



**CITY OF BELL GARDENS  
CITY COUNCIL  
REGULAR MEETING  
MONDAY, AUGUST 28, 2017, 6:00 PM  
AGENDA**

**LOCATION: CITY COUNCIL CHAMBER, 7100 GARFIELD AVENUE, BELL GARDENS, CA**  
Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (562) 806-7704. Notification 48 business hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Any writings or documents provided to the majority of the City Council/Successor Agency regarding any item on this agenda will be made available for public inspection at the Receptionist Counter, City Hall, 7100 Garfield Avenue, Bell Gardens, CA, during normal business hours.

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF CITY COUNCIL MEMBERS**

Pedro Aceituno, Council Member  
Maria Pulido, Council Member  
Jennifer Rodriguez, Council Member  
Priscilla Flores, Mayor Pro Tem  
Jose J. Mendoza, Mayor

**PRESENTATION**

- **New Bell Gardens Representative for Congresswoman Lucille Roybal-Allard**

**PUBLIC HEARING (Item No. 1)**

**1. ZONING CODE AMENDMENT NO. 2017-035- ORDINANCE NO. 882 (FILE NO. 2017-035) - ACCESSORY RESIDENTIAL DWELLING UNITS**

The proposed zoning code amendment and ordinance would implement recently enacted changes to State Government Code Section 65852.2 concerning accessory dwelling units. The amended ordinance would expand the ability of homeowners to create accessory dwelling units through a ministerial process, and establish new development regulations.

**Recommendation:**

It is the recommendation of the Planning Commission that the City Council take the following action:

Approve Zoning Code Amendment No. 2017-035 and introduce and waive first reading of Ordinance No. 882 amending the Bell Gardens Municipal Code Title 9 Zoning and Planning Regulations as follows:

- a. Chapter 9.10 Residential Zones, Section 9.10.030, "Permitted Land Uses, Table 9.10A: Residential Land Use Matrix" deleting "Dwelling Second Unit" and adding "Dwelling Accessory Unit" and "Dwelling Accessory Unit-Junior," and
- b. Chapter 9.20 "Special uses and Applicable Standards," adding Section 9.20.036 entitled "Accessory Dwelling Units."

**PUBLIC COMMENTS ON AGENDA ITEMS ONLY**

**(Three minutes per person, subject to a total period of 30 minutes)**

This public comment period is for items listed on the CITY COUNCIL AGENDA ONLY. Submit a WHITE public comment card with the agenda item number you would like to discuss to the City Clerk prior to the start of this period. Cards that are submitted with no agenda item listed will be moved to the final public comment period. There will be no further cards accepted once the public comment period has started. Comments are limited to three (3) minutes per person, subject to an overall thirty (30) minute period. Please direct your comments to the Mayor and observe the Rules of Decorum appropriate to the Council Chamber. State law prohibits the City Council from discussing any item not appearing on the posted City Council Agenda.

**CONSENT CALENDAR (Items No. 2-9)**

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the City Council request specific items to be removed from the Consent Calendar for separate action. Items called for separate discussion will be heard as the next order of business

**2. GENERAL MOTION TO WAIVE FULL READING AND APPROVE ORDINANCES BY TITLE ONLY PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36934**

In order to expedite the conduct of business at City Council meetings, California State Law (California Government Code Section 36934) allows Ordinances to be read by title if a majority of the legislative body supports the motion to waive the full reading.

**Recommendation:**

It is staff's recommendation that the City Council approve a general motion to waive full reading and approve Ordinances by title only pursuant to California Government Code Section 36934.

**3. MINUTES OF THE AUGUST 14, 2017 REGULAR CITY COUNCIL MEETING**

August 14, 2017 - Regular Meeting Minutes

**Recommendation:**

It is staff recommendation that the City Council approve the minutes of the Regular City Council Meeting of August 14, 2017.

**4. WARRANT REGISTERS AND WIRE TRANSFERS**

In approving the action of receiving and filing the warrant registers, the official minutes of the Bell Gardens City Council should state that each individual member of the City Council is not voting on, influencing the outcome of, or participating in approving, accepting, receiving or filing any warrant which bears the name of the same council member, or pays for any costs or expenses, or otherwise benefits the same named council member. Each council member will not be participating, influencing or voting on any such warrant bearing their name or which benefits the same named council member, but with that exception is voting in favor of receiving and filing all other warrants contained in this report, unless otherwise noted on the record at the time of the approval of the action required by this report.

**Recommendation:**

It is recommended that the City Council receive and file the warrant registers dated 08/01/17, 08/07/17 and 08/08/17.

**5. APPROVAL OF PROFESSIONAL SERVICES AGREEMENT FOR APPRAISAL SERVICES**

Approval of a Professional Services Agreement between the City and Lidgard and Associates Inc. for property appraisal services.

**Recommendation:**

It is recommended that the City Council approve the attached Resolution for a Professional Services Agreement by and between the City and Lidgard and Associates Inc. to provide appraisal consultant services, in a form approved by the City Attorney.

**6. CONTRACT INCREASE FOR TERRA REALTY ADVISORS**

A request to approve an amendment modifying the scope of services and increasing compensation amount for Terra Realty Advisors Inc., for electronic billboard consulting services.

**Recommendation:**

It is staff's recommendation that the City Council by motion, approve the attached Resolution approving a contract amendment modifying the scope of services and increasing compensation amount for Terra Realty Advisors Inc., for electronic billboard consulting services.

**7. AB 1234 CONFERENCE REPORT**

Pursuant to the requirements of AB 1234, a report is required by any elected official attending a conference or seminar at the City's expense.

**Recommendation:**

It is staff's recommendation that the City Council receive and file this report, in adherence to AB 1234 reporting requirements.

**8. AGREEMENT WITH ENTERPRISE LEASE MANAGEMENT FOR VEHICLE REPLACEMENT**

The Police Department has utilized Enterprise Lease Management for the last several years to provide vehicles to personnel assigned to investigations and administration. The 48 month lease term of one of those vehicles assigned to administration has expired. This item is for the approval of a new 48 month lease agreement to replace a 2012 Chrysler 300 four door sedan assigned to Administrative Services.

**Recommendation:**

It is staff recommendation that the City Council for the City of Bell Gardens adopt the attached resolution, approving a new lease agreement with Enterprise Fleet Management for the replacement of one police vehicle.

**9. OPEN PURCHASE ORDER TO DOOLEY ENTERPRISES FOR TRAINING AND DUTY AMMUNITION**

The Police Department has a need to purchase ammunition at quarterly intervals throughout the fiscal year for training purposes. An open purchase order is needed to facilitate acquisition of the ammunition when required.

**Recommendation:**

It is staff recommendation that the City Council adopt the attached Resolution, approving a purchase order to Dooley Enterprises, Inc. for the acquisition of ammunition.

**DISCUSSION (Items No. 10-11)**

**10. SMOKING BAN IN AND NEAR PUBLIC PARKS AND FACILITIES**

The City Council is considering an ordinance that would prohibit smoking in public facilities, public parks, recreational areas, and city sponsored event or within 40 feet of entry ways and windows of public facilities, public parks, recreational areas, and city sponsored events.

**Recommendation:**

City staff recommends that the City Council introduce and waive first reading of the attached Ordinance No. 885, Repealing and Replacing Chapter 17.06 of the Bell Gardens Municipal Code prohibiting smoking in or near public facilities, public parks, recreational areas, and city sponsored events.

**11. GALLANT PARK PLAYGROUND REPAIR/REPLACE**

At the November 21, 2016 City Council Meeting, the City Council approved the installation of new playground equipment at Gallant Park. Unfortunately, on June 20, 2017, a vandal lit the structure on fire, causing considerable damage and forcing the City of Bell Gardens to close the structure for safety reasons. Since Gallant Park is an integral park in the City of Bell Garden’s park system, staff recommends that the City Council authorize \$23,003.75 to replace/repair the play structure at Gallant Park of which \$18,003.75 will be reimbursed to the City of Bell Gardens by the JPIA.

**Recommendation:**

It is staff recommendation that the City Council approve the attached resolution approving an agreement with Game Time for the replace and repair of Gallant Park play structure, which was severely vandalized by arson and an appropriation of \$23,003.75 (of which \$18,003.75 will be reimbursed) for same.

**PUBLIC COMMENTS ON NON-AGENDA ITEMS UNDER THE SUBJECT MATTER JURISDICTION OF THE CITY COUNCIL**

**(Three minutes per person, subject to a total period of 30 minutes)**

This public comment period is for items UNDER THE SUBJECT MATTER JURISDICTION OF THE CITY COUNCIL ONLY. Submit a PINK public comment card with the matter you would like to discuss to the City Clerk prior to the start of this period. There will be no further cards accepted once the public comment period has started. Comments are limited to three (3) minutes per person, subject to an overall thirty (30) minute period. Please direct your comments to the Mayor and observe the Rules of Decorum appropriate to the Council Chamber. State law prohibits the City Council from discussing any item not appearing on the posted City Council Agenda.

**CITY COUNCIL MEMBER COMMENTS**

**ADJOURNMENT**

Posted by: Kristina Santana, City Clerk Date: August 24, 2017 Time: 12:16 p.m.