

MINUTES
Regular Meeting of the
City of Gardena City Council
Tuesday, November 10, 2020

In order to minimize the spread of the COVID-19 virus Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, of the Gardena City Council Members may attend this meeting telephonically.

The regular meeting of the City Council of the City of Gardena, California, was called to order at 7:41 p.m. on Tuesday, November 10, 2020, in the Council Chamber of City Hall, 1700 West 162nd Street, Gardena, California: Mayor Tasha Cerda presiding.

1. ROLL CALL

Present via teleconference: Mayor Tasha Cerda; Council Member Rodney G. Tanaka; Council Member Art Kaskanian; and Council Member Paulette C. Francis; Mayor Pro Tem Mark E. Henderson was away on an excused absence. Other City officials and employees present via teleconference: City Manager Clint Osorio; City Attorney Carmen Vasquez; Assistant City Attorney Liza Kranitz; Deputy City Attorney Peter L. Wallin; City Clerk Mina Semenza and, Deputy City Clerk Becky Romero. City Treasurer Ingrid Tsukiyama was not present.

PUBLIC COMMENT ON CLOSED SESSION

2. CLOSED SESSION – *No Items*

3. PLEDGE OF ALLEGIANCE& INVOCATION

A. PLEDGE OF ALLEGIANCE

Gina Barnett, Principal of Purche Elementary School, introduced a Pledge of Allegiance video led by Toriana A., one of her first-grade magnet students, who led us in the pledge.

B. INVOCATION

Council Member Rodney G. Tanaka led the Invocation.

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS

A. PRESENTATIONS - *No Items*

B. PROCLAMATIONS – *No Items*

C. APPOINTMENTS –

(1) Appointment of New Alternates to the following Outside / City Committees:

- (a) County of Los Angeles Sanitation District No. 5
- (b) South Bay Cities Council of Governments

City Manager Osorio presented the Staff Report.

Mayor Cerda announced, due to Mayor Pro Tem Henderson's absence, the appointment of the New Alternates will be tabled until the December 15, 2020 Council Meeting.

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS (Continued)

C. APPOINTMENTS (Continued)

- (2) Council Appointments to Commissions, Committees, Councils, and Boards
(Appointees to be Ratified and Sworn In)
 - (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 Business Advisory Council
 - (h) Gardena Rent Mediation Board, Owner Representative
 - (i) Gardena Rent Mediation Board, Tenant Representative
 - (j) Gardena Rent Mediation Board, At-Large Representative

5. CONSENT CALENDAR

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) Minutes of
 - (a) **Approved:** Regular Meeting of the City Council, August 11, 2020
- (2) **Approved:** Affidavit of Posting Agenda on November 6, 2020

C. CITY TREASURER

- (1) **Approved:** Warrants / Payroll Register
 - (a) November 10, 2020: Wire Transfer: 11936-11947; Prepay: 161049-161051; Check Nos. 161052-161168 - for a total Warrants issued in the amount of \$2,519,727.41; Total Payroll Issued for November 6, 2020: \$1,437,897.80
- (2) **Approved:** Monthly Portfolio
 - (a) September 2020

D. CITY MANAGER

- (1) **Approved:** Personnel Report No. P-2020-19
- (2) **Approved:** REC - Ratify Administrative Approval of the Supportive Services Program Contract SSP192003 Amendment Three – Additional Funding

It was moved by Council Member Kaskanian, seconded by Council Member Tanaka, and carried by the following roll call vote to Approve the Consent Calendar:

Ayes: Council Members Kaskanian, Tanaka, Francis, and Mayor Cerda
Noes: None
Absent: Mayor Pro Tem Henderson

6. EXCLUDED CONSENT CALENDAR

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

A. NOVEMBER 3, 2020, MEETING – *Meeting Cancelled*

ORAL COMMUNICATIONS

- (1) Holly Mitchell, Los Angeles County Board Supervisor Elect: mentioned she is looking forward to working collaboratively with the Mayor and all the City Council Members. She said we have a lot of work to do for our community and they are looking to the elected leaders to help identify ways in which they can support at the County and City level. She also spoke on helping guide the community through this public health and economic pandemic. She said her hope is to convene a meeting of all mayors of the nine cities within the first 100 days that she takes office to discuss the needs of the community during this critical time.

8. DEPARTMENTAL ITEMS

A. ADMINISTRATIVE SERVICES – *No Items*

B. COMMUNITY DEVELOPMENT

- (1) PUBLIC HEARING: Environmental Assessment #5-20, Zone Change #2-20, General Plan Amendment #2-20 (Evergreen Residential Project)
Project Location: 13615, 13619, and 13633 Vermont Avenue
Applicant: Melia Homes Inc
- (a) RESOLUTION NO. 6479, Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for General Plan Amendment #2-20 and Zone Change #2-20 changing the Land Use Designation and Zoning of a Property located at 13615, 13619, and 13633 Vermont Avenue from Commercial to High Density Residential

RESOLUTION NO. 6479

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR GENERAL PLAN AMENDMENT #2-20 AND ZONE CHANGE #2-20 CHANGING THE LAND USE DESIGNATION AND ZONING OF A PROPERTY LOCATED AT 13615, 13619, AND 13633 VERMONT AVENUE FROM COMMERCIAL TO HIGH DENSITY RESIDENTIAL

- (b) RESOLUTION NO 6480, Approving General Plan Amendment #2-20 changing the Land Use Designation of a Property located at 13615, 13619 and 13633 Vermont Avenue from General Commercial to High Density Residential

RESOLUTION NO. 6480

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT #2-20 CHANGING THE LAND USE DESIGNATION OF A PROPERTY LOCATED AT 13615, 13619, AND 13633 VERMONT AVENUE FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL

8. DEPARTMENTAL ITEMS (Continued)

B. COMMUNITY DEVELOPMENT (Continued)

- (1) PUBLIC HEARING: Environmental Assessment #5-20, Zone Change #2-20, General Plan Amendment #2-20 (Evergreen Residential Project)
Project Location: 13615, 13619, and 13633 Vermont Avenue
Applicant: Melia Homes Inc (Continued)
- (c) ORDINANCE NO. 1822, Approving Zone Change #2-20 changing the Zoning of a Property located at 13615, 13619, and 13633 Vermont Avenue from General Commercial (C-3) to High Density Residential (R-4)

ORDINANCE NO. 1822

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING ZONE CHANGE #2-20 CHANGING THE ZONING OF A PROPERTY LOCATED AT 13615, 13619, AND 13633 VERMONT AVENUE FROM GENERAL COMMERCIAL (C-3) TO HIGH DENSITY RESIDENTIAL (R-4)

City Manager Osorio presented the Staff Report.

Senior Planner John Signo, Assistant City Attorney Lisa Kranitz, and Acting Community Development Director Ray Barragan gave a PowerPoint Presentation. Chad Brown and Brett Little of Melia Homes were available for any questions.

Mayor Cerda opened the Public Hearing at 8:05 p.m. and asked if there were any comments from the public.

There were no public speakers.

There was a discussion which included Mayor and Council regarding the ground contamination and why Phase II is not being required. They also spoke on how the location of the property ties into the Flynt property in which John Signo stated that is a separate project. Also, they discussed the height of the highest building and if the layout and design of the property will come back to Council and that was answered; it has already been approved by the Planning Commission. Brett Little then spoke on the shrubbery, trees and lighting that will be used for the project. They then spoke about why the zoning is being changed from commercial to residential.

There was no further comment; Mayor Cerda closed the Public Hearing at 8:29 p.m.

Ordinance No. 1822 was Introduced by Mayor Cerda

It was moved by Council Member Tanaka, seconded by Council Member Kaskanian, and carried by the following roll call vote to Adopt Resolution Numbers 6479 and 6480:

Ayes: Council Members Tanaka, Kaskanian and Mayor Cerda
Noes: Council Member Francis
Absent: Mayor Pro Tem Henderson

8. DEPARTMENTAL ITEMS (Continued)

B. COMMUNITY DEVELOPMENT (Continued)

- (2) PUBLIC HEARING: Environmental Assessment #15-19, General Plan Amendment #1-19, Zone Change #1-19, (141st and Normandie Townhomes)
Project Location: 1335, 1337, 1341 and 1343 West 141st Street
Applicant: The Olson Company

- (a) RESOLUTION NO. 6481, Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for General Plan Amendment #1-19 and Zone Change #1-19 changing the Land Use Designation and Zoning of a Property located at 1335, 1337, 1341 and 1343 West 141st Street to High Density Residential

RESOLUTION NO. 6481

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR GENERAL PLAN AMENDMENT #1-19 AND ZONE CHANGE #1-19 CHANGING THE LAND USE DESIGNATION AND ZONING OF PROPERTY LOCATED AT 1335, 1337, 1341, AND 1343 WEST 141ST STREET TO HIGH DENSITY RESIDENTIAL

- (b) RESOLUTION NO. 6482, Approving General Plan Amendment #1-19 changing the Land Use Designation of a Property located at 1335, 1337, 1341 and 1343 West 141st Street from Low and Medium Density Residential to High Density Residential

RESOLUTION NO. 6482

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT #1-19 CHANGING THE LAND USE DESIGNATION OF PROPERTY LOCATED AT 1335, 1337, 1341, AND 1343 WEST 141ST STREET FROM LOW AND MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL

- (c) ORDINANCE NO. 1823, Approving Zone Change #1-19 changing the Zoning of a Property located at 1335, 1337, 1341 and 1343 West 141st Street from Low and Medium Density Residential (R-1/R-3) to High Density Residential (R-4)

ORDINANCE NO. 1823

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING ZONE CHANGE #1-19 CHANGING THE ZONING OF PROPERTY LOCATED AT 1335, 1337, 1341, AND 1343 WEST 141ST STREET FROM LOW AND MEDIUM DENSITY RESIDENTIAL (R-1/R-3) TO HIGH DENSITY RESIDENTIAL (R-4)

8. DEPARTMENTAL ITEMS (Continued)

B. COMMUNITY DEVELOPMENT (Continued)

- (2) PUBLIC HEARING: Environmental Assessment #15-19, General Plan Amendment #1-19, Zone Change #1-19, (141st and Normandie Townhomes)
Project Location: 1335, 1337, 1341 and 1343 West 141st Street
Applicant: The Olson Company (Continued)

City Manager Osorio presented the Staff Report.

Senior Planner Amanda Acuna gave a PowerPoint Presentation and Doris Nguyen, of the Olson Company, was available for any questions regarding this project.

Mayor Cerda opened the Public Hearing at 8:45 p.m. and asked if there were any comments from the Public.

There was a discussion which included Mayor and Council regarding the height of the trees that will be planted for this project, that the tallest height the housing will be 36 feet, 7 inches, that the number of units is 50, each having a 2-car garage, and that the price range of the homes starts in the \$500,000 range for a 2-3-bedroom unit. Mayor Cerda spoke highly of the project and thanked the Olson Company for speaking with the community about the project. Council Member Tanaka asked if there was going to be an HOA fee, Ms. Nguyen replied yes. Mayor Cerda asked what the lighting plan was for the project. Ms. Nguyen replied that they have a lighting schematic plan. Council Member Kaskanian and Amanda Acuna then discussed details on the minimum and maximum number of units for a R-4 High Density Zone.

PUBLIC SPEAKER:

- (1) Zahid Ahmed, asked if the Developer could place a green median with trees on Normandie Ave. between 139th St. and 141st St.

There was no further comment; Mayor Cerda closed the Public Hearing at 9:09 p.m.

Ordinance No. 1823 was Introduced by Council Member Tanaka

It was moved by Council Member Tanaka, seconded by Council Member Kaskanian, and carried by the following roll call vote to Adopt Resolution Numbers 6481 and 6482:

Ayes: Council Members Tanaka, Kaskanian and Mayor Cerda
Noes: Council Member Francis
Absent: Mayor Pro Tem Henderson

C. ELECTED & ADMINISTRATIVE OFFICES

- (1) COVID-19 Update

City Manager Osorio presented the COVID update via PowerPoint Presentation.

D. PUBLIC WORKS

- (1) Approve Plans and Specifications and Award Construction Contract for Mas Fukai Improvements (Phase I) – Reconstruct Shade Structure Project, JN 820 to Deark E&C, Inc. in the amount of \$85,490.00.

City Manager Osorio presented the Staff Report.

8. DEPARTMENTAL ITEMS (Continued)

D. PUBLIC WORKS (Continued)

- (1) Approve Plans and Specifications and Award Construction Contract for Mas Fukai Improvements (Phase I) – Reconstruct Shade Structure Project, JN 820 to Deark E&C, Inc. in the amount of \$85,490.00 (Continued)

There was a discussion regarding the type of shade structure it is and if it is similar to the one at Rowley Park. City Manager Osorio replied that the shade structure is similar to the one at Rowley Park. It was asked by Council Member Tanaka if the new structure can use solar panels.

PUBLIC SPEAKER:

Zahid Ahmed, asked if the City would reconsider the project to incorporate solar into this project; he indicated it would be more efficient and would reduce the City's electric bill. Partnering with nonprofits and other cities that have used solar and benefitted from it. If not this one, if you could keep this in mind for future projects.

City Manager Osorio commented that any chance we can incorporate solar we would, but because our infrastructure is very old, we would need to replace roofs and/or buildings to incorporate them, and yes, it would especially be nice to partner with other companies to offset the costs. He mentioned this is just the start of many projects to update our parks.

It was moved by Council Member Tanaka, seconded by Council Member Francis, and carried by the following roll call vote to Approve Plans and Award Construction Contract:

Ayes: Council Members Tanaka, Francis, Kaskanian and Mayor Cerda
Noes: None
Absent: Mayor Pro Tem Henderson

E. POLICE

- (1) Authorization to Purchase Five Patrol Vehicles from National Fleet Auto Group in the amount of \$209,414 and expend build-out costs in the amount of \$68,443

City Manager Osorio presented the Staff Report.

There was a discussion regarding the new vehicles accommodating the needs of our K-9 units, if some of the old parts being replaced are interchangeable with the new models, if there would be any cost savings, and the cost of a hybrid is 25% to 30% more than a regular vehicle. The average mileage, and the average age of vehicles was also discussed. Chief Saffell explained that the 2021 models have a new body style, we can try to salvage all the parts that could lead to a cost savings of \$64,609.00. He continued to say that we do send some of the older cars to auction, and some are also rehabilitated for other departments.

Zahid Ahmed, spoke and suggested that the City look into purchasing the 2021 Ford Utility Hybrid All Vehicle Drive; he said it would result in a huge cost savings. He then said these vehicles are built for pursuit, and would cause less pollution.

Chief Saffell stated that six months ago, we looked into the hybrid vehicles, we found the that the electrical component and how it is going to work with RCC communications. We found that the City of Hawthorne is or may be starting to use these vehicles as well as the City of Hermosa Beach. He continued to say that our plan is to survey other cities and have them beta test these vehicles; see what problems they experience and then migrate some of our vehicles if we find it would be cost effective.

8. DEPARTMENTAL ITEMS (Continued)

E. POLICE

- (2) Authorization to Purchase Five Patrol Vehicles from National Fleet Auto Group in the amount of \$209,414 and expend build-out costs in the amount of \$68,443 (Continued)

It was moved by Council Member Tanaka, seconded by Council Member Francis, and carried by the following roll call vote to Authorize Purchase and Build Out Costs:

Ayes: Council Members Tanaka, Francis, Kaskanian and Mayor Cerda

Noes: None

Absent: Mayor Pro Tem Henderson

F. RECREATION & HUMAN SERVICES – No Items

G. TRANSPORTATION

- (1) Approve Award of Contract to Inter-Con Security System, Inc. for Security Guard Services for a Term of Two Years, with Three, One-Year Options and a Total Contract of up to \$571,974

City Manager Osorio presented the Staff Report.

There was a discussion regarding if we went out to bid on this contract, if the security guards are armed, how many guards does this contract include, how long it has been since GTrans has been without security guards, and the condition in the contract that states we have 1,000 hours to use optionally. City Manager Osorio replied we solicited bids from different vendors, and Inter-Con Security Systems was the lowest; this contract is for one security guard. GTrans Director, Ernie Crespo, then stated that we have been without a guard since last February; the services would include monitoring our yard, putting sensors throughout the property so they could observe and report anything suspicious to our command staff at our Police Department. An additional security guard would be provided for the optional hours and could be used by assisting us with crowd control once we launch service to SOFI Stadium; help with schools, help accept deliveries from vendors, and help with COVID responsibilities such as taking temperatures.

It was moved by Council Member Kaskanian, seconded by Council Member Tanaka, and carried by the following roll call vote to Approve Award of Contract:

Ayes: Council Members Kaskanian, Tanaka, Francis, and Mayor Cerda

Noes: None

Absent: Mayor Pro Tem Henderson

9. COUNCIL ITEMS, DIRECTIVES & REMARKS

A. COUNCIL ITEMS – No Items

B. COUNCIL DIRECTIVES

Council Member Kaskanian:

- (1) Asked if we could perform an audit on U.S. Tow. He has seen their trucks that read (U.S. Tow – Hawthorne) in our City towing cars and he wants to make sure they are towing to the Gardena location. Mayor Cerda seconded it.

9. COUNCIL ITEMS, DIRECTIVES & REMARKS (Continued)**B. COUNCIL DIRECTIVES (Continued)**Council Member Tanaka:

- (1) Asked if "Slow Down" signage could be posted or painted on the street between La Salle Avenue from 162nd to Primm Pool. Council Member Kaskanian seconded it.

C. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

City Manager Osorio gave a verbal report of information to follow-up matters that had been directed or requested by the Mayor and Members of Council. Those items were, as follows:

- (1) Beautification Committee Holiday Home Decorating Contest;
- (2) 51st Annual Veterans Day Service and Drive-Thru Event on November 11, 2020 at 11:00a.m.; and
- (3) Our Halloween Event Video was presented.

D. COUNCIL REMARKS

- (1) COUNCIL MEMBER KASKANIAN – Does not have anything to report at this time but would like to thank all the Veterans for their service to our country.
- (2) COUNCIL MEMBER TANAKA – Since the last meeting, he attended when the Elks presented a check to the City for Veterans Day; I attended the Halloween drive by event which was great cause it gave kids an opportunity to celebrate Halloween; the next day the Elks did a drive by for the kids; he thanked Stephany and all her staff for such a great event. He had a great time doing his part for Restaurant Week and hopes everyone visits the restaurant he promoted; he attended the SBCCOG Steering Committee meeting, he was contacted by a USC grad student who wanted information on how our City provides to non-speaking Japanese residents in our City; he asked everyone to thank a Vet for all the sacrifices they made, freedom is not free. He also mentioned that he wanted to give his condolences to the Swaggart family, who just lost their Father at 99-1/2 years of age; and wanted to mention that we lost a great family member, Florence Daguro, she was an awesome volunteer, if you never knew her name, you would know her by her welcoming smile. She received volunteer of the year and was a CERT Member, just a great person. He thanked Stuart Gorsky for doing an awesome tribute to her, not a dry eye on that broadcast. She will be missed; he then thanked and appreciated all she did.
- (3) MAYOR PRO TEM HENDERSON – *Absent*
- (4) MAYOR CERDA – Since the last meeting, I attended the Zoom panel for AQMD session for race and environmental justice and dealing with Black Lives Matter, where they had a variety of speakers; I was glad to participate and it was great to understand what we as elected officials deal with. She said she was not able to attend the Halloween event, but got a lot of texts and comments on how well everything turned out and thanked Recreation and Human Services for all their help. She also thanked our community for coming out to vote and thanked the City Clerk's office for making it happen. She attended Ethics Training session and hoped that all her colleagues did too. She invited everyone out to the Veterans Day celebration to thank all our Veterans; she participated in Restaurant week and asked everyone to continue eating at our restaurants; and remember to support our small businesses for Small Business Saturday on November 28, 2020; she wished everyone a Happy Thanksgiving.

9. COUNCIL ITEMS, DIRECTIVES & REMARKS (Continued)

- (5) COUNCIL MEMBER FRANCIS – Since the last Council Meeting, she voted in person at a Vote Center for the November election; she thanked City Clerk Mina Semenza and Deputy City Clerk Becky Romero for all their help. She attended all the Halloween Drive By and said it was phenomenal, saying GTrans had a great display. One thing she wanted to mention was the next day she drove by some of the parks and noticed that everything had been cleaned up right away; she was very impressed. She encouraged residents to participate in Restaurant Week; she mentioned we have every type of ethnic restaurants here in our City, please support them, they need you. She wished all our veterans a Happy Veterans Day and said if you know a veteran, give them a little extra thanks. She wished everyone a Happy Thanksgiving.

10. ANNOUNCEMENTS

- (1) 51st Annual Veterans Day Event on November 11, 2020 at 11:00a.m.;
(2) Holiday Home Decorating Contest; and
(3) Holiday Basket Raffle; go to www.cityofgardena/events to purchase a \$5 raffle ticket.

12. REMEMBRANCES

Ms. Florence Daquero, 73 years of age, longtime resident of the City of Gardena for over 50 years, and a volunteer for the Gardena Police Department for the past 8 years; since 2012. She was awarded the Volunteer of the Year Award in 2016. Florence was very active in the community and she will be greatly missed. Mr. Noboru Kagawa, 96 years of age, longtime resident of Gardena and a Veteran. He joined the U.S Army in 1944 and received the Gardena Military Veteran Recognition at the June 25, 2019 City Council Meeting. He was a lifelong bowler at Gardena Bowl and many other bowling alleys in the Los Angeles area. He loved and supported the Gardena Police Department and Gardena Fire Department.

12. ADJOURNMENT

At 10:21 p.m., Mayor Cerda adjourned the Gardena City Council Meeting to the Closed Session portion of the City Council Meeting at 7:00 p.m., and the Regular City Council Meeting at 7:30 p.m. on Tuesday, December 15, 2020.

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

APPROVED:

Tasha Cerda
Tasha Cerda, Mayor

By: Becky Romero
Becky Romero, Deputy City Clerk