

**CITY OF SOUTH GATE
REGULAR CITY COUNCIL MEETING
MINUTES
TUESDAY, OCTOBER 22, 2019**

CALL TO ORDER M. Belén Bernal, Mayor called a Regular City Council meeting to order at 6:42 p.m.

INVOCATION Pastor Ernesto Trejo, South Gate Church of Christ

PLEDGE OF ALLEGIANCE Alexis Hernandez, Police Property Specialist

ROLL CALL Carmen Avalos, City Clerk

PRESENT Mayor M. Belén Bernal, Council Member Al Rios, and Council Member Maria Davila; City Treasurer Gregory Martinez, City Manager Mike Flad, City Attorney Raul F. Salinas

ABSENT Vice Mayor Denise Diaz

1
APPT OF COUNCIL The Oath of Office administered to William H. De Witt as the newly appointed City Council Member.

2
PROCLAMATIONS The City Council issued a Proclamation declaring October 2019 as National Bullying Prevention Month to raise awareness about the devastating and often long-term effects that bullying can cause.

3
CERTIFICATES The City Council presented Certificates of Appreciation to Anadite, Inc., Astro Aluminum Treating Co., Inc., Brenntag Pacific, Inc., CJ Foods Manufacturing Corp., Cooper Drum Cooperating Parties Group, Lunday-Thagard Company dba World Oil Refining, Marquez Marquez Food Products, Inc., Pacific Fruit Processors, Inc., Qualawash Holdings, LLC, Rainbow Powder Coating, Inc., and Shultz Steel Company for being in full compliance with the Sanitation Districts' industrial waste requirements in 2018.

4
PERSONNEL The City Council allowed staff to introduce the new and promotional full-time employees hired or promoted between July 1, 2019 and September 30, 2019.

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EXCUSED FROM ITEM 5 At this time, Council Member De Witt was excused from participating on item 5 and departed from the Council Chambers.

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TITLE 11

The City Council conducted a Public Hearing to consider waiving the reading in full and introduce an Ordinance - adding new Section 11.28.050 (Gateway District Specific Plan), to Chapter 11.28 (Specific Plans), of Title 11 (Zoning), of the South Gate Municipal Code, amending the South Gate Zoning Map to include an overlay boundary designation for the Gateway District Specific Plan, and adopting the Initial Study and Negative Declaration in accordance with the California Environmental Quality Act.

Joe Perez, Director of Community Development introduced Christine Babla from AECOM to provide the presentation for the Gateway District Specific Plan.

Mayor Bernal opened the Public Hearing.

John Montalvo, 9815 Virginia Avenue, asked if with the City's current infrastructure be able to support building up.

Fabiola Inzunza, 9542 Bowman Avenue, is concerned with the affordability factors and how it would correlate back to the community.

Mayor Bernal closed the Public Hearing.

Council Member Davila believes it is important to include affordable housing in the plan as the plan has the opportunity for economic development in the City.

Council Member Rios asked if staff could explain the incentives to include more affordable housing. Also, this specific plan is adjacent to the City of Cudahy and what is there plan for the land.

Mayor Bernal asked about affordable housing versus housing requirements. She requested that before City Council approves this plan an update on what the State housing laws are going to cause in our community. The difference between this plan and other plans that Council had previously approved is that this one will include our large corridors. If there is the opportunity for these types of projects it could possibly be in these corridors and around transit oriented projects.

Mike Flad, City Manager, explained inclusionary housing and how cities are dealing with the requirements.

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TITLE 11 CONT'D

Mr. Perez said that the City has brought on a consultant to look into inclusionary housing. We are looking on into a policy for the areas for the City that have multi-family zones. In regards to the timing element, this would involve a process that would involve taking it to the planning commission for a public hearing after the analysis is done. It is important to look at inclusionary housing strategically because whether it is 5% of development or 15% of development we could be short changing ourselves by not getting enough units or we could be requiring so many that it stifles development. The plan is to bring the report before City Council in late March or April. If we want to include inclusionary housing into the specific plan we might want to put the Specific Plan on hold. Then the inclusionary housing requirement policy could include the entire City and not just the Gateway Districts.

Mayor Bernal asked in the analysis for inclusionary housing what cities are you comparing us to or how the process is being conducted.

Mr. Perez responded that it is a combined effort between RSG and staff. There are a number of inclusionary housing policies that are available and there is enough experience to know what works for South Gate. There are many cities that we can look at to provide a menu of options for City Council to look at.

He added, that in regards to infrastructure this whole area was analyzed as part of the negative declaration. This plan is not based on one specific project but when a specific project is coming into this area we will look and be sure that the developer is responsible for upgrading any needed changes to the infrastructure.

He also noted, the City owns a portion of the property in this area. We own an abandoned well site area but essentially this area is private ownership. As the transit station progresses this provides property owners the opportunity to develop, sell or keep their properties.

He concluded by specifying that the City has provided a copy of the document to the City of Cudahy. They were happy to receive it and at this time have not received any comments back.

Mr. Flad said that the City of Cudahy has been involved with the meetings with Metro. The transit station is planned for Firestone Boulevard and Atlantic Avenue. Developers are anticipating a tremendous growth in the value of property in this area.

Mr. Perez stated that this plan does not change the existing density included in the City's Zoning Ordinance.

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TITLE 11 CONT'D

Mayor Bernal asked what tools currently exist to encourage developers to offer inclusionary housing.

Mr. Perez stated that the City currently has a couple of density bonus sections in the zoning code that we have developers and the City taking advantage of. First is the affordability density bonus. In addition we have other density bonuses that are not directly tied to affordability but the code allows the developer to have an excess based on baseline maximum if they provide certain amenities.

Mayor Bernal requested that staff bring back to City Council a report detailing what it would take to make changes to the zoning and general plan to include the regulations being implemented by the state for the upcoming housing requirements.

Item 5 was received and filed. Staff will update Vice Mayor Diaz on the issues discussed and bring this item back again before City Council after the review of inclusionary housing.

REJOINED MEETING

Council Member De Witt rejoined the Council prior to the discussion on this matter.

6

POLICE DEPT

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

- a. Accepting Fiscal Year 2019/20 Bulletproof Vest Partnership Grant Funds, in the amount of \$7,596.18, from the U.S. Department of Justice, Office of Justice Programs, for the purchase of bulletproof vests for sworn personnel; and
- b. Increasing the Fiscal Year 2019/20 General Fund revenue projection in Account Number 100-4699 (General Fund -- Other Intergovernmental Grants) by \$3,596.18, from \$4,000.00 to \$7,596.18.

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

Mayor Bernal opened the public hearing and asked if anyone in the audience wishes to speak on this item. Seeing no come forward, Mayor Bernal closed the public hearing.

Council Member Rios asked if this money can be used for other police equipment or does it have to be used for only bullet proof vests.

Chief Davis responded that it is specific to bullet proof vests.

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COMMENTS FROM THE AUDIENCE

Virginia Johnson, 5751 McKinley Avenue, thanked staff for their assistance in removing the trash bin from behind the Hollydale 7-Elven. She also thanked the City Attorney for clarifying a matter that was discussed at the last council meeting. She wonders why the cities do not sue the state over the ADU regulations not including allowances for parking.

Mr. Campos, 8467 San Vincente Avenue, is concerned about his neighbor running a business from his home.

Sylvia Masushigue, invited everyone to attend the Dia De Los Muertos event hosted by the South Gate Woman's Club on November 3rd from 10:00 a.m. to 9:00 p.m.

Claudia Vidaurri, South Gate business owner, asked if the City can offer any support for the Women's Club event.

Armando Vasquez, 3365 Independence Avenue, wants to bring back Kiwanis Club to the City of South Gate.

Ms. Palino, 11625 Utah Avenue, has concerns about the density housing requirements and will the City be able to provide services for the increase of people.

Carolyn Kobayashi, Assistant Regional Administrator of the Los Angeles County Public Library, introduced Amy Lu, Community Library Manager for the Leland Weaver Library.

David Resendiz, 8925 Hildreth Avenue, is a member of the Teen Court Program at South Gate High School and he spoke about what his group does for the community.

Fabiola Inzunza, 9542 Bowman Avenue, stated that she attended Family Day at the Park and recommended that any City sponsored events include information about the upcoming elections and census.

Nick Godoy, spoke about Street Sweeping and how he felt that the candidates were not treated fairly during the interview process for the vacant City Council seat.

John Montalvo, 9815 Virginia Avenue, congratulated Mr. De Witt for being chosen to serve on the City Council until March. He also complimented the City Clerk for her work. He was concerned with the enforcement of the policies that the City has at last Tuesday's City Council Meeting and felt that the public was intimidating the candidates by their comments and cheers. He stated that there are no City activity's planned for Veterans Day.

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COMMENTS FROM THE AUDIENCE CONT'D

Adolfo Varas, spoke on bullying and is also asking for support for the Women's Club Dia De Los Muertos event.

Henry Gonzalez, 10210 Alexander Avenue, spoke on Veteran's Day and the service clubs in South Gate. He also inquired about the Business License requirements for home business.

REPORTS AND COMMENTS FROM CITY OFFICIALS

Joe Perez, Director of Community Development, said that LA Metro will be having a series of meetings to educate the public on the West Santa Ana Branch. Los Angeles County recently released a draft environmental impact report for their plan to development about 650,000 square feet of professional County office space and that will be located in the Rancho Los Amigos south campus area in the City of Downey. On Saturday, November 9th there will be a Small Business academy at the Girls Clubhouse.

Steve Costley, Deputy Director of Parks and Recreation, invited everyone to attend the Halloween events at the park and asked the City Council to be judges for the costume contest.

Raul Salinas, City Attorney asked the Mayor if she would like to use this time to respond to public comments.

Mayor Bernal asked Joe Perez, Director of Community Development to respond to the comment about density housing.

Mr. Perez responded that it depends upon the project. There could be a mix of units that have a studio, 1 bedroom, 2 bedrooms and 3 bedrooms. It would really be project specific. He has some photos that demonstrate what the different densities look like. By the time developers come to the City they have already looked into the locations of schools, transit availability, and proximity to shopping.

Council Member Davila suggested that Mr. Perez explain why we are allowing these density projects in South Gate.

Mr. Perez responded that when the City updated its General Plan in the Zoning Ordinance to include these areas of housing and higher densities a lot of it was based on the Regional Housing Needs Assessment. The RHNA assigns the number of units that is determined at the State level. All the local jurisdictions in California need to provide zoning for a certain number of housing units. Then the Southern California Association of Governments determines through a complex formula a specific number of units that the cities are to allow for at different income levels. At the last cycle our number was 1,200 now it is well over 3,000.

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REPORTS AND COMMENTS FROM CITY OFFICIALS

CONT'D

Mayor Bernal agreed with the comment that we need to get tables at the different community events for voter registration and the census. She requested having tables at the Rotary's Thanksgiving Lunch and the various Christmas Events.

Mayor Bernal asked Art Cervantes, Assistant City Manager/Director of Public Works, to update the public on the Street Sweepers.

Mr. Cervantes responded that the contract with the vendor has been finalized and the new service should begin on Thursday, October 24th.

Mayor Bernal asked Mike Flad, City Manager to discuss the Women's Club request for assistant from the City for the Dia De Los Muertos event.

Mr. Flad responded that each department has been working with them and some items have been accommodated for and some items were determined that they were not necessary because they will have access available to them. One of the things we try to do as staff is to try to manage staff costs and to do it in a way that is respectful, neutral and equal to all parties.

Steve Costley, Deputy Director of Parks and Recreation stated that the Women's Club did meet with Paul Adams, Director of Parks and Recreation and Parks staff was able to accommodate most items as part of the daily park usage. Some items do evolve costs such as generator usage that would take time to put up and overtime costs for staff. This event is on a Sunday which would include a lot of overtime which was not previously accounted for in our budget.

Mr. Flad responded to the last comment made by the public by saying that the City is still enforcing business licenses for residential communities. The dispute there is whether or not the person is operating a business as defined by the Municipal Code.

Mr. Salinas stated that there was also a question on enforcing a noise complaint. There are two ways of enforcing this. One is to do a decibel noise reading and the other way is to have the City prosecutor determine whether the person that is making the noise is doing so unlawfully and if the noise disturbs the peace of two or more individuals. If the City prosecutor determines that there is a violation he can pursue criminal action is taken against that property owner. The City is looking into his request to see if there is ample grounds for this.

Greg Martinez, City Treasurer, thanked Staff for providing the City Treasurer's Office with a booth. He passed out LED light bulbs that were donated to the public free of charge. He also spoke about the benefits that the service clubs provide the youths of the community.

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REPORTS AND COMMENTS FROM CITY OFFICIALS

CONT'D

Carmen Avalos, City Clerk's Office, spoke on the changes coming to the next election in 2020 with the new vote centers and amount of days allowed available to vote. Additionally for the March election Ms. Avalos attended a City Clerk's summit and there are many cities upset with the costs analysis from the County. She also spoke with students from South Gate High School about voting and letting them know that they can register to vote at 16.

Council Member De Witt stated that he will not be a candidate for the March 2020 election and is here to support the City. He attended Family Day in the Park and would like to see all the elementary schools participate if they are able. He requested to review the contract for street sweeping and has concerns with the area on Gardendale Street. Also, California Edison owns some property on Scotts Street and the gate to that property has been open for about two weeks and near that area there are Edison lights that are out and recommended that Public Works take a look at the area.

Council Member Davila attended the Explorer's Graduation and the League of California Cities convention in Long Beach.

Council Member Rios will be attending his first Contract Cities meeting. On Thursday the City will be having their first Census Count Committee meeting. He will also be attending the West Santa Ana Branch meeting.

Council Member Rios commented that it is not that they want to build more affordable housing but when we bring in the Santa Ana Branch there will be some displacement and home values will increase. This is also going to help these renters who could be the victims and being priced out of their homes.

Mayor Bernal stated that with Vice Mayor Diaz they are working with the Assembly Members Office to prepare a legislative workshop to learn about water as part of the Water Education for Latino Leaders. The workshop is scheduled for November 7th.

Mayor Bernal said that she participated in a planning meeting with the Native American Veterans Association. They have been holding their Pow Wow and cultural event in the City of South Gate. This is a private nonprofit group and the goal would be to have the City organize an event similar to Memorial Day. She is happy to explore this and at the time the task was given to our Parks Department to work with the American Legion and local Veteran's Association to see how we can honor individuals.

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REPORTS AND COMMENTS FROM CITY OFFICIALS

CONT'D

Mayor Bernal attended the Explorer's Graduation and a meeting with LA CADA who recently purchased the property on California Avenue next to Taco Bell to learn more about the services they offer for mental health and therapy. She also attended the League of California Convention. She reported on the Social Media workshop and the Land Use/CEQA workshop.

Mayor Bernal asked if there is anything else that the City can do to assist the Women's Club.

Mr. Flad stated that he is in support of the Women's Club but wants to be careful of the precedent that they set since there are many organizations that use the Parks. He is happy to donate personally to the group and help offset costs if he can. What he does not want to do is have organizations come to a council meeting and request items for an event or overtime from staff where we are then actively spending taxpayers' money to support events.

Mayor Bernal said that any organization that wants the City's support should know that we are supportive, however we do request that there is proper planning and timing in the process so the City Council will know exactly what we will be voting on.

CONSENT CALENDAR

Agenda Items 7, 8, 9, 10, and 11 were approved by motion of Mayor Bernal and seconded by Council Member Davila.

7

PERSONNEL

The City Council adopted Resolution No. 7890 entitled – A Resolution of the City Council of City of South Gate amending Resolution No. 6454 (Salary Resolution and Position Classification Plan) to create the position of Senior Financial Analyst in the Administrative Services Department, to approve the corresponding job specification, and to update the appropriate salary pay table was approved during the Consent Calendar.

8

VITAL MEDICAL

The City Council approved A and B during the Consent Calendar.

- a. Agreement (Contract No. 3555) with Vital Medical Services, Inc., to provide medical services for people in police custody in an amount not to exceed \$100,200 for a one-year term; and
- b. Authorized the Mayor to execute the Agreement in a form acceptable to the City Attorney.

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LEGAL SERVICES

The City Council approved A and B during the Consent Calendar.

- a. Amendment No. 2 to Contract No. 3379 with the Telecom Law Firm, P.C., extending specialized legal services on wireless and wired telecommunication law through October 10, 2020; and
- b. Authorized the Mayor to execute Amendment No. 2 in a form acceptable to the City Attorney.

10

CITY'S FLEET MASTER PLAN

The City Council approved a Purchase Order with Stotz Equipment for the purchase of a John Deere Model 4066R Compact Utility Tractor to replace an aging utility tractor for the Parks & Recreation Department in the total amount of \$53,096.36 was approved during the Consent Calendar.

11

MINUTES

The City Council approved A and B during the Consent Calendar.

- a. The Regular and Special Meeting minutes of September 24, 2019; and
- b. The Regular and Special Meeting minutes of October 8, 2019.

12

PARKS FACILITIES

The City Council approved A, B, C, and D by motion of Council Member De Witt and seconded by Council Member Rios.

- a. Agreement (Contract No. 3556) with LPA, Inc., for design services for a new community center to replace the existing Girls Club House building at South Gate Park, in the amount of \$1,446,074;
- b. Authorized the Mayor to execute the Agreement in a form acceptable to the City Attorney;
- c. Authorized the Director of Parks & Recreation to approve related services, change orders, required surveys and studies, contingency and reproduction expenses with the remainder of the budgeted amount of \$253,926 for this Project in a manner consistent with the City's purchasing ordinance; and
- d. Authorized the Director of Parks & Recreation to execute any additional documents as may be required to properly implement and manage this Agreement.

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**13
COMMUNITY
DEVELOPMENT**

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

- a. Discussed staff's efforts to address homeless encampments, trash and illegal dumping along Union Pacific Railroad rights-of-way; and
- b. Received and filed report.

**14
WARRANTS &
CANCELLATIONS**

The City Council approved the Warrants and Cancellations for October 22, 2019 by motion of Council Auditor Davila and seconded by Mayor Bernal.

Total of Checks:	\$2,289,705.54
Voids	\$ (10,393.93)
Total of Payroll Deductions:	\$ (352,390.98)
Grand Total:	\$1,926,920.63

Cancellations: 82867, 83070, 84871

ADJOURNMENT


Mayor Bernal adjourned the meeting at 10:03 p.m. and seconded by Council Member Davila.

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

ATTEST:



M. Belén Bernal, Mayor



Carmen Avalos, City Clerk

