

MINUTES
Regular Meeting of the
Gardena City Council
Tuesday, November 8, 2022

The Regular Meeting Notice and Agenda of the Gardena City Council of the City of Gardena, California, was called to order at 7:07 PM on Tuesday, November 8, 2022, in the Council Chamber at City Hall 1700 West 162nd Street, Gardena, California.

1. ROLL CALL

Present: Mayor Tasha Cerda; Mayor Pro Tem Paulette C. Francis; Council Member Mark E. Henderson; Council Member Rodney G. Tanaka; and Council Member Wanda Love; Other City Officials and Employees present: City Manager Clint Osorio; City Attorney Carmen Vasquez; and City Clerk Mina Semenza.

At 7:08 p.m., the City Council recessed into Closed Session with the following in attendance: Mayor Tasha Cerda; Mayor Pro Tem Paulette C. Francis; Council Member Mark E. Henderson; Council Member Rodney G. Tanaka; Council Member Wanda Love. Other City Officials and Employee present; City Attorney Carmen Vasquez.

PUBLIC COMMENT ON CLOSED SESSION - None

2. CLOSED SESSION

2.A CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9 (One [1] Matter)

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

Mayor Cerda reconvened the meeting to the Regular Open Session at 7:39 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 was any reportable action from Closed Session, she stated that, Item 2.A there was no reportable action was taken.

3. PLEDGE OF ALLEGIANCE

Benjamin Ashley and Grayson Gales led the Pledge of Allegiance. Both attend Chapman Elementary School. Both Benjamin and Grayson were chosen to represent Chapman's 5th graders for following the Chapman Bear Pledge of being safe, respectful, and responsible!

4. INVOCATION

Pastor Kevin Moore, Lead Pastor of Restoration Church, gave the Invocation.

5. PRESENTATIONS

5.A Gardena Military Veteran Recognition to Honor Veteran George Villa, who served in the U.S. Navy. He was chosen at the recommendation of Mayor Tasha Cerda.

Mayor Cerda read a brief Biography; then Mayor Pro Tem Francis presented Mr. Villa with a City of Gardena Veterans Commemorative Coin. Mr. Villa was given an opportunity to speak and appropriate photos were taken.

- 5.B "State and Federal Advocacy Update for the City of Gardena" – **Power Point Presentation was given by Niccolo De Luca, Vice-President of Townsend Public Affairs, Inc.**

Mayor Cerda asked for clarification of Townsend involvement in the process; who is responsible for getting the money because she thought it was Senator Bradford, Congresswoman Waters, etc.; and is the agency the one that takes the project forward, and how often do they follow-up. Mr. De Luca answered all her questions and stated that it was a collaborative effort.

Council Member Henderson asked, have they started any discussions about any insight that they may be looking for moving forward or getting an understanding of what is going to be addressed, such as sustainability, electric vehicles, or infrastructure. Mr. De Luca explained what he has been working on and answered all his questions.

Mayor Pro Tem Francis complimented our staff for doing an outstanding job. Also, asked Mr. De Luca to explain what his position in the process is and if he works closely with the Legislature. Mr. De Luca explained his involvement in the process.

6. PROCLAMATIONS

- 6.A **United Against Hate Week - was accepted by Pascale Cardozo, Representative of LA vs Hate**
- 6.B "2022 Small Business Saturday, November 26, 2022" - **was proclaimed by Mayor Cerda**

7. APPOINTMENTS

Gardena Economic Business Advisory Commission - Gilbert Bernal, Jr.
- was Appointed by Mayor Pro Tem Francis

Gardena Economic Business Advisory Commission - Kale Morita
- was Appointed by Council Member Tanaka

Mayor Cerda congratulated both Commissioners and asked if they were present and are welcome to say a few words.

Mr. Morita thanked Council Member Tanaka for his kind words and thanked all Members of the Council for this opportunity.

It was moved by Mayor Pro Tem Francis, seconded by Council Member Love, and carried by the following roll call vote to Appoint Gilbert Bernal, Jr., and Kale Morita to the Gardena Economic Business Advisory Commission:

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

8. CONSENT CALENDAR

8.A Waiver of Reading in Full of All Ordinances Listed on This Agenda and that they Be read by Title Only
CONTACT: CITY CLERK

8.B Approve Minutes:
Regular Meeting of the City Council, October 25, 2022
CONTACT: CITY CLERK

8.C Approval of Warrants/Payroll Register, November 8, 2022
CONTACT: CITY TREASURER

November 8, 2022: Wire Transfer: 12263-12266; Prepay: 169470; Check Nos: 169471 -169618 – for a total Warrants issued in the amount of \$2,041,485.65; Total Payroll Issued for November 4, 2022: \$1,728,446.44.

8.D Personnel Report P-2022-20 11-08-22
CONTACT: HUMAN RESOURCES

8.E RESOLUTION NO. 6608, Re affirming Proclamation and Resolution No. 6441, which declared the Existence of a Local Emergency
CONTACT: CITY MANAGER

RESOLUTION NO. 6608

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

8.F Authorize Agreement Extension with Project Partners, Inc. in the amount of \$160,000 for Temporary Engineering Staff Augmentation.
CONTACT: PUBLIC WORKS

It was moved by Mayor Pro Tem Francis, seconded by Council Member Love, and carried by the following roll call vote to Approve all Items on the Consent Calendar with the exception of Item 8.F:

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

9. EXCLUDED CONSENT CALENDAR

- 8.F PUBLIC WORKS - Authorize Agreement Extension with Project Partners, Inc. in the amount of \$160,000 for Temporary Engineering Staff Augmentation - **Item pulled by Mayor Pro Tem Francis**

Mayor Pro Tem Francis asked if this Item is an extension to the existing Consultant Agreement; and how often are updates provided. City Manager Osorio explained the agreement and answered her questions.

Council Member Henderson asked are their payments to hit certain milestones? How do we gauge the level of completion? He stated if the goal is that they complete all of these projects. City Manager Osorio answered all questions.

It was moved by Mayor Pro Tem Francis, seconded by Council Member Henderson, and carried by the following roll call vote to Approve Item 8.F:

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

Noes: None

Absent: None

10. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

10.A November 1, 2022 MEETING

Extension Request for Tentative Parcel Map No. 82410 (PM #1-18)

The Planning Commission considered a request for extension of time of Tentative Parcel Map No. 82410, to subdivide a 17,221 square foot property at 15906-15908 S. Manhattan Place creating two separate parcels in the Low-Density Multiple-Family Residential (R-2) zone, consistent with Title 17 and Title 18 of the Gardena Municipal Code and filing of a Notice of Exemption.

Commission Action: The Planning Commission approved the extension request for Tentative Parcel Map No. 82410 (PM #1-18), by vote of 4-0-0, approving a 12-month extension of time for the tentative map.

City Council Action: Receive and file or Call for Review (By way of two votes from the City Council).

This Item was Received and Filed.

11. ORAL COMMUNICATIONS

- 1) Andrea Simental – Manager of Masao Library; came to give updates representing Satow and Mayme Library
- 2) Traci Saruwatari – representative of AADAP provide an update on Rx Take back event; collected 170 pounds of unused and expired medications. She stated that it is important that residents participate to keep our residents and community safe. This Thursday, 11/10 Passport to Wellness event at GHS educating families on substance abuse, mental health, there is going to be some interactive event talking about fentanyl for all families and residents in Gardena

12. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES

- 12.A Approve Health Benefits Third-Party Administrator (TPA) Professional Services Agreements with Pinnacle Claims Management, Inc. for \$498,571 and Rightway Healthcare Inc, for \$ 63,999.

City Manager Osorio presented the Staff Report.

No Public Speakers.

Mayor Pro Tem Francis asked the following: what a care navigator/coordinator was and if it was already included with the healthcare provider; If they were gatekeepers; If they have a network of doctors; Why a care navigator/coordinator was needed; and asked if there was a care navigator at Pinnacle.

City Manager Osorio responded a care coordinator was like a concierge service. Tom Quirk, our broker with Alliant, explained that considering the poor services we experienced from HealthNow, they explored care navigator as part of a process and that our HR team was interested in the idea of a care coordinator, especially since there were savings involved.

Kelly Liebman, from Rightway Healthcare Inc., answered Mayor Pro Tem Francis' questions and explained that it was a dedicated resource so people can use healthcare efficiently. She also explained there will be a nurse/clinician who is dedicated to the City of Gardena.

Council Member Love asked the following: about dedicated doctors for the City of Gardena, how many other cities are they dedicated to; how long has the City had a contract with HealthNow; How many cities were also self-insured; Has the City checked other options besides the two options we currently have.

City Manager Osorio answered Council Member Love's questions and explained that the current plans work and haven't heard many complaints.

Steve Mangapit of Pinnacle answered Mayor Pro Tem Francis' question.

Administrative Services Director Ray Beeman and City Manager Osorio shared that we were saving money by receiving an a la carte model, and no additional charges will be made to employees.

It was moved by Council Member Tanaka, seconded by Council Member Henderson, and carried by the following roll call vote to Authorize and Execute Professional Services Agreement with Pinnacle Claims Management, Inc and 2) Authorize and Execute Professional Services Agreement with Rightway Healthcare Inc:

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

Noes: None

Absent: None

13. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

- 13.A PUBLIC HEARING: RESOLUTION NO. 6609: A RESOLUTION OF THE CITY OF GARDENA, CALIFORNIA, AUTHORIZING THE APPLICATION AND ADOPTING THE PLHA PLAN FOR THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM

RESOLUTION NO. 6609

A RESOLUTION OF THE CITY OF GARDENA, CALIFORNIA, AUTHORIZING THE APPLICATION AND ADOPTING THE PLHA PLAN FOR THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM

City Manager Osorio presented the Staff Report.

Mayor Cerda opened the Public Hearing at 8:55 p.m. and asked if there were any comments from the public.

No Public Speakers.

Senior Planner, Amanda Acuna was present and available for any questions.

Mayor Pro Tem Francis asked the following: How does this fit into our housing element; When you speak of affordable housing what are the guidelines; Is there any way we could help the homeless or work with our homeless strategic plans; Is there anything in there for rehab or to keep people from becoming homeless? Senior Planner Acuna answered all her questions.

There was no further comment, Mayor Cerda closed the Public Hearing at 8:58 p.m.

It was moved by Mayor Pro Tem Francis, seconded by Council Member Henderson, and carried by the following roll call vote to Open the Public Hearing, receive comments from the public and Authorize staff to file the application and adopting the PLHA plan for the Permanent Local Housing Allocation Program:

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

Noes: None

Absent: None

- 13.B Short Term Rentals for Lodging in the City

City Manager Osorio presented the Staff Report.

Greg Tsuijuchi made a presentation on all the data collected by Rentalscape.

The following people came into the meeting and spoke in favor of keeping Airbnb's in the City: Jordan Mata, Marya Wrightsman, Kathleen Tsai, Yegor Kochetov, Vera Povetina, Celina Mendez.

City Clerk Mina Semenza, noted for the record the email received regarding STRs and have been forwarded to the City Council.

Council Member Love asked the residents to please understand whatever choice and decision the council makes; their job is to do what is best for the City as a whole.

Mayor Pro Tem Francis received clarification as to what will be taking place at tonight's meeting, and the process.

Council Member Tanaka said we need to look out for our entire city and not just a specialty group. He said they were there to try and provide something that is beneficial for everybody.

Council Member Henderson said the money and time spent to get the report/data is very beneficial. He appreciated the presentation. He said their job is to make sure they can craft an ordinance that will have some middle ground.

Mayor Cerda said she was more concerned about the entire city and the quality of life for the residents. She said they will make sure it's fair for everyone.

There was a lengthy discussion which included all members of the City Council, City Manager Osorio, City Attorney Vasquez, Assistant City Attorney Kranitz, CDD Director Greg Tsujiuchi, and Senior Planner Amanda Acuna. The discussion included the following: directions given to staff for drafting an ordinance regarding short term rentals (STRs) by reaching a consensus for various regulations. They reached a consensus to charge business license and permitting fees for short term rentals. (1) Limiting types of properties that can be rented: consensus on single family (whole unit); consensus on duplexes; consensus on maximum of one unit on any property over a duplex; consensus on not treating single-family home, townhomes and condos the same; consensus on not allowing short term rentals in condos; consensus for STRs in R-1 zone; consensus for STRs in R-2 zone; consensus for not allowing STRs in R-3 zone; consensus for not allowing STRs in R-4, mixed-use, and new housing overlay zones (higher density zones). (2) Limiting number of total STRs in the City at any one time: consensus to limit; Consensus on limiting to 100 STRs; Consensus to do a lottery every year if over 100. (3) Allowing home share only: consensus to allow home share. (4) Requiring STR be a primary residence: Consensus for it to be a primary residence for at least one year. (4) Limiting the number of rental days allowed per year, per applicant: Consensus not to limit. (5) Limiting number of people per bedroom: Consensus for four people per room. (6) Insurance: City Attorney will provide a recommendation for insurance and will make it a requirement. (7) Requiring minimum days: consensus for "no" minimum days. (8) Parking requirements: consensus to require one on-site parking per reservation. (9) Posting of contact information: consensus for owner to post information for neighbors. (10) Subleasing: consensus for not allowing subleasing of rental units. (11) Requiring vehicle logs for renters: Consensus on requiring owner to keep log of vehicles. (12) Notification to adjacent property owners/lessee: Consensus to notify 75 feet radius. (13) Consensus to have a safety standard in place. (14) Consensus to come up with a verification process for owner. In case of penalty for perjury, consensus to revoke a license permanently. (15) Consensus to revoke a license if three sustained complaints have been received within one year. (16) Parties: Consensus for no parties (indoor/outdoor) anytime including weddings.

City Attorney Vasquez informed the Council that Planning Commission will present a recommendation and will bring it back to Council for the first reading, and after two weeks, will be the second reading of the Ordinance.

- 13.C New Fortunetelling Permit - #2 Psychic Reading & Meditation Center 1602 Artesia Boulevard Unit F Gardena, California 90248

City Manager Osorio presented the Staff Report.

Item was tabled to the December 13, 2022, City Council Meeting.

It was moved by Council Member Love, seconded by Mayor Pro Tem Francis, and carried by the following roll call vote to Table Item to the December 13, 2022, City Council Meeting:

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

14. DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES

- 14.A COVID-19 Update

City Manager presented the update.

No Council comments.

15. DEPARTMENTAL ITEMS – POLICE - No Items

16. DEPARTMENTAL ITEMS - PUBLIC WORKS - No Items

17. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES - No Items

18. DEPARTMENTAL ITEMS – TRANSPORTATION

- 18.A Award Construction Contract for GTrans Dispatch Remodel, Project JN512, to Ambit Construction & Design, Inc. for \$436,505, and Authorize a Project Total of \$545,631, and Declare California Environmental Quality Act (CEQA) Exemption

City Manager Osorio presented the Staff Report.

City Clerk Mina Semenza, noted for the record the email received from Ambit Construction & Design, Inc., and was forwarded to the City Council.

Public Speaker: Akbar Aly of Ambit Construction & Design, Inc., stated that he was present for only responses to any objections.

Council Member Henderson asked about the discrepancy between bidders. City Manager Osorio answered his question by saying there were no concerns.

Mayor Pro Tem Francis stepped away from the dais.

It was moved by Council Member Tanaka, seconded by Council Member Henderson, and carried by the following roll call vote to Award Contract and Declare CEQA Exemption:

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

- 18.B Approve Purchase and Installation of Furniture for GTrans Dispatch Remodel from D & R Office Works for \$49,331.99

City Manager Osorio presented the Staff Report.

No Public Speakers.

Mayor Pro Tem Francis complimented Direct of Transportation, Ernie Crespo for a well written report.

It was moved by Council Member Love, seconded by Council Member Henderson, and carried by the following roll call vote to Approve Purchase:

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

- 18.C Approve Purchase and Installation of Control Room Console for GTrans Dispatch Remodel from Tresco Consoles for \$48,932.67

City Manager Osorio presented the Staff Report.

No Public Speakers.

No Council comments.

It was moved by Council Member Love, seconded by Mayor Pro Tem Francis, and carried by the following roll call vote to Approve Purchase:

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

19. COUNCIL ITEMS - None

20. COUNCIL DIRECTIVES

Mayor Pro Tem Francis

- 1) Regarding the Gardena Boulevard Revitalization Project – She requested either the Economic Development Manager or CDD Director to produce a detailed plan; including how to get businesses involved, identify stakeholders,

guidelines/procedures, and when the meetings will occur – **was seconded by Council Member Henderson**

Council Member Henderson

- 1) LA County Chief Sustainability Office Plan – asked if we could take a look at their plan and see what would work for Gardena – **was seconded by Council Member Tanaka**

21. 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 Homeless Plan update, as requested by Mayor Pro Tem Francis.
2. Memo from the Gardena Police Department which has stats and event updates.
3. Video presentation highlighting the Recreation and Human Services Department current and future events.
4. City Manager Osorio reminded everyone that this year marks our 3rd consecutive year of being nominated as Most Business-Friendly City by the LEDC with population over 50,000. We are going up against Norwalk, Carson and Santa Clarita.
5. City Manager Osorio wished Council Member Love a Happy Birthday.

22. COUNCIL REMARKS

1. COUNCIL MEMBER TANAKA - Since the last Council Meeting Council Member Tanaka chartered a new Kiwanis Club in Gardena. Council Member Tanaka attended the SBCCOG Homeless Task Force, 50th Birthday of an officer, judged bookmarks at the Gardena Mayme Dear library, and John Donato's celebration of Deputy Grand Exalted with the San Pedro and the South-Central District. Council Member Tanaka will be attending a funeral service for a friend that lost their two-month-old. Lastly, wished everyone a Happy Veteran's Day.
2. COUNCIL MEMBER LOVE - Since the last Council Meeting Council Member Love attended the open house for Human Services, City Employee Breakfast, Ministerial Luncheon, and the South Bay Workforce Investment Board 27th Annual Award Dinner.
3. COUNCIL MEMBER HENDERSON - Since the last Council Meeting Council Member Henderson attended LA Business Federation Responsible Governance Committee meeting, meeting on zero emission vehicles, Seniors Lunch, SCAG Reginal Council Meeting, and South Bay WIB Dinner. Council Member Henderson recognized all the Veteran's for their services and invited everyone to join him on Friday as they are recognized.
4. MAYOR CERDA - Since the last Council Meeting Mayor Cerda attended a meeting with the new State Senator Ben Allen. Mayor Cerda also attended the funeral services for former City Treasurer Ingrid Tsukiyama, SBWIB 27th Annual Awards Ceremony, met with City View development and GEBAC Commissioner Gene Hale and discussed about local hire.

5. MAYOR PRO TEM FRANCIS - Since the last Council Meeting Mayor Pro Tem Francis drove by the Fall Carnival. Mayor Pro Tem Francis shared she did not stop by Freeman Park scare zone because of the scary nurse. She also attended the memorial for Ingrid Tsukiyama. Mayor Pro Tem Francis wished everyone a Happy Veterans Day, encouraged everyone to attend Friday's program. She also shared the Mayme Dear Library will be providing activities for the youth and children during Thanksgiving break.

23. ANNOUNCEMENT(S)

Mayor Cerda announced:

- 1) Passport to Wellness, Thursday, November 10, 2022, from 5:00 p.m. – 6:30 p.m. taking place at Gardena High School which is located at 1301 W. 182nd Street. Encouraging parents and kids to come out.
- 2) Fall Job Fair, Wednesday, November 16, 2022, at 1:00 p.m. – 5:00 p.m., located at El Camino College 16007 Crenshaw Blvd., Park in Parking Lot C.
- 3) Etch & Catch Event, November 19, 2022, from 9:00 a.m. – 1:00 p.m., at the West parking lot, behind the Gardena Police Department.
- 4) Gardena Hiring Event, December 8, 2022, from 9:00 a.m. – 1:00 p.m., at the Nakaoka Community Center.

24. REMEMBRANCES - None

25. ADJOURNMENT


At 12:00 a.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 13, 2022.

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