



**CITY OF BELL GARDENS**  
**CITY COUNCIL / SUCCESSOR AGENCY TO THE COMMUNITY**  
**DEVELOPMENT COMMISSION**  
**JOINT MEETING**  
**MONDAY, JULY 22, 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**

- **CERTIFICATE OF RECOGNITION - STAR CAR WASH**
- **CERTIFICATE OF RECOGNITION - VIDA SANA**

## **PUBLIC HEARING (Item Nos. 1 - 3)**

### **1. CONSIDERATION OF ORDINANCE NO. 945 TO AUTHORIZE A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BELL GARDENS AND, ("STIIIZY" RETAIL CANNABIS) RELATING TO THE PROPERTY LOCATED AT 5726 GAGE AVENUE IN THE CITY OF BELL GARDENS**

Waive full reading and introduce Ordinance No. 945, by title only, to approve the proposed Development Agreement No. 2023-077 for a cannabis retail storefront at 5726 Gage Avenue.

#### **Recommendation:**

It is staff's recommendation that the City Council waive full reading and introduce Ordinance No. 945, by title only, to approve the proposed Development Agreement No. 2023-077 for a cannabis retail storefront at 5726 Gage Avenue.

### **2. CONSIDERATION OF GENERAL PLAN AMENDMENT NO. 2022-060 TO ADD AN ENVIRONMENTAL JUSTICE ELEMENT TO THE BELL GARDENS GENERAL PLAN**

Consideration and approval of a general plan amendment to add a new Environmental Justice Element to the Bell Gardens General Plan consistent with State Law.

### **Recommendation:**

It is staff's recommendation that the City Council:

1. Find pursuant to California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 et seq.) and CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) Section 15074, after consideration of the whole administrative record, including the Initial Study/Negative Declaration (IS/ND), and all comments received, there is no substantial evidence that the project will not have a significant effect on the environment and adopt IS/ND(SCH# 2024040433); and
  2. Adopt the attached resolution to approve General Plan Amendment 2022-060 to add an Environmental Justice (EJ) Element to the Bell Gardens General Plan.
3. **CONSIDERATION OF ORDINANCE NO. 943 AMENDING CHAPTER 9.04 (DEFINITIONS), CHAPTER 9.12 (COMMERCIAL ZONES), 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 VEHICLE PARKING AND STORAGE FOR AUTOMOBILE REPAIR USES**

Waive full reading and introduce Ordinance No. 943, by title only, to regulate vehicle parking and storage for automobile repair uses.

### **Recommendation:**

It is staff's recommendation that the City Council:

1. Find the proposed Ordinance No. 943 (Exhibit 1) categorically exempt from the California Environmental Quality Act (CEQA); and
2. Waive full reading and introduce Ordinance No. 943, by title only, amending Chapter 9.04 (Definitions), Chapter 9.12 (Commercial Zones), 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 (BGMC) to regulate off-street vehicle parking and storage for automobile repair uses.

### **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. 4 - 18)**

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.

**4. 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.

**5. APPROVAL MINUTES OF JUNE 24, 2024, CITY/ SUCCESSOR AGENCY JOINT MEETING**

Approve the minutes of the June 24, 2024 City/Successor Agency Joint Meeting.

**Recommendation:**

It is staff's recommendation that the City Council approve the minutes of the June 24, 2024 City/Successor Agency Joint Meeting.

**6. 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 06/13/2024, 06/18/2024, and 06/25/2024.

**7. MAY 2024 TREASURER'S REPORT**

The Treasurer's Report is a list of cash, investment portfolio and restricted bond cash held by the City.

**Recommendation:**

It is recommended that the City Council receive, approve, and file the May 2024 Treasurer's Report.

**8. JUNE 2024 TREASURER'S REPORT**

The Treasurer's Report is a list of cash, investment portfolio and restricted bond cash held by the City.

**Recommendation:**

It is recommended that the City Council receive, approve, and file the June 2024 Treasurer's Report.

**9. CONSIDERATION OF A RESOLUTION AUTHORIZING SUBMITTAL OF AN APPLICATION TO THE STATE PROHOUSING DESIGNATION PROGRAM**

Consideration of a resolution to authorize submittal of an application to the California Department of

Housing and Community Development Prohousing Designation Program established to increase the availability of housing statewide.

**Recommendation:**

It is staff's recommendation that the City Council adopt a resolution authorizing submittal of an application to the California Department of Housing and Community Development Prohousing Designation Program.

**10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL GARDENS APPROVING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF BELL GARDENS AND BLUE STRIKE ENVIRONMENTAL, INC. FOR THE PREPARATION OF A CLIMATE ACTION PLAN**

A resolution to approve a professional service agreement between Blue Strike Environmental, Inc. for consultation on the preparation of the Bell Gardens Climate Action Plan.

**Recommendation:**

It is staff's recommendation that the City Council adopt the attached Resolution approving a Professional Services Agreement with Blue Strike Environmental, Inc. for the preparation of the Bell Gardens Climate Action.

**11. JOINT TAX TRANSFER RESOLUTION ARTESIA CEMETERY DISTRICT, DOWNEY CEMETERY DISTRICT, AND LITTLE LAKE CEMETERY DISTRICT REORGANIZATION NO. 2021-03**

Three public cemeteries (Artesia Cemetery District, Downey Cemetery District, and Little Lake Cemetery District) have undertaken a reorganization to better serve the community and rectify map deficiencies. This reorganization will result in more logical boundaries for all three cemeteries that will align with existing city boundaries. Approval would put Bell Gardens residents within the boundaries of the Downey Cemetery District and would afford all Bell Gardens residents with the "in district" rate for burials at the Downey Cemetery District.

**Recommendation:**

It is staff's recommendation that the City Council adopt a Joint Tax Transfer Resolution for Artesia Cemetery District, Downey Cemetery District and Little Lake Cemetery District Reorganization No. 2021-03.

**12. CONSIDERATION OF A RESOLUTION APPROVING A WATER RIGHT LICENSE AND AGREEMENT WITH LIBERTY UTILITIES (PARK WATER) CORP. GRANTING A LICENSE TO EXTRACT 500 ACRE-FEET OF CITY'S GROUNDWATER PUMPING ALLOCATION RIGHTS FOR FY 2023-2024**

Consideration of a Resolution approving a Water Right License and Agreement with Liberty Utilities (Park Water) Corp. granting a license to extract 500 acre-feet of the City's unused groundwater pumping allocation rights for fiscal year 2023-2024.

**Recommendation:**

It is staff's recommendation that the City Council adopt the attached Resolution approving a Water Right License and Agreement with Liberty Utilities (Park Water) Corp. granting a license to extract 500 acre-feet of the City's unused groundwater pumping allocation rights for fiscal year 2023-2024, for a total fee of \$25,000.

**13. ACCEPTANCE OF SLURRY SEAL ZONE 4 (CIP NO. 3921) PROJECT AS COMPLETE**

Consideration of acceptance of the Slurry Seal Improvement Zone 4 as complete.

**Recommendation:**

It is staff's recommendation that the City Council:

1. Accept the Slurry Seal Improvement Zone 4 (CIP No. 3921) as complete; and
2. Authorize staff to file the Notice of Completion.

**14. APPROVAL OF PLANS AND SPECIFICATIONS AND AUTHORIZATION TO SOLICIT BIDS FOR THE FORD PARK MAINTENANCE YARD ACCESS ROAD PROJECT (CIP NO. 3902)**

The plans and specifications for the Ford Park Maintenance Yard Access Road Project have been prepared. Approval of this item will allow the City to advertise the project for bids.

**Recommendation:**

It is staff's recommendation that the City Council:

1. Approve the plans and specifications for the Ford Park Maintenance Yard Access Road Project;
2. Authorize staff to solicit competitive bids and publish the Notice Inviting Sealed Bids (NISB); and
3. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301(c).

**15. CONSIDERATION OF A RESOLUTION APPROVING TRANSFER AGREEMENT NO. 2024MP08 WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR THE SAFE, CLEAN WATER PROGRAM – MUNICIPAL PROGRAM**

Consideration of a Resolution approving a transfer agreement with Los Angeles County Flood Control District for the Safe, Clean Water– Municipal Program.

**Recommendation:**

It is staff's recommendation that the City Council adopt the attached Resolution approving Transfer Agreement No. 2024MP08 with the Los Angeles County Flood Control District for the Safe, Clean Water Program - Municipal Program.

**16. APPROVAL OF SUBRECIPIENT AGREEMENT WITH COUNTY OF LOS ANGELES FOR 2021 STATE HOMELAND SECURITY PROGRAM**

The City has been awarded \$72,000 for the 2021 State Homeland Security Program grant funding. If the subrecipient agreement is approved, staff will come at a later to Council for approval of the proposed purchases allowed under this grant.

**Recommendation:**

It is staff's recommendation that the City Council adopt the attached Resolution approving the State Homeland Security Program Subrecipient Agreement Grant Year 2021 between the County of Los Angeles and the City of Bell Gardens thereby accepting the 2021 State Homeland Security Program (SHSP) grant funds.

**17. CONSIDERATION OF FIRST AMENDMENT TO CONTRACT SERVICE AGREEMENT WITH BRIGHTVIEW LANDSCAPE SERVICES, INC. FOR LANDSCAPE MAINTENANCE SERVICES AT FORD PARK**

A First Amendment to the Contract Services Agreement with BrightView Landscape Services, Inc. for landscape services at Ford Park.

**Recommendation:**

It is staff's recommendation that the City Council adopt the attached Resolution authorizing the City Manager to execute a First Amendment to the Contract Services Agreement with Brightview Landscape Services, Inc. approving a CPI adjustment of 3.9% and exercising the right to extend the Term of the Contract Services Agreement to June 1, 2025.

**18. APPROVAL OF MEMORANDUM OF UNDERSTANDING WITH THE LOS ANGELES REGIONAL FOOD BANK**

Approval of Memorandum of Understanding (MOU) between the City of Bell Gardens and Los Angeles Regional Food Bank for monthly food distribution product.

**Recommendation:**

It is staff's recommendation that the City Council approve the attached MOU between the City of Bell Gardens and Los Angeles Regional Food Bank for food supplies for a monthly food distribution.

**DISCUSSION (Item Nos. 19- 20)**

**19. 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.

**20. URGENCY ORDINANCE NO. U-947 OF THE CITY OF BELL GARDENS UNDER GOVERNMENT CODE SECTION 36937, ESTABLISHING UNCODIFIED REGULATIONS RELATED TO DEMOLITION, ALTERATION, AND RELOCATION OF HISTORICAL RESOURCES**

Waive full reading and adopt Urgency Ordinance No. U-947, by title only, to establish regulations related to demolition, alteration, and relocation of historical resources.

**Recommendation:**

It is staff's recommendation that the City Council:

1. Find the proposed urgency ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Title 14, Section 15061(b)(3);
2. Adopt Urgency Ordinance No. U-947, establishing uncodified regulations related to demolition, alteration, and relocation of historical resources.

**CITY COUNCIL / SUCCESSOR AGENCY MEMBER COMMENTS**

**ADJOURNMENT**

**Daisy Gomez, City Clerk**

Agenda posted on July 18, 2024.