

AGENDA CITY OF GARDENA Regular CITY COUNCIL MEETING

Council Chamber at City Hall, 1700 W. 162nd Street, Gardena, California
Website: www.ci.gardena.ca.us

PAUL K. TANAKA, *Mayor*
MARK E. HENDERSON, *Mayor Pro Tem*
TASHA CERDA, *Council Member*
DAN MEDINA, *Council Member*
TERRENCE TERAUCHI, *Council Member*



MINA SEMENZA, *City Clerk*
J. INGRID TSUKIYAMA, *City Treasurer*
MITCHELL G. LANSDELL, *City Manager*
PETER L. WALLIN, *City Attorney*

April 12, 2016

Closed Session 7:00 p.m.

Open Session 7:30 p.m.

The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email msemenza@ci.gardena.ca.us, at least two business days prior to the scheduled meeting to ensure assistance is provided. Assistive listening devices are available.

PUBLIC COMMENT: The City Council will hear from the public on any item on the agenda or any item of interest that is not on the agenda. The City Council cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda. The public has the opportunity to address the City Council at the following times:

- Agenda Items - at the time the City Council considers the item or during Oral Communications
- Non-agenda Items - during Oral Communications
- Public Hearings - at the time for Public Hearings listed on the Agenda

If you wish to address the Council, please complete a "Speaker Request" form and present it to the City Clerk. You will be called to the podium by name when it is your turn to address the Council.

Pursuant to California Government Code Section 54953(b)(3), any member of the public wishing to address the legislative body directly pursuant to California Government Code Section 54954.3 may do so at each teleconference location at the time the item is considered.

CELLPHONES AND OTHER DISTRACTIONS: Use of cell phones, pagers and other communication devices is prohibited while the Council Meeting is in session. Please turn all devices off or place on a silent alert and leave the Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers and the conduct of City business.

Thank you for your attendance and cooperation.

1. **ROLL CALL**

2. **CLOSED SESSION**

A. CONFERENCE WITH LEGAL COUNSEL
EXISTING LITIGATION
Government Code Sections 54956.9(d)(1)

- (1) City of Gardena v. Regional Water Quality Control Board, etc., et al
Los Angeles Superior Court Case No. BS1564572
- (2) Lydia Partida v. City of Gardena, et al
Los Angeles Superior Court Case No. BC604044

B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Government Code, Section 54957(b)(1)
Title: City Manager

3. **PLEDGE OF ALLEGIANCE & INVOCATION**

A. **PLEDGE OF ALLEGIANCE**

- (1) Autumn Kirby and Nicholas Casis
Students from Gardena Valley Christian School

B. **INVOCATION**

- (1) The Reverend Rob Lee, Lead Pastor
Gardena Valley Assembly

4. **PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS**

A. **PRESENTATIONS**

- (1) Presentation of Check from South Bay Cities Council of Governments (SBCCOG) and Southern California Edison (SCE) for the Amount of Rebates and Incentives Earned from Lighting Projects that have Advanced the City of Gardena to the Silver Level of the Energy Leader Program
(To be presented by Ms. Marilyn Lyon, Public Affairs / Environmental Services Analyst, South Bay Environmental Services Center of SBCCOG)
- (2) Introduction/Recognition of the Top Three Participants in the Fifth Annual “5 Stars” Rodeo that took place on March 19, 2016, at the GTrans Facility, by Ernie Crespo, Director of Transportation
 - (a) Bus Operator Timothy Woods – First Place
 - (b) Bus Operator Johnny Thymes – Second Place
 - (c) Bus Operator Natasha Cloyd – Third Place

B. **PROCLAMATIONS**

- (1) “Fair Housing Month,” April 2016
(To be accepted by Ms. Stephanie Luu, Outreach & Housing Assistant, Fair Housing Foundation)
- (2) “DMV/Donate Life Month,” April 2016 *(Proclaim Only)*
- (3) “Denim Day in LA and USA,” April 27, 2016, in conjunction with “Sexual Assault Awareness Month, April 2016” *(Proclaim Only)*

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS (Continued)

C. APPOINTMENTS

- (1) Reorganization of Council Assignments of Delegates and Alternates to Outside/City Committees
- (2) Council Appointments to Commissions, Committees, Board, and Council (Commission Appointees to be Ratified and Sworn In; Committees, Board and Council Appointees to be Ratified Only)
 - (a) Human Services Commission
 - (b) Planning and Environmental Quality Commission
 - (c) Recreation and Parks Commission
 - (d) Senior Citizens Commission
 - (e) Gardena Youth Commission
 - (f) Gardena Beautification Committee
 - (g) Gardena Economic Development Committee
 - (h) Gardena Rent Mediation Board, Landlord Representative
 - (i) Gardena Rent Mediation Board, Tenant Representative
Ms. Zoraida Hernandez (by Councilmember Dan Medina)
 - (j) Gardena Rent Mediation Board, At-Large Representative
 - (k) Gardena Business Advisory Council

5. CONSENT CALENDAR

NOTICE TO THE PUBLIC

Roll Call Vote Required on Consent Calendar All matters listed under the Consent Calendar will be enacted by one motion unless a Council member requests Council discussion, in which case that item will be removed from the Consent Calendar and considered separately following this portion of the agenda.

A. Waiver of Reading in Full of All Ordinances Listed on This Agenda and That They be Read by Title Only

B. CITY CLERK

- (1) Approval of Minutes
 - (a) City Council Regular Meeting, March 8, 2016
 - (b) Planning & Environmental Quality Commission, February 16, 2016
 - (c) Planning & Environmental Quality Commission, March 15, 2016
- (2) Affidavit of Posting Agenda on April 8, 2016

C. CITY TREASURER

- (1) Approval of Warrants / Payroll Register
 - (a) March 22, 2016
 - (b) April 12, 2016
- (2) Monthly Investment Portfolio Report
 - (a) February 2016

5. **CONSENT CALENDAR (Continued)**

D. **CITY MANAGER**

- (1) Personnel Report No. P-2016-05
- (2) Appropriation of Funds for Eligible Activities Under the California State Department of Housing and Community Development (HCD) Home Investments Partnerships Program and the CalHome Program in the Amount of \$95,625
Staff Recommendation: Appropriate Funds
- (3) Approval of Gardena Buddhist Church Annual Fujimatsuri Bazaar
1517 W 166th Street, Gardena, CA 90247
Saturday, April 30, 2016
Staff Recommendation: Approve Annual/Periodic Event (Circus/Carnival) Permit

6. **EXCLUDED CONSENT CALENDAR**

7. **PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEETS**

A. **MARCH 15, 2016, MEETING**

- (1) Environmental Review #8-15, General Plan Amendment #1-15, Zone Change #1-15, Zone Code Amendment #1-16, Site Plan Review #7-15, Conditional Use Permit #2-15

The City of Gardena initiated the following:

- a. General Plan Amendment (GPA #1-15)
- b. Zone Code Amendment (ZCA #1-16)
- c. Zone Change (ZC #1-15)

The William Warren Group, Inc. requested the following entitlements for the construction of a 131,752 square foot self-storage and retail center:

- d. Conditional Use Permit (CUP #2-15)
- e. Site Plan Review (SPR #7-15)

A Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) (EA #8-15) has been prepared for the entire project.

Project location: 14215 South Normandie Avenue

Applicant: The William Warren Group, Inc. & The City of Gardena

Commission Action: Commission adopted Resolution No. PC 2-16 approving Environmental Review #8-15, Site Plan Review #7-15, Conditional Use Permit #2-15 and recommends that the City Council adopt a General Plan Amendment, Zoning Ordinance Amendment, Zone Change, subject to the conditions of approval.

Council Member Medina submitted a Call for Council Review

- (2) Conditional Use Permit #6-13

Revocation of Conditional Use Permit #6-13 that allowed the operation of a 1,934 square foot billiards establishment located within an existing shopping center located in the Commercial (C-3) zone.

Project location: 15420 South Western Avenue, Suites F and G

Commission Action: Commission adopted Resolution No. PC 3-16 revoking Conditional Use Permit #6-13.

Receive and File

7. **PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEETS (Continued)**

B. **APRIL 5, 2016, MEETING**

(1) **Conditional Use Permit #1-16**

A request to allow the on-site sale of beer and wine as part of meal service at an existing restaurant located in the Artesia Corridor Specific Plan.

Project location: 1556 West Artesia Boulevard (APN: 6106-013-062)

Applicant: Johnny Simon/M Chain Inc.

Commission Action: Commission adopted Resolution No. PC 04-16, approving Conditional Use Permit #1-16 to allow the on-site sale of beer and wine as part of meal service at an existing restaurant located in the Artesia Corridor Specific Plan, and directing staff to file a notice of exemption as an existing facility.

Call for Council Review, Appeal Decision, or Receive and File

(2) **Site Plan Review #10-15**

A request to allow the demolition of an existing 5,230 square foot commercial building, construction of a new 1,850 square foot drive through restaurant, and a complete façade renovation of the existing 4.12 acre commercial shopping center located in the Commercial (C-2) zone.

Project location: 15501 South Normandie Avenue (APN: 6105-008-013)

Applicant: Rich Development

Commission Action: Commission continued the item until the April 19, 2016, Planning and Environmental Quality Commission Hearing.

Receive and File

ORAL COMMUNICATIONS

Oral Communications by the public will be heard for one-half hour at or before 8:30 p.m. or at the conclusion of the last agenda item commenced prior to 8:30 p.m. Oral Communications not concluded at that time shall be resumed at the end of the meeting after Council Reports. Speakers are to limit their remarks to three minutes, unless extended by the Mayor. An amber light will appear to alert the speaker when two minutes are complete and a red light will appear when three minutes are over. Your cooperation is appreciated.

8. **DEPARTMENTAL ITEMS**

A. **ELECTED & ADMINISTRATIVE OFFICES**

(1) **RESOLUTION NO. 6222**, Approving Modified Poker Games Collection Rates at the Normandie Casino

Staff Recommendation: Adopt Resolution No. 6222

(2) Appointment of Representative to the South Bay Workforce Investment Board (SBWIB)

Staff Recommendation: Approve Appointment

B. **POLICE, STREETS, & DEVELOPMENT SERVICES**

(1) **RESOLUTION NO. 6220**, Approving the Engineer's Report for the Gardena Artesia Boulevard Landscaping Assessment District for Fiscal Year 2016-2017, Declaring its Intention to Levy and Collect Assessments Under the Gardena Artesia Boulevard Landscaping Assessment District for the Fiscal Year 2016-2017, and Setting a Time and Place for Hearing Protests in Relation thereto (Public Hearing May 10, 2016)

Staff Recommendation: Adopt Resolution No. 6220

8. DEPARTMENTAL ITEMS (Continued)

B. POLICE, STREETS, & DEVELOPMENT SERVICES (Continued)

- (2) RESOLUTION NO. 6221, Approving the Engineer's Report for the Gardena Consolidated Street Lighting Assessment District for Fiscal Year 2016-2107, Declaring its Intention to Levy and Collect Assessments Under the Gardena Consolidated Street Lighting District for Fiscal Year 2016-2017, and Setting a Time and Place for Hearing Protests in Relation Thereto (Public Hearing: May 10, 2016)

Staff Recommendation: Adopt Resolution No. 6221

- (3) PUBLIC HEARING: Adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for Purposes of a General Plan Amendment, Zoning Code Amendment, and Zone Change for 1.84 Acres of Property Located at 14216 Brighton Avenue, 1401 and 1425 West Rosecrans Avenue, and for a Conditional Use Permit and Site Plan Review for a Self-Storage Project at 14215 Normandie Avenue (GPA#1-15) (ZC#1-15) (ZCA#1-16); Approve the General Plan Amendment, Zoning Code Amendment and Zone Change; and Affirm the Planning and Environmental Quality Commission's Decision to Approve a Conditional Use Permit and Site Plan Review for the Self-Storage Project Located at 14215 Normandie Avenue (CUP#2-15) SPR#7-15)

- (a) RESOLUTION NO. 6223, Adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for Purposes of a General Plan Amendment, Zone Change, Zoning Code Amendment, and Affirming the Planning and Environmental Quality Commission's Decision to Adopt the Same for a Conditional Use Permit and Site Plan Review for the StorQuest Project (EA#8-15) and Amending the Land Use Plan of the Community Development Element of the City's General Plan Relating to Density for the General Commercial Land Use Designation (GPA#1-15)

- (b) RESOLUTION NO. 6224, Affirming the Decision of the Planning and Environmental Commission Approving the Conditional Use Permit and Site Plan Review for the StorQuest Project (CUP#2-15) (SPR#7-15)

- (c) PUBLIC HEARING: ORDINANCE NO. 1766, Amending Chapter 18.34 of the Gardena Municipal Code Relating to the Heavy Commercial (C-4) Zone, Amending Chapter 18.46 of the Gardena Municipal Code Relating to Conditional Use Permits, and Rezoning Property Generally Located on West Rosecrans Avenue Between South Normandie Avenue and Brighton Avenue from General Commercial (C-3) to Heavy Commercial (C-4) (ZC#1-15) (ZCA#1-16)

Staff Recommendation: Conduct a Public Hearing (Note: Each speaker's comments to be limited to three (3) minutes); Adopt Resolution No. 6223; Adopt Resolution No. 6224; and Introduce Ordinance No. 1766

- (4) Award Contract
139th Street Improvement, JN 893
Western Avenue to Budlong Avenue
All American Asphalt in the Amount of \$372,770.00

Staff Recommendation: Award Contract

- (5) Authorization to Purchase a 2017 Ford F-659 LPG Asphalt/Patch Truck in the Amount of \$134,025.22

Staff Recommendation: Authorize Purchase

8. DEPARTMENTAL ITEMS (Continued)

B. POLICE, STREETS, & DEVELOPMENT SERVICES (Continued)

- (6) Authorization to Purchase a 2017 Ford F-450 LPG Stencil Truck in the Amount of \$133,535.50

Staff Recommendation: Authorize Purchase

C. RECREATION, HUMAN SERVICES, PARKS, & FACILITIES – No Items

D. TRANSPORTATION

- (1) Authorize Funding Agreement between the Los Angeles County Metropolitan Transportation Authority (LACMTA) and The City of Gardena for Metro Expresslanes Net Toll Revenue Reinvestment Funds

Staff Recommendation: Approve Agreement

- (2) Award of Contract to Complete Coach Works for Four Remanufactured Electric Transit Buses in the amount of \$2,578,643, including Tax and Delivery

Staff Recommendation: Approve Award of Contract

- (3) Award of Contract to CALSTART for the Project Management, Project Administration and Data Collection and Performance Analysis Services for the Electric Bus Demonstration Project in the amount of \$297,419

Staff Recommendation: Approve Award of Contract

9. COUNCIL ITEMS, DIRECTIVES, & REMARKS

A. COUNCIL ITEMS – No Items

B. COUNCIL DIRECTIVES

C. COUNCIL REMARKS

- (1) COUNCIL MEMBER TERAUCHI
- (2) COUNCIL MEMBER MEDINA
- (3) COUNCIL MEMBER CERDA
- (4) MAYOR PRO TEM HENDERSON
- (5) MAYOR TANAKA

10. ANNOUNCEMENTS

11. REMEMBRANCES

Mr. Robert D. Bohan, 78 years of age, former Gardena Police Captain who retired on December 30, 1989, after 25½ years of City service; Mr. William Henry Knott, 88 years old, beloved father of City of Gardena Heavy Equipment Operator Don Knott, with the Public Works Division of the City; Mrs. Lidia Ruiz Rodriguez, 100 years of age, beloved grandmother of City of Gardena Engineering Technician Jose Espinoza, with the Engineering Division of the City; Mrs. Catherine Shishido, 91 years old, long-time resident of Gardena, and beloved sister-in-law of Mrs. Edna Kuriyama, former Accountant-Financial Planner with the City of Gardena Transportation Department, who retired in 2007 after 34½ years of City service; and Mr. Emmitt Maurice Burkett, 71 years of age, a 38-year resident of Gardena, and former Captain and Co-Captain of the Casimir Gatekeepers Neighborhood Watch Club

12. ADJOURNMENT

The Gardena City Council will adjourn to a Regular City Council Meeting at 7:00 p.m. on Tuesday, April 26, 2016.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is on file in the Office of the City Clerk.

Dated this 8th day of April, 2016

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk