

MINUTES
Regular Meeting of the
City of Gardena City Council
Tuesday, March 12, 2019

The regular meeting of the City Council of the City of Gardena, California, was called to order at 7:30 p.m. on Tuesday, March 12, 2019, 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 Rodney G. Tanaka; Council Member Mark E. Henderson; Council Member Art Kaskanian; and Council Member Dan Medina. Other City officials and employees present: City Manager Edward Medrano; City Attorney Peter L. Wallin; and City Clerk Mina Semenza; Deputy City Clerk Becky Romero was away on excused absence; and City Treasurer Ingrid Tsukiyama was not in attendance.

2. CLOSED SESSION – No Items

3. PLEDGE OF ALLEGIANCE & INVOCATION

A. PLEDGE OF ALLEGIANCE

Ariya Jones and Kameya Jones led the Pledge of Allegiance. Twin sisters Ariya and Kameya are students at Peary Middle School. They were selected because of their leadership skills, good grades, reliability and citizenship. They thanked the Council for inviting them to lead the Pledge of Allegiance and introduced their family members who had brought them to the meeting.

B. INVOCATION

The Reverend Nathaniel “Nate” Session, Senior Pastor of Enlightened Motorcycle Ministries, gave the Invocation.

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS

A. PRESENTATIONS

(1) Gardena Military Veteran Recognition to Honor Veteran Louis Leroy Fuller, who served in the United States Army. *Prior to presenting Mr. Fuller with the honors, Mayor Cerda spoke of how she has come to know Mr. Fuller, then Mayor Pro Tem Tanaka read a brief Biography. Mayor Cerda presented Mr. Fuller with a City of Gardena Veterans Commemorative Coin. Also, on behalf of California Assemblyman Al Muratsuchi, Mayor Pro Tem Tanaka read the text of a Certificate of Recognition for Mr. Fuller. Mr. Fuller was given an opportunity to speak, and appropriate photos were taken.*

(2) Certificate of Recognition to Mr. Luis A. Carrillo in appreciation of His Service to the Community as a Member of the City of Gardena Senior Citizens Commission.
– *Mr. Carrillo was not present at the meeting*

B. PROCLAMATIONS

(1) “AMERICAN RED CROSS MONTH,” March 2019
– *was accepted by Ms. Jannette Kim, Member of American Red Cross Board of Directors, Long Beach)*

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS (Continued)

C. APPOINTMENTS – *No appointments were made*

- (1) Council Appointments to Commissions, Committees, Board, and Council (Commission Appointees to be Ratified and Sworn in; Committees, Board and Task Force Appointees to be Ratified Only)
 - (a) Human Services Commission
 - (b) Planning and Environmental Quality Commission
 - (c) Recreation and Parks Commission
 - (d) Senior Citizens Commission
 - (e) Gardena Youth Commission
 - (f) Gardena Beautification Committee
 - (g) Gardena Economic 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) Approved: Minutes of
 - (a) City Council Regular Meeting, February 26, 2019
 - (b) Planning & Environmental Quality Commission Meeting, February 19, 2019
- (2) Approved: Affidavit of Posting Agenda on March 8, 2019

C. CITY TREASURER

- (1) Approved: Warrants / Payroll Registers
 - (a) March 12, 2019: Wire Transfer: 11756-11759, Prepay Nos. 153035-153042 and Check Nos. 153043-153231; for a total Warrants issued amount of \$1,399,225.60; Total Payroll Issued for March 1, 2019, \$1,591,786.84

D. CITY MANAGER

- (1) Approved: Personnel Report No. P-2019-05
- (2) Approved: RESOLUTION NO. 6365, Amending the List of Authorized Games and Authorizing the Play of Certain Games in Licensed Card Clubs

RESOLUTION NO. 6365

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING THE LIST OF AUTHORIZED GAMES AND AUTHORIZING THE PLAY OF CERTAIN GAMES IN LICENSED CARD CLUBS

5. CONSENT CALENDAR (Continued)

D. CITY MANAGER (Continued)

- (3) **Approved:** RESOLUTION NO. 6362, Authorizing the Examination of Sales, Use, and Transaction Tax Records

RESOLUTION NO. 6362

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AUTHORIZING EXAMINATION OF SALES, USE, AND TRANSACTION TAX RECORDS

- (4) **Approved:** RESOLUTION NO. 6367, Repealing Resolution No. 6268, and Adopting a New Conflict of Interest Code

RESOLUTION NO. 6367

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA REPEALING RESOLUTION NO. 6268, AND ADOPTING A NEW CONFLICT OF INTEREST CODE

- (5) **Approved:** RESOLUTION NO. 6358, Artesia Boulevard Landscaping Assessment District Renewal for the Fiscal Year Commencing July 1, 2019, and ending June 30, 2020

RESOLUTION NO. 6358

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ARTESIA BOULEVARD LANDSCAPING ASSESSMENT DISTRICT RENEWAL FOR THE FISCAL YEAR COMMENCING JULY 1, 2019, AND ENDING JUNE 30, 2020

- (6) **Approved:** RESOLUTION NO. 6359, Consolidated Street Lighting District Renewal for the Fiscal Year Commencing July 1, 2019 and Ending June 30, 2020.

RESOLUTION NO. 6359

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, CONSOLIDATED STREET LIGHTING DISTRICT RENEWAL FOR THE FISCAL YEAR COMMENCING JULY 1, 2019 AND ENDING JUNE 30, 2020

- (7) **Approved:** Authorize Construction Contract Change Order (CCO) in the amount of \$25,565.00 for the Rowley Park Tennis Court Resurfacing to Include Johnson Park Tennis Courts, JN 962

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

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

Noes: None

Absent: None

6. EXCLUDED CONSENT CALENDAR

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

A. MARCH 5, 2019, MEETING

(1) Site Plan Review #7-18, Vesting Tentative Tract Map #3-18.

A Request for site plan review and tentative tract map approval for the construction of nine new single-family homes in the Normandie Estates Specific Plan area per section 18.44.010.A and Title 17 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

Project Location: 1348 West 168th Street (APN # 6111-012-003)

Applicant: Maupin Development, Inc.

Commission Action: Commission Approved: PC Resolution No. 5-19, approving Site Plan Review #7-18 and Vesting Tentative Tract Map #3-18.

City Manager Medrano gave a Power-Point Presentation. There was some discussion regarding the color of the tiles that were being placed on the roof and the space between the two properties. City Manager Medrano stated that the tile colors would match the building and that development standards were met regarding the space; no variances were requested.

This Item was Received and Filed

ORAL COMMUNICATIONS

- (1) Ms. Kimberly Hatten, representative from the Junipero Serra High School: Gave miscellaneous news and updates.
- (2) Mr. Barney Toma, resident: Spoke about sidewalk repair and requested replacement and/or repair of the concrete in the easement area in front of his property.

8. DEPARTMENTAL ITEMS

A. ADMINISTRATIVE SERVICES – *No Items*

B. COMMUNITY DEVELOPMENT

(1) PUBLIC HEARING:

Project Location: 14031 South Vermont Avenue and 1017 West 141st Street

Applicant: KB Home Greater Los Angeles Inc.

- (a) PUBLIC HEARING: RESOLUTION NO. 6366, Approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for General Plan Amendment and Zone Change of 3.9 gross acres located at 14031 South Vermont Avenue and 1017 West 141st Street.

RESOLUTION NO. 6366

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 AND ZONE CHANGE OF 3.9 GROSS ACRES LOCATED AT 14031 SOUTH VERMONT AVENUE AND 1017 WEST 141ST STREET

(EA#13-18; APNS: 6115-017-036 and 6115-018-004)

8. DEPARTMENTAL ITEMS (Continued)

B. COMMUNITY DEVELOPMENT (Continued)

(1) PUBLIC HEARING: (Continued)

Project Location: 14031 South Vermont Avenue and 1017 West 141st Street
Applicant: KB Home Greater Los Angeles Inc.

(a) PUBLIC HEARING: RESOLUTION NO. 6366 (Continued)

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Medina, and carried by the following roll call vote to Approve Resolution No. 6366:

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

Noes: None

Absent: None

- (b) RESOLUTION NO. 6363, Approving General Plan Amendment #1-18 changing the land use designation of Property located at 14031 South Vermont Avenue and 1017 West 141st Street from General Commercial to Medium-Density Residential.**

RESOLUTION NO. 6363

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT #1-18 CHANGING THE LAND USE DESIGNATION OF PROPERTY LOCATED AT 14031 SOUTH VERMONT AVENUE AND 1017 WEST 141ST STREET FROM GENERAL COMMERCIAL TO MEDIUM-DENSITY RESIDENTIAL

(GPA #1-18; APNS: 6115-017-036 and 6115-018-004)

It was moved by Council Member Kaskanian, seconded by Council Member Medina, and carried by the following roll call vote to Approve Resolution No. 6363:

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

Noes: None

Absent: None

- (c) ORDINANCE NO. 1803, Approving Zone Change #2-18 changing the zoning of a 3.9 gross acre site at 14031 South Vermont Avenue, 1101 West 141st Street, and 1017 West 141st Street to Medium-Density Residential (R-3)**

ORDINANCE NO. 1803

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING ZONE CHANGE #2-18 CHANGING THE ZONING OF A 3.9 GROSS ACRE SITE AT 14031 SOUTH VERMONT AVENUE, 1101 WEST 141ST STREET, AND 1017 WEST 141ST STREET TO MEDIUM-DENSITY RESIDENTIAL (R-3)

(ZC#2-18; APNS: 6115-017-036 and 6115-018-004)

Community Development Manager Raymond Barragan gave a Power-Point Presentation.

Mayor Cerda opened the Public Hearing at 8:17 p.m. and asked if there were any comments.

8. DEPARTMENTAL ITEMS (Continued)

B. COMMUNITY DEVELOPMENT (Continued)

(1) PUBLIC HEARING: (Continued)

Project Location: 14031 South Vermont Avenue and 1017 West 141st Street

Applicant: KB Homes Greater Los Angeles Inc.

(c) ORDINANCE NO. 1803 (Continued)

Speaker: Ms. Rebecca Gonzalez, resident: Spoke in support of the project. She thanked KB Home for their cooperation in working with the residents and hearing their concerns.

There was discussion which included Mayor Cerda and Council Members regarding where these new homeowners would go for recreation, the egress and ingress on the property and if the Applicant will be using local vendors for materials. Community Development Manager Barragan stated the Applicant is required to pay a \$837,461 park-in-lieu fee, and a \$1,000 per unit development fee. He continued to say that there is an on-site Tot Lot and common open space area as well, and the egress and ingress would be off the cul-de-sac. It was also discussed that, in past years, this area was nothing but commercial, which included card clubs and bars. So, by bringing in this new development, our community could have a greater quality of life in which to live, work and play.

The Applicant spoke and thanked the City for allowing them to come in and do another project in Gardena and stated that they do use local contractors for most of the work. Mayor Cerda said that she really appreciates that they reached out to the community to hear their concerns.

Mayor Cerda closed the Public Hearing at 8:27 p.m.

Ordinance No. 1803 was introduced by Council Member Henderson

C. ELECTED & ADMINISTRATIVE OFFICES

(1) Approval of Contract with California Consulting Services, Inc. for Grant Writing Services.

City Manager Medrano presented the Staff Report.

There was discussion among the Council Members commending our City Manager and staff for recognizing that there was a need for this service. It was also discussed that, if we are awarded contracts, the grant writer would get a percentage of the grant, which is standard practice. City Manager Medrano thanked Administrative Services and Department Heads for all their input.

It was moved by Council Member Medina, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Approve the Contract with California Consulting Services, Inc.:

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

Noes: None

Absent: None

8. DEPARTMENTAL ITEMS (Continued)

D. GENERAL SERVICES

(1) Award Contract to CEM Construction Corporation, in the amount of \$311,175.00 for:

(a) Pedestrian Safety Improvement 2018/2019, Various Locations JN 947; and

(b) Sidewalk Replacement 2018/2019, Various Locations, JN 948; and

Approve Expenditures of Remaining Project Budget, as needed.

City Manager Medrano presented the Staff Report.

There was discussion among the Council Members and City Manager Medrano regarding if the recycling clause will apply, if we used Planet Bids, and if a sign could be put up on projects such as these, to let our residents know that this project is being paid by Measure R Funds or whatever funds it may be. City Manager Medrano stated that, yes, all the diversion requirements do apply, this did not go to Planet Bids, and yes, we can put up signage showing paid for by Measure R funds, so our community won't think that general fund monies are being used.

It was moved by Council Member Kaskanian, seconded by Council Member Henderson, and carried by the following roll call vote to Award the Contract to CEM Construction Corporation and Approve Expenditures of Remaining Project, as needed:

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

(1) Council Member Kaskanian asked, if the trains in our city have a curfew?

C. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

City Manager Medrano gave a verbal report of information to follow-up matters that had been directed or requested by the Mayor and Members of Council. Written reports had already been provided to the Council via copies in their regular mail packets. Those items are as follows:

(1) Information Memo regarding status update on 1341 W. 168th Street;

(2) Hazardous Waste Event Saturday, March 23, at Johnson Park in Gardena;

(3) Community Survey; and

(4) Signs will be placed in the community to inform residents and visitors of projects and where their tax dollars are being spent.

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

- (1) COUNCIL MEMBER MEDINA – since the last Council Meeting, he attended Coffee with Assembly Member Al Muratsuchi, along with some fellow Council Members. He reported that there was good exchange of information and vibrant conversations. After that, he attended the Cymbidium Show at the Community Center. He attended a West Basin Water Association meeting and reported that the snow pack is at 180% in the Sacramento area and 160% around the Colorado River. He said that the problem in California is trying to figure out where the waters will be placed. He attended the 1st Anniversary of Southern California Inka Lions Club, which is from Peru. He attended the Southern California Association of Governments meeting and shared that they had a nice presentation from Monrovia on how they teamed up with Lyft and offered residents rides for 50 cents each way. He said he had the pleasure of attending the Holly Park Homeowners Association meeting, where he made a presentation regarding a resolution on the subject brought up by Mr. Toma (during Oral Communications), regarding parkways and city properties. He thanked General Services Director Joe Cruz for supplying the informational materials he was able to distribute. He attended the Metropolitan Service Council and shared that they are opening three more bus lines and three more rail systems to accommodate the South Bay Area. He thanked all the members of the Council who attended various meetings with him.
- (2) COUNCIL MEMBER KASKANIAN – since the last Council Meeting, he attended a Los Angeles County League of California Cities meeting. He said it was a great meeting with reports cities across the state that suffered wide spread destruction due to natural disasters. He reported there were explanations about how the flash flood occurred, information about the Holy Fire, and about how the heavy storm wiped out a whole school. He said he also learned that Los Angeles County has the largest underground oil reservoir in the world. He said at one point there were 200,000 oil wells in California. Most wells are covered but said there are still about 900 wells capped improperly. He also learned that, if there were a well in front of or behind your house, the state has a program to help cover it properly. But, unfortunately, if the well is under a house, the house will need to be demolished. He said that if the Council would like more information, Director of California Department of Conservation, David Bond, would be more than willing to come and educate them.
- (3) MAYOR PRO TEM TANAKA – he thanked Council Member Kaskanian for attending the League of California Cities meeting for him. He attended Coffee with the Cop and the Cymbidium show. He said he went to the blood drive but unfortunately, he hadn't made an appointment and there was a 2-hour wait so he decided he will have to go to the next one.
- (4) MAYOR CERDA – she reported that she forgot to mention at the last Council Meeting that one of the Gardena's Youth Commissioners invited her to an event at Southwest Community College which she attended the day of the last Council Meeting. She said the event was a forum held in memory of Ms. Odessa Cox, and the struggle she went through to get a community college in the LA area. She shared a brief story of how the Southwest Community College came to be. She attended the Safe, Supportive and Successful Schools forum held at Gardena High School. She said there were about 250 parents present. She thanked the Chief of Police, as well as Officer Villanueva, for coming out to speak at the forum, as well. She attended the 2020 Census Complete Count meeting held in the Gardena Council Chamber. She said she learned about what to do and to share the importance of participating in the census. She announced there will be more meetings to come. She attended the Coffee with a Cop at Starbucks on February 28th. Later that day, she attended the South Bay Cities Council of Governments 20th Annual General Assembly in the City of Carson. She stated several Department Heads were in attendance, as well as the City Manager. She reported she learned a lot of great information regarding senior village communities and blue zones. She spoke highly about Dr. Patrick Soon-Shion and shared she reached out to him to come to the City of Gardena. She...

9. COUNCIL ITEMS, DIRECTIVES, & REMARKS (Continued)**D. COUNCIL REMARKS (Continued)****(4) MAYOR CERDA (Continued)**

...attended the 32nd Annual Cymbidium Orchid Show. She also attended the Gardena Evening Optimist Club meeting along with Council Member Henderson. The next day she attended the Consumer Fraud Summit put on by Jackie Lacey, held in the city of Alhambra. She asked the City Manager to do a consumer fraud workshop in the City of Gardena. She informed that if you get the phone numbers of the fraudulent calls, they could be reported, and have them shut down in a matter of minutes. Later that day, she attended the City of Hawthorne's State of the City Address. Then, last Friday, she attended an event hosted by the First Lady of Sierra Leone, who came to Southern California for an initiative called Hands Off Our Girls. She attended a birthday celebration for Regina Napper, who is a retired RN nurse and who currently has a great organization to help homeless people in Los Angeles and Riverside Counties. She said she thanked Ms. Napper for her continued service. She then shared some information about disguised pot edibles. She said she saw something a cautionary article in one of the ADAAP Magazines showing what looked like a bag of Hot Cheetos, but it's called Weedos. She advised parents to be vigilant and keep watch regarding this sort of illegal product, so they don't get in the hands of their children.

- (5) COUNCILMEMBER HENDERSON – asked Mayor Cerda, when closing the meeting, to pray for the families that were lost in the plane crash in Ethiopia for the 157 people who were lost. He said the 2020 Census Count meeting was very enlightening and very important for our community regarding recognizing and accounting for themselves in the community. He attended the Coffee with Assembly Member Al Muratsuchi. He attended the Cymbidium Show and bought an orchid but it's already dead as those plants don't like cigar smoke. He was at the Gardena Evening Optimist Club with Mayor Cerda; that it was very enlightening and entertaining. He shared there was a presentation by a group called Close-Up where they provide scholarship opportunities for students to see government up close. This year two students from Gardena High school and their AP Government teacher were present. He attended the Holly Park Homeowners Association meeting and told Council member Medina that he did "a great job." He reminded the community to use Gardena Direct to get bulky items (illegal dumping) removed. He attended the Greater Los Angeles African American Chamber of Commerce Dinner at the J.W. Marriott. He had his committee meeting at Compton College where they work with formerly- incarcerated students as they transition back into society. He said that Compton College received an award from the State Chancellors' Office.

10. ANNOUNCEMENTS

Mayor Cerda announced:

- (1) A Community Survey is being conducted regarding community priorities;
- (2) Free Hazardous & Electronic Waste Recycling Round up, Saturday, March 23, 2019, 9:00 am. to 3:00 p.m. at Arthur Johnson Park; and
- (3) State of the City address, in conjunction with the Police Community Forum, March 21, 2019, at 6:00 p.m. In lieu of the traditional sale of raffle tickets they are asking for donations of non-perishable food items to help replenish the Gardena food pantry.

11. REMEMBRANCES

The 150 lives that were lost, in the tragic Ethiopian airlines plane crash.

12. ADJOURNMENT

At 9:10 p.m., Mayor Cerda adjourned the Gardena City Council Meeting to the next Regular City Council Meeting, at 7:00 p.m., on Tuesday, March 26, 2019.

MINA SEMENZA

City Clerk of the City of Gardena and

Ex-officio Clerk of the Council

APPROVED:



Tasha Cerda, Mayor

By:



Becky Romero, Deputy City Clerk