



**CITY OF BELL GARDENS
SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 14, 2015, 6:00 P.M.
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 Successor Agency Secretary at (562) 806-7706. Notification 48 business hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

**ROLL CALL OF SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT
COMMISSION MEMBERS**

Priscilla Flores, Agency Member
Jose Mendoza, Agency Member
Maria Pulido, Agency Member
Pedro Aceituno, Vice Chair
Jennifer Rodriguez, Chair

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 SUCCESSOR AGENCY AGENDA ONLY. Submit a WHITE public comment card with the agenda item number you would like to discuss to the Successor Agency Secretary 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 Chair and observe the Rules of Decorum appropriate to the Council Chamber. State law prohibits the Successor Agency from discussing any item not appearing on the posted Successor Agency Agenda.

CONSENT CALENDAR (Items No. 1 – 2)

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 Successor Agency to the Community Development Commission 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.

1. MINUTES

August 10, 2015 – Regular Meeting Minutes

Recommendation: It is staff's recommendation that the Successor Agency to the Community Development Commission approve the minutes for the Regular Successor Agency Meetings of August 10, 2015.

2. WARRANT REGISTERS AND WIRE TRANSFERS

Recommendation: It is staff's recommendation that the Successor Agency receive and file the following transactions.

Warrant register dated	08/10/15	Check #s	12751	\$	2,751.00
Warrant register dated	08/11/15	Check #s	12752	\$	332,072.50
Warrant register dated	08/18/15	Check #s	12753	\$	4,510.79
Warrant register dated	08/25/15	Check #s	12754	\$	12,595.00
Total				\$	351,929.29

In approving the action of receiving and filing the warrant registers, the official minutes of the Bell Gardens Successor Agency to the Community Development Commission should state that each individual member of the Successor Agency 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 Successor Agency member, or pays for any costs or expenses, or otherwise benefits the same named Successor Agency member. Each Successor Agency member will not be participating, influencing, or voting on any such warrant bearing their name or which benefits the same named Successor Agency 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.

PUBLIC COMMENTS ON NON-AGENDA ITEMS UNDER THE SUBJECT MATTER JURISDICTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION

(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 SUCCESSOR AGENCY ONLY. Submit a PINK public comment card with the matter you would like to discuss to the Successor Agency Secretary 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 Chair and observe the Rules of Decorum appropriate to the Council Chamber. State law prohibits the Successor Agency from discussing any item not appearing on the posted Successor Agency Agenda.

SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION MEMBER COMMENTS

ADJOURNMENT



**CITY OF BELL GARDENS
CITY COUNCIL
REGULAR MEETING
MONDAY, SEPTEMBER 14, 2015, 6:00 P.M.
AGENDA**

LOCATION: CITY COUNCIL CHAMBER, 7100 GARFIELD AVENUE, BELL GARDENS, CA

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CALL TO ORDER

ROLL CALL OF CITY COUNCIL MEMBERS

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

PUBLIC HEARING (Items No. 1-2)

1. ZONING CODE AMENDMENT NO. 2015-001 - ORDINANCE NO. 866

In 2007 the City Council adopted a comprehensive Zoning Code Update establishing land use and development regulations for commercial zones in the City. The City's Zoning Code is silent with regard to pawnshops and, therefore, are considered a prohibited land use. Pawnshops that legally existed at the time of adoption of the comprehensive Zoning Code Update were made nonconforming and allowed to continue subject to the Zoning Code regulations governing nonconforming, nonresidential land uses. Under the current code, the maximum period in which a legal nonconforming, nonresidential use may operate is fifty (50) years. During a Special Meeting on August 12, 2015, the City of Bell Gardens Planning Commission adopted Resolution #PC 2015-05 recommending to City Council the approval of Zoning Code Amendment No. 2015-001 to adopt Ordinance No. 866.

Recommendation: It is the Planning Commission's recommendation that the City Council take the following actions:

- 1) Introduce and conduct first reading of Ordinance No. 866, approving Zoning Code Amendment No. 2015-001 amending Bell Gardens Municipal Code (BGMC) Title 9, "Zoning and Planning Regulations," (Zoning Code) as follows:
 - A. Chapter 9.04, "Definitions," Section 9.04.160 "P Definitions," to add a definition for pawnshops; and
 - B. Chapter 9.12, "Commercial Zones," Section 9.12.030 "Permitted Uses Table 9.12.A: Commercial Land Use Matrix," to add pawnshops as a conditionally permitted use in the Heavy Commercial (C-4) Zone (Zoning Code Amendment No. 2015-001).

2. ZONING CODE AMENDMENT NO. 2015-045 - ORDINANCE NO. 867

In 2007 the City Council adopted a comprehensive Zoning Code Update establishing land use and development regulations for signs in the City. The City's Zoning Code is silent with regard to electronic display signs, and as such, these signs are considered prohibited. Staff has determined that the Zoning Code should be amended to allow for

these types of signs subject to locational and design regulations. During a Special Meeting on August 12, 2015, the City of Bell Gardens Planning Commission adopted Resolution #PC 2015-06 recommending to the City Council the approval of Zoning Code Amendment No. 2015-045 to adopt Ordinance No. 867. Electronic display signs are those signs that change displays for temporary advertisement or messages for a business, product or services through means of an electronic process or remote control. Approval of Zoning Code Amendment 2015-045 and adoption of Ordinance No. 867 would conditionally permit electronic display signs in the following locations:

- a) M-1 Zone along Florence Avenue between Emil Avenue and the easterly City limits on parcels with a minimum of 180 feet of frontage along Florence Avenue; and
- b) C-4 Zone on Florence Avenue between Eastern Avenue and Perry Road on parcels with a minimum of 300 feet of street frontage along Florence Avenue; and on Eastern Avenue within the Los Jardines, Marketplace, and Village Square multi-tenant commercial centers.

A maximum of one sign per qualified parcel or commercial center would be allowed. A minimum distance separation of 500 feet would be required between electronic display signs. Signs would be required to be either pylon or monument signs. As a condition of approval for a new electronic display sign, any existing pylon or monument sign located on the parcel or commercial center proposed for a new electronic display sign would be required to be either removed or retrofitted as an electronic display sign.

Recommendation: It is the Planning Commission's recommendation that the City Council take the following actions:

- 1) Introduce and conduct first reading of Ordinance No. 867, approving Zoning Code Amendment No. 2015-045 amending Bell Gardens Municipal Code (BGMC) Title 9, "Zoning and Planning Regulations," (Zoning Code) as follows:
 - A. Chapter 9.12 "Commercial Zones," Section 9.12.030, "Permitted Land Uses," Table 9.12A "Commercial Land Use Matrix" to add Electronic Display Signs as a conditionally permitted use in the Heavy Commercial (C-4) Zone;
 - B. Chapter 9.14 "Industrial Zone," Section 9.14.030, "Permitted Land Uses," Table 9.14A "Industrial Land Use Matrix," to add Electronic Display Signs as a conditionally permitted use in the Light Industrial (M-1) Zone; and
 - C. Chapter 9.40, "Signs," Section 9.40.020 "Definitions," to add a definition for electronic display signs, monument signs, pole signs, pylon signs, sign area, and sign face area and to add Section 9.40.055, "Electronic Display Signs Matrix," to establish regulations for Electronic Display Signs.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

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

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CONSENT CALENDAR (Items No. 3 – 7)

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.

3. **GENERAL MOTION TO READ ALL ORDINANCES BY TITLE ONLY**

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.

4. **MINUTES**

August 19, 2015 – Special Meeting Minutes

August 24, 2015 – Regular Meeting Minutes

Recommendation: It is staff's recommendation that the City Council approve the minutes for the Special City Council Meeting of August 19, 2015 and the Regular City Council Meeting of August 24, 2015.

5. **RECEIVE AND FILE THE LOCAL COMMISSIONS APPOINTMENT LIST**

The local appointments list includes the Bell Gardens Commissions and Commissioners. The City Council adopted Ordinance No. 825 on July 13, 2009 which consolidated the existing City Commissions and established minimum requirements for service. It should be noted that all Commission Members must reside within the City of Bell Gardens and may only serve on one Commission at a time. Once appointed, each Commissioner must adhere to the requirements of the City's Conflict of Interest Code and state-mandated AB 1234 ethics training. Ordinance 825 allows each Council Member to nominate one (1) candidate per Commission, subject to the approval of the Council majority. The appointed Commission Member will serve a term that coincides with the term of the Council Member who made the original nomination.

Recommendation: It is staff's recommendation that the City Council receive and file the local commissions appointments list.

6. **JULY 2015 TREASURER'S REPORT**

The Treasurer's Report for Cash and Investments for the month of July 2015 is attached.

Recommendation: It is recommended that the City Council receive, approve and file the July 2015 Treasurer's Report.

7. **WARRANT REGISTERS AND WIRE TRANSFERS**

Recommendation: It is staff's recommendation that the City Council receive and file the following transactions:

Warrant register	08/11/15	Check #s	154630		<u>\$ 28,715.23</u>
Warrant register	08/11/15	Check #s	154631 - 154718		
Wire transfers	08/06/15	Wire #s	1058 - 1059	\$ 735,520.26	
Payroll transfer	08/06/15		Net payroll	<u>\$ 362,527.86</u>	<u>\$ 1,098,048.12</u>
Warrant register	08/11/15	Check #s	154719 - 154725		<u>\$ 1,509.37</u>
Warrant register	08/18/15	Check #s	154726 - 154790		<u>\$ 138,960.03</u>
Warrant register	08/18/15	Check #s	154791 - 154798		<u>\$ 75,390.44</u>
Warrant register	08/25/15	Check #s	154799 - 154890		
Wire transfers	08/20/15	Wire #s	1060 - 1061	\$ 633,385.56	
Payroll transfer	08/20/15		Net payroll	<u>\$ 373,579.48</u>	<u>\$ 1,006,965.04</u>
Warrant register	08/25/15	Check #s	154891 - 154892		<u>\$ 6,049.00</u>
Total =					<u>\$ 2,355,637.23</u>

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DISCUSSION (Items No. 8-9)

8. SHORT TERM GROUND LEASE FOR THE FORMER RIO HONDO BOYS AND GIRLS CLUB

The Rio Hondo Boys Club and the City of Bell Gardens have had an agreement in which the Boys Club has rented the facility located at 7104 Perry Road in Bell Gardens for \$1 per year since 1966. The Rio Hondo Boys Club opened its doors to girls in 1975 and changed its name to the Rio Hondo Boys and Girls Club in 1982. The National Boys and Girls club reached out to the City of Bell Gardens recently with the hopes of working together to improve services and discuss a long term partnership that benefits the residents of the City of Bell Gardens. Staff learned that the National Boys and Girls Club is in the midst of a major reorganization which includes ending their partnership with the Rio Hondo Boys and Girls Club. The transition will happen in two phases. The first phase is for the Hollywood Boys and Girls Club to take responsibility for the 7104 Perry Road facility for a short period of time during the transition process; anticipated to be no more than six months. The second phase will be for the Los Angeles Metro Boys and Girls Club to take responsibility for the facility for the long term. The name of the Boys and Girls Club building (while managed by the Hollywood and eventually Los Angeles Metro Boys and Girls Club) will be "The Bell Gardens Boys and Girls Club" or substantially similar.

Recommendation: It is staff's recommendation that the City Council by motion approve Resolution No. 2015-59 conditionally approving the short term Ground Lease between the City of Bell Gardens and the Boys and Girls Club of Hollywood for a term ending December 31, 2015 with the option to extend the term for an additional six (6) months.

9. PARTICIPATION IN THE STATE OF CALIFORNIA BOARD OF STATE AND COMMUNITY CORRECTIONS PROGRAM

The Bell Gardens Police Department operates a Type I jail facility, which is defined as a local detention facility used for the detention of persons for not more than 96 hours excluding holidays after booking. The State of California Board of State and Community Corrections Program provides funding to law enforcement agencies for the training of all newly hired employees, supervisors, and/or managers of Type I detention facilities. The State of California Corrections Standards Authority has certified our jail as a Type I detention facility thereby qualifying the City to receive these funds. Such funds are designated strictly for training of personnel who are employed to perform duties in the jail. City Council approval as a program participant is required prior to issuance of these funds. Based on our population, it is estimated that the City of Bell Gardens will receive \$11,960 for the Police Department's Jail Management Program.

Recommendation: It is staff's recommendation that the City Council Adopt Resolution No. 2015-60 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL GARDENS APPROVING PARTICIPATION IN THE STATE OF CALIFORNIA BOARD OF STATE AND COMMUNITY CORRECTIONS PROGRAM AND ACCEPTNG FUNDS FOR USE TOWARD THE POLICE DEPARTMENT'S JAIL MANAGEMENT TRAINING PROGRAM."

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

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CITY COUNCIL MEMBER COMMENTS

ADJOURNMENT