



Tuesday, March 22, 2016

A Regular Meeting of the City Council was held in the Council Chamber, Pico Rivera City Hall, 6615 Passons Boulevard, Pico Rivera, California.

Mayor Armenta called the meeting to order at 6:00 p.m. on behalf of the City Council.

PRESENT: Archuleta, Tercero, Armenta

ABSENT: Camacho, Salcido

COMMISSIONERS PRESENT:

Esther Celiz, Planning Commission

INVOCATION: Mayor Pro Tempore Archuleta

PLEDGE OF ALLEGIANCE: Sara Castro

SPECIAL PRESENTATIONS:

- Proclamation presented to Nationwide Environmental
- Proclamation proclaiming April as DMV Donate Life Month presented to Sara Castro
- Proclamation proclaiming April Child Abuse Awareness Month

PUBLIC HEARING(S):

1. **Continued Public Hearing – Conditional Use Permit Modification No. 257.3, Zone Reclassification No. 321, and Zone Code Amendment No. 177 for the Property Located at 4525 Rosemead Boulevard (5272-029-011 and 5272-030-028).** (1300)

Mayor Armenta opened the Public Hearing and noted that there was no written communications or public comments cards to provide public testimony.

Mayor Armenta closed the public hearing.

Motion by Mayor Pro Tem Archuleta, seconded by Councilmember Tercero to continue the public hearing to Tuesday, April 26, 2016 to allow for additional meetings between the developer and the surrounding community. Motion carries by the following roll call vote:

AYES: Archuleta, Tercero, Armenta

NOES: None

ABSENT: Camacho, Salcido

2. Public Hearing – Approval of Amendment to the 2015-2016 Annual Action Plan to Include the Roadway Improvement Project for Receipt of CDBG Funds. (1600)

Mayor Armenta opened the Public Hearing and noted that there was no written communications or public comments cards to provide public testimony.

City Manager Bobadilla stated that the item is procedural and was budgeted in the 2015-2016 budget; however, the plan needed to be amended for a total of \$300,000 as outlined in the staff report.

Mayor Armenta closed the public hearing.

Motion by Mayor Pro Tem Archuleta, seconded by Councilmember Tercero to approve the Amendment to the 2015-2016 Annual Action Plan to include the Roadway Improvement Project. Motion carries by the following roll call vote:

AYES: Archuleta, Armenta

NOES: None

ABSENT: Camacho, Salcido

ABSTAIN: Tercero

3. Public Hearing – Conditional Use Permit No. 722, Zone Reclassification No. 322, a Request to Change the Zoning from General-Commercial (C-G) to Commercial Planned Development (CPD) and Develop Twelve Townhome Style Apartment Units at 8421 Telegraph Road. (1300)

Mayor Armenta opened the Public Hearing and noted that there was no written communications or public comments cards to provide public testimony.

City Manager Bobadilla stated that this item went before the Planning Commission on February 19, 2016 for approval.

Community and Economic Development Director Martinez stated that the applicant, Mr. Shen, is proposing a 12-unit Townhome on the property near the corner of Telegraph Road and Rosemead Boulevard that would be for rent and professionally managed. He stated that the Townhomes may be subdivided and sold in the future and that an extensive outreach was provided to the surrounding community regarding the development of the property. He further stated that no positive or negative response was received from the surrounding residents.

Council members discussed the possibility of the units being sold rather than being rented, the need for quality upscale rentals in the City, and the insurances that the townhomes would be kept up and maintained for future sale.

Mayor Armenta closed the public hearing.

Motion by Mayor Armenta, seconded by Mayor Pro Tem Archuleta to: 1) Introduce Ordinance No. 1097 and conduct first reading of Ordinance adopting Zone Reclassification No. 322 amending the Zoning Map of the City of Pico Rivera; 2) Adopt Resolution No. 6843 approving Zone Reclassification No. 322; 3) Adopt Resolution No. 6844 approving Conditional Use Permit No. 722 in addition to adding additional language to Resolution No. 6844 in regard to maintaining the property to a high standard for future sale as requested by Mayor Armenta; and 4) Approve Categorical Exemption pursuant to Guidelines Section 15332 (In-fill Development Projects). Motion carries by the following roll call vote:

Ordinance No. 1097 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING A ZONE RECLASSIFICATION TO 8421 TELEGRAPH ROAD (ASSESSOR PARCEL NO. 6368-018-022) AS DESCRIBED IN ATTACHMENT "A" ATTACHED HERETO AND FURTHER DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 322 **(FIRST READING AND INTRODUCTION)**

Resolution No. 6843 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ADOPTING A ZONE RECLASSIFICATION ORDINANCE FOR THE PROPERTY LOCATED AT 8421 TELEGRAPH ROAD (ASSESSOR PARCEL NO. 6368-018-022) HEREIN AS ZONE RECLASSIFICATION NO. 322

Resolution No. 6844 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ADOPTING A RESOLUTION TO APPROVE CONDITIONAL USE PERMIT NO. 722 TO DEVELOP A TWELVE UNIT APARTMENT COMPLEX LOCATED AT 8421 TELEGRAPH ROAD (ASSESSOR PARCEL NO. 6368-018-022) IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONED DISTRICT

AYES: Archuleta, Tercero, Armenta
NOES: None
ABSENT: Camacho, Salcido

PUBLIC COMMENTS:

Edith Velasquez:

- Addressed the City Council to invite City Council and residents to the St. Marianne's School Golf Tournament on April 9, 2016 at the Pico Rivera Golf Course from 11:00 a.m. to 1:00 p.m. and invited sponsors to support the fundraiser.

Chris Gabourel:

- Addressed the City Council regarding an update on the Pico Rivera Awareness Project.

Michael Barba:

- Addressed the City Council regarding traffic concerns with the proposed development at the Burke Street property.

In regard to the speaker's concern, Mayor Armenta asked staff to schedule a meeting with the City Manager, Mr. Barba and himself.

Victor Gonzalez:

- Addressed the City Council regarding off-season basketball training and thanked the City Council for their support.

Dakota Bush, Corey Bush, Samuel Cuevas, Anthony Crisanto:

- Addressed the City Council to speak about the benefits of the off-season basketball training and the dedication of their coach.

CONSENT CALENDAR:

4. Minutes:

- Approved City Council meeting of March 8, 2016

5. Approved 15th Warrant Register of the 2015-2016 Fiscal Year. (700)
Check Numbers: 270711-270795; 270798-270929
Special Check Numbers: 270796-270797

6. Pico Rivera Golf Course Bicycle Rest Area Project – Assignment of Grant Funds from the Water Conservation Authority. (700)

1. Adopted Resolution No. 6845 accepting assignment of Grant Agreement No. 12107-23 with the State of California Natural Resources Agency;
2. Approved the terms and conditions of the Grant Agreement and approved the construction of a bicycle rest area at the Pico Rivera Golf Course funded by the remaining grant balance of \$210,000; and
3. Authorized the City Manager to execute all documents relating to the grant and delivery of the project, in a form approved by the City Attorney.

Resolution No. 6845 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ACCEPTING ASSIGNMENT OF GRANT AGREEMENT NO. 12107-23 WITH THE STATE OF CALIFORNIA NATURAL RESOURCES AGENCY

7. Parks and Recreation Building Emergency Backup Generator Project (CIP No. 21308) – Award Professional Services Agreement for Engineering Services. (500)

1. Awarded a Professional Services Agreement to Dahl, Taylor & Associates to provide engineering design services for the Parks and Recreation Building Emergency Backup Generator Project (CIP No. 21308), for an amount not-to-exceed \$58,455 and authorized the Mayor to execute the agreement in a form approved by the City Attorney; and
2. Approved the Total Project Budget.

Agreement No. 16-1663

8. Water Replenishment District (WRD) Groundwater Reliability Improvement Program (GRIP) – Reimbursement Agreement. (500)

This item was pulled from the Consent Calendar for further discussion and clarification.

Motion by Mayor Pro Tem Archuleta, seconded by Councilmember Tercero to approve Consent Calendar Items No. 4 through 7. Motion carries by the following roll call vote:

AYES: Archuleta, Tercero, Armenta

NOES: None

ABSENT: Camacho, Salcido

CONSENT CALENDAR ITEMS PULLED FOR FURTHER DISCUSSION:

8. Water Replenishment District (WRD) Groundwater Reliability Improvement Program (GRIP) – Reimbursement Agreement. (500)

Councilmember Tercero asked why the City joined efforts with the WRD on this project.

City Manager Bobadilla stated that the City joined efforts with the WRD because the intersection of Beverly Boulevard and San Gabriel Parkway was due for improvements. Public Works Director Enriquez added that WRD requested that the City consider allowing the construction of the brine pipeline in exchange for roadway and intersection improvements along the proposed pipeline.

Motion by Mayor Pro Tem Archuleta, seconded by Councilmember Tercero to: 1) Approve the proposed street and intersection improvements proposed by WRD as part of WRD's pipeline improvements in support of the GRIP project; 2) Approve the terms and conditions of the Reimbursement Agreement and authorize the Mayor to execute the agreement, in a form approved by the City Attorney; and 3) Approve a budget adjustment increasing appropriations by \$140,000 in Measure R funds (Fund 096) to cover the City's contribution for the project. Motion carries by the following roll call vote:

Agreement No. 16-1664

AYES: Archuleta, Tercero, Armenta

NOES: None

ABSENT: Camacho, Salcido

LEGISLATION: None.

Recessed to Housing Assistance Agency at 7:21 p.m.

ALL MEMBERS WERE PRESENT

Reconvened from Housing Assistance Agency at 7:22 p.m.

ALL MEMBERS WERE PRESENT

MAYOR/COUNCILMEMBER REPORTS ON INTERGOVERNMENTAL AGENCY MEETINGS:

Mayor Pro Tem Archuleta reported on his meeting with the Vector Control reminding residents to be vigilant regarding mosquitos and residents getting rid of free standing water on their properties. He stated that the Brazilian mosquitos can transmit their disease from human contact similar to the Aids Virus.

Councilmember Tercero reported on his meeting with SASSFA stating that there have been changes to the bidding process for their Workforce Services by making the process similar for all the cities that they serve.

NEW BUSINESS:

Councilmember Tercero asked if staff could look into partnering with the Montebello 60 Bus line to extend its route to Rio Hondo College.

Mayor Pro Tem Archuleta inquired about starting a volunteer program to help with community policing.

Mayor Armenta commented on the City's new Sister City partnership with Mazatlan and how the City of Pico Rivera was instrumental in assisting the Port of Los Angeles with partnering with the Port of Mazatlan.

OLD BUSINESS:

Mayor Pro Tem Archuleta and Councilmember Tercero commented on the success of the Easter Eggstravaganza event that took place over the weekend.

Mayor Pro Tem Archuleta also commented on the many project improvements that are taking place throughout the City.

Mayor Armenta asked for an update on the project at the intersection of Rosemead Boulevard and Telegraph Road.

City Manager Bobadilla stated that the City of Downey is the lead on the project and that the project is not expected to be completed until June 2016. He advised residents to avoid the project area beginning next week as there will only be one lane open in each direction.

ADJOURNMENT:

Mayor Armenta adjourned the City Council meeting at 7:40 p.m. in memory of David Apodaca Romero. There being no objection it was so ordered.

AYES: Archuleta, Tercero, Armenta
NOES: None
ABSENT: Camacho, Salcido

David W. Armenta, Mayor

ATTEST:

Anna M. Jerome, City Clerk

I hereby certify that the foregoing is a true and correct report of the proceedings of the City Council regular meeting dated March 22, 2016 and approved by the City Council on April 26, 2016.

Anna M. Jerome, City Clerk