

**MINUTES OF A REGULAR MEETING OF THE CERRITOS CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE CERRITOS REDEVELOPMENT AGENCY HELD ON FEBRUARY 22, 2018, 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 led by Bishop David Montgomery from The Church of Jesus Christ of Latter-Day Saints.

**3. Pledge of Allegiance**

The Pledge of Allegiance was led by City of Cerritos Recreation Services Division, Youth Basketball League Girls Pee Wee Team - Avalanche.

**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**

Proclamation presented to:

Leelin Bakery and Café (Business Spotlight).

**6. Public Comments and Suggestions**

Chris Foster expressed concerns regarding an Economic Development Commissioner and Councilmembers.

Angel Soto inquired as to the Council's position regarding Councilmember term limits.

Afshan Abbas inquired about a phone call she received from Cerritos High School.

**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 Minutes**

Approval of the City Council/Successor Agency Regular Meeting Minutes of February 8, 2018 (COUNCIL/SUCCESSOR AGENCY).

**MOTION:** It was moved by Pulido, and seconded by Solanki, to approve the City Council/Successor Agency Regular Meeting Minutes of February 8, 2018 (COUNCIL/SUCCESSOR AGENCY).

The motion carried (5 – 0) as follows:

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

**7B. Approval of Register of Demands**

Approval of the Register of Demands for the City of Cerritos dated February 22, 2018 (COUNCIL).

Approval of the Register of Demands for the Successor Agency to the Cerritos Redevelopment Agency dated February 22, 2018 (SUCCESSOR AGENCY).

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

- |                     |           |                |                    |
|---------------------|-----------|----------------|--------------------|
| 1. City of Cerritos | 2/22/2018 | \$5,272,570.32 | (COUNCIL)          |
| 2. Successor Agency | 2/22/2018 | \$ 4,481.00    | (SUCCESSOR AGENCY) |

The motion carried (5 – 0) as follows:

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

**7C. Approval of Treasurer's Reports**

Approval of the City Council Treasurer's report for the period ending January 31, 2018 (COUNCIL).

Approval of the Successor Agency Treasurer's report for the period ending January 31, 2018 (SUCCESSOR AGENCY).

**MOTION:** It was moved by Pulido, and seconded by Solanki, to approve the Treasurer's reports for the period ending January 31, 2018. (COUNCIL/SUCCESSOR AGENCY).

**7. Consent Calendar (continued)**

**7B. (continued)**

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 of an appeal by project applicant MLC Holdings Inc. of the Planning Commission decision (Planning Commission Resolution No. 2018-2) denying a proposal for a proposed 24-unit detached single-family residential development (9.48 dwelling units per acre) on an existing fully-developed and improved property located at 13017 Artesia Boulevard (APN 7008-004-033), currently zoned commercial office professional (COP), and all related entitlements, including Development Code Amendment 2017-7, General Plan Amendment 2017-2, Development Map Amendment 2017-3, vesting Tentative Tract Map 75009, Precise Plan 2017-13, and Community Facilities District 2017-1 (COUNCIL).

A staff report was given by Kristin Aguila, Advance Planning Manager, Sandy Cisneros, Senior Planner, and Robert Lopez, Current Planning Manager. A PowerPoint presentation was displayed.

The Mayor opened the public hearing and public comments.

Lester Tucker, applicant/appellant, Vice President, MLC Holdings, Inc., reported MLC Holdings has chosen to appeal the Planning Commission's decision as they feel it is inconsistent with the stated goals of the City's General Plan and Housing Element. The project presents a rare opportunity to enhance the City's housing stock and bring in new families and home ownership opportunities to Cerritos. He highlighted findings that support approval of the project and stated the plan incorporates the feedback received from the Planning Commission, staff and residents. Mr. Tucker reported staff never supported RS-5000 for this project and supports it, without it. He listed some of the changes they have made to accommodate neighbors and referenced 73 letters of support and 30 letters of opposition, as provided in the agenda packet. He urged Council to consider the appeal and reverse the Planning Commission's denial.

Seema Gupta spoke in opposition to the project with concerns regarding the proposed number of houses, increased traffic, and the lack of space for children to play.

Marlene Rofe stated she was pleased the developer added an exit driveway on Artesia Boulevard and expressed concerns regarding access for trash pickup, mail carriers, and emergency and delivery vehicles.

Sam Desai spoke in opposition to the project, noting it has been reviewed multiple times by the Planning Commission, was denied, and the developer has offered nothing new.

**8. Public Hearings (continued)**

**8A. (continued)**

Marianne Hughlett spoke in opposition to the project, noting concerns with congestion and increased traffic, and adding that if Council decides to approve the project, a traffic signal should be installed between Shoemaker and Carmenita.

Diana Coronado, Building Industry Association, spoke in support of the project, adding that MLC Holdings has gone above and beyond to address the Planning Commission's concerns as well as residents' concerns. She noted the need for increased housing in the State and urged Council to approve the project.

Steven Shin spoke in support of the project and stated his family would jump at the opportunity to buy a new home such as proposed by MLC Holdings.

Charlie Joslin noted the Planning Commission spoke against the project with concerns regarding the density and removal of mature trees. He spoke in opposition to the project and urged Council to vote against it.

Scott Smith, President and CEO, Cerritos Regional Chamber of Commerce, reported receiving no donations from the developer but stated they are dues-paying members and have sponsored two Chamber events. He commented on the Chamber's mission and goal and spoke in support of the project. He noted new families will shop, dine and possibly work in Cerritos and will make the economy stronger.

Chung Fu Luan spoke in opposition of the project and wondered how the proposal came forward without prior approval of a zoning change. He opined there should have been several alternatives in the environmental assessment including a "no build" option. He reported neighbors oppose the project because of possible negative impacts to privacy, increased density and noted the project is not compatible, nor consistent, with the neighborhood.

Carol Rayburn stated the City is becoming stagnant, in terms of the housing presented to those who want to live in Cerritos. She commented on the need for diversification in the types of housing provided for residents, a diminishing student population and on the lack of housing stock for sale. She spoke in support of the project noting it will bring new families into the City and will stimulate the housing market.

Celia Spitzer reported on her experience as a Planning Commissioner and as a member and Chair of her Homeowners Association Architectural Committee. She spoke in opposition to the project noting it does not meet the standards of the City. She encouraged Council to uphold the decision of the Planning Commission and deny the appeal, and listed reasons for doing so.

Gail Grossman spoke in opposition to the project and listed concerns related to traffic congestion, lack of open space, proximity of houses to each other, decreased privacy, lack of guest parking, impacts on first responders and the lack of areas for children to play. She alleged Planning Commission Chair Bui does not live in Cerritos and urged Council to uphold the Planning Commission's decision and deny the appeal.

**8. Public Hearings (continued)**

**8A. (continued)**

Mark Anthony Ruiz immediate past-president of Rancho SE Association of Realtors, read a letter on behalf of the current president, Pedro Aceituno, requesting approval of the Juliet project.

Dr. Afshan Abbas expressed concerns regarding increased traffic congestion and offered to provide video evidence of how bad traffic is in the area. She commented on limited access for utility and emergency vehicles in the complex and on the lack of guest parking. She urged Council to uphold the Planning Commission decision and deny the appeal.

Daisy (last name not provided) thanked the Mayor for her leadership and spoke in opposition to the Juliet project. She urged Council to listen to residents and uphold the decision of the Planning Commission and deny the appeal.

Moses Kim, MLC Holdings, Inc., referenced the City's traffic study noting it resulted in 49% less traffic in the area. He listed the changes made in response to residents' comments and claimed to deny this project is denying an opportunity for 24 new families to own homes in Cerritos.

Charles McKeag, President, MLC Holdings, reported California is under siege by failing to produce enough housing to support its own weight. He noted most residents have had the opportunity at the "American Dream" and addressed the importance of allowing the next generation the same opportunity. He urged Council to do its part and approve the appeal.

Kat Joslin stated it should speak volumes that so many residents have shown up at every meeting considering this project. She commented on a meeting set up by the developer, and stated trust has been compromised. She addressed the Planning Commission's reasons for denying the project and urged Council to uphold the Planning Commission's decision and deny the appeal.

C.W. Van der Linden spoke in opposition to the project with concerns regarding increased traffic congestion, increased water usage, questioned if there is a shortage of housing and affordability of the proposed homes. He urged Council to deny the appeal.

Mel Cortez commented on the developer's efforts to lobby for the project and on the money spent to "push" it. He spoke in opposition to the project noting it is not consistent with the City's standards and urged Council to deny the appeal.

Rod and Judi Dixon spoke in opposition to the project, expressed pride at residents of Cerritos who have provided their input, and urged Council to listen to the residents and deny the appeal.

Jimmy Sakoda noted residents oppose the project with similar concerns, expressed his opposition the project, felt the changes made by the developer are not enough, and urged Council to deny the appeal.

**8. Public Hearings (continued)**

**8A. (continued)**

Anantha Ramachandran opposed the project, noted the high-density zoning does not fit with the surrounding neighborhood and urged Council to uphold the Planning Commission's decision and deny the appeal.

Jerome Jenson expressed concerns regarding the proposed density, emergency vehicle access, existing trees and setting a precedent.

Sue Carter spoke in favor of the project and in support of change, noted the housing shortages in the State, and urged Council to consider what is best for the City.

Jacque Kline spoke about her experience living near Shoemaker and Artesia, expressed concerns with traffic and lack of space for children to play and spoke in opposition to the project.

Jennifer Pilapil opined the proposed project does not fit into the neighborhood, spoke in favor of mixed uses with residential over retail uses and urged Council to deny the appeal.

Robert Sampo expressed concerns with access for emergency vehicles in the proposed project, commented on the Planning Commission's consideration and denial of the project and urged Council to uphold their decision and deny the appeal.

Jay Gray spoke in opposition to the project, commented on the Planning Commission's consideration and recommendation, and urged Council to deny the appeal.

Daniel Fierro read a letter on behalf of ABC Unified School District Trustee Chris Apodaca in support of the project.

**MOTION:** It was moved by Solanki, and seconded by Hu, to waive full reading of and adopt **Resolution No. 2018-3, A RESOLUTION OF THE CERRITOS CITY COUNCIL UPHOLDING THE PLANNING COMMISSION DECISION (PLANNING COMMISSION RESOLUTION NO. 2018-2) DENYING A PROPOSAL FOR A PROPOSED 24-UNIT DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT (9.48 DWELLING UNITS PER ACRE) ON AN EXISTING FULLY-DEVELOPED AND IMPROVED PROPERTY LOCATED AT 13017 ARTESIA BOULEVARD (APN 7008-004-033), CURRENTLY ZONED COMMERCIAL OFFICE PROFESSIONAL (COP), AND ALL RELATED ENTITLEMENTS, INCLUDING DEVELOPMENT CODE AMENDMENT 2017-7, GENERAL PLAN AMENDMENT 2017-2, DEVELOPMENT MAP AMENDMENT 2017-3, VESTING TENTATIVE TRACT MAP 75009, PRECISE PLAN 2017-13, AND COMMUNITY FACILITIES DISTRICT 2017-1 (COUNCIL).**

**8. Public Hearings (continued)**

**8A. (continued)**

The motion carried (4 – 1) as follows:

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

**9. New and Old Business**

**9A.** Review and consideration of a contract for design of traffic signal improvements to 166th Street and Bloomfield Avenue, Highway Safety Improvement Program (HSIP) Project HSIP 7-07-003, RFP No. 1332-18 (COUNCIL).

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

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

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

1. Award a contract for the design of traffic signal improvements to 166th Street and Bloomfield Avenue to W.G. Zimmerman Engineering in an amount not to exceed \$47,756.90; 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

**9B.** Review and consideration of a contract for the combined custodial services at Cerritos Olympic Swim and Fitness center, Cerritos Park East and Joe A. Gonsalves Park, RFP No. 1327-17 (COUNCIL).

A staff report was given by Mike O’Grady, Environmental Services Manager.

The Mayor opened public comments.

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

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

**9B. (continued)**

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

1. Authorize the City Manager to award a professional services contract to Team One Management in the amount of \$9,800 per month to perform the combined custodial services at the Cerritos Olympic Swim and Fitness Center, Cerritos Park East and Joe A. Gonsalves Park; and
2. Establish an eligibility list, effective through March 1, 2019, that includes all responsive proposals to RFP 1327-7 with fixed monthly rates of less than \$13,000 per month for immediate award of a month-to-month contract by the City Manager in the event of the termination of contract with Team One Management (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 Edwards, Solanki, and Yokoyama, Mayor Pro Tem Pulido, and Mayor Hu.

**12. Closed Session**

The City Council did not recess to Closed Session to discuss any items.

**12A.** PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to California Government Code Section 54957 (COUNCIL).

Title: City Manager

**12B.** PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to California Government Code Section 54957 (COUNCIL).

Title: City Attorney

**12C.** PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to California Government Code Section 54957 (COUNCIL).

Title: City Clerk

**13. Adjournment**

The meeting was adjourned at 11:45 p.m.

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

/s/Grace Hu  
Grace Hu, Mayor/Chair

APPROVED: March 8, 2018