

**CITY OF SOUTH GATE
REGULAR CITY COUNCIL MEETING MINUTES**

Tuesday, February 12, 2015

2/12/2019 - Minutes

I. Call To Order/Roll Call With Invocation & Pledge

CALL TO ORDER Mayor María Belén Bernal called a Regular City Council meeting to order at 6:46 p.m.

INVOCATION Pastor Ernesto Trejo, South Gate Church of Christ

PLEDGE OF

ALLEGIANCE Azucena Maldonado, Latina Golfers Association

ROLL CALL Carmen Avalos, City Clerk

II. City Officials

PRESENT Mayor María Belén Bernal, Vice Mayor Jorge Morales, Council Member Denise Diaz, Council Member Maria Davila and Council Member Al Rios; City Manager Michael Flad, City Attorney Raul Salinas

LATE City Treasurer Greg Martinez arrived at 7:20 p.m.

III. Meeting Compensation Disclosure

IV. Proclamations, Certificates, Introductions And Ceremonial Actions

1. Certificates Of Appreciation To Organizations For Their Contributions To Golf Programs In The City

The City Council presented Certificates of Appreciation to Thrivent Financial, the Latina Golfers Association, and the Help Youth Through Golf organization, for their contributions and assistance with golf programs in the City.

2. Certificates Of Appreciation To South Gate, Legacy And South East High Schools For Performing In The 2019 Rose Parade

The City Council presented Certificates of Appreciation to students from South Gate High School, Legacy High School Complex, and South East High School for qualifying for the Los Angeles Unified School District All City Honor Marching Band and marching in the 2019 Rose Parade.

3. Certificates Of Appreciation To Six South Gate Companies For Complying With Wastewater Discharge Requirements

The City Council presented Certificates of Appreciation to Anadite, Inc., Astro Aluminum Treating Co., Brenntag Pacific, Inc., CJ Foods Manufacturing Corp., Cooper Drum Cooperating Parties Group, and Johns Manville for being in full compliance with the Sanitation Districts of Los Angeles County industrial waste requirements in 2017.

V. Public Hearings

4. Ordinance Adding New Section 1 L28.030 (Tweedy Boulevard Specific Plan), To Chapter 11.28 (Specific Plans), Of Title 11 (Zoning), Of The South Gate Municipal Code

The City Council conducted a Public Hearing and approved Item 4a and 4b including Alternative C by motion of Mayor Bernal and seconded by Council Member Rios.

- a. The Planning Commission's proposed changes pertaining to Library/Gallery/Museum, Alcohol Sales as Part of a Restaurant, and Antenna/Communications Equipment and provide staff with direction as to which, if any, of the modifications should be made to the final Tweedy Boulevard Specific Plan document;
- b. Waived the reading in full and introduced Ordinance No. 2359 entitled – Ordinance of the City Council of the City of South Gate, California, adding new Section 11.28.030 (Tweedy Boulevard Specific Plan), to Chapter 11.28 (Specific Plans), of Title 11 (Zoning), of the South Gate Municipal Code;
- c. Adopting a Resolution approving General Plan Amendment No. 2019-01 by adding place types “Light Industrial/Flex and Manufacturing Distribution” to the Tweedy Educational District and changing the residential General Plan designation of a portion of the General Plan area from Neighborhood-Low to Neighborhood Medium; and
- d. Adopting a Resolution approving the Initial Study and Negative Declaration, dated April 19, 2017, pertaining to the Tweedy Boulevard Specific Plan.

ROLL CALL: Mayor Bernal, yes; Council Member Rios, yes; Vice Mayor Morales, yes; Council Member Davila, Absent; Council Member Diaz, Absent.

Council Member Maria Davila and Council Member Denise Diaz excused themselves from this item due to a possible conflict of interest.

Mike Flad, City Manager gave a brief introduction of this item.

Joe Perez, Director of Community Development gave a brief report on this item and introduced Philip Burns of the Arroyo Group.

Philip Burns of the Arroyo Group provided a presentation on this item.

Mayor Bernal opened the Public Hearing for comments at 7:24 p.m.

Nick Godoy, 8611 San Gabriel Avenue questioned the use of the word “most” in the presentation. If it isn't going to affect the residents of the area why is the word “most” used? He is also concerned with the parking in the area when new developments start to come in.

Greg Martinez, 2603 Ohio Avenue spoke on behalf of Tweedy Mile stating that they took a vote and would like to see the lowest density for the area to protect retail parking. He stated that the slide show is flawed because it does not include the new development on Garfield Avenue with no businesses. The slide show depicts the

successes of other areas but does not include the failures of our own City.

Jovanna Laborin, 3152 ½ Sequoia Drive has concerns with parking if new two or three story buildings are developed.

Gail Minten, 4582 Tweedy Boulevard is concerned that there are going to be changes to the residential area of Tweedy Boulevard. She has concerns about parking, sewers and streets and feels we need to fix the problems we have before we start beautifying.

Bash Chaudhry, 3433 Tweedy Boulevard (owner of Freddy's Market) is also concerned with the parking on Tweedy Boulevard and suggested that maybe put a 20 minute zone on Tweedy Boulevard. Maybe instead of using the street for a bike path look at using the alleys for bike paths instead. He also believes that adding parking structures behind Tweedy Boulevard would be a bad idea and increase crime in the area.

Mayor Bernal closed the audience portion of the Public Hearing at 8:34 p.m.

Mayor Bernal read the summary of the staff report to the audience. To be clear the City Council is not approving a project at this time, we are not even in talks with anyone. These are smaller private projects, businesses and landlords that town their properties. As we reviewed our process it goes back on the Community Development to review these projects and if density needs to be increased it comes back before Council.

Mayor Bernal asked how this plan compares to the businesses on Garfield Avenue and Firestone Boulevard.

Mr. Perez responded that any restaurant that wants alcohol would still need a conditional use permit. There is no mention of distances from residential.

Vice Mayor Morales said that as he was listening to the presentation or any presentation he tries to put himself in the shoes of the audience and anticipate what it they are seeing and thinking. For me, I heard City Council is proposing to increase the density to the Tweedy Mile to bring in more business and are going to mess everything up since parking is already a problem and the streets are bad. He asked if we could take a step back and ask why we are doing this.

Mr. Perez stated that basically we are looking at the Tweedy area and recognizing that this area is struggling right now. It is struggling from an economic stand point, vacancies along the boulevard, and some less desirable types of businesses that have been there in the past. So the direction was for staff to come back to the Council and present a plan that would actually infuse life into the properties along there. This would provide greater walkability from a pedestrians stand point, an esthetics stand point and the types of businesses that would be attracted to the boulevard would be higher quality. Also providing greater choices among those that shopped in the area. If you look at those areas, beautifying the boulevard, bringing in better shops and really just enhancing the quality of life along there was really the charge. What you have before you, the General Plan, is a strategy or a vision to accomplish all of this. It is going to require some kind of change from a land use perspective to entice development in the area. We no longer have the tools of redevelopment at our disposal from local jurisdictions therefore we have to rely on things like grants which are very limited or we

have to incentivize from an economic standpoint the current land owners or potential developers that want to come in and acquire property to build development that will accomplish all of those things that were mentioned. Will there be more traffic? Yes, with any new development there will be an increase in traffic. The parking that is listed in the plan would require any new developments to include onsite parking. The plan also envisions a future parking management plan to take a higher level view at all the parking and this would be in tandem with current city wide parking study that is being done so we are being consistent with policy and how we deal with parking.

Mr. Flad stated that this is just a strategic planning document and a zoning document. The City does not own those properties along Tweedy Boulevard and the City is not going to enter into those properties as developers. The property that is at the corner of Tweedy and California is an example of a redevelopment project and now redevelopment has gone away. That is where the City was part of a development and those days are over. This is an attempt to plan and make it one cohesive corridor.

Vice Mayor Morales feels that we are not addressing the fact that there are certain requirements that the state makes us do. He believes that what is happening here is part of the State mandate that says that you have to build housing, because why else would anyone up here say we are going to build all these mixed use developments. This is part of a greater plan that shows that we are mandated to do certain things. He is very supportive of the bike lanes but many people do not like it. They want more lanes for traffic, but the purpose of the bike lane is to get more people out of their cars. We are trying to build for the future and there is a lot of rail coming to our communities and we are trying to find ways for people to get that. Vice Mayor Morales works a lot with Sacramento and the Governor right now is suing Cities because they are saying they do not want to build density in our City and we are going to cap it. This is our way of saying to the State you can build housing where ever you want just not in our own backyard. He doesn't like this but feels it is something that has to be done.

Mayor Bernal wants to be transparent with the community. The City that Sacramento is suing is Huntington Beach or Newport Beach, where they are doing nothing. However, here in South Gate we are doing a lot. We just approved a project on Tweedy and Atlantic and we approved project on Calden. She wanted the community to know that the state is not just randomly selecting Cities to sue.

Mayor Bernal asked how many units are included with Alternative B and C.

Mr. Burns answered the key point is to distinguish what is the theoretical maximum something that we would actually expect to happen. The midrange (Alternative A) is from 600-900 units, if you then look at Alternative B there would be a slight decrease from the 600-900 units and Alternative C would downsize again which would decrease significantly.

Mayor Bernal asked about the City owned parking lots on Tweedy Boulevard and the process for selling this.

Mr. Perez said that this is not a part of plan as we feel that these are a valuable asset to the City. There is discussion on better utilizing these lots, but any sale of City property would come to the City Council first.

Mayor Bernal asked what are we prepared to do for new tenant recruitments.

Mr. Perez answered what is envisioned for Tweedy in regards to new tenants is when you have more opportunity for housing along the boulevard you have more opportunity for potential customers with expendable income that can support existing businesses and future businesses.

Council Member Rios noted that Tweedy has been struggling adding that the plan will provide an opportunity to go forward with new ideas and projects.

Mayor Bernal discussed Alternative C and the impact on Tweedy Boulevard.

Council Member Rios stated that he understands that the Planning Commission has reviewed this and asked what their recommendation was.

Mr. Perez answered that the recommendation is adoption of the zoning that was approved in the plan presented tonight. The staff is comfortable with the densities that were approved in the plan. The three alternatives that are brought forward tonight are a result of comments from the City Council and did not go before the Planning Commission.

Vice Mayor Morales stated that he understands the appeal of Alternative C but is concerned that this is just going along with what is said in Sacramento that at the moment if we get a little community pressure we will not build.

Mr. Flad stated that staff starts here with the consultants and what would encourage development and revitalization. We have public meetings and the plan gets scaled back. Then it goes to the Planning Board and again is scaled back. Then it goes to Council and their goal is to revitalize but not at the expense of the community. I want to make it clear to everyone that it keeps getting whittled away and now we are at the point where Council Member Morales worries that are we really doing our jobs and are we in good faith in complying with state law, which states are we in good faith increasing density. From staffs perspective we are comfortable with all three of these recommendations including C is because we know there are other specific plans that are coming and we know there are other areas where having worked with City Council and have had other public meetings that will increase density higher than these might be in this area.

Vice Mayor Morales asked if we have met our RHNA numbers.

Mr. Perez stated the no, we have not met our RHNA numbers. Our RHNA numbers are over 1,200 units and they are broken out into various categories of income limits though the City is still moving towards that 1,200 units.

Mr. Flad added that in regards to RHNA the number is generated and we are told to increase capacity. So by zoning we need to create that increase. What's trending right now in Sacramento is that cities have zoned the increase but when the projects come forward the Council is saying no and now Sacramento is saying it's not ok to just zone it, we need to see results.

Council Member Rios seconded Mayor Bernal's motion to approve Items 4a and 4b including Alternative C.

5. Use Of Fiscal Year 2018/19 Department Of Justice Bulletproof Vest

Partnership Grant Funds

The City Council conducted a Public Hearing and unanimously approved A and B by motion of Mayor Bernal and seconded by Council Member Davila.

a. Accepting the Fiscal Year 2018/19 Bulletproof Vest Partnership Grant Funds, in the amount of \$3,964.50, from the U.S. Department of Justice, Office of Justice Programs, for the purchase of bulletproof vests for sworn personnel; and

b. Increasing the Fiscal Year 2018/19 General Fund revenue projection in account number 100-4699 (General Fund - Other Intergovernmental Grants) by \$3,964.50, from \$0.00 to \$3,964.50.

Randy Davis, Chief of Police gave a brief presentation on this item.

Mayor Bernal opened the Public Hearing seeing no one come forward she closed the Public Hearing.

Vice Mayor Morales asked what happens to the expired vests.

Chief Davis answered that we have kept some of the vests but we have provided some to our sister city in Mexico. They do not have the same standards that we have to follow. After five years the vests still work, but we have to follow the guidelines on these per the State of California mandates. The police departments in Mexico do not have to follow these same standards and these vests will not work any less. We also repurpose these for other areas of the country. For example several years ago when Katrina hit we sent a number of pieces of equipment including uniforms, police cars and vests back to cities that had undergone tragic events.

VI. Comments From The Audience

Nick Godoy, 8611 San Gabriel Avenue spoke on parking issues near San Gabriel Elementary School.

Mr. Campos, 8467 San Vincente Avenue spoke on neighbors that are running a business from his residence.

Juliano Jarquin, 10606 McNerney Avenue spoke on lymphedema a disease that his partner suffers from asked the City Council to consider recognizing World Lymphedema Day on March 6th.

Virginia Johnson, 5751 McKinley Avenue stated that her son suffers from Lymphedema. She also spoke on a recent article in the Los Angeles Times regarding increases in businesses and housing laws.

Gail Minten, 5582 Tweedy Boulevard asked if there were plans to put islands on Tweedy Boulevard.

Julie Hernandez Chan, 12000 Garfield Avenue introduced herself as the new library manager for the Hollydale Library.

VII. Reports And Comments From City Officials

Art Cervantes, Assistant City Manager/Public Works Director stated that the City has received a 4.6 million dollar grant to improve Tweedy Boulevard. We are looking to

enhance a more pedestrian friendly environment. At this time, we are not proposing to put median islands on Tweedy Boulevard.

Joe Perez, Director of Community Development stated that last week the Board of Supervisors approved the agreement for the City's contribution to the significant improvements that are going to take place at the Hollydale Library.

Paul Adams, Director of Parks and Recreation announced that the spring Vista is out.

Carmen Avalos, City Clerk spoke on the Cerritos Complete program providing 2 years of tuition for students.

Council Member Diaz reported she attended WELL (Water Education for Latino Leaders) with Mayor Bernal.

Council Member Rios reported he attended the Santa Ana Branch meeting with Director Perez. On February 28th he invited everyone to the Regional Census Roundtable discussion from 8:00 a.m. to 12:00 noon at South Gate Park. There will be a meeting with Metro at South Lake Park that will be discussing improving transportation and bus routes. He thanked Jackie Acosta, Administrative Services Director for her work on the Budget Subcommittee Meetings.

Council Member Davila attended the Council of Governments meeting and the numbers for the homeless count will be released in May. She also had a presentation on a half cent tax for four counties in California that would be on the next election. She also discussed a grant through METRO for cities to enhance bike traffic.

Council Member Davila stated that when issues happen in the community we do support different organizations. She supports Los Angeles Unified School Districts. She has heard many concerns over Valiente Charter School having classrooms at South East High School. The school district approved this action and as councilmembers we can send letters but the district makes the final decisions. We often talk about the accomplishments of the City and yet we cannot make every resident happy. As a council we direct staff and staff does their jobs. We have over 24 schools and most of those schools come out at the same time. We help the schools alleviate parking problems, especially after school. This also needs to be addressed with the parents, but we can only do our part.

Vice Mayor Morales attended a policy maker round table related to the MTA and public transportation. He also presented on a Webinar last week for the members of the League of California Cities about how to be an energy hero in your community. Last Tuesday he attended the Board of Supervisors meeting wherein he took up an item to stop significant increase in animal care and control costs. He commended Raul Salinas, City Attorney and his family for being great representatives of the City. Vice Mayor Morales requested that the next meeting be adjoined in memory of his friend Sonia Lopez's brother.

Mayor Bernal attended the LA County Sanitation District Meeting where they approved a large contract to have the construction of a seven mile tunnel that will be critical infrastructure for the district. It will eventually replace two existing tunnels are no longer meeting earthquake standards. She also attended the homeless count meeting and also attended the 3rd annual Homeless Initiative Conference held by Los Angeles County. Overall they are reporting a 4% decrease in homelessness versus three years ago when this conference officially started. However there remains 53,000 individuals that are

homeless in Los Angeles County. She attended the employee recognition dinner and then drove to Santa Barbara for the Independent Cities Association Winter Seminar. There main focus was on Public Safety.

VIII. Consent Calendar Items

Agenda Items 9, 11, and 12 were unanimously approved by motion of Mayor Bernal and seconded by Council Member Davila. Items 6 and 7 were removed by staff to be discussed at a future meeting. Items 8 and 10 were pulled for discussion.

6. Side Letter With The Municipal Employees Association Regarding Probationary Periods For Civilian Employees In The Police Department

The City Council considered:

- a. Approving the Side Letter of Agreement with the South Gate Municipal Employees Association regarding probationary periods for civilian employees in the Police Department; and
- b. Authorizing the Mayor to execute the Side Letter of Agreement in a form acceptable to the City Attorney.

This item was removed from the agenda to be discussed at a future City Council Meeting.

7. Side Letter With The Professional Mid-Management Association Regarding Probationary Periods For Civilian Employees In The Police Department

The City Council considered:

- a. Approving the Side Letter of Agreement with the South Gate Professional and Mid-Management Association regarding probationary periods for civilian employees in the Police Department; and
- b. Authorizing the Mayor to execute the Side Letter of Agreement in a form acceptable to the City Attorney.

This item was removed from the agenda to be discussed at a future City Council Meeting.

8. Amendment No. 2 To Contract No. 2701 With Harbor Area Farmers Markets Extending Operation Of The Farmers Market Park For An Additional Five Year Term

The City Council considered:

- a. Approving Amendment No. 2 to Contract No. 2701 with Harbor Area Farmers Markets to operate the Farmers Market at South Gate Park for an additional five year term;
- b. Authorizing the Mayor to execute Amendment No. 2 in a form acceptable to the City Attorney; and
- c. Authorizing the Director of Parks & Recreation to execute any additional documents as may be required to properly implement and manage the Farmers Market.

This item was unanimously continued to a future City Council meeting to consider different options for dates and times by motion of Mayor Bernal and seconded by Council Member Davila.

9. Subrecipient Agreement With The Gateway Cities Council Of Governments For The City's Reimbursement Of Expenses From Metro For Participating In The West Santa Ana Branch Transit Corridor Environmental Clearance Process

The City Council unanimously approved Items A and B during consent calendar.

a. Approved the Subrecipient Agreement with the Gateway Cities Council of Governments for reimbursement from the Los Angeles County Metropolitan Transportation Authority of up to \$28,000 for the City's expenses incurred from participating in the West Santa Ana Branch Transit Corridor Environmental Clearance Process; and

b. Authorized the Mayor to execute the Subrecipient Agreement in a form acceptable to the City Attorney.

10. Quarterly Investment Report For September 30, 2018

The City Council unanimously received and filed the Quarterly Investment Report for the quarter ended September 30, 2018 by motion of Mayor Bernal and seconded by Council Member Davila.

11. Quarterly Investment Report For December 31, 2018

The City Council unanimously received and filed the Quarterly Investment Report for the quarter ended December 31, 2018 during consent calendar.

12. Minutes

The City Council unanimously approved the Regular Meeting minutes and Special Meeting minutes of January 22, 2019 during consent calendar.

IX. Reports, Recommendations And Requests

13. Appropriation Of Funds From The Capital Improvement Program To Replace The Skylights At The Sports Center

The City Council unanimously approved A, B and C by motion of Mayor Bernal and seconded by Council Member Rios.

a. Amended the Capital Improvement Program (CIP) to add the South Gate Sports Center Skylights Replacement Project (Project);

b. Authorized the Director of Administrative Services to transfer \$450,000 in General Funds savings from the South Gate Sports Center Roof Replacement, City Project No. 498-ARC, Account No. 311-790-61-9459, to the South Gate Sports Center Sky Light Replacement, City Project No. 586 ARC, Account No. 311-790-61-9460; and

c. Authorized the Director of Administrative Services to transfer the remaining balance of \$443,395 in General Fund savings from the South Gate Sports Center Roof Replacement Project, City Project No. 498-ARC, Account No. 311-790-61-9459 to the unallocated General Fund balance.

14. Appropriation Of Funds For The City Hall Open House/Historic Seaborg Ribbon Cutting Expenses

The City Council authorized the expenditure of \$10,700 for the City Hall Open House and Historic Seaborg House Ribbon Cutting Event by motion of Mayor Bernal and seconded by Council Member Davila. Council Member Rios voted no.

15. Warrant Register For February 12, 2019

The City Council unanimously approved the Warrants and Cancellations for February 12, 2019 by motion of Council Auditor Davila and seconded by Mayor Bernal.

Total of Checks: \$3,040,127.99

Voids: (\$ 52,726.94)

Total Payroll Deductions: \$ 441,787.50

Grand Total: \$2,545,613.55

Cancellations: 79719, 81028, 81045, 81218 and Various Stale Dated Checks as Listed in the Staff Report.

X. Adjournment

Mayor Bernal adjourned the meeting in memory of Everett Ipo Whitney, resident/ veteran of the City of South Gate and uncle of James Manuel, CAC Member at 10:05 p.m. and seconded by Council Member Davila.

PASSED and **APPROVED** this 12th day of March, 2019.

For a signed copy of the minutes for this meeting please contact the City Clerk's Office:
8650 California Avenue, South Gate, California 90280
(323) 563-9510 * fax (323) 563-5411 * www.cityofsouthgate.org