

MINUTES
Regular Meeting of the
City of Gardena City Council
Tuesday, February 10, 2015

The regular meeting of the City Council of the City of Gardena, California, was called to order at 7:00 p.m. on Tuesday, February 10, 2015, in the Council Chamber of City Hall at 1700 West 162nd Street, Gardena, California; Mayor Paul K. Tanaka presiding.

1. ROLL CALL

Present: Mayor Pro Tem Tasha Cerda; and Council Members Rachel C. Johnson, Terrence Terauchi, and Dan Medina. Other City officials and employees: Mitchell G. Lansdell, City Manager; Peter L. Wallin, City Attorney; Mina Semenza, City Clerk; and Becky Romero, Deputy City Clerk. Mayor Paul K. Tanaka was absent from roll call, but Mayor Pro Tem Cerda indicated that he was on his way.

2. CLOSED SESSION

At 7:00 p.m., the City Council recessed into Closed Session in the Management Information Center of the Council Chamber at City Hall, with the following in attendance: Council Members Rachel C. Johnson, Dan Medina, and Terrence Terauchi; Mayor Pro Tem Tasha Cerda; Mayor Paul K. Tanaka; City Manager Mitchell G. Lansdell; and City Attorney Peter L. Wallin.

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code, Section 54956.8

Agency Negotiators: Mitchell G. Lansdell, City Manager; Peter L. Wallin, City Attorney
Negotiating Party: The William Warren Group
14215 South Normandie Avenue/1409 West Rosecrans Avenue
Under Negotiation: Terms and Conditions

B. CONFERENCE WITH LABOR NEGOTIATORS

Government Code Section 54957.6

Agency Designated Representative:
Mitchell G. Lansdell, City Manager
Employee Organizations:
Unrepresented Employees
Gardena Police Officers Association (GPOA)
David Brock, Association President
Gardena Management Employees Organization (GMEO)
Vicky L. Barker, Attorney
Gardena Municipal Employees Association (GMEA)
Fred G. Quiel, Attorney

Mayor Tanaka reconvened the meeting to the Regular Open Session at 7:35 p.m. and the City Clerk noted the return of all Council Members who were present at the meeting.

When Mayor Tanaka asked for a Closed Session Report, City Attorney Wallin replied that no reportable action was taken.

3. PLEDGE OF ALLEGIANCE & INVOCATION

A. PLEDGE OF ALLEGIANCE

Joshua Nwbuzor and Daniel Akyin-Mensah, 5th grade students at Purche Elementary School, co-led the Pledge of Allegiance. They were chosen to represent their school because they are role models - displaying outstanding citizenship in the classroom, as well as out on the playground. Both students introduced their parents and family members who had accompanied them to the meeting.

B. INVOCATION

The Reverend James Chang, Pastor of Neighborhood Impact Gardena Valley Baptist Church, was present to lead the Invocation. He announced that they just had their 101st anniversary for a thriving community that desires to be in the church in the City and for the City.

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS

A. PRESENTATIONS

- (1) Certificates of Recognition to Winners of the “2014 Children’s Bookmark Contest,” Sponsored by the Gardena Mayme Dear Memorial Library – **Eleanor Bersano and other Members of the Gardena Valley Friends of the Library. Community Library Manager Elmita R. Brown, and Gardena Mayme Dear Library Staff assisted with the presentation of the Certificates to the Contest Winners.**
- (2) Status Reports regarding the Dalton Well 2 Project and Water Quality Issues by Golden State Water Company - **Presentation was not given by District Manager Katherine Nutting, Southwest District. Because there was an overwhelming turnout of residents regarding the “black water” issue, Mayor Tanaka asked Ms. Nutting if she could please speak on behalf of Golden State Water regarding that matter only. Ms. Nutting spoke, in response to the Mayor’s request, as well as the following business owners and residents: David Aframian, Diane Morita, Ronald Jackson, Charlotte Lynch, and Teresa Bernardez**

B. PROCLAMATIONS

- (1) “Black History Month,” February 2015 – **was proclaimed by Mayor Tanaka**

C. APPOINTMENTS

- (1) Council Appointments to Commissions, Committees, Board, and Council
No appointments were made.

5. CONSENT CALENDAR

A. WAIVER OF READING IN FULL OF ALL ORDINANCES LISTED ON THIS AGENDA AND THAT THEY BE READ BY TITLE ONLY

5. **CONSENT CALENDAR (Continued)**

B. **CITY CLERK**

(1) **Approved**: Minutes of:

(a) City Council Regular Meeting, January 13, 2015

(b) Planning & Environmental Quality Commission Meeting Minutes, November 18, 2014

(2) **Approved**: Affidavit of Posting Agenda on February 6, 2015

C. **CITY TREASURER**

(1) **Approved**: Warrants / Payroll Registers:

(a) January 27, 2015: Wire Transfer No. 11370, 11372; Prepay Nos. 131167-131173; and Check Nos. 131174-131381-130976 for a total amount of \$2,000,225.28.
Total Payroll Issued January 9, 2015: \$1,579,696.63;

(b) February 10, 2015: Wire Transfer Nos. 11371, 11373-11377; Prepay Nos 131382-131388; and Check Nos. 131389-131604 for a total amount of \$2,603,119.75.
Total Payroll Issued December 26, 2014: \$1,763,403.67

(2) Monthly Investment Portfolio Reports

(a) November 2014

(b) December 2014

D. **CITY MANAGER**

(1) **Approved**: Personnel Report No. P-2015-2

It was moved by Council Member Terauchi, seconded by Council Member Medina, and carried by the following roll call vote to Approve all of the Items on the Consent Calendar:

Ayes: Council Members Terauchi and Medina, Mayor Pro Tem Cerda, Council Member Johnson, and Mayor Tanaka

Noes: None

6. **EXCLUDED CONSENT CALENDAR – No Items**

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

A. **JANUARY 20, 2015**

(1) Site Plan Review #8-14, Specific Plan #1-14, General Plan Amendment #1-14, Zone Change #1-14, and Vesting Tentative Tract Map #1-14, Summary Vacation. A request to approve a 96-unit townhouse community located on a 4.69 acre property. The project approval will require a General Plan Amendment, Zone Change, Municipal Code Amendments to Title 13 and Title 18, Site Plan Review and Vesting Tentative Tract Map for the project site and a Street Vacation. A

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET (Continued)

A. JANUARY 20, 2015 (Continued)

Mitigated Negative Declaration has been prepared for this project pursuant to the California Environmental Quality Act.

Project Location: 14504 South Normandie Avenue

Applicant: South Coast Communities, LLC

Commission Action: Commission **Moved** to **Adopt** Resolution No. PC 01-15 to recommend that City Council adopt the Mitigated Negative Declaration and Mitigated Monitoring Program for a General Plan Amendment #1-14, Specific Plan #1-14, Zone Change #1-14 and to recommend that City Council approve a Vesting Tentative Map #1-14 and Site Plan Review #8-14

A Public Hearing Date for this item was set for the March 10, 2015, Council Meeting

(2) Site Plan Review #7-14

A request to permit the construction of a new Wireless Telecommunication Facility on an existing Southern California Edison (SCE) transmission tower located in the General Commercial (C-3) zone.

Project location: 17600 South Western Avenue

Applicant: Verizon Wireless

Commission Action: Commission **Moved** to **Adopt** Resolution No. PC 02-15 to approve Site Plan Review #7-14.

Item was Received and Filed

(3) Conditional Use Permit #6-14

A request to permit the expansion of an existing twelve guest room motel by the addition of seven guest rooms, for a total of nineteen guest room motel located in the General Commercial (C-3) zone.

Project location: 16119 South Western Avenue

Applicant: EZ-Motel – Ramesh Patel

Commission Action: Commission **Moved** to **Adopt** Resolution No. PC 03-15 to approve Conditional Use Permit #6-14 with a 3-2 vote.

Council Review Requested by Mayor Tanaka; A Public Hearing Date for this item was set for March 10, 2015, Council Meeting

ORAL COMMUNICATIONS

- (1) Honorable Robert Pullen-Miles, Mayor, City of Lawndale (also Field Rep. for Assembly Member Autumn Burke) – shared that the City of Lawndale would like to join the City of Gardena in their efforts concerning the water issues and also extended an invitation to the Swearing In Ceremony for Assembly Member Burke on Saturday, February 21, 2015, 11:00 a.m., at the LA Environmental Center at the Hyperion Plant in Playa del Rey. He handed out flyers to each of the Council Members.
- (2) Lydia A. Gutierrez, Candidate for LAUSD School Board – spoke about her qualification, seeking support for the March 3, 2015 Election.
- (3) Lauren Rangel, Representative for GP Homestay – announced the organization has partnered with Serra High School and inquired if anyone might be interested in hosting an international student.
- (4) Joyce Watanabe, resident – asked that candidates conduct campaigns that are informative and respectful.

ORAL COMMUNICATIONS (Continued)

- (5) Scott Hoaby, representative of the South Bay Mobile Home Alliance – thanked Council for taking action regarding rescinding the 5% rent increase threshold; asked the Council to finish the job and to work on the time period between receiving a rent increase notification and filing for mediation be increased in the number of days.
- (6) Cheral Sherman VP of Friends of Gardena Willows Wetland Preserve – announced that they are having a Membership Drive and asking everyone to help out with a donation. Applications are available at the Mayme Dear Library, Gardena City Hall, the Nakaoka Community Center, and on their website www.gardenawillows.org. She also invited everyone to come out to their 3rd Saturday Restoration Work Day, February 21, from 8:00am-11:00am.
- (7) Jenifer Harris, representing the El Camino Lions Club – announced that the Club will be awarding Evette Wedlow-Benjamin with their Annual Community Recognition on February 25, 2015, to thank her for all the fund-raising work she did with the Gardena Helping Hands. The award event will be held at the Toyota Auto Museum in Torrance. Flyers and invitations will be available at the Nakaoka Community Center.

8. DEPARTMENTAL ITEMS

A. ELECTED & ADMINISTRATIVE OFFICES

- (1) Authorize Lease Agreements for Multifunction Printer-Copiers from Ricoh Americas Corporation
Authorize Staff to Execute Lease Agreements

City Manager Lansdell presented the Staff Report.

It was moved by Mayor Pro Tem Cerda, seconded by Council Member Medina and carried by the following roll call vote to Authorize Staff to Execute Lease Agreements:

Ayes: Mayor Pro Tem Cerda, Council Members Medina, Johnson, and Terauchi, and Mayor Tanaka
Noes: None

B. POLICE STREETS, & DEVELOPMENT SERVICES

- (1) Acceptance and Notice of Completion
Rush Gym Parking Lights Improvement – JN 899
Dynalectric

City Manager Lansdell presented the Staff Report.

It was moved by Council Member Johnson, seconded by Council Member Medina, and carried by the following roll call vote to Accept the Project and Order the Recordation on the Notice of Completion:

Ayes: Council Members Johnson and Medina, Mayor Pro Tem Cerda, Council Member Terauchi, and Mayor Tanaka
Noes: None

8. DEPARTMENTAL ITEMS (Continued)

B. POLICE STREETS, & DEVELOPMENT SERVICES (Continued)

(2) Award Contract

Safety Lights (LS-2) Conversion to LED – Citywide, JN 901
J. Kim Electric, Inc. in the Amount of \$157,130.00

City Manager Lansdell presented the Staff Report.

It was moved by Council Member Medina, seconded by Council Member Terauchi, and carried by the following roll call vote to the Award Contract:

Ayes: Council Member Medina and Terauchi, Mayor Pro Tem Cerda, Council Member Johnson, and Mayor Tanaka

Noes: None

(3) Authorization to Purchase Two Mobile Electronic Message Boards

Roadline Products, Inc. in the Amount of \$43,528.00

Mayor Tanaka confirmed with City Manager Lansdell that we currently have the Wonco brand and that he is assuming Roadline will be the same. City Manager Lansdell confirmed that they will be the same.

Council Member Medina asked City Manager Lansdell if those are the boards on wheels. City Manager Lansdell responded yes.

It was moved by Mayor Pro Tem Cerda, seconded by Council Member Medina, and carried by the following roll call vote to Authorize the Purchase:

Ayes: Mayor Pro Tem Cerda, Council Members Medina, Johnson, Terauchi, and Mayor Tanaka

Noes: None

(4) Authorization to Purchase a Freightliner Dump Truck in the Amount of \$108,254.00

It was moved by Council Member Terauchi, seconded by Council Member Medina, and carried by the following roll call vote to Authorize Purchase:

Ayes: Council Members Terauchi and Medina, Mayor Pro Tem Cerda, Council Member Johnson and Mayor Tanaka

Noes: None

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

D. TRANSPORTATION – No Items

9. COUNCIL ITEMS, DIRECTIVES & REMARKS

A. COUNCIL ITEMS – No Items

9. COUNCIL ITEMS, DIRECTIVES & REMARKS (Continued)

B. COUNCIL DIRECTIVES

C. COUNCIL REMARKS

- (1) COUNCIL MEMBER TERAUCHI – Reported that he participated in the MLK parade; that it was a significant event, and gave great compliments about the Youth Night and Commemorative Program, that it was the best program ever for a MLK celebration – that he was particularly impressed by performance of 14 year old Rebecca Pittman, , playing the violin. He said that she had mastered the piano as well as the violin. He also attended the Gardena Valley Lions Club Dinner at which Eleanor Bersano and her sister Elaine were honorees. He attended the swearing in of State Senator Isadore Hall III, along with Mayor Tanaka, Councilwoman Johnson and Mayor Pro Tem Cerda; all the dignitaries were there from the State of California. He echoed the comments of the Mayor about Golden State Water Company having their meeting this coming Thursday, inviting everyone to express their concerns. Attend the meeting this Thursday at 6pm at the Nakaoka Center. Finally, he congratulated the City’s Transportation Department for their electric bus.
- (2) COUNCIL MEMBER JOHNSON – She also attended the MLK youth night and the parade and concurred with Council Member Terauchi that the youth night was pretty fantastic, making one really feel good that we promote these kinds of activities in Gardena for education purposes. She commended the MLK committee for keeping the youth programs alive. It was a beautiful day for the parade and she participated in it, along with our local officials. She shared that Gardena High School has a wonderful collection of paintings, gathered since 1919, and that an organization is restoring and maintaining the quality of the paintings for the collection on display at the Gene Autry museum. These paintings belong to the students of GHS and are protected. She also attended with the Oath of Office for Isadore Hall and he got a street named after him. She also attended the Holly Park Homeowner’s Association meeting and the Community Swearing in Ceremony for Assemblymember Mike Gipson. He represents a part of the Harbor Gateway that has a Gardena mailing address. She urged everyone to attend the GSWC meeting on Thursday to let them know your concerns. She ended her report by speaking about Charlie Sifford, who is being acknowledged in the memorial adjournments.
- (3) COUNCIL MEMBER MEDINA – He attended the Youth Night and the MLK Parade, delivered cakes to eight convalescent homes, and also had an opportunity to work with the people who make donations to the Gardena pantry.
- (4) MAYOR PRO TEM CERDA – She reported that she attended the following: the unveiling of GTRANS, and congratulated them on their amazing unveiling; the Fair Housing Foundation workshop for tenants; the MLK Youth Night Program and the parade the following day with the amazing Grand Marshal Yo-Yo; a Career Day at Serra High School; the Okinawa New Year’s Eve party in Montebello; and the City Selection Committee meeting. She encouraged everyone to come out on Thursday to the GSWC meeting. Just yesterday she turned on her water faucet and water smelled like rotten eggs. Don’t stop coming out to the meetings and expressing concerns about this matter.

9. COUNCIL ITEMS, DIRECTIVES & REMARKS (Continued)

C. COUNCIL REMARKS (Continued)

- (5) MAYOR TANAKA – He thanked everyone who came out to speak about the water issue. It is important that we continue to keep our foot to the pedal regarding this matter. GSW has always been very dismissive in the past. It is important that we do get this message out – for those who are very versed in the social; I would hope that you get that message out. He said that our role, as he indicated during the discussion, is to really work in conjunction with the community and the higher officials. It’s a health hazard and when one has several people come up and speak about people getting cancer, on their skin and on young folks, it is not a one-day fight – it is something we have to continue to push until they can accept the responsibility. The \$379 million that they grossed in revenue \$48.6 million went to the bottom line. GSWC has an application into the PUC to raise our water rates. These are the things that people need to remember. Come out Thursday, February 12, at 6:00 p.m., at the Community Center. We hope that we can fill that room with residents and business owners. He also announced that, on Thursday, Feb. 19, the Gardena Police Department is hosting their annual community forum, at which the Chief of Police will update the community on their police districting and the Juvenile Justice System.

10. ANNOUNCEMENTS

11. REMEMBRANCES

Mr. Kiyoshi Kimura, former resident of Gardena for 25 years and, during those years, was a Gardena businessman who was involved in numerous community activities: campaign manager for former Gardena elected officials, sang and played Hawaiian music at local Luaus and events, a member of Gardena Valley Lions Club, and master of ceremonies for many South Bay happenings; Mr. George J. Tenpo, age 91, Gardena-born and former long-time resident of Gardena, who was active as a community volunteer; and Mr. Charles Luther Sifford, 92 years old, a professional golfer who was the first African American to play on the PGA Tour, was inducted into the World Golf Hall of Fame in 2004, and was awarded the Presidential Medal of Freedom in 2014. For many years Mr. Sifford played in the Gardena Valley Open, a Pro-Am tournament (sponsored by the Gardena Valley Kiwanis Club, and held at what is now the Chester Washington Golf Course) in the late 1950s and early 1960s, winning the tournament multiple times.

12. ADJOURNMENT

The meeting was adjourned by Mayor Tanaka at 9:30 p.m. to the next regular meeting of the Gardena City Council, scheduled at 7:00 p.m., on Tuesday, February 24, 2015.

MINA SEMENZA
City Clerk of the City of Gardena and
Ex-officio Clerk of the Council

By: _____
Becky Romero, Deputy City Clerk

APPROVED:

Paul K. Tanaka, Mayor