

MINUTES
Regular Meeting of the
City of Gardena City Council
Tuesday, December 15, 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 7:09 p.m. on Tuesday, December 15, 2020, in the Council Chamber of City Hall, 1700 West 162nd Street, Gardena, California: Mayor Tasha Cerda presiding.

1. ROLL CALL

Present: Mayor Tasha Cerda; Mayor Pro Tem Mark E. Henderson; Council Member Rodney G. Tanaka; Council Member Art Kaskanian; and Council Member Paulette C. Francis. Other City Officials and Employees present: City Manager Clint Osorio; City Attorney Carmen Vasquez; City Clerk Mina Semenza; and Deputy City Clerk Becky Romero. City Treasurer Ingrid Tsukiyama was not present.

At 7:11 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: Mayor Tasha Cerda; Mayor Pro Tem Mark E. Henderson; Council Member Rodney G. Tanaka; Council Member Art Kaskanian; and Council Member Paulette C. Francis; City Manager Clint Osorio; City Attorney Carmen Vasquez, Chief of Police Mike Saffell, Economic Development Manager Spencer De La Cruz, Recreation and Human Services Director Stephany Santin, and Chief Fiscal Officer Raymond Beeman.

2. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Government Code Section 54956.8

Property: 2501 W. Rosecrans Ave Gardena, CA 90249
Agency Negotiator: Clint Osorio, City Manager
Negotiating Parties: Casey Metcalf, JP Morgan Chase BK NA
Under Negotiation: Price and Terms of Payment

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

(1) Jones, Cecile v. City of Gardena, et al.
Los Angeles Superior Court Case No. BC601609

Mayor Cerda reconvened the meeting to the Regular Open Session at 8:54 p.m., and the City Clerk noted the return of all Council Members who were present at the meeting.

When City Attorney Vasquez was asked if there were any reportable actions from the Closed Session, she stated that no reportable action had been taken.

3. PLEDGE OF ALLEGIANCE & INVOCATION**A. PLEDGE OF ALLEGIANCE**

Naieri and Nathanael Bailey, led the Pledge of Allegiance. Naieri and Nathanael are brother and sister. They both attend 156th Street Elementary School, and they are outstanding students all around. They have perfect attendance during this school year of distance learning, work hard on assignments, and are helpful in class. In addition, their parents are active members of the school's Parent Teacher Association.

B. INVOCATION

Council Member Rodney G. Tanaka led the Invocation.

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

- (1) Certificates of Commendation in Special Recognition of Retirements and Long-Time Service to the City of Gardena:
- (a) Juan Guillen, Bus Operator – 22.4 years – (GTrans)
 - (b) Judith Sutton, Administrative Management Analyst I – 20.6 years (GTrans)
 - (c) Sharon Profit, Bus Operator – 23 years (GTrans)
 - (d) Brad Bowling, Facilities Maintenance Supervisor – 38 years (GTrans)
 - (e) Barry Oya, Park Maintenance Worker I – 41.1 years (Public Works)
 - (f) Lei Lani Moore, Secretary – 20.6 years (Public Works)
 - (g) Charles Moore, Senior Maintenance Worker – 37 years (Public Works)
 - (h) Miguel Vazquez, Heavy Equipment Operator – 32 years (Public Works)
 - (i) James Garcia, Maintenance Painter – 34.3 years (Public Works)
 - (j) Eleanor Clingenpeel, Certified Nursing Assistant – 27 years (Recreation)

Recognitions were presented by City Manager Osorio. Director Ernie Crespo, Kevin Kwak, and Director Stephany Santin all spoke on the retiree's exemplary service to the City. Proclamations will be provided to each of them by City Staff, and they may come back later to receive their recognitions in person at a Council Meeting,

- (2) Certification of the November 3, 2020 General Election – to be presented by City Clerk Mina Semenza

City Clerk Semenza presented the Certification of the November 3, 2020 General Election. She then presented the Official Certificate of the Canvas of the election returns from Dean Logan, the Registrar Recorder County Clerk of Los Angeles. It gave details on the elected federal, state, and local officials, and ballot measures that were certified in the November 3, 2020 Election. City Clerk Semenza then gave details of the total ballots cast in Los Angeles. She then compared the number of ballots cast from the 2020 Election to the 2016 Election in the City of Gardena. City Clerk Semenza then gave thanks to Deputy City Clerk Becky Romero, Anahi Corte, Georgina Placido, Chief Saffell, and Lieutenant Thompson for all their hard work.

B. PROCLAMATIONS – *None*

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS (Continued)

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

It was moved by Mayor Cerda, seconded by Council Member Tanaka, and carried by the following roll call vote to Appoint Mayor Pro Tem Henderson as an Alternate to the County of Los Angeles Sanitation District No. 5 and Appoint Council Member Kaskanian as an Alternate to the South Bay Cities Council of Governments:

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

Noes: None

Absent: None

- (2) Council Appointments to Commissions, Committees, Councils, and Boards
(Appointees to be Ratified and Sworn In) - **None**
 - (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, September 8, 2020
 - (b) **Approved**: Special Study Session of the City Council, September 22, 2020
 - (c) **Approved**: Regular Meeting of the City Council, September 22, 2020
- (2) Receive and File of Minutes of
 - (a) **Receive & File**: Planning & Environmental Quality Commission, October 20, 2020
 - (b) **Receive & File**: Planning & Environmental Quality Commission, November 17, 2020
 - (c) **Receive & File**: Planning & Environmental Quality Commission, December 1, 2020
- (3) **Approved**: Affidavit of Posting Agenda on December 11, 2020

5. CONSENT CALENDAR (Continued)

C. CITY TREASURER

(1) Approved: Warrants / Payroll Register

(a) November 24, 2020: Wire Transfer: 11948-11950; Prepay: 161169-161171; Check Nos. 161172-161338 - for a total Warrants issued in the amount of \$2,373,788.24; Total Payroll Issued for November 20, 2020: \$1,854,119.42

(b) December 8, 2020: Wire Transfer: 11951-11953; Prepay: 161339-161340; Check Nos. 161341-161441; - for a total Warrants issued in the amount of \$1,863,273.71; Total Payroll Issued for December 4, 2020: \$1,590,920.82

D. CITY MANAGER

(1) Approved: Personnel Report No. P-2020-2020

(2) Approved: RESOLUTION NO. 6489, Reaffirming Proclamation and Resolution No. 6441, which declared the Existence of a Local Emergency

RESOLUTION NO. 6489

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

(3) Approved: CDD - SECOND READING: ORDINANCE NO. 1822: Approval of a Zone Change from General Commercial (C-3) to High Density Multiple-Family Residential (R-4) for a property located at 13615, 13619, and 13633 Vermont Avenue (Introduced by Mayor Cerda, November 10, 2020)

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)

(4) Approved: CDD - SECOND READING: ORDINANCE NO. 1823: Approval of a Zone Change from Low and Medium Density Residential (R-1/R-3) to High Density Multiple-Family Residential (R-4) for a property located at 1335, 1337, 1341, 1343 West 141st Street (Introduced by Council Member Tanaka, November 10, 2020)

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)

5. CONSENT CALENDAR (Continued)

C. CITY MANAGER (Continued)

- (5) **Approved:** REC - Ratify Administrative Approval of the Elderly Nutrition Program Contract ENP202105 Amendment Three – Additional Funding and Reallocation of Current Funds
- (6) **Approved:** GTRANS - Amendment No. 3 to Funding Agreement between the City of Gardena and the Los Angeles County Metropolitan Transportation Authority
- (7) **Approved:** GTRANS - Los Angeles County Metropolitan Transportation Authority Fareless System Initiative (FSI) Update
- (8) **Approved:** Agreement Terminating Revised Agreements regarding Real Property located at 1515 W. 178th Street, Gardena

It was moved by Mayor Pro Tem Henderson, seconded by Council Member Tanaka, and carried by the following roll call vote to Approve all Items on the Consent Calendar:

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

6. EXCLUDED CONSENT CALENDAR

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

A. NOVEMBER 17, 2020, MEETING

(1) **Environmental Assessment #10-20, Site Plan Review #5-20, Vesting Tentative Tract Map #4-20**

A request for the approval of a site plan review and vesting tentative tract map for the construction of 52 three-story attached condominium townhomes, including three live-work units, in the General Commercial (C-3) and Mixed-Use Overlay (MUO) zone areas per section 18.19.030.A, 18.44.010 and Title 17 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

Project Location: 2500 West Rosecrans Avenue (APN:4064-003-028, 040)

Applicant: G3 Urban Inc.

Commission Action: The Commission opened the public hearing and continued the item to the December 1, 2020 Planning and Environmental Quality Commission meeting.

Received and Filed

(2) **Environmental Assessment #7-20, General Plan Amendment #4-20, Zone Change #3-20**

The Planning Commission considered a request for a General Plan Amendment to change the land use designation (GPA #4-20) from Medium Density Residential and High Density Residential to General Commercial with a Mixed-Use Overlay; and a Zone Change (ZC #3-20) from Medium Density Multiple-Family Residential (R-3) and High Density Multiple-Family Residential (R-4) to General Commercial (C-3) with a Mixed-Use Overlay (MUO) for a 4.59-acre property located at the northeast corner of Rosecrans and Budlong Avenues, adjacent to the Lucky Lady Casino. A Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared to address the environmental impacts. The Commission considered the MND and MMRP at the same time as it considers all other requests.

Project Location: 1108 W. 141st Street (APN: 6115-015-023)

Applicant: Gardena LF, LLC

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

A. NOVEMBER 17, 2020, MEETING (Continued)

(2) **Environmental Assessment #7-20, General Plan Amendment #4-20, Zone Change #3-20. (Continued)**

Commission Action: Commission approved Resolution No. PC 12-20, recommending the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the General Plan Amendment and Zone Change; and approve General Plan Amendment #4-20 and Zone Change #3-20.

City Council Action: No action required. City Council Public Hearing for this item will be held on December 15, 2020 – see item 8B.1 below.

B. DECEMBER 1, 2020, MEETING

(1) **Environmental Assessment #10-20, Site Plan Review #5-20, Vesting Tentative Tract Map #4 - 20.**

The Planning Commission considered a request for the approval of a site plan review and vesting tentative tract map for the construction of 52 three-story attached condominium townhomes, including three live-work units, in the General Commercial (C-3) and Mixed-Use Overlay (MUO) zone areas per section 18.19.030.A, 18.44.010 and Title 17 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

Project Location: 2500 West Rosecrans Avenue (APN:4064-003-028, 040)

Applicant: G3 Urban Inc.

Commission Action: The Commission approved Resolution No. PC 13-20, approving Site Plan Review #5-20 and Vesting Tentative Tract Map #4-20.

City Council Action: No action required by Council; this item was called for review by Council Member Francis and the City Council Public Hearing for the Site Plan and Vesting Tentative Tract Map will be held on January 12, 2021.

C. DECEMBER 8, 2020, MEETING

(1) **Modification #1 to Environmental Assessment #5-19, Site Plan Review #1-19, Variance #1-20, and Tentative Tract Map #1-19**

The Planning Commission considered a request of approval modify the median improvements and Mitigation Monitoring and Reporting Program approved by Resolution No. PC 7-20.

Project Location: 2101 and 2129 Rosecrans Avenue (APNs: 4061-028-018, 049)

Applicant: Mitchell Gardner representing G3 Urban Inc

Commission Action: The Commission approved Resolution No. PC 14-20, approving the modification to the median improvements and mitigation monitoring, and reporting program approved by Resolution No. PC 7-20 for Site Plan Review #1-19, Variance #1-20, And Tentative Tract Map #1-19.

Received and Filed

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

C. DECEMBER 8, 2020, MEETING (Continued)

(2) **Environmental Assessment #12-20, Conditional Use Permit #2-20, Modification to Site Plan Review #2-94**

The Planning Commission considered a request for approval of a conditional use permit, to allow for the continuation of an automobile service station and modification to an original site plan review for the remodel of the gasoline dispenser canopy and the addition of three gasoline pumps to the existing ARCO gasoline station located at 1001 West Artesia Boulevard, within in the General Commercial (C-3) zone, and direct staff to file a Notice of Exemption. (Click Here for Planning Commission Packet)

Project Location: 1001 West Artesia Boulevard (APN: 6111-022-033)

Applicant: A&S Engineering/ARCO AM/PM

Commission Action: The Commission approved Resolution No. PC 15-20, approving Conditional Use Permit #2-20 and Modification to Site Plan Review #2-94.

Received and Filed

ORAL COMMUNICATIONS

- (1) Malik Tariq Mahmood, sent an email that was read in English by Deputy City Clerk Becky Romero - *"Praying to God is the real protection. In the name of Allah the Gracious, The Merciful. This is Malik Tariq Mahmood Murabbi Silsilah (Religious Minister) of Ahmadiyya Muslim Community, Respected Mayor! I am so grateful to you and your team for giving me this opportunity. As everybody is worried because of Covid-19, apart from the precautions and the vaccine, we should turn to God. If he protects nothing can harm us and nothing can protect us if we aren't under his protection. I want to present a few words of a man of God, who was sent by God in this era as a non law bearing prophet, the promised Messiah and Imam Mahdi. I refer to Hazrat Mirza Ghulam Ahmad of Qadian, India, the founder of Ahmadiyya Muslim Community. His Holiness says: I say truly that if crying before God almighty is full of utmost humility, it moves his grace and mercy and draws them (towards the supplicator). I can say out of my own experience that I have felt the grace and mercy of God coming towards me, which comes in the shape of the acceptance of prayer. Indeed, I rather say that I have actually seen it, more so because I am ready to demonstrate the acceptance seen it, more so because I am ready to demonstrate the acceptances of prayer at all times. Let me present his words in Spanish language as well."*

Georgina Placido of the City Clerk's Office, read Mr. Mahmood's email in Spanish – *"Digo verdaderamente que si llorar ante Dios todopoderoso esta lleno de humildad extrema, mueve su gracia y misericordia y las atrae (hacia el suplicante). Puedo decir de mi propia experiencia que he sentido la gracia y la misericordia de Dios viniendo a mi, que viene en la forma de la aceptacion de la plegaria. De hecho, prefiero decir que realmente lo he visto. Mas aun proque estoy dispuesto a dar muestra de la aceptacion de la oracion en todo momento."*

So in my humble opinion we should pray to God more than before because his protection is the true one. May God protect every soul living in the world. Amen."

8. DEPARTMENTAL ITEMS

A. ADMINISTRATIVE SERVICES – No Items

8. DEPARTMENTAL ITEMS (Continued)

B. COMMUNITY DEVELOPMENT

- (1) PUBLIC HEARING: Environmental Assessment #7-20, General Plan Amendment #4-20, Zone Change #3-20 (Flynt GPA & ZC)
Applicant: City
- (a) RESOLUTION NO. 6486, Adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for General Plan Amendment #4-20 and Zone Change #3-20 for a property located at 1108 W. 141st Street.

RESOLUTION NO. 6486

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING A MITIGATED NEGATIVE DECLARATION AND MITIGATION AND MONITORING PROGRAM FOR GENERAL PLAN AMENDMENT #4-20 AND ZONE CHANGE #3-20 CHANGING THE LAND USE DESIGNATION AND ZONING OF PROPERTY LOCATED AT 1108 W. 141ST STREET FROM MEDIUM AND HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL TO GENERAL COMMERCIAL WITH A MIXED USE OVERLAY

- (b) RESOLUTION NO. 6487, Approving General Plan Amendment #4-20 changing the Land Use Designation of a property located at 1108 W. 141st Street from Medium Density Residential and High Density Residential to General Commercial with a Mixed-Use Overlay.

RESOLUTION NO. 6487

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT #4-20 CHANGING THE LAND USE DESIGNATION OF PROPERTY LOCATED AT 1108 W. 141ST STREET FROM MEDIUM AND HIGH DENSITY RESIDENTIAL TO GENERAL COMMERCIAL WITH A MIXED USE OVERLAY

- (c) ORDINANCE NO. 1824, Approving Zone Change #3-20 changing the Zoning of a property located at 1108 W. 141st Street from Medium Density Multiple-Family Residential (R-3) and High-Density Multiple-Family Residential (R-4) to General Commercial (C-3) with a Mixed-Use Overlay (MUO)
LOCATION: 1108 W. 141st Street
APPLICANT: Gardena LF, LLC

ORDINANCE NO. 1824

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING ZONE CHANGE #3-20 REZONING THE PROPERTY LOCATED AT 1108 W. 141ST STREET FROM MEDIUM (R-3) AND HIGH (R-4) DENSITY MULTIPLE FAMILY RESIDENTIAL TO GENERAL COMMERCIAL (C-3) WITH A MIXED USE OVERLAY (MUO)
(ZC#3-20; APN: 6115-0155-023)

8. DEPARTMENTAL ITEMS (Continued)**B. COMMUNITY DEVELOPMENT (Continued)**

- (1) PUBLIC HEARING: Environmental Assessment #7-20, General Plan Amendment #4-20, Zone Change #3-20 (Flynt GPA & ZC)

Applicant: City (Continued)

- (a) RESOLUTION NO. 6486 (b) RESOLUTION NO. 6487 (c) ORDINANCE NO. 1824 (Continued)

City Manager Osorio presented the Staff Report.

Senior Planner John Signo gave a PowerPoint Presentation.

Mayor Cerda opened the Public Hearing at 9:47 p.m.

Mayor Pro Tem Henderson asked if in the worst-case scenario, a hotel would be something we would welcome. Assistant City Attorney Kranitz clarified by saying a hotel is the most likely scenario for the location given that there is an economic incentive agreement. She mentioned that a restaurant may be built in conjunction with the hotel in that area.

Mayor Cerda commented that it is most likely that a hotel and sit-down restaurant will be in the location not a fast-food restaurant. Lisa Kranitz said that fast food was mentioned in the analysis because it has more impact and under CEQA you need to look for the biggest impacts. If a Denny's or Carrow's was to be the restaurant you would not have to do any more reviews because the worst-case scenario (the Drive-Thru) was already reviewed.

Council Member Kaskanian then asked if the casino decides to sell the two acres and the person decides to place a pharmacy there for example, are they required to build a sit-down hotel or sit-down restaurant? Assistant City Attorney Kranitz then responded by saying that they can build anything that is allowed in the C3 zone, but they may have to go back and do additional environmental review showing that it would not have any additional impacts. Senior Planner Signo then wanted to point out that there is a mixed use overlay on the property, so it does not rule out the residential development. Council Member Kaskanian asked if we are looking to put a hotel there and someone buys it and decided to put a drive-thru restaurant, are we able to say no? Assistant City Attorney Kranitz answered by saying no we cannot but there is an Economic Incentive Agreement that the Flynt organization would not sell the property for something that would not provide the return the City needs. City Manager Osorio then added that the Flynt firm has an existing Economic Assistance Agreement with the City in which it would be in their best interest in their potential buyers to agree to something that would be beneficial to the City. City Manager Osorio and Assistant City Attorney Kranitz both stated that the amount of money that it would cost to purchase the property would most likely eliminate the pharmacy, liquor store, etc.

Public Speaker: Zahid Ahmed, asked if there was a way to put a clause in that agreement to not allow an apartment building on that property. He mentioned he did not want to look like the City of Hawthorne because of all the apartment buildings.

Assistant City Attorney Kranitz responded to the public speaker by saying that the limitation would be by density and how many units are allowed. We do not discriminate between apartment housing and for sale housing because it may place the city in a lawsuit.

Public Speaker: Rudy Martinez, commented by saying that there should be a clause in there that would determine what would go on the property. He thanked Council Member Francis for standing up and Council Member Tanaka for playing devil's advocate.

Mayor Cerda then closed the Public Hearing at 10:15 p.m.

8. DEPARTMENTAL ITEMS (Continued)

B. COMMUNITY DEVELOPMENT (Continued)

- (1) PUBLIC HEARING: Environmental Assessment #7-20, General Plan Amendment #4-20, Zone Change #3-20 (Flynt GPA & ZC)
Applicant: City (Continued)

It was moved by Council Member Tanaka, seconded by Mayor Pro Tem Henderson, and carried by the following roll call vote to Adopt Resolution No. 6486 and Resolution No. 6487.

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

Ordinance No. 1824 was Introduced by Council Member Kaskanian

- (2) PUBLIC HEARING: Environmental Assessment #11-20, Zone Code Amendment #4-20
Project Location: Citywide
Applicant: City

- (a) ORDINANCE NO. 1821, Adding Chapter 18.57 to the Gardena Municipal Code allowing low barrier navigation centers in the Mixed-Use Overlay and Commercial Residential zones as a permitted use as required by State law. A low barrier navigation center assists homeless individuals by removing barriers to finding temporary housing. The Ordinance is exempt from CEQA.

ORDINANCE NO. 1821

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
GARDENA, CALIFORNIA ADDING CHAPTER 18.57 TO THE
GARDENA MUNICIPAL CODE RELATING TO LOW BARRIER
NAVIGATION CENTERS

City Manager Osorio presented the Staff Report.

Acting Community Development Director, Raymond Barragan gave a PowerPoint Presentation.

Mayor Cerda opened the Public Hearing at 10:20 p.m.

Mayor Pro Tem Henderson asked about it being exempt from CEQA and if that is because it is trying to help with homelessness. Assistant City Attorney Kranitz stated that it is exempt from CEQA because it is simply the law and it is going to happen. Council Member Tanaka asked if we voted on this, would it give us any control on the situation. Assistant City Attorney Kranitz then stated that if we complied it would only keep us in good standing with HCD. We would not get dinged if we were applying for a grant if we do not come in compliance.

Council Member Francis asked what a low barrier center would look like. Assistant City Attorney Kranitz state that she assumed it could be an apartment building, but it would provide services as well. The idea is that it is not just residential but helps the homeless people get permanent housing.

8. DEPARTMENTAL ITEMS (Continued)

B. COMMUNITY DEVELOPMENT (Continued)

(2) PUBLIC HEARING (Continued): Environmental Assessment #11-20, Zone Code Amendment #4-20

Project Location: Citywide

Applicant: City

(a) ORDINANCE NO. 1821 (Continued)

Council Member Tanaka mentioned that LA County has purchased hotels in which one is on our border. The program is called Home Key and run by PATH, a homeless organization. He asked if they could do that in our City as well. Assistant City Attorney Kranitz and Acting Director Barragan stated the requirements are very small and it could happen.

Council Member Kaskanian then asked if we have a chance to say no to this item. Assistant City Attorney Kranitz stated that this is a State mandate and essentially if we say no, they can still go forward with the low barrier centers in the City. She also mentioned that if we do not have compliant ordinances the state can limit the amount of grants we receive.

Public Speaker: Rudy Martinez, stated that when we present these ordinances that we should have more information. He then commended the Council for asking questions. He mentioned that the citizens are opposed to this. He then asked they if we can put our voice forward even if we get denied.

Mayor Cerda then closed the Public Hearing at 10:35 p.m.

Ordinance No. 1821 was Introduced by Council Member Tanaka

C. ELECTED & ADMINISTRATIVE OFFICES

(1) Approve City of Gardena Strategic Plan 2020-2023

City Manager Osorio presented the Staff Report.

Chief Fiscal Officer Raymond Beeman, Administrative Analyst III Mary Simonell, and Payroll Specialist Sarah Read gave a PowerPoint Presentation.

Mayor Pro Tem Henderson thanked the staff for the strategic plan as we move forward, and he appreciates that public safety is included. He then asked regarding performance indicators if it is possible to get some tools for us to track our progress regarding the strategic plan. City Manager Osorio responded by saying that we are tapping into Power BI which we will be using and improving that. He mentioned that metrics will be important and giving an actual data set to be able to evaluate how we are doing.

Council Member Tanaka commented by saying that staff did a great job, and he appreciates that we are forward thinkers. Council Member Kaskanian also commended staff for a job well done. Council Member Francis also thanked the staff and said it is important to have a form of assessment of how we are doing especially regarding customer service. City Manager Osorio responded by saying that if we have complaints it will be documented, and we will be a transparent City.

Public Speaker: Rudy Martinez, he questioned if the 2019 survey on Get Involved Gardena was the one the City is referring to.

8. DEPARTMENTAL ITEMS (Continued)

C. ELECTED & ADMINISTRATIVE OFFICES (Continued)

(1) Approve City of Gardena Strategic Plan 2020-2023 (Continued)

It was moved by Council Member Kaskanian, seconded by Mayor Pro Tem Henderson, and carried by the following roll call vote to Approve the City of Gardena Strategic Plan 2020-2023:

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

Noes: None

Absent: None

(2) RESOLUTION NO. 6488, Addendum to Resolution No. 6332, and Repealing Resolution No. 6466, Implementing Pay Cuts, Furloughs, and Freezes for Unrepresented / Confidential Positions

RESOLUTION NO. 6488

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ADDENDUM TO RESOLUTION NO.6332, AND REPEALING RESOLUTION NO. 6466, IMPLEMENTING PAY CUTS, FURLOUGHS, AND FREEZE FOR UNREPRESENTED/ CONFIDENTIAL EMPLOYEES

City Manager Osorio presented the Staff Report.

Public Speaker: Zahid Ahmed, stated that the City of Los Angeles is not backfilling 1,200 positions and the City of Torrance Police and Fire are reducing their budget with a hiring freeze. He thinks that the City of Gardena is not financially stable. He believes the City should start matching CalHR. He believes we should look at other cities and the state as an example.

Public Speaker: Rudy Martinez, mentioned that looking at the books we are spending 1.2 million on childcare and he does not understand that. He asked if we could spend locally, for example, our uniforms. He mentioned the spending on the Cal Cards. He mentioned they are spending \$20,000-\$25,000 on car repairs at the Police Department and if there are any repercussions for this.

Mayor Cerda said that this decision was not made lightly. Now that we are looking to reverse this back, she is sure we did not do this without really looking into it.

City Manager Osorio stated he thinks the next couple of items will speak for themselves. He mentioned our City is on a rebound and our staff have suffered enough. We have done good things and making sure our financials are good.

Mayor Pro Tem Henderson said that as folks do not understand, he suggested we do some more community events when things get better. He mentioned we are still freezing buy backs and not everything is restored yet but as far as staying on pace with surrounding cities, we are leading in some and behind in others. Our City is a little bit different because we can act on change a little quicker because we are a little bit smaller.

8. DEPARTMENTAL ITEMS (Continued)

C. ELECTED & ADMINISTRATIVE OFFICES (Continued)

(2) RESOLUTION NO. 6488 (Continued)

Mayor Cerda then addressed Mr. Martinez's comment by saying she understands he is seeing our warrant report and getting bits and pieces. But the best way to look at it is like a household budget, there are certain things you need to run your household. It is the same thing as with a City. She said we are doing extremely well. Furloughs and layoffs are not an easy thing to do and to bring them back within the same year is great. We have a team that analyzes the situation before we make this decision and we do not take it lightly.

It was moved by Council Member Tanaka, seconded by Council Member Francis, and carried by the following roll call vote to Adopt Resolution No. 6488:

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

Noes: None

Absent: None

(3) Approve Proposal of 18-Year Fresh Start of the Cities Unfunded Accrued Liability for Safety and Miscellaneous Plan Employees

City Manager Osorio presented the Staff Report.

Mayor Cerda commented that the positive thing about this is that we will be saving 51 million dollars over the next ten years.

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

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

Noes: None

Absent: None

(4) City of Gardena Audit Reports for Fiscal Year Ended June 30, 2020 Comprehensive Annual Financial Report (CAFR), Family Child Care and Municipal Bus Lines

City Manager Osorio presented the Staff Report.

Public Speaker: Rudy Martinez, said that regarding the 51 million that we will be saving, that is only a projected number we are getting. He then asked what is going to happen to the businesses that will go out of business and will that be considered. He also mentioned that he is still confused about the 1.2 million spent on childcare. He said he is specifically asking about childcare and what is that. Although the City is doing good, but the businesses and taxpayers are not in the same boat. He said there needs to be forward thinking on how we can help the citizens and the businesses.

Receive and Filed Audit Reports for Fiscal Year 2019-2020

(5) COVID-19 Update-

City Manager Osorio presented the update.

8. DEPARTMENTAL ITEMS (Continued)

D. PUBLIC WORKS

- (1) Approve Plans and Specifications, Award Contract to Onyx Paving Company, Inc., in the amount of \$543,000 for Local Streets Improvement 2018/2019, Various Locations, JN 946 and Approve Expenditures of remaining Project Budget as needed.

City Manager Osorio presented the Staff Report.

Council Member Kaskanian asked if the paving will cover the patches that were created by the water company. Principal Civil Engineer Kevin Kwak answered by saying that there are about 14 streets covered in this project. He mentioned that it may cover some areas but perhaps not all.

Council Member Tanaka mentioned that if they do work on the streets, they need to be brought back to at least close to what it was before. Principal Civil Engineer Kevin Kwak mentioned that what Council Member Tanaka said is accurate, but it is also pending the moratorium schedule. Our City standard is within five years they need to re-do the paving. It all depends on how old the pavements are. City Manager Osorio said as soon as the water company work is complete, we will address the condition of the streets.

Mayor Pro Tem Henderson asked where we advertised for this project. Principal Civil Engineer Kwak responded by saying we advertise in 3 locations: the Gardena Valley New, ARC Solutions, and also posted on the City website.

It was moved by Mayor Pro Tem Henderson, seconded by Council Member Tanaka, and carried by the following roll call to Approve Plans and Specifications and Award Contract:

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

E. POLICE – No Items

F. RECREATION & HUMAN SERVICES – No Items

G. TRANSPORTATION – No Items

9. COUNCIL ITEMS, DIRECTIVES & REMARKS

A. COUNCIL ITEMS – No Items

B. COUNCIL DIRECTIVES

Mayor Cerda

- (1) Asked if we could investigate joining organization “City Taking Back Local Control”. (Council Member Tanaka seconded it.)

Council Member Francis

- (1) Promote our food businesses a little more through social media. (Mayor Pro Tem Henderson seconded it.)
- (2) Start a job search for Community Development Director. (Did not receive a second)

9. COUNCIL ITEMS, DIRECTIVES & REMARKS (Continued)**C. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS**

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

- (1) Memo regarding the Bipartisan Emergency COVID Relief Act of 2020 – Possible Relief for the City
- (2) Memo regarding the MPOD Update.
- (3) Community Food Distribution on Thursday, December 17 at 1:00 pm at Gardena City Hall
- (4) Video Presentation of Operation Gobble- Helping Hands

D. COUNCIL REMARKS

- (1) COUNCIL MEMBER FRANCIS – Since the last meeting she attended the Veterans Day Celebration, she attended the Wobble Before Gobble, Gobble and said it was so much fun. Then, she also attended Senator Bradford's Turkey Giveaway, she attended the City of Gardena's Christmas Drive Thru Event. She was happy to see many residents that she had not seen in a long time and made a lot of children happy. Lastly, she volunteered at a lunch giveaway and mentioned it was a great event and that there are so many people in need and was happy that the City of Gardena can provide for those in need. As she reflects on 2020, she believes it is important to cherish connections with family and friends. We can have victory even during difficult times. She believed that just as good things come to an end that bad things also have an end, she also believes there's better days ahead and until then she wishes everyone to be safe, wear a mask, social distance and to have a Happy Holiday Season. She also wished her colleagues Happy Holidays.
- (2) COUNCIL MEMBER KASKANIAN – Since the last meeting he also attended the Turkey Giveaway, he was also at Rowley Park and attended the Wobble Before Gobble, Gobble he enjoyed dancing. Then, he attended the Christmas Drive-thru event on Friday and Saturday. He wished everyone Merry Christmas and Happy New Year. He mentioned that his family was hit by COVID and a few of his family members are in the hospital so he urges everyone to stay safe and wear a mask. Lastly, he wishes everyone, all his colleagues and all City of Gardena employees a Merry Christmas and Happy New Year.
- (3) COUNCIL MEMBER TANAKA– Since the last meeting he attended the Veterans Day Drive-thru event and commented it was a great event, he also attended an emergency Zoom meeting with the COG and it was related to our Orange County neighbors and they mentioned there is a protest going on regarding their reading numbers and how they are being pushed. Then, he attended the South Bay COG Board Meeting, he was at the City's Turkey Giveaway. He also mentioned he attended another special COG meeting about restaurant closures and shared there's issues on the way the South Bay and the restaurants are being punished and causing them to close, he states they are fighting that battle. After, he attended the Santa's Drive thru event on Friday and Saturday. He thanked Director Santin for a great event. Lastly, he attended the District 2 Zoom meeting and wanted to thank everyone from District 2 for being involved and mentioned it was a great meeting, he also joined the South Bay Steering Committee meeting and tried to sign up to the organ donating meeting and would like to encourage everyone to look into becoming an organ donor. He would like to thank the City Leadership, Directors, Staff and Volunteers, he stated that everyone makes us the jewel of the South Bay and thanks everyone for everything they do because no one does events like the City of Gardena. He is looking forward to a great 2021 and hopes this all will end soon.

9. COUNCIL ITEMS, DIRECTIVES & REMARKS (Continued)**D. COUNCIL REMARKS (Continued)**

- (4) MAYOR CERDA – Since the last council meeting, she attended the Veteran's Day Celebration, a special memorial for Toshio Hirai on the anniversary date of his passing, her monthly CCGA and Sanitation meeting through Zoom. She mentioned she helped at the Gardena-Carson Rotary Thanksgiving Dinner Giveaway and they helped over 250 LAUSD families have a Thanksgiving dinner. Then, she attended the City's Christmas Drive-thru on Friday and Saturday and received so many great compliments on the event. She thanked city staff and commented that our city does so many great events other cities do not, and it shows, and she is very proud. After, she attended the AQMD meeting and they had to elect a new board representative because the previous member would no longer be a Council Member. The new member elected was Council Member Richardson from the City of Long Beach. Mayor Cerda commented that the City of Gardena was the last vote for him to be elected so she is very excited and believes he will do a great job representing the City of Gardena and other cities as well in the AQMD. She also attended via Zoom, the South Bay Cities Conference of Realtors from an invitation from our City Clerk Mina Semenza. She thanked her and commented it was very well planned out and did such a great job hosting that many people. Later, that day she attended a CERT Zoom Holiday Party and she mentioned it was her first party she has attended through Zoom and it was interesting, she also attended the Finance Committee Meeting, and she is happy to hear that the city will save 51 million dollars. Lastly, she thanked everyone for everything they have done this year to all the residents, businesses, and staff. She thanked everyone that has helped the community by attending the City's events, donating food and money, and overall helping our community. She wished everyone Happy Holidays.
- (5) MAYOR PRO TEM HENDERSON – He wishes everyone Happy Holidays and urges everyone to celebrate safely, to wear a mask and practice social distancing. He congratulated all the retirees and wanted to ask everyone to please keep everyone that has contracted COVID in their prayers. He also wanted to thank all the community members that prayed and sent him cards, and also thanked Clint, Chief Saffell he also mentioned Stephany Santin had the kids do a get-well video for him and it was very touchy and made him cry. He also wanted to thank his Council colleagues for stepping up and attending all events he could not attend while he was hospitalized. Lastly, he wanted to thank everyone individually Mayor Cerda, Council Member Tanaka, Council Member Francis, Council Member Kaskanian, City Clerk Semenza, City Attorney Vasquez he thanked them for taking the time to reach out when he was not at his best. He mentioned he is at home recovering and was able to attend the South Bay Association of Realtors, District 2 meeting. He was in bed rest so could not attend Zoom meetings but said tonight he did feel energized and can go till the sun rises today he also attended the SCAG Legislative meeting and mentioned they started setting up their agenda for 2021 and they will really focus on housing issues. Again, thanked everyone for making him feel like family and he is getting better by the day.

10. ANNOUNCEMENTSMayor Cerda announced:

- (1) Community Food Distribution Drive Up for those in need on Thursday, December 17 at the City Hall Complex starting at 1:00 p.m. until the food runs out. Mayor Cerda wanted to make the note of the sponsors of the event: Give Gardena, GNC, and Saint Anthony's Padua.

11. REMEMBRANCES

Ms. Jeanette Ketchum; 73 years of age, former Records Technician with the Gardena Police Department from 2001 through 2005; Mr. Johnny Aguilar, 45 years of age, beloved uncle of Herson Coronado, Community Services Officer with the Police Department.

12. ADJOURNMENT

At 12:19 a.m., Mayor Cerda adjourned to the Closed Session portion of the City Council Meeting at 7:00 p.m. followed by the Regular City Council Meeting at 7:30 p.m. on Tuesday, January 12, 2021.

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



