

MINUTES OF A REGULAR MEETING OF THE CERRITOS CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE CERRITOS REDEVELOPMENT AGENCY HELD ON OCTOBER 26, 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 Rick Westra, Trinity Christian Reformed Church, Artesia.

3. Pledge of Allegiance

The Pledge of Allegiance was given by City of Cerritos Recreation Services Youth Football League Pee-Wee Division Team, "Seahawks."

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 was noted absent for the record.

5. Presentations/Appointments

5A. A presentation was made by:

Los Angeles County Supervisor Janice Hahn (\$110,000 donation to Cerritos Center for the Performing Arts for the Arts Education Program).

A proclamation was presented to:

Young Systems (Business Spotlight).

5B. Ratification of Mayor's Appointment to the Bellflower Unified School District Citizen's Task Force

This item was continued to the next City Council meeting.

6. Public Comments and Suggestions

Anantha Ramachandran requested City Council consideration of SB 415 and televising the Community Safety Committee meetings.

Jennifer Pilapil commended the Council on the efficient work near Del Amo Boulevard. She submitted a document for the record related to City trees.

Bonnie Sprauge expressed support for the continuation of the water aerobics class.

6. Public Comments and Suggestions (continued)

Mel Cortez expressed concerns with cars unloaded on Studebaker, requested financial support for the Neighborhood Watch program, commended the public safety Town Hall meeting, and requested non-political appointments to the Community Safety Committee.

Murali Vasudevan commended the public safety Town Hall meeting and expressed concerns that Community Safety Committee members meeting attendance.

Katherine George Chu requested support for the adaptive recreation game night, requested additional handicapped parking spaces at Sprouts, and thanked those that supported the Tip-A-Cop fundraiser for Special Olympics at Wood Ranch Restaurant.

Paul Gupta expressed concerns regarding traffic safety near the Emerald Villas senior housing development and requested traffic signal adjustment.

Nestor Roldan expressed concerns regarding traffic safety near the Emerald Villas senior housing development and requested traffic signal adjustment.

John Watts expressed concerns with City-wide tree maintenance.

Sam Desai spoke regarding his business center project and requested City Council appoint a resident to its Board of Directors, commended residents for their community service, and expressed concerns regarding obtaining a City business license.

Paul Bellenbaum referred to articles written in a local community newspaper and suggested an amendment to the State Constitution regarding eligibility to run for elected office in California.

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 October 9, 2017 (COUNCIL/SUCCESSOR AGENCY).

MOTION: It was moved by Edwards, and seconded by Solanki, to approve the City Council/Successor Agency Special Meeting Minutes of October 9, 2017 (COUNCIL/SUCCESSOR AGENCY).

The motion carried (4 – 0, Hu absent) as follows:

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

7. Consent Calendar (continued)

7B. Approval of Registers of Demands

Approval of the Register of Demands for the City of Cerritos dated October 26, 2017 (COUNCIL).

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

1. City of Cerritos 10/26/2017 \$2,304,211.20 (COUNCIL)

The motion carried (4 – 0, Hu absent) as follows:

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

8. Public Hearings

- 8A.** Review and consideration by the Cerritos City Council to enter into a five (5) year lease agreement with Southern California Edison, and concurrent five (5) year sublease agreements with various Cerritos Auto Square dealers, to continue the existing use of two (2) Southern California Edison-owned properties for Cerritos Auto Square vehicle storage purposes. The first property, the Studebaker Road facility, is generally located south of 183rd Street, east of the San Gabriel River Channel, and north of South Street (APNS 7038-011-800, 7038-011-801, 7038-012-800, 7038-012-802). The second property, the Del Amo Boulevard facility, is generally located east of Studebaker Road, north of Del Amo Boulevard, and west of State Road (APNS 7049-021-804, 7049-021-805) (COUNCIL).

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

The Mayor Pro Tem opened the public hearing and public comments.

Anantha Ramachandran spoke in opposition to the approval of lease agreements citing the number of sublicense agreements, attorney costs, and the need for additional information.

Murali Vasudevan spoke in opposition to the approval of lease agreements citing concern with the City acting as property manager.

Mel Cortez spoke in opposition to the approval of lease agreements citing while the Auto Mall is good for the economic health of the City, we do not have evidence Edison will not deal with private property owners.

Sam Desai spoke in opposition to the approval of lease agreements citing inappropriate subsidies and last minute disclosures.

Scott Smith, Cerritos Regional Chamber of Commerce, spoke in support of the lease agreements as the Auto Mall is a major economic driver for the City.

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

8. Public Hearings (continued)

8A. (continued)

MOTION: It was moved by Edwards, and seconded by Solanki, to authorize the City Manager, or his designee, to execute the master license agreements between the City of Cerritos and Southern California Edison, and subsequent sublicense agreements between the City of Cerritos and participating dealers, in such form approved by the City Manager and the City Attorney, for the use of the Edison-owned Studebaker Storage Facility and the Del Amo Storage Facility (COUNCIL).

The motion carried (4 – 0, Hu absent) as follows:

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

8B. Review and consideration of a request to sell the five (5) acre City-owned parcel located east of the San Gabriel River Channel, west of Dumont Avenue between 183rd Street and Artesia Boulevard (APN 7034-018-901) (COUNCIL).

A staff report was given by Sherre Titus, Recreation Services Superintendent. A PowerPoint Presentation was displayed.

The Mayor Pro Tem opened the public hearing and public comments.

Mary Buell, applicant, spoke in support of sale of the property to the Buell family and provide a history of the property.

Barry Rabbitt spoke in support of sale of the property to the Buell family.

Mickey Brooks spoke in support of sale of the property to the Buell family.

Brenda Trimble spoke in support of sale of the property to the Buell family.

Murali Vasudevan spoke in opposition to the sale of the property to the Buell family.

Anantha Ramachandran spoke in opposition to the sale of the property to the Buell family.

Mel Cortez spoke in opposition to the sale of the property to the Buell family.

Mary Buell, applicant, provided rebuttal comments citing the therapeutic riding program and other community benefits of the stable.

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

MOTION: It was moved by Edwards, and seconded by Solanki, to entertain the sale of the five (5) acre City-owned parcel located east of the San Gabriel River Channel, west of Dumont Avenue between 183rd Street and Artesia Boulevard (APN 7034-018-901) by ordering an appraisal of the subject property (COUNCIL).

8. Public Hearings (continued)

8B. (continued)

The motion did not carry (2 - 2, Hu absent) as follows:

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

No further action was taken on this item.

- 8C.** Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS APPROVING PRECISE PLAN 2005-12(A)(2017) AMENDMENT, A PROPOSAL BY PENSKE JAGUAR LAND ROVER OF CERRITOS FOR A MINOR ADDITION AND TO REMODEL THE INTERIOR AND EXTERIOR OF THE EXISTING JAGUAR AND LAND ROVER SHOWROOMS, OFFICES AND SERVICE CANOPY AND TO REFURBISH THE EXISTING HARDSCAPE IN THE PARKING AREA AT THE PROPERTY LOCATED AT 10861 183RD STREET, CERRITOS, CALIFORNIA, 90703. THE SUBJECT PROPERTY IS ZONED DEVELOPMENT AREA FIVE (ADP-5) (APN 7034-017-909) (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 Pro Tem opened the public hearing and public comments. Noting there were no members of the public who elected to speak, the Mayor Pro Tem closed public comments and the public hearing.

MOTION: It was moved by Solanki, and seconded by Edwards, to adopt **Resolution No. 2017-29, A RESOLUTION OF THE CITY OF CERRITOS APPROVING PRECISE PLAN 2005-12(A)(2017) AMENDMENT, A PROPOSAL BY PENSKE JAGUAR LAND ROVER OF CERRITOS FOR A MINOR ADDITION AND TO REMODEL THE INTERIOR AND EXTERIOR OF THE EXISTING JAGUAR AND LAND ROVER SHOWROOMS, OFFICES AND SERVICE CANOPY AND TO REFURBISH THE EXISTING HARDSCAPE IN THE PARKING AREA AT THE PROPERTY LOCATED AT 10861 183RD STREET, CERRITOS, CALIFORNIA, 90703. THE SUBJECT PROPERTY IS ZONED DEVELOPMENT AREA FIVE (ADP-5) (APN 7034-017-909) (COUNCIL).**

The motion carried (4 - 0, Hu absent) as follows:

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

8. Public Hearings (continued)

- 8D.** Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CITY OF CERRITOS APPROVING CONDITIONAL USE PERMIT 2017-6, A REQUEST BY PROPERTY OWNER RETTAN CORPORATION TO PERMIT LIGHT INDUSTRIAL WAREHOUSING, WHOLESALING AND MANUFACTURING USES AT 13910 AND 13920 STRUIKMAN ROAD AND 17301 AND 17311 EDWARDS ROAD, CERRITOS, CALIFORNIA, 90703. THE SUBJECT PROPERTY IS ZONED INDUSTRIAL (M) (APN 7003-004-012) (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 Pro Tem opened the public hearing and public comments. Noting there were no members of the public who elected to speak, the Mayor Pro Tem closed public comments and the public hearing.

MOTION: It was moved by Edwards, and seconded by Solanki, to adopt **Resolution No. 2017-30, A RESOLUTION OF THE CITY OF CERRITOS APPROVING CONDITIONAL USE PERMIT 2017-6, A REQUEST BY PROPERTY OWNER RETTAN CORPORATION TO PERMIT LIGHT INDUSTRIAL WAREHOUSING, WHOLESALING AND MANUFACTURING USES AT 13910 AND 13920 STRUIKMAN ROAD AND 17301 AND 17311 EDWARDS ROAD, CERRITOS, CALIFORNIA, 90703. THE SUBJECT PROPERTY IS ZONED INDUSTRIAL (M) (APN 7003-004-012) (COUNCIL).**

The motion carried (4 – 0, Hu absent) as follows:

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

9. New and Old Business

- 9A.** Review and consideration of approval of a license agreement with Southern California Edison Company for reclaimed water pipeline maintenance and operation (COUNCIL).

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

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

MOTION: It was moved by Solanki, and seconded by Edwards, to authorize the City Manager or his designee to sign the license agreement between the City of Cerritos and the Southern California Edison Company for reclaimed water pipeline maintenance and operation (COUNCIL).

The motion carried (4 – 0, Hu absent) as follows:

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

9. New and Old Business (continued)

- 9B.** Review and consideration of a contract for design of street improvement plans for Del Amo Boulevard between Norwalk Boulevard and Pioneer Boulevard, RFP No. 1315-17 (COUNCIL).

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

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

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

1. Award a contract for the design of street improvement plans for Del Amo Boulevard between Norwalk Boulevard to Pioneer Boulevard to Oxnard Engineering in an amount not to exceed \$69,755.00; 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 (4 – 0, Hu absent) as follows:

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

- 9C.** Review and consideration of the repair and maintenance of the holiday decorations to be funded through the art in public places trust fund (COUNCIL).

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

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

MOTION: It was moved by Yokoyama, and seconded by Edwards, to approve the appropriation and expenditure of \$26,100.00 from the Art in Public Places Trust Fund for the repair and maintenance of the holiday decorations (COUNCIL).

The motion carried (4 – 0, Hu absent) as follows:

AYES: Edwards, Solanki, Yokoyama, Pulido
NOES: None
ABSENT: Hu
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, and Mayor Pro Tem Pulido.

12. Closed Session

None.

13. Adjournment

The meeting was adjourned at 11:31 p.m.

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

/s/Grace Hu
Grace Hu, Mayor/Chair

APPROVED: November 9, 2017