

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

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*

December 13, 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 REAL PROPERTY NEGOTIATORS
Government Code Section 54956.8

- (1) Agency Negotiator: Mitchell G. Lansdell, City Manager
Negotiating Party: Naresh Solanki
Property: 1012 West Gardena Boulevard
Under Negotiation: Purchase and Sales Agreement;
Price and Terms of Payment

B. CONFERENCE WITH LABOR NEGOTIATORS
Government Code Section 54957.6

- (1) Agency Designated Representative:
Mitchell G. Lansdell
Employee Organizations:
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
Unrepresented Employees

C. CONFERENCE WITH LEGAL COUNSEL
EXISTING LITIGATION
Government Code Section 54956.9(d)(1)

- (1) City of Gardena v. Regional Water Quality Control Board, etc., et al
Los Angeles Superior Court Case No. BS1563472

3. PLEDGE OF ALLEGIANCE & INVOCATION

A. PLEDGE OF ALLEGIANCE

John Hoang and Arisay Martinez
Environmental Charter Middle School

B. INVOCATION

The Reverend Dr. Jung Gil Hong, Pastor
Gardena Korean Baptist Church

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS

A. PRESENTATIONS

- (1) Certificate of Commendation to Community Services Counselor Janice Quinn in Special Recognition of Her 36 years 8 months Service and Retirement from the City of Gardena
(to be accepted by Ms. Quinn)
- (2) Certificate of Commendation to Nutrition Services Coordinator Lauren Mataalii in Recognition of Her 20 years 6 months Service and Retirement from the City of Gardena *(to be accepted by Ms. Mataalii)*
- (3) Certificate of Appreciation to Gardena Citizen Kathy Haynes to extend congratulations for receiving a “Silver Sustainability Leader Award” from the South Bay Cities Council of Governments in recognition of Her over 500 cumulative hours of Volunteer Services *(to be accepted by Ms. Haynes)*

B. PROCLAMATIONS

- (1) “Bill of Rights Day,” December 15, 2016, and
“Bill of Responsibilities Day,” December 16, 2016 *(Proclaim Only)*

C. APPOINTMENTS

- (1) 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
 - (j) Gardena Rent Mediation Board, At-Large Representative
Ms. Mary Santamaria
(by Council Member Terrence Terauchi)
 - (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, October 25, 2016
 - (b) Planning & Environmental Quality Commission, September 20, 2016
 - (c) Planning & Environmental Quality Commission, November 1, 2016
 - (d) Planning & Environmental Quality Commission, November 15, 2016
- (2) Affidavit of Posting Agenda on December 9, 2016

5. **CONSENT CALENDAR (Continued)**

C. **CITY TREASURER**

(1) Approval of Warrants / Payroll Register

- (a) November 8, 2016
- (b) November 22, 2016
- (c) December 13, 2016

(2) Monthly Portfolios

- (a) September 2016
- (b) October 2016
- (c) November 2016

D. **CITY MANAGER**

(1) Personnel Report No. P-2016-19

6. **EXCLUDED CONSENT CALENDAR**

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

A. **NOVEMBER 1, 2016, MEETING**

(1) **Conditional Use Permit #4-16**

A request to allow the on-site sale of beer and wine as part of meal service at a new 3,018 square foot restaurant located in the General Commercial (C-3) zone and direct staff to file a Notice of Exemption as an existing facility.

Project Location: 15400 South Western Avenue Unit B and C (APN: 6103-015-007)

Applicant: Man Thanh Lam/Jobe Dynasty Inc.

Commission Action: Commission adopted Resolution No. PC 13-16 approving Conditional Use Permit #4-16 and directed Staff to file a notice of exemption.

Receive and File

B. **NOVEMBER 15, 2016, MEETING**

(1) **Site Plan Review #10-16**

A request to construct a new 3,015 square foot shell commercial building in an existing shopping center located in the General Commercial/Mixed-Use Overlay (C-3/MUO) zone and direct staff to file a Notice of Exemption as an in-fill project.

Project Location: 15410 South Western Avenue (APN: 6103-015-050)

Applicant: Edward Yoon

Commission Action: Commission adopted Resolution No. PC 14-16 approving Site Plan Review #10-16 and directed Staff to file a notice of exemption.

Receive and File

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

C. **DECEMBER 6, 2016, MEETING**

(1) **Site Plan Review #9-16 Conditional Use Permit #7-16**

A request for conditional use permit to operate a dialysis treatment facility, per Section 18.32.030(J), and to approve site plan review of a new 10,824 square foot structure, per Section 18.44.010(A), in the General Commercial (C-3) zone and direct staff to file a Notice of Exemption as an in-fill project.

Project Location: 1201 West 155th Street (APN: 6113-001-042)

Applicant: DaVita, Incorporated

Commission Action: Commission adopted Resolution No. PC 15-16 approving Site Plan Review #9-16 and Conditional Use Permit #7-16 and directed Staff to file a Notice of Exemption as an in-fill project.

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

(2) **Mitigated Negative Declaration and Mitigation Monitoring Program #9-14 Site Plan Review #6-14 Conditional Use Permit #4-14**

A request for conditional use permit to operate a members-only gas station with eight pumps (16 fueling stations) and associated attendant kiosk, per Section 18.46.030(C)(23), to approve site plan review of the new gas station, per Section 18.44.010(A), and to adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for the project at an existing Sam's Club retail store in the General Commercial (C-3) zone.

Project Location: 1399 West Artesia Boulevard (APN: 6111-036-057)

Applicant: Sam's Real Estate Business Trust (Sam's Club)

Commission Action: Commission adopted Resolution No. PC 16-16 adopting Mitigated Negative Declaration and Mitigation Monitoring Program #9-14 and approving Site Plan Review #6-14 and Conditional Use Permit #4-14.

Call for Council Review, Appeal Decision, or 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) **PUBLIC HEARING:** Sewer Rate Increase

ORDINANCE NO. 1769, Updating the Sewer Rates and Amending Chapter 13.26 of the Gardena Municipal Code Relating to the Sewer Use Fee:

- (a) Certification of Ballot Results by City Clerk
- (b) Introduction of Ordinance No. 1769

Staff Recommendation: Conduct a Public Hearing (Note: Each speaker's comments to be limited to three (3) minutes); Call for Certification of Ballot Results; Introduce Ordinance No. 1769

8. **DEPARTMENTAL ITEMS** (Continued)

A. **ELECTED & ADMINISTRATIVE OFFICES** (Continued)

- (2) Approval of Amended Terms of Existing Memorandums of Understanding (MOUs) with GPOA, GMEO, and GMEA, extending Benefits of GMEO Agreement to Non-Sworn and Unrepresented Classifications, and Authorizing Mayor Pro Tem to Execute
 - (a) Approval of Amended Terms of Existing Memorandum of Understanding (MOU) with the Gardena Police Officers Association (GPOA) and Authorize Mayor Pro Tem to Execute
 - (b) Approval of Amended Terms of Existing Memorandum of Understanding (MOU) with the Gardena Management Organization (GMEO) and Authorize Mayor Pro Tem to Execute
 - (c) Approval of Amended Terms of Existing Memorandum of Understanding (MOU) with the Gardena Municipal Employees Association (GMEA) and Authorize Mayor Pro Tem to Execute
 - (d) RESOLUTION NO. 6249, Adopting City of Gardena Classification and Compensation Plan, Effective July 3, 2016

Staff Recommendation: Approve Amended Terms of GPOA, GMEO, and GMEA MOUs and Adopt Resolution No. 6249

- (3) URGENCY ORDINANCE NO. 1771, Amending Chapter 18.66 of the Gardena Municipal Code Relating to Medical Cannabis, Adding Urgency Provisions Relating to Personal Cultivation of Marijuana, and Adopting a Moratorium on All Commercial Marijuana Activities

Staff Recommendation: Introduce and Adopt Urgency Ordinance No. 1771

- (4) City of Gardena Audit Reports for Fiscal Year Ended June 30, 2016 – Comprehensive Annual Financial Report (CAFR), Family Child Care, and Municipal Bus Line

Staff Recommendation: Approve and File Reports

- (5) City Council Authorization for City Manager to Enter into a Letter of Intent to Prepay the Ground Lease for Cell Tower at Vincent Bell Park, 14708 South Halldale Avenue, Gardena, with Phoenix Tower International

Staff Recommendation: Authorize City Manager to Enter into Letter of Intent

- (6) ORDINANCE NO. 1772: Amending Chapter 9.64 of Gardena Municipal Code Relating to Sex Offender Residency Restrictions

Staff Recommendation: Introduce Ordinance No. 1772

- (7) Verbal Reports: *(to be given by City Manager Mitchell G. Lansdell)*

- (a) Resolution No. 6245, adopted October 25, 2016, regarding Waiver of 180-day Waiting Period for City Manager, CalPERS Approval, pursuant to Employment Agreement for 960 hours or June 30, 2017
- (b) Civic Center Project: Public Safety Facility and Senior Citizens Center
- (c) Request City Council Approval to Study Revisions to 2006 Artesia Corridor Specific Plan relating to Economics of Residential and Commercial Development

8. DEPARTMENTAL ITEMS (Continued)

B. POLICE, STREETS & DEVELOPMENT SERVICES

- (1) Authorize Agreement with Converging Technologies for the Upgrade of Wireless Technology for the Video Policing System in the Amount not to exceed \$125,000

Staff Recommendation: Authorize and Execute Agreement

- (2) Acceptance of Projects and Notice of Completion
139th Street Improvement

Western Avenue to Budlong Avenue, JN 893

All American Asphalt

Staff Recommendation: Accept and Order the Recordation of Notice of Completion

C. RECREATION, HUMAN SERVICES, PARKS & FACILITIES

- (1) RESOLUTION NO. 6248, Approval of Amendment 01 to Local Agreement Number CCTR-6075 with the California Department of Education for Fiscal Year 2016-17

Staff Recommendation: Adopt Resolution No. 6248

D. TRANSPORTATION

- (1) Award of Contract to EIGER TechSystems for Consulting Services in the amount of \$29,967.00

Staff Recommendation: Approve Award of Contract

9. COUNCIL ITEMS, DIRECTIVES, & REMARKS

A. COUNCIL ITEMS

- (1) Verbal Reports: *(to be given by Mayor Pro Tem Mark E. Henderson)*

(a) Attendance at Executive Education Forum, sponsored by USC Price School of Public Policy, on October 28-29, 2016

(b) Attendance at City Age “Build the Future” Conference in Los Angeles on November 10, 2016

(c) Attendance at Strategic Planning & Marketing event, on December 10, 2016

B. COUNCIL DIRECTIVES

C. COUNCIL REMARKS

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

10. ANNOUNCEMENTS

11. REMEMBRANCES

Mrs. Christine Kubo Loh, 58 years of age, beloved wife of Administration Manager Joseph Loh in the City of Gardena Transportation Department; **Mrs. Wendy Wallin-Pandone**, 73 years old, beloved sister of City Attorney Peter Wallin in the City of Gardena Elected and Administrative Offices; **Mrs. Shirley Mataalii**, 81 years of age, beloved mother-in-law of Nutrition Services Coordinator Lauren Mataalii, in the Senior Citizens Bureau of the City of Gardena Recreation, Human Services, Parks and Facilities Department; **Mr. Eugene N. Painter**, 85 years old, the former Superintendent of Human Services/Acting Recreation and Human Services Director for the City of Gardena, who retired in August 1994 after 18 years and 11 months of service to the City; **Mr. Gerald “Jerry” Eugene Bruce**, 77 years of age, former Police Officer with the City of Gardena Police Department, who retired in April 1998, after 29 years of service to the City; **Mr. Albert Leonard Hernandez**; 92 years old, long-time citizen and community activist in Gardena; **Mr. Dwan D. Hurt**, 53 years of age, beloved and well-known, long-time Head Coach of Boys Basketball, Dean, Alumnus, Mentor, and friend of Junipero Serra High School in Gardena; **Mrs. Frances Midori Kaji**, 88 years old, Gardena-born and long-time resident of the city who was active in church and community affairs, the beloved wife of City Treasurer Emeritus Bruce Kaji, and a 1996 Gardena Wall of Fame Honoree; **Mrs. Ethel Barnes**, long-time Gardena resident and community activist; **Mrs. Virginia Castilla**, 94 years old, who had made her home in Gardena since 1946; **Mrs. Vicki Sekiguchi Granucci**, 67 years of age, who has lived in Gardena since she was a teenager; **Mrs. Asayo Hiraizumi**, 96 years old, long-time resident of Gardena; **Mrs. Sachiko Kamo Jackson**, 75 years of age, long-time Gardena resident, whose legacy will be the many children she cared for in her home and taught them English; and **Mrs. Lydia Naholowa’a Magnani**, 88 years old, long-time resident of Gardena, survived by numerous family members and friends

12. ADJOURNMENT

The Gardena City Council will adjourn to a Regular City Council Meeting at 7:00 p.m. on Tuesday, January 10, 2017.

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 9th day of December, 2016

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk