



**CITY OF BELL GARDENS**  
**CITY COUNCIL / SUCCESSOR AGENCY TO THE COMMUNITY**  
**DEVELOPMENT COMMISSION**  
**JOINT MEETING**  
**MONDAY, JUNE 24, 2024, 6:00 PM**  
**AGENDA**

**LOCATION: CITY COUNCIL CHAMBERS, 7100 GARFIELD AVENUE, BELL GARDENS, CA 90201**

The meeting will be held at Bell Gardens City Hall in the Council Chambers. The public may attend the meeting in-person or virtually as instructed below. You may view the meeting live on the City's website at <https://www.bellgardens.org/i-want-to/watch-city-council-meetings>.

**ACCESSIBILITY:** If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid, or service by contacting the City Clerk's office by telephone at 562-806-7704 or via email to [CityClerkDesk@bellgardens.org](mailto:CityClerkDesk@bellgardens.org) no later than 72-hours before a regular meeting or 24-hours before a special meeting.

**PUBLIC PARTICIPATION:** For Regular Meetings, the public may address the City Council / Agency Members on any item listed on the Regular Meeting Agenda and matters which are not listed on the agenda but are within the subject matter jurisdiction of the City Council / Successor Agency. Public comments for non-agenda items will be limited to a total of 30 minutes. For Special Meetings, the public may only speak on items listed on the agenda. Public comments are limited to three (3) minutes per person for each designated public comment period(s). Public comments can be made by any of the following ways:

**IN-PERSON:** Members of the public can provide in-person comments at the podium in the Council Chamber. The Council Chambers will have seating available for members of the public to attend the meeting in person, subject to capacity limits. Public comments are limited to three (3) minutes for each designated public comment period(s) per speaker, unless a different time is announced by the presiding chair. Speakers who wish to address the City Council / Agency Members should do so by submitting a "Public Comment Card" prior to the meeting.

**BY TELEPHONE:** Phone Number: [\(669\)900-9128](tel:(669)900-9128) Webinar ID: [813 3236 4343#](#) Passcode: [2021#](#)  
To address the City Council press \*9 to raise your hand then \*6 to unmute yourself when instructed.

**VIRTUALLY LIVE:** Members of the public may participate via Zoom by <https://zoom.us/join> and entering the Zoom Meeting ID: [813 3236 4343](#) Passcode: [2021](#)

Comments may also be made via the Zoom app by using the "Raise Hand" feature when it is your turn to speak the host will unmute you. Comments will not be accepted in the QandA Chat function of the zoom app.

**WRITTEN COMMENTS:** Public comments may be emailed to [PublicComments@bellgardens.org](mailto:PublicComments@bellgardens.org) or mailed to: City Clerk's Office, 7100 Garfield Ave., Bell Gardens, CA 90201. To ensure distribution to the

members of the City Council / Agency Members prior to consideration of the agenda, please submit comments no later than one (1) hour prior to the meeting. Those comments, as well as any comments received after, will be distributed to the members of the City Council / Successor Agency and will be part of the official public record of this meeting.

For more information, you may contact the City Clerk's office during regular business hours 7:30 a.m. to 6:00 p.m., Monday through Thursday at (562) 806-7704.

**PUBLIC HEARING:** Public participation will be separately called for the public to provide comments at the time of each public hearing item. Speakers who wish to provide a comment should do so by submitting a "Public Comment Card" to the staff liaison, clerk, prior to the designated public comment period.

## **CALL TO ORDER**

## **INVOCATION**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL OF CITY COUNCIL MEMBERS / SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION MEMBERS**

Jorgel Chavez, Council Member / Agency Member  
Maria Pulido, Council Member / Agency Member  
Francis De Leon Sanchez, Council Member / Agency Member  
Marco Barcena, Mayor Pro Tem / Vice Chair  
Gabriela Gomez, Mayor / Chair

## **PRESENTATIONS**

- **PROCLAMATION DECLARING THE MONTH OF JULY 2024 AS PARKS MAKE LIFE BETTER MONTH**
- **PROCLAMATION IN HONOR OF JUNETEENTH DAY OF OBSERVANCE**

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

During this time, the members of the public may address the City Council / Successor Agency regarding any items within the subject matter jurisdiction of the City Council / Successor Agency. Public comments are limited to 3 minutes per person subject to an overall 30-minute period for non-agenda items. Government Code Section 54590 prohibits the City Council / Successor Agency from taking action or engaging in discussion on a specific item unless it appears on the agenda.

## **PUBLIC COMMENTS ON AGENDA ITEMS ONLY**

During this time, the members of the public may address the City Council / Agency Members regarding any items listed on the agenda. Public comments are limited to 3 minutes per person.

## **CITY MANAGER'S REPORT**

## **CONSENT CALENDAR (Item Nos. 1 - 14)**

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 / Successor Agency 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. **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.

2. **APPROVAL MINUTES OF JUNE 10, 2024 CITY/ SUCCESSOR AGENCY JOINT MEETING**

Approve the minutes of the June 10, 2024 City/Successor Agency Joint Meeting.

**Recommendation:**

It is staff's recommendation that the City Council approve the minutes of the June 10, 2024 City/Successor Agency Joint Meeting.

3. **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 staff's recommendation that the City Council receive and file the warrant registers, wire transfers, and net payrolls dated 05/28/2024, 05/30/2024, 06/04/2024, and 06/11/2024.

4. **WARRANT REGISTER SUCCESSOR AGENCY**

In approving the action of receiving and filing the warrant registers, the official minutes of the Successor Agency 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.

**Recommendation:**

It is staff's recommendation that the Successor Agency Members receive and file the warrant register dated 06/04/2024 and 06/11/2024.

5. **SECOND READING AND ADOPTION OF ORDINANCE NO. 940 TO AUTHORIZE A**

**DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BELL GARDENS, MR. NICE GUY, LLC AND JK AND SI DEVELOPMENT COMPANY RELATING TO THE PROPERTY LOCATED AT 6231 EASTERN AVENUE IN THE CITY OF BELL GARDENS**

Second reading and adoption of Ordinance No. 940, authorizing the City to enter into, and execute, a development agreement for a cannabis retail use in exchange for public benefits.

**Recommendation:**

It is staff's recommendation that the City Council waive full reading and adopt Ordinance No. 940 to approve the proposed Development Agreement (DA) No. 2023-072 for a cannabis retail storefront at 6231 Eastern Avenue.

**6. SECOND READING AND ADOPTION OF ORDINANCE NO. 941 TO AUTHORIZE A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BELL GARDENS, OTC BELL GARDENS, LLC, AND KIM DAE HO & HYE YEONG, RELATING TO THE PROPERTY LOCATED AT 5605 GAGE AVENUE IN THE CITY OF BELL GARDENS**

Second reading and adoption of Ordinance No. 941, authorizing the City to enter into, and execute, a development agreement for a cannabis retail use in exchange for public benefits.

**Recommendation:**

It is staff's recommendation that the City Council waive full reading and adopt Ordinance No. 941 to approve the proposed Development Agreement (DA) No. 2023-067 for a cannabis retail storefront at 5605 Gage Avenue.

**7. SECOND READING AND ADOPTION OF ORDINANCE NO. 944 TO REGULATE AND CONDITIONALLY PERMIT BANQUET FACILITIES IN INDUSTRIAL ZONES**

Second reading and adoption of Ordinance No. 944, amending Title 5 (Business Licenses, Regulations and Taxes) and Title 9 (Zoning and Planning Regulations) of the Bell Gardens Municipal Code to regulate and conditionally permit banquet facilities in Industrial Zones.

**Recommendation:**

It is staff's recommendation that the City Council waive full reading and adopt Ordinance No. 944 to amend Chapter 5.04 (Definitions) Of Title 5 (Business Licenses, Regulations and Taxes); and Chapter 9.14 (Industrial Zone), Chapter 9.20 (Special Uses and Applicable Standards) and Chapter 9.38 (Parking and Loading (Off Street)) of Title 9 (Zoning and Planning Regulations) of the Bell Gardens Municipal Code to regulate and conditionally permit banquet facilities in Industrial Zones.

**8. CONSIDERATION OF FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF BELL GARDENS AND IMPACT SCIENCES, INC.**

An amendment to extend a professional services agreement term through December 31, 2024, to allow Impact Sciences, Inc. to continue to provide the City consulting services in the development of a new Environmental Justice Element to the Bell Gardens General Plan.

**Recommendation:**

It is staff's recommendation that the City Council:

1. Determine the action exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15060(c)(3); and
2. Adopt the attached resolution approving a First Amendment to the Professional Services Agreement between the City and Impact Sciences, Inc. to accommodate alignment with grant funding term used to develop the impending Environmental Justice Element to the Bell Gardens General Plan.

**9. APPROVAL OF REIMBURSEMENT AGREEMENT RENEWAL FOR SHELTER BEDS WITHIN THE SALVATION ARMY BELL SHELTER**

Approve and authorize the City Manager to execute a Reimbursement Agreement Renewal for shelter beds within the Salvation Army Bell Shelter with the cities of Bell, Commerce, Cudahy, Huntington Park, Maywood, South Gate and Vernon, collectively referred to as the Local Coordinating Alliance 1 (LCA1) at an estimated cost of \$31,086.25 for a term beginning July 1, 2024 and ending on June 30, 2025.

**Recommendation:**

It is staff's recommendation that the City Council approve a Reimbursement Agreement Renewal for Shelter Beds within the Salvation Army Bell Shelter, with the understanding that the final cost will be updated in a final agreement to reflect the actual parties that will be participating in the program and subject to the final form approved by the City Attorney and City Manager.

**10. INITIAL APPROVAL OF PARKWEST BICYCLE CASINO SOLAR SHADE STRUCTURE PROJECT**

Parkwest Bicycle Casino located at 888 Bicycle Casino Drive is proposing a \$10 million solar shade structure project over a large portion of the current self-parking area. The self-parking area is owned by the City of Bell Gardens and it is leased to Parkwest through the Bicycle Casino Master Ground Lease ("Master Lease"). The Master Lease provides that Parkwest can construct authorized improvements. All other improvements not listed, which include the solar shade structure project, can only be constructed with City's prior written consent. This staff report and attached City Council Resolution approval will satisfy the initial approval requirements.

**Recommendation:**

It is staff's recommendation that the City Council adopt the attached Resolution conceptually approving the Parkwest Bicycle Casino solar shade structure project.

**11. RECOMMENDATION OF APPROVAL OF WIRELESS COMMUNICATIONS USE AND ACCESS AGREEMENT WITH INTERAGENCY COMMUNICATIONS INTEROPERABILITY SYSTEM, JPA**

The City Council will consider approving a five-year wireless communications use and access agreement between the Interagency Communications Interoperability System (ICI) and the City of Bell Gardens. ICI is a regional radio network operated on a UHF band that provides wide-area coverage.

**Recommendation:**

It is staff's recommendation that the City Council approve a five-year agreement between the Interagency Communications Interoperability System (ICI), a California Joint Powers Authority, and the City of Bell Gardens.

**12. RECOMMENDATION OF APPROVAL OF CONSTRUCTION CONTRACT WITH RESOURCE ENVIRONMENTAL, INC. FOR THE SOIL REMEDIATION PROJECT AT FORMER BERK OIL SITE (CIP NO. 3927)**

Recommendation of approval of a Construction Contract with Resource Environmental, Inc. for the Soil Remediation Project at Former Berk Oil Site (CIP No. 3927).

**Recommendation:**

It is staff's recommendation that the City Council:

1. Award a Construction Contract to Resource Environmental, Inc. (REI) in the amount of \$2,289,000.40 for the Soil Remediation Project at Former Berk Oil Site; CIP No. 3927, and waive any and all minor irregularities in the bid documents submitted by REI; and

2. Authorize the City Manager to execute the agreement and approve change orders that may be necessary during construction to cover any unforeseen conditions in an amount not to exceed 10% of the construction contract.

**13. RECOMMENDATION OF APPROVAL OF CONSTRUCTION CONTRACT WITH ROY ALLAN SLURRY SEAL, INC. FOR THE SLURRY SEAL IMPROVEMENT ZONE 5 (CIP NO. 3929)**

Recommendation of approval of a Construction Contract with Roy Allan Slurry Seal, Inc. for the Slurry Seal Improvement Zone 5 (CIP No. 3929).

**Recommendation:**

It is staff's recommendation that the City Council:

1. Award a Construction Contract to Roy Allan Slurry Seal, Inc. in the amount of \$163,949.88 for the Slurry Seal Improvement Zone 5; CIP No. 3929; and
2. Authorize the City Manager to execute the agreement and approve change orders that may be necessary during construction to cover any unforeseen condition in an amount not to exceed 5% of the construction contract.

**14. ADOPTION OF RESOLUTION ACCEPTING FUNDING FROM THE LA84 FOUNDATION**

Adopt a resolution approving a grant agreement with LA84 Foundation for a Learn to Swim Program.

**Recommendation:**

It is staff's recommendation that the City Council by motion adopt the attached resolution approving an grant agreement with the LA84 Foundation.

**DISCUSSION (Item Nos. 15 - 19)**

**15. LOCAL COMMISSIONS APPOINTMENT LIST**

The Local Commissions Appointments List outlines the City of Bell Gardens Commissions and Commissioners. Per the Bell Gardens Municipal Code, City Commissions consist of Bell Gardens residents appointed by each member of the City Council. Council Members may remove commissioners during any regular City Council meeting and may appoint commissioners following 10 working days after the posting of the vacancy notice.

**Recommendation:**

It is staff's recommendation that the City Council review the Commissions Appointments List and by motion, remove commissioners and/or make appointments to the posted vacancies.

**16. SB 1216 TRANSPORTATION PROJECTS: CLASS III BIKEWAYS: PROHIBITION**

Senate Bill 1216 (Blakespear) would prohibit, on and after January 1, 2025, an agency responsible for the development or operation of bikeways or highways where bicycle travel is permitted from installing or restriping a Class III bikeway or a sharrow on a highway that has a posted speed limit greater than 30 miles per hour. The City of Bell Gardens has a total of 243 sharrows located on roadways with a posted speed limit above 30 miles per hour.

**Recommendation:**

It is staff's recommendation that the City Council either:

1. Receive and file while staff tracks the bill; or
2. Direct Staff to prepare a Council resolution to support or oppose SB 1216.

**17. RECOMMENDATION OF APPROVAL OF CONSTRUCTION CONTRACT WITH**

**STERND AHL ENTERPRISES, LLC FOR THE CITYWIDE SHARED BIKE LANE (SHARROW) RE-STRIPING PROJECT (CIP NO. 3934)**

Recommendation of approval of a Construction Contract with Sterndahl Enterprises, LLC for the Citywide Shared Bike Lane (Sharrow) Re-Striping Project (CIP No. 3934).

**Recommendation:**

It is staff's recommendation that the City Council:

1. Award a Construction Contract to Sterndahl Enterprises, LLC in the amount of \$111,640 for the Citywide Shared Bike Lane (Sharrow) Re-striping Project; CIP No. 3934;
2. Appropriate an additional \$23,000 of Measure M funds and \$34,790 of TDA Article 3 funds to cover the total estimated project expenditures; and
3. Authorize the City Manager to execute the agreement and approve change orders that may be necessary during construction to cover any unforeseen condition in an amount not to exceed 5% of the Construction Contract.

**18. CONSIDERATION OF A RESOLUTION IN SUPPORT OF THE JUSTICE FOR RENTERS ACT (A BALLOT INITIATIVE)**

A resolution in support of the Justice for Renters Act (a ballot initiative) which seeks to repeal the Costa-Hawkins Rental Housing Act of 1995, granting local communities the power to regulate annual rent increases and limit rent on various housing types, including for first-time tenants in vacant units.

**Recommendation:**

It is recommended that the City Council:

1. Receive and file; or
2. Adopt the attached Resolution supporting the Justice for Renters Act, A Ballot Initiative.

**19. BELL GARDENS CONNECT UPDATE**

The City of Bell Gardens has a City app known as Bell Gardens Connect. Bell Gardens Connect is available free on the Apple App Store and Google Play Store. Bell Gardens allows residents to report issues to City Departments by writing a description, submitting photos, and sending a location that is easily pinpointed on a map. An update on the current downloads and marketing efforts was requested at the June 10, 2024 City Council meeting.

**Recommendation:**

It is staff's recommendation that the City Council receive and file the report.

**CITY COUNCIL / SUCCESSOR AGENCY MEMBER COMMENTS**

**ADJOURNMENT**

**Daisy Gomez, City Clerk**

Agenda posted on June 20, 2024.