

MINUTES OF A REGULAR MEETING OF THE CERRITOS CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE CERRITOS REDEVELOPMENT AGENCY HELD ON FEBRUARY 14, 2019, IN THE COUNCIL CHAMBER 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 Jeff Ludington, Generations Church.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Cerritos Steelers Junior Future League Player Jeremiah Dunklin and Noah Freeman, and Cerritos Hornets Youth Football Player Austin Miller.

4. Roll Call

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

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

5. Presentations/Appointments

5A. Proclamations were made as follows:

Cerritos Steelers Junior Future League (6 and Under Super Bowl Champions).

Cerritos Hornets Youth Football (7 and Under Western Conference Champions).

Cerritos Steelers Junior Clinic (8 and Under Super Bowl Champions).

Cerritos Steelers Clinic (10 and Under Commissioners Cup Winner).

Cerritos Steelers Pee Wee (13 and Under Commissioners Cup Winner).

Picerne Family Foundation (In recognition of their public safety equipment donation to the Cerritos Sheriff's Station and donation to the Cerritos Center for the Performing Arts).

6. Public Comments and Suggestions

Scott Smith, Executive Director, Cerritos Regional Chamber of Commerce, spoke on behalf of Gigi Meese, 3D Theatricals, regarding the new Broadway series production at the Cerritos Center for the Performing Arts.

Lorna Brandes spoke regarding concerns with multiple vehicle accidents in front of her property and submitted written correspondence for the record.

Case Van der Linden spoke regarding the condition of City streets.

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 January 24, 2019 (COUNCIL/SUCCESSOR AGENCY).

MOTION: It was moved by Edwards, and seconded by Hu, to approve the City Council/Successor Agency Regular Meeting Minutes of January 24, 2019 (COUNCIL/SUCCESSOR AGENCY).

The motion carried (5 – 0) as follows:

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

7B. Approval of the Register of Demands

7B.1. Approval of the Register of Demands for the City of Cerritos dated February 14, 2019 (COUNCIL).

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

City of Cerritos 2/14/2019 \$9,077,414.37 (COUNCIL)

The motion carried (5 – 0) as follows:

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

7B.2. Approval of the Register of Demands for the Successor Agency to the Cerritos Redevelopment Agency dated February 14, 2019 (SUCCESSOR AGENCY).

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

Successor Agency 2/14/2019 \$1,808,472.00 (SUCCESSOR AGENCY)

The motion carried (5 – 0) as follows:

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

7. Consent Calendar (continued)

7C. Adoption of Ordinance

Ordinance introduced at the regular meeting of January 24, 2019:

Waive full reading of and adopt Ordinance No. 1024, AN ORDINANCE OF THE CITY OF CERRITOS AMENDING CHAPTER 22.42, WIRELESS TELECOMMUNICATIONS, OF THE CERRITOS MUNICIPAL CODE, ADDING A DEFINITION FOR A SMALL WIRELESS FACILITY AND CLARIFYING REQUIREMENTS AND REGULATIONS FOR SMALL WIRELESS FACILITIES, HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2019-3 (COUNCIL).*

*Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project is categorically exempt from CEQA review.

This item was removed from the Consent Calendar for separate discussion and consideration.

MOTION: It was moved by Edwards, and seconded by Yokoyama, to waive full reading of and adopt **Ordinance No. 1024, AN ORDINANCE OF THE CITY OF CERRITOS AMENDING CHAPTER 22.42, WIRELESS TELECOMMUNICATIONS, OF THE CERRITOS MUNICIPAL CODE, ADDING A DEFINITION FOR A SMALL WIRELESS FACILITY AND CLARIFYING REQUIREMENTS AND REGULATIONS FOR SMALL WIRELESS FACILITIES, HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2019-3 (COUNCIL).**

The motion carried (5 – 0) as follows:

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

8. Public Hearings

8A. Recommendation by the Cerritos Planning Commission, on a vote of 4-0-1, with one Commissioner abstaining, to approve the following:

Review and consideration to waive full reading of and introduce AN ORDINANCE OF THE CITY OF CERRITOS AMENDING TITLE 9 OF THE CERRITOS MUNICIPAL CODE BY ADDING CHAPTER 9.83, ESTABLISHING REGULATIONS FOR SIDEWALK VENDORS IN THE CITY OF CERRITOS, AND AMENDING CHAPTER 9.48 OF THE CERRITOS MUNICIPAL CODE IN RESPONSE TO CALIFORNIA SENATE BILL 946 (2018), HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2019-2 (COUNCIL).*

*Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project is categorically exempt from CEQA Review.

A staff report was given by Sabrina Fung, Management Analyst. A PowerPoint presentation was displayed.

The Mayor opened the public hearing and public comments.

Scott Smith, Executive Director, Cerritos Regional Chamber of Commerce, expressed his support for the Ordinance.

8. Consent Calendar (continued)

8A. (continued)

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

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

1. Approve Development Code Amendment 2019-2, making the findings set forth in Cerritos Planning Commission Resolution No. 2019-2; and
2. Waive full reading of and introduce **Ordinance No. 1025, AN ORDINANCE OF THE CITY OF CERRITOS AMENDING TITLE 9 OF THE CERRITOS MUNICIPAL CODE BY ADDING CHAPTER 9.83, ESTABLISHING REGULATIONS FOR SIDEWALK VENDORS IN THE CITY OF CERRITOS, AND AMENDING CHAPTER 9.48 OF THE CERRITOS MUNICIPAL CODE IN RESPONSE TO CALIFORNIA SENATE BILL 946 (2018), HEREIN REFERNCED AS DEVELOPMENT CODE AMENDMENT 2019-2 (COUNCIL).**

The motion carried (5 – 0) as follows:

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

- 8B.** Review and consideration of a request for authorization for the City of Cerritos (landlord) to lease City-owned property located at 17423 Studebaker Road, Cerritos, California, 90703, to AutoNation (tenant), pursuant to terms of a Letter of Intent (LOI), for the storage of new automobiles to be made available for sale at the Cerritos Auto Square. The subject property is zoned Development Area Fifteen (ADP-15), with an overlay zoning designation of Area Development Plan 5.1 (ADP-5.1) Cerritos Auto Square Overlay Zone, measures approximately ±1.19 acres, and is currently vacant and undeveloped (APN 7034-016-910) (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.

Scott Smith, Executive Director, Cerritos Chamber of Commerce, spoke in support of this item.

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

MOTION: It was moved by Edwards, and seconded by Hu, to:

1. Authorize the City Manager, or his designee, to lease City-owned property located at 17423 Studebaker Road, Cerritos, California, 90703 consistent with the Letter of Intent and such further negotiations as the City Manager shall approve; and

8. Public Hearings (continued)

8B. (continued)

2. Authorize the City Manager, or his designee, to execute, acknowledge, and consent to the lease documentation for the subject property located at 17423 Studebaker Road, Cerritos, California, 90703, in such form as prepared by the City Attorney and as the City Manager shall deem appropriate, including a lease agreement, and all related documents required or appropriate in connection with the completion of this lease transaction (COUNCIL).

The motion carried (5 – 0) as follows:

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

9. New and Old Business

- 9A.** Review and consideration of an informational report on the Public Safety equipment donation from the Picerne Family Foundation, a 501(c)(3) organization, and the City's acquisition of new Public Safety equipment for use by the Cerritos Sheriff's Station deputies (COUNCIL).

A staff report was given by Daryl Evans, Public Safety Manager. 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 Solanki, and seconded by Edwards, to recognize the Picerne Family Foundation's generous contribution to public safety and acknowledge those willing to don the armor in protection of others (COUNCIL).

The motion carried (5 – 0) as follows:

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

- 9B.** Review and consideration of a request for authorization for the City of Cerritos to acquire two (2) very-low income affordable senior housing units located within the Emerald Villas affordable senior housing community, for the purpose of making said units available for sale to qualified senior residents, in accordance with previously recorded covenants, applicable re-sale guidelines and California State Housing Law. The subject properties are located at 19427 Topaz Court, Unit G, and 19423 Sapphire Court, Unit N, Cerritos, California, 90703 (COUNCIL).

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

9. New and Old Business (continued)

9B. (continued)

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

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

1. Authorize the City to purchase two (2) very-low income housing units within the City-subsidized Emerald Villas affordable senior housing community, with property addresses 19427 Topaz Court, Unit G, Cerritos, California, 90703 and 19423 Sapphire Court, Unit N, Cerritos, CA 90703 utilizing restricted Low and Moderate Income Housing Asset Funds; and
2. Authorize the City Manager, or his designee, to execute, acknowledge, and consent to all purchase documentation for the subject properties located at 19427 Topaz Court, Unit G, Cerritos, California, 90703 and 19423 Sapphire Court, Unit N, Cerritos, CA 90703, in such form as the City Manager shall deem appropriate, including a Purchase and Sale Agreement, and all related escrow documents required or appropriate in connection with the Completion of the sales transactions; and
3. Authorize the City Manager, or his designee, to restore said units to their original condition, extend the existing affordability and occupancy covenants for said units, and to re-sell the subject properties located at 19427 Topaz Court, Unit G, Cerritos, California, 90703 and 19423 Sapphire Court, Unit N, Cerritos, CA 90703, to qualified senior residents in accordance with recorded Agreement and Covenant Concerning Use and Resale of Residential Units and Right of First Refusal to Purchase documents (COUNCIL).

The motion carried (5 – 0) as follows:

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

- 9C.** Review and consideration of an informational report on Senate Bill 998 (Dodd, D-Napa), the Water Shutoff Protection Act, and its potential impact on the City of Cerritos (COUNCIL).

A staff report was given by Ryan Carey, Finance Manager.

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

MOTION: It was moved by Hu, and seconded by Solanki, to receive and file the report (COUNCIL).

The motion carried (5 – 0) as follows:

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

9. New and Old Business (continued)

- 9D.** Review and consideration of award of Bid No. 1357-19, a contract for Gridley Park and Reservoir Hill Park improvements, Project Nos. 19102 and 19104 (COUNCIL).

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

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

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

1. Award a contract in the amount of \$298,928.85 for Gridley Park and Reservoir Hill Park Improvements, Project Nos. 19102 and 19104, Bid No. 1357-19, to RE Schultz Construction, Inc. and reject all other bids; 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, Hu, Yokoyama, Solanki, Pulido
NOES: None
ABSENT: None
ABSTAIN: None

10. Legislative Items

None.

11. City Council Communications/Committee Reports/Report on Meetings

Reports were provided by Councilmembers Edwards, Hu, and Yokoyama, Mayor Pro Tem Solanki, and Mayor Pulido.

12. Closed Session

None.

13. Adjournment

The meeting adjourned in memory of Ed Santos at 11:03 p.m.

ATTEST:

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

/s/Mark E. Pulido
Mark E. Pulido, Mayor/Chair

APPROVED: February 28, 2019