carried (5 - 0) as follows:

AYES: Edwards, Solanki, Yokoyama, Pulido, Hu  
NOES: None  
ABSENT: None  
ABSTAIN: None

- 7C.** Adopt Ordinance No. 1012, AN ORDINANCE OF THE CERRITOS CITY COUNCIL AMENDING SECTION 22.40.950 OF THE CERRITOS MUNICIPAL CODE RELATING TO DRIVE-THROUGH SERVICE FACILITIES, EXCLUDING DRIVE-THROUGH RESTAURANTS, WITHIN THE CITY OF CERRITOS, HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2017-3 (COUNCIL).\*

\*Waiver of full reading approved at introduction of ordinance on April 27, 2017.

**MOTION:** It was moved by Pulido, and seconded by Yokoyama, to adopt **Ordinance No. 1012, AN ORDINANCE OF THE CERRITOS CITY COUNCIL AMENDING SECTION 22.40.950 OF THE CERRITOS MUNICIPAL CODE RELATING TO DRIVE-THROUGH SERVICE FACILITIES, EXCLUDING DRIVE-THROUGH RESTAURANTS, WITHIN THE CITY OF CERRITOS, HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2017-3** (COUNCIL). The motion carried (5 - 0) as follows:

AYES: Edwards, Solanki, Yokoyama, Pulido, Hu  
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 APPROVING CONDITIONAL USE PERMIT 2017-4, A REQUEST BY JIE JIANG (ZEN RELAX) TO PERMIT A MASSAGE ESTABLISHMENT USE WITH STATE CERTIFIED MASSAGE THERAPISTS AT 103 LOS CERRITOS MALL, CERRITOS, CALIFORNIA, 90703. THE SUBJECT PROPERTY IS ZONED REGIONAL COMMERCIAL (CR) (APN 7038-014-023) (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 Sandy Cisneros, Senior Planner. A PowerPoint Presentation was displayed.

The Mayor opened the public hearing and public comments.

Jie Jiang, applicant, responded to inquiries from the City Council.

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

**8. Public Hearings (continued)**

**8A. (continued)**

**MOTION:** It was moved by Solanki, and seconded by Pulido, to waive full reading of and adopt **Resolution No. 2017-11, A RESOLUTION OF THE CITY OF CERRITOS APPROVING CONDITIONAL USE PERMIT 2017-4, A REQUEST BY JIE JIANG (ZEN RELAX) TO PERMIT A MASSAGE ESTABLISHMENT USE WITH STATE CERTIFIED MASSAGE THERAPISTS AT 103 LOS CERRITOS MALL, CERRITOS, CALIFORNIA, 90703. THE SUBJECT PROPERTY IS ZONED REGIONAL COMMERCIAL (CR) (APN 7038-014-023) (COUNCIL).**

The motion carried (5 - 0) as follows:

AYES: Edwards, Solanki, Yokoyama, Pulido, Hu  
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 CONDITIONAL USE PERMIT 2008-3(A)(2017) AMENDMENT, A REQUEST BY PROPERTY OWNER CROWN ASSOCIATES REALTY, INC., TO PERMIT WAREHOUSING AND RELATED INDUSTRIAL OFFICE USES AT 14141 ARBOR PLACE, CERRITOS, CALIFORNIA, 90703. THE SUBJECT PROPERTY IS ZONED INDUSTRIAL (M) (APN 7003-013-003) (COUNCIL).\*

Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS APPROVING PRECISE PLAN 2008-15(A)(2017) AMENDMENT, A REQUEST BY PROPERTY OWNER CROWN ASSOCIATES REALTY, INC., TO DEMOLISH AN EXISTING INDUSTRIAL BUILDING, CONSTRUCT A NEW INDUSTRIAL BUILDING, AND UPGRADE AND REFURBISH THE PARKING LOT AND LANDSCAPE 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 adopted on December 11, 2008, for Conditional Use Permit 2008-3 and Precise Plan 2008-15.

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

The Mayor opened the public hearing and public comments.

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

**MOTION:** It was moved by Pulido, and seconded by Solanki, to waive full reading of and adopt:

- 1. Resolution No. 2017-12, A RESOLUTION OF THE CITY OF CERRITOS APPROVING CONDITIONAL USE PERMIT 2008-3(A)(2017) AMENDMENT, A REQUEST BY PROPERTY OWNER CROWN ASSOCIATES REALTY, INC., TO PERMIT WAREHOUSING AND RELATED INDUSTRIAL OFFICE USES AT 14141 ARBOR PLACE, CERRITOS, CALIFORNIA, 90703. THE SUBJECT PROPERTY IS ZONED INDUSTRIAL (M) (APN 7003-013-003) (COUNCIL);**  
and

**8. Public Hearings (continued)**

**8B. (continued)**

2. **Resolution No. 2017-13, A RESOLUTION OF THE CITY OF CERRITOS APPROVING PRECISE PLAN 2008-15(A) (2017) AMENDMENT, A REQUEST BY PROPERTY OWNER CROWN ASSOCIATES REALTY, INC., TO DEMOLISH AN EXISTING INDUSTRIAL BUILDING, CONSTRUCT A NEW INDUSTRIAL BUILDING, AND UPGRADE AND REFURBISH THE PARKING LOT AND LANDSCAPE LOCATED AT 14141 ARBOR PLACE, CERRITOS, CALIFORNIA, 90703. THE SUBJECT PROPERTY IS ZONED INDUSTRIAL (M) (APN 7003-013-003) (COUNCIL).**

The motion carried (5 - 0) as follows:

AYES: Edwards, Solanki, Yokoyama, Pulido, Hu  
NOES: None  
ABSENT: None  
ABSTAIN: None

**9. New and Old Business**

- 9A.** Review and consideration of award of a contract for playground improvements at Friendship and Brookhaven parks, Project No. 10073, Bid No. 1301-17 (COUNCIL).

A staff report was given by Dario Simoes, Assistant City Engineer. A PowerPoint Presentation was displayed.

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 \$241,625.00 for Playground Improvements at Friendship and Brookhaven Parks, Project No. 10073, Bid No. 1301-17 (total bid), to RE Schultz and reject the other bid; and
2. Authorize the City Manager or his designee to execute any project-related change orders (COUNCIL).

The motion carried (5 - 0) as follows:

AYES: Edwards, Solanki, Yokoyama, Pulido, Hu  
NOES: None  
ABSENT: None  
ABSTAIN: None

- 9B.** Review and consideration of award of a contract for C1 well site chlorine room modifications, RFP No. 1293-17 (COUNCIL).

A staff report was given by Vince Brar, Senior Assistant City Manager.

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



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

**9B. (continued)**

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

1. Award a contract in the amount of \$96,200.00 for C1 Well Site Chlorine Room Modifications to Don Peterson Contracting Inc., and; and
2. Authorize the City Manager or his designee to execute any contract modifications that may be necessary to complete the specified scope of work (COUNCIL).

The motion carried (5 - 0) as follows:

AYES: Edwards, Solanki, Yokoyama, Pulido, Hu  
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 Councilmembers Yokoyama, Solanki, and Edwards, Mayor Pro Tem Pulido, and Mayor Hu.

**12. Closed Session**

**12A.** PERSONNEL MATTERS PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 54957.6: CONFERENCE WITH LABOR NEGOTIATORS

Agency Negotiators: Art Gallucci, Vince Brar, Patricia Leyva, and Charles Goldstein  
Employee Organization: AFSCME, Local 619

**12B.** PERSONNEL MATTERS PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 54957.6: CONFERENCE WITH LABOR NEGOTIATORS

Agency Negotiators: Art Gallucci and Charles Goldstein  
Unrepresented Employees: Full-Time Exempt

**CLOSED SESSION REPORT:** Mark Steres, City Attorney, announced that the City Council met in Closed Session to discuss Agenda Items 12A and 12B. Direction was provided to the City's labor negotiators. There were no further actions to report.

**13. Adjournment**

The meeting was adjourned at 12:00 a.m. (May 26, 2017) in memory of Joseph Frontino, Sr., and James Russell.

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

/s/Grace Hu  
Grace Hu, Mayor/Chair

APPROVED: June 8, 2017