

MINUTES OF A REGULAR MEETING OF THE CERRITOS CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE CERRITOS REDEVELOPMENT HELD ON JULY 27, 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 Pastor Dustin Parker, Concordia Lutheran Church.

3. Pledge of Allegiance

The Pledge of Allegiance was given by the City of Cerritos Youth Soccer League Rookie Division III Team, "Strikers."

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:

Chugh, LLP (Business Spotlight).

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

MOTION: It was moved by Yokoyama, and seconded by Pulido, to appoint Brian Hews to the Economic Development Commission for a two-year term effective July 27, 2017 through March 31, 2019 (COUNCIL).

The motion carried (5 - 0) as follows:

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

5C. Consideration of appointment of private sector representative to the Board of Directors of the Southeast Los Angeles County Workforce Investment Board (COUNCIL).

No action was taken on this item.

6. Public Comments and Suggestions

Paul Bellenbaum requested the City produce a video on the Cerritos Astor museum.

Gigi Meese, Director of Community Relations 3D Theatricals, invited the community to the upcoming production of "Spamalot" at the Cerritos Center for the Performing Arts.

Howard Sachs requested that his father, a 50 year resident of the City, is honored for being over 100 years old.

Jerry Jenson requested a report from the City regarding the feasibility of installing cameras to City street light poles for safety measures.

C.W. Vanderlinden requested additional information regarding the City's tree trimming schedule.

Marlene Rofe spoke regarding the performances at the Cerritos Center for the Performing Arts, sponsored trip to the Pageant of the Masters, trash pick-up throughout the City, the Magnolia Power Plant, and the repainting of City Hall.

Norma Williamson, a Cerritos Neighborhood Watch Captain, spoke regarding various community safety issues and submitted a petition for the record.

Mel Cortez spoke regarding the Neighborhood Watch program and Cerritos' position on the property crime list in Los Angeles County.

Jay Gray spoke regarding the appointment to the Economic Development Commission, the Neighborhood Watch program, and tree trimming.

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 Regular Meeting Minutes of July 13, 2017 (COUNCIL/SUCCESSOR AGENCY).

MOTION: It was moved by Pulido, and seconded by Solanki, to approve the City Council/Successor Agency Regular Meeting Minutes of July 13, 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 Registers of Demands

Approval of the Register of Demands for the City of Cerritos dated July 27, 2017 (COUNCIL).

Approval of the Register of Demands for the Successor Agency to the Cerritos Redevelopment Agency dated July 27, 2017 (SUCCESSOR AGENCY).

MOTION: It was moved by Pulido, and seconded by Solanki, to approve the Registers of Demands as follows:

- | | | | |
|---------------------|---------------|-----------------|--------------------|
| 1. City of Cerritos | July 27, 2017 | \$ 1,516,092.15 | (COUNCIL) |
| 2. Successor Agency | July 27, 2017 | \$ 2,282,215.56 | (SUCCESSOR AGENCY) |

The motion carried (5 - 0) as follows:

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

7C. Adopt Ordinance No. 1013, AN ORDINANCE OF THE CITY OF CERRITOS AMENDING VARIOUS SECTIONS OF THE CERRITOS MUNICIPAL CODE RELATING TO THE CREATION OF AN EXPEDITED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS, IN CONFORMANCE WITH CALIFORNIA STATE ASSEMBLY BILL 1236 (2015), HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2017-4 (COUNCIL). *

*Ordinance was introduced at meeting of July 13, 2017

MOTION: It was moved by Pulido, and seconded by Solanki, to adopt **Ordinance No. 1013, AN ORDINANCE OF THE CITY OF CERRITOS AMENDING VARIOUS SECTIONS OF THE CERRITOS MUNICIPAL CODE RELATING TO THE CREATION OF AN EXPEDITED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS, IN CONFORMANCE WITH CALIFORNIA STATE ASSEMBLY BILL 1236 (2015), HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2017-4 (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 CERRITOS CITY COUNCIL APPROVING AND CERTIFYING THE NEGATIVE DECLARATION PREPARED IN SUPPORT OF DEVELOPMENT CODE AMENDMENT 2017-5 AND DEVELOPMENT MAP AMENDMENT 2017-1, ESTABLISHING AREA DEVELOPMENT PLAN 5.1 (ADP-5.1) CERRITOS AUTO SQUARE OVERLAY ZONE (COUNCIL). *

8. Public Hearings (continued)

8A. (continued)

Review and consideration to waive full reading of and introduce AN ORDINANCE OF THE CERRITOS CITY COUNCIL AMENDING THE CERRITOS MUNICIPAL CODE BY ADDING CHAPTER 22.61, AREA DEVELOPMENT PLAN 5.1 (ADP-5.1) CERRITOS AUTO SQUARE OVERLAY ZONE, HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2017-5 (COUNCIL).*

*One Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) for Development Code Amendment 2017-5 and Development Map Amendment 2017-1.

By City Council consensus, Public Hearing Items 8A and 8B were held concurrently.

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.

Dave Conant, representing the Auto Square Dealer's Association, spoke in support of this item.

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:

1. Approve the Negative Declaration for Development Code Amendment 2017-5 and Development Map Amendment 2017-1, which was completed in accordance with the California Environmental Quality Act; and
2. Waive reading of and adopt **Resolution No. 2017-19** and certify the Negative Declaration for the proposed establishment of Area Development Plan 5.1 (ADP-5.1) Cerritos Auto Square Overlay Zone, under Development Code Amendment 2017-5 and Development Map Amendment 2017-1, captioned:

A RESOLUTION OF THE CERRITOS CITY COUNCIL APPROVING AND CERTIFYING THE NEGATIVE DECLARATION PREPARED IN SUPPORT OF DEVELOPMENT CODE AMENDMENT 2017-5 AND DEVELOPMENT MAP AMENDMENT 2017-1, ESTABLISHING AREA DEVELOPMENT PLAN 5.1 (ADP-5.1) CERRITOS AUTO SQUARE OVERLAY ZONE.; 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 2017-5, making the findings set forth in the Cerritos Planning Commission Resolution No. PC 2017-24; and

8. Public Hearings (continued)

8A. (continued)

5. Waive reading of and introduce **Ordinance No. 1014**, adding chapter 22.61, Area Development Plan 5.1 (ADP-5.1) Cerritos Auto Square Overlay Zone, to the Cerritos Municipal Code, as set forth in Development Code Amendment 2017-5, captioned:

AN ORDINANCE OF THE CERRITOS CITY COUNCIL AMENDING THE CERRITOS MUNICIPAL CODE BY ADDING CHAPTER 22.61, AREA DEVELOPMENT PLAN 5.1 (ADP-5.1) CERRITOS AUTO SQUARE OVERLAY ZONE, HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2017-5 (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 introduce AN ORDINANCE OF THE CITY OF CERRITOS AMENDING THE CERRITOS DEVELOPMENT MAP BY APPLYING AREA DEVELOPMENT PLAN 5.1 (ADP-5.1) CERRITOS AUTO SQUARE OVERLAY ZONE TO THE SUBJECT PROPERTY ZONED AREA DEVELOPMENT PLAN FIFTEEN (ADP-15) COMMERCIAL HOTEL ZONE, MEASURING APPROXIMATELY ±1.19 ACRES, LOCATED AT 17423 STUDEBAKER ROAD, CERRITOS, CALIFORNIA, 90703 (7034-016-910) (COUNCIL).*

*One Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) for Development Code Amendment 2017-5 and Development Map Amendment 2017-1.

By City Council consensus, Public Hearing Items 8A and 8B were held concurrently.

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.

Dave Conant, representing the Auto Square Dealer's Association, spoke in support of this item.

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:

1. Approve Development Map Amendment 2017-1, making the findings set forth in the Cerritos Planning Commission Resolution No. 2017-25; and

8. Public Hearings (continued)

8B. (continued)

2. Waive full reading of and introduce **Ordinance No. 1015**, amending the Cerritos Development Map, as set forth in Development Map Amendment 2017-1, captioned: **AN ORDINANCE OF THE CITY OF CERRITOS AMENDING THE CERRITOS DEVELOPMENT MAP BY APPLYING AREA DEVELOPMENT PLAN 5.1 (ADP-5.1) CERRITOS AUTO SQUARE OVERLAY ZONE TO THE SUBJECT PROPERTY ZONED AREA DEVELOPMENT PLAN FIFTEEN (ADP-15) COMMERCIAL HOTEL ZONE, MEASURING APPROXIMATELY ±1.19 ACRES, LOCATED AT 17423 STUDEBAKER ROAD, CERRITOS, CALIFORNIA, 90703 (7034-016-910)**

The motion carried (5 - 0) as follows:

AYES: Edwards, Solanki, Yokoyama, Pulido, Hu
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 PRECISE PLAN 73-7(B)(2017) AMENDMENT, A REQUEST BY STARBUCKS CORPORATION, ON BEHALF OF PROPERTY OWNER CERRITOS COLLEGE SQUARE, LLC, TO REMODEL THE INTERIOR AND EXTERIOR OF AN EXISTING DRIVE-THROUGH SERVICE RESTAURANT AND TO REFURBISH AND UPGRADE THE EXISTING ADJACENT LANDSCAPING AT THE CERRITOS COLLEGE SQUARE SHOPPING CENTER. THE SUBJECT PROPERTY IS LOCATED AT 15925 STUDEBAKER ROAD, CERRITOS, CALIFORNIA, 90703 AND IS ZONED REGIONAL COMMERCIAL (CR) (APN 7016-002-050).*

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

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

The Mayor opened the public hearing and public comments.

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

MOTION: It was moved by Solanki, and seconded by Edwards, to adopt **Resolution No. 2017-20, A RESOLUTION OF THE CITY OF CERRITOS APPROVING PRECISE PLAN 73-7(B)(2017) AMENDMENT, A REQUEST BY STARBUCKS CORPORATION, ON BEHALF OF PROPERTY OWNER CERRITOS COLLEGE SQUARE, LLC, TO REMODEL THE INTERIOR AND EXTERIOR OF AN EXISTING DRIVE-THROUGH SERVICE RESTAURANT AND TO REFURBISH AND UPGRADE THE EXISTING ADJACENT LANDSCAPING AT THE CERRITOS COLLEGE SQUARE SHOPPING CENTER. THE SUBJECT PROPERTY IS LOCATED AT 15925 STUDEBAKER ROAD, CERRITOS, CALIFORNIA, 90703 AND IS ZONED REGIONAL COMMERCIAL (CR) (APN 7016-002-050).** The motion carried (5 - 0) as follows:

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

8. Public Hearings (continued)

- 8D.** Review and consideration of an appeal of a decision of the Cerritos Property Preservation Commission denying a request to remove three parkway trees adjacent to the property located at 12217 Eberle Place, Cerritos, California, 90703 (APN 7056-014-020), Case No. TR-2017-05 – Appellant: Mindi Sanks Williams Appeal to the City Council 2017-01 (COUNCIL).

A staff report was given by Todd Kuh, Parks Superintendent.

The Mayor opened the public hearing and public comments.

Mindi Sanks Williams, appellant, requested that the tree be removed.

Ernest Williams, Jr., appellant's husband, requested that the tree be removed.

Jay Gray thanked the appellants for their appeal and expressed concerns with the City's tree trimming schedule.

Anantha Ramachandran expressed concerns with the City's urban tree selection.

Ananya Narayanan spoke regarding the conditions for being a Tree City USA and inquired as to which committee or commission serves as the City's tree review board.

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 Yokoyama, and seconded by Pulido, to remove two parkway trees along Thornlake Avenue adjacent to the property located at 12217 Eberle Place, Cerritos, California, 90703 (APN 7056-014-020), approving the the Appellant's appeal to the City Council 2017-01. The motion carried (3 - 2) as follows:

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

9. New and Old Business

- 9A.** Review and consideration of a Residential Design Manual for use in the design of single-family residential remodels, additions, and new residences (COUNCIL).

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

A PowerPoint presentation was given by Scott Martin, Design Director, RRM Design Group.

The Mayor opened public comments.

Ken Cha spoke in support of the design manual and suggested inclusion of various items that would enhance property security.

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

9. New and Old Business (continued)

9A. (continued)

MOTION: It was moved by Edwards, and seconded by Solanki, to direct staff to make the Residential Design Manual available for Public use at the Community Development counter and on the City website. 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 Edwards, Solanki, and Yokoyama, Mayor Pro Tem Pulido, and Mayor Hu.

CONSENSUS (Pulido): Directed City staff to provide a report on:

1. The feasibility (costs, legal issues, quality of video) of attaching safety apparatus, such as cameras, to City street light poles located near the entrances and exits to Cerritos residential neighborhoods, and
2. The feasibility of installing "Not a Through Street" signs on the corners of cul-de-sac streets, to publicly announce to all street vehicular visitors that these streets do not have exits.

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: City Attorney Pam Lee reported that the City Council met and discussed Items 12A and 12B on the Closed Session agenda. Direction was provided to labor negotiators, no further action was taken, and there was nothing further to report.

13. Adjournment

The meeting was adjourned at 10:55 p.m.

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

/s/Grace Hu
Grace Hu, Mayor/Chair

APPROVED: August 10, 2017