

SOUTH GATE CITY COUNCIL REGULAR MEETING AGENDA

Tuesday, June 22, 2010 at 6:30 p.m.

CALL TO ORDER: Gregory Martinez, Mayor
INVOCATION: Bishop Juan Carlos Mendez, Centro Christiano Bet-El
PLEDGE OF ALLEGIANCE: Jessica Miranda, South Gate Resident
ROLL CALL: Carmen Avalos, City Clerk

MAYOR
Gregory Martinez

CITY CLERK
Carmen Avalos

VICE MAYOR
Maria Davila

CITY TREASURER
Maria Belen Bernal

COUNCIL MEMBERS
Bill De Witt
Gil Hurtado
Henry C. Gonzalez

CITY MANAGER
Ronald Bates

CITY ATTORNEY
Raul F. Salinas

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office
8650 California Avenue, South Gate, California 90280
(323) 563-9510 * fax (323) 563-5411 * www.cityofsouthgate.org

In compliance with the American with Disabilities Act, if you need special assistance to participate in the City Council Meetings, please contact the Office of the City Clerk. Notification 48 hours prior to the City Council Meeting will enable the City to make reasonable arrangements to assure accessibility.

OPEN SESSION AGENDA

1. Ratification of Appointments to the Commission for South Gate Youth

The City Council will consider approving the appointment of Jessica Miranda and Juan Carlos Mendez to the Commission for South Gate Youth by majority vote. (PD)

2. Resolution: Adopting the Final Housing Element

The City Council will conduct a Public Hearing to consider adopting a **Resolution _____** adopting the Housing Element of the General Plan – 2035. (CD)

3. Resolution: Ordering the Levy of Annual Assessment for the Street Lighting and Landscaping Maintenance District No. 1

The City Council will conduct a Public Hearing to consider adopting a **Resolution _____** ordering the levy of the FY 2010/2011 Annual Assessment for the Street Lighting and Landscaping Maintenance District No. 1. (PW)

4. Resolution: Consenting to Join the County of Los Angeles Energy Program

The City Council will conduct a Public Hearing to consider: (PW)

- a. Adopting a **Resolution _____** consenting to inclusion of properties within the incorporated area of the City in the Los Angeles County Energy Program to finance distributed generation renewable energy sources and energy and water efficiency improvements , approving the report setting forth the parameters of the referenced program and certain matters in connection therewith; and
- b. Directing the City Clerk to forward a certified copy of the Resolution to the County of Los Angeles along with a copy of the proof of publication of the notice of public hearing; and
- c. Authorizing the Mayor to execute any related agreements and documents pertaining to the County of Los Angeles Energy Program (LACEP), in a form acceptable to the City Attorney.

5. Edward Byrne Memorial Justice Assistance Grant

The City Council will conduct a Public Hearing to consider appropriating \$61,033 of the 2010 Edward Byrne Memorial Justice Assistance Grant (JAG) Program to pay 75% of one sworn police officer’s salary and benefits. (PD)

COMMENTS FROM THE AUDIENCE

During this time, members of the public and staff may address the City Council regarding any items within the subject matter jurisdiction of the City Council. Comments from the audience will be limited to five (5) minutes per speaker; unless authorized by the Mayor, the time limit may not be extended by utilizing another member's time. There will be no debate or action on items not listed on the agenda unless authorized by law.

Note: The City Council desires to provide all members of the public with the opportunity to address the Council. Nevertheless, obscene language, comments intended to disrupt or interfere with the progress of the meeting or slanderous comments will not be tolerated and may result in ejection and/or may constitute a violation of South Gate Municipal Code Section 1.04.110.

REPORTS AND COMMENTS FROM CITY OFFICIALS

During this time, members of the City Council will report on matters pertaining to their service on various intergovernmental boards and commissions as a representative of the City pursuant to Assembly Bill 1234. City Council Members will also have an opportunity to comment on matters not on the agenda.

Following the City Council Members, reports and comments will be heard by the City Clerk, City Treasurer, City Manager and Department Heads.

CONSENT CALENDAR ITEMS

Agenda Items 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 are Consent Calendar Items. All items including Ordinances, Resolutions and Contracts, may be approved by adoption of the Consent Calendar, individually and collectively by one (1) motion. There will be no separate discussion of these items unless Members of the City Council, the public, or staff request that specific items be removed from the Consent Calendar for separate discussion and action.

Any motion to introduce or adopt an Ordinance on the Consent Calendar shall be: (1) a motion to waive the reading of the Ordinance and introduce the Ordinance or (2) a motion to waive the reading of the Ordinance and adopt the Ordinance, as appropriate.

6. Resolution: Authorizing Grant Applications to CalRecycle for Used Oil Grants and Household Hazardous Waste Grants

The City Council will consider adopting a **Resolution** _____ authorizing the submittal of grant applications to CalRecycle formerly known as the California Integrated Waste Management Board for all available grants, all used oil grants and Household Hazardous Waste grants, under the California Integrated Waste Management Act, or all oil grants under the California Oil Recycling Enhancement Act, and authorizing the City Manager; Director of Public Works or his designee to execute documents. (PW)

7. Amendment No. 2 to Contract No. 2429 with PBS&J for I-710/Firestone Blvd. Interchange, Phase IV

The City Council will consider: (PW)

- a. Approving Amendment No. 2 to Contract No. 2429 with PBS&J in the amount of \$26,854 for additional engineering services and extension of the contract time for I-710/Firestone Boulevard Interchange, Phase IV (Firestone Boulevard Bridge Widening over Los Angeles River), Federal Project No. HP21L-5257(016) and City Project No. 354-ST; and
- b. Authorizing the Mayor to execute Amendment No. 2 in a form approved by the City Attorney.

8. Agreement with John L. Hunter & Associates, Inc., for Implementation of Used Oil Recycling Grant and Beverage Container Recycling Grant

The City Council will consider: (PW)

- a. Awarding a professional services Agreement (**Contract No. _____**) for \$30,575 to John L. Hunter and Associates, Inc. for the FY 2010/2011 administration and implementation of the Used Oil Recycling Grant; and
- b. Awarding a professional services Agreement (**Contract No. _____**) for \$45,710 to John L. Hunter and Associates, Inc. for the FY 2010/2011 administration and implementation of the Beverage Container Recycling Grant; and
- c. Authorizing the Mayor to execute the Agreements in a form approved by the City Attorney.

9. Agreement with John L. Hunter & Associates, Inc., for Citywide Industrial Waste and National Pollutant Discharge Elimination System

The City Council will consider: (PW)

- a. Approving Agreement (**Contract No. _____**) with John L. Hunter and Associates, Inc. for Professional Services in connection with Citywide Industrial Waste and National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit, which includes the Total Maximum Daily Load (TMDL) requirements for FY 2010-2011; and
- b. Authorizing the Mayor to execute the Agreement in a form approved by the City Attorney.

10. Agreement with Hartzog & Crabill Inc., for Traffic Engineering Services

The City Council will consider: (PW)

- a. Approving an Agreement (**Contract No. _____**) with Hartzog & Crabill, Inc. for traffic engineering services for an amount not to exceed \$90,000 for Fiscal Year 2010-2011; and
- b. Authorizing the Mayor to execute the Agreement in a form approved by the City Attorney.

11. Agreements with Community Development Block Grant Subrecipients for FY 2010-2011

The City Council will consider: (CD)

- a. Approving the Agreements under the Community Development Block Grant (CDBG) Program for Fiscal Year 2010-2011 with Fair Housing Foundation (**Contract No. _____**); Steelworkers Oldtimers Foundation (**Contract No. _____**); Southeast Churches Service Center (**Contract No. _____**); South Gate Police Activities League Incorporated (**Contract No. _____**); and Teen Challenge Ministry Institute (**Contract No. _____**); and
- b. Authorizing the Mayor to execute the Agreements in a form approved by the City Attorney.

12. Agreement with Southeast Area Animal Control Authority for Animal Control Services for FY 2010-2011

The City Council will consider: (PD)

- a. Approving an amended agreement with the Southeast Area Animal Control Authority for animal control services for fiscal year 2010-11; and
- b. Authorizing the Mayor to execute the Agreement in a form approved by the City Attorney.

13. Award As-Needed Professional Services Contract to AAE, Inc., CH2M Hill and Willdan

The City Council will consider: (PW)

- a. Awarding As-Needed Professional Services **Contract No.** _____ to AAE, Inc.; and
- b. Awarding As-Needed Professional Services **Contract No.** _____ to CH2M Hill; and
- c. Awarding As-Needed Professional Services **Contract No.** _____ to Willdan; and
- d. Authorizing the Mayor to execute these Agreements in a form approved by the City Attorney.

14. Award Contract to Sully-Miller Contracting Company for State Street Improvements North City Limit to Tweedy

The City Council will consider: (PW)

- a. Awarding construction contract to Sully-Miller Contracting Company, the lowest responsible bidder, in the amount of \$1,299,973 for State Street Improvements from the North City Limit to Tweedy Boulevard, Federal Project No. ESPL-5257 (022), City Project No. 412-ST; and
- b. Appropriating \$1,408,326 in Federal American Reinvestment and Recovery Act (ARRA) reimbursable funds for this project; and
- c. Reducing budgeted Proposition C Local Return Appropriation from \$462,000 to \$191,674 due to use of available Federal ARRA funds; and
- d. Authorizing the Mayor to execute the Agreement in a form approved by the City Attorney.

15. Award Contract to Team Econolite Traffic Engineering and Maintenance, Inc., for As-Needed Services for Citywide Traffic Signal Facilities

The City Council will consider: (PW)

- a. Awarding As-Needed Services Agreement to Team Econolite Traffic Engineering and Maintenance, Inc. (Econolite) for an amount not to exceed \$60,000 for maintenance and improvements of the City’s traffic signal facilities; and
- b. Authorizing the Mayor to execute an Agreement in a form approved by the City Attorney.

16. City Council Meeting Minutes

The City Council will consider approving the Special City Council Meeting Minutes of May 25 & June 8, 2010 and Regular City Council Meeting Minutes of May 25 & June 8, 2010. (CLERK)

17. Warrant Register for June 22, 2010

The City Council will consider approving the Warrants and Cancellations for June 22, 2010. (FIN)


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|------------------------------|------------------------------|
| Total of Checks: | \$2,052,504.89 |
| VOIDS | \$ 5,431.79 |
| Total of Payroll Deductions: | <u>\$ <268,678.89></u> |
| Grand Total: | \$1,778,394.21 |

Cancellations: 28288 and 28683

18. Adjournment

Adjournment in memory of Sharon Kay Bennett, mother of Building Inspector David Bennett.

I, Carmen Avalos, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on June 16, 2010, at 10:30 a.m., as required by law.



Carmen Avalos, City Clerk

RECEIVED

City of South Gate
CITY COUNCIL

Item No. 1

JUN 14 2010

**CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER**

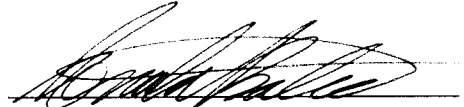
For the regular meeting of June 22, 2010

Originating Department: Police

Department Head:


George Troxcil

City Manager:


Ronald Bates

SUBJECT: APPOINTMENT TO THE COMMISSION FOR SOUTH GATE YOUTH

ACTION: Approve the appointment of Jessica Miranda and Juan Carlos Mendez to the Commission for South Gate Youth by majority vote.

FISCAL IMPACT: None.

REPORT SUMMARY: The Commission for South Gate Youth has three vacancies among its ten Commissioners. It is the recommendation of Chief George Troxcil that Jessica Miranda and Juan Carlos Mendez be appointed as Commissioners to the Commission for South Gate Youth.

Jessica was born and raised in South Gate, graduating from South Gate High School in 2004. She is an active community member participating in many community events, such as Family Day in the Park and the Azalea Festival. Jessica's interest in helping youth led her to obtain her BA in Education.

Juan Carlos Mendez has worked with youth in the City of South Gate for 15 years. As a former teacher and principal, education of youth is very important to Bishop Mendez. Whether helping vulnerable youth in the community or helping students successfully place in higher education institutions, he is an advocate for students reaching their goals.

It is Chief Troxcil's belief that Jessica Miranda and Juan Carlos Mendez will work well with the current Commission members to promote youth programs and projects to support excellence in South Gate youth.

ATTACHMENT : Commission for South Gate Youth Roster 04/28/10

Commission for South Gate Youth Roster

Meets the first Tuesday of every month at 6:00 p.m., in the Civic Center Community Room
Updated: April 28, 2010

| | | | | |
|---|---|---|------------------------|--------------------|
| Velma Davis | William Baum | Esperanza Holguin | Kristen Jenkins | Eva Ledezma |
| Luz Gonzalez | Leo M. Quijano | VACANT | VACANT | VACANT |
| South Gate High School Student Body President: <u>Karla Davalos</u> | Southeast High School Student Body President: <u>Heidi Siquenza</u> | International Learning Center Student Body President: <u>Jessica Vargas</u> | | |

RECEIVED

JUN 10 2010

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER*City of South Gate*

AGENDA BILL

*For the regular meeting of June 22, 2010**Originating Department: Community Development**Department Head: Steve Lefever**City Manager: Ronald Bates***SUBJECT: HOUSING ELEMENT OF THE CITY OF SOUTH GATE GENERAL PLAN-2035****ACTION:** Following the conclusion of the Public Hearing, adopt a resolution adopting the Housing Element of the General Plan - 2035.**FISCAL IMPACT:** None *MM***NOTICING REQUIREMENTS:** A Public Hearing Notice was posted and published in the Press Telegram on June 7, 2010 and the Wave Newspaper on June 10, 2010, as required by State Law.**ENVIRONMENTAL EVALUATION:** An Environmental Impact Report was prepared and adopted for the General Plan 2035 and no further environmental study is required.**REPORT SUMMARY:** The Planning Commission reviewed a Draft Housing Element on May 18, 2010 and recommended it for approval to the City Council. The Housing Element is one of the "required" elements of the City's General Plan, and is a tool to address existing and future housing needs in South Gate.

The City Council adopted General Plan-2035(excluding the Housing Element) on December 8, 2009 after substantial public participation at several Planning Commission and City Council meetings. The Housing Element was not adopted as part of General Plan-2035 because the California Department of Housing and Community Development (HCD) was in the process of reviewing the draft. Cities are required to submit their Housing Elements to HCD for review and certification. South Gate has received a letter from HCD indicating that it has reviewed the draft Housing Element and determined that it will comply with State housing element law when adopted. A copy of the letter from HCD is included as Attachment B. Therefore, the City is now ready to proceed with the adoption of the Housing Element.

Housing Element: The State of California identifies the provision of decent and affordable housing for every Californian as a statewide goal. To that end, every jurisdiction in California must prepare a Housing Element that identifies and addresses the housing needs in its community. The Housing Element must be updated every five years unless its timeframe is otherwise extended by legislation. This Housing Element for the City of South Gate covers the planning period of July 1, 2008 through June 30, 2014.

Pursuant to State Housing Element law (Section 65580) of the Government Code, the Housing Element must contain local commitments to:

- Provide sites with appropriate zoning and development standards and with services and facilities to accommodate the jurisdiction's Regional Housing Needs Assessment (RHNA) for each income level.

- Assist in the development of adequate housing to meet the needs of low and moderate income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve the affordability of assisted housing developments for lower income households.

State Housing Element law mandates specific topics and issues that must be addressed in the Housing Element. These include:

- An analysis of population and employment trends, documentation of projections, and quantification of existing and projected housing needs for all income levels.
- An analysis and documentation of household characteristics, such as the age of housing stock, tenancy type, overcrowded conditions, and the level of payment compared to ability to pay.
- An analysis and documentation of special needs, such as female-headed households, homeless individuals, persons with disabilities, large households, farm workers, and the elderly.
- A regional share of the total regional housing need for all income categories.
- An inventory of land suitable for residential development, including vacant and infill/redevelopment opportunities. This analysis also looks at potential residential sites and their accessibility to adequate infrastructure and services.
- Identifying actual and potential governmental and non-governmental constraints that could potentially impede the maintenance, improvement, and development of housing for all income groups.
- Identifying and analyzing opportunities for energy conservation in residential developments.
- An inventory of at-risk units that have the possibility of converting to market rate.
- A statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the improvement, maintenance, and development of housing.

Community Outreach: State law requires that adequate opportunity for participation be solicited from all economic segments of the community towards preparation of the Housing Element. As part of the General Plan update, the City of South Gate has conducted an extensive community outreach program to solicit input from residents, community groups and stakeholders, and appointed and elected officials. A number of outreach strategies have been employed to engage local South Gate residents in the General Plan update process. The City's comprehensive outreach strategy included: stakeholder interviews; focus group meetings; General Plan Advisory Committee meetings; grassroots outreach; and large-scale public workshops – the Community Congress. Over the course of the General Plan update, hundreds of local residents have provided input and feedback on the plan. The General Plan workshops covered a range of issues including land use, housing, transportation, and economic development. The process also helped residents understand the planning process and growth strategies. The South Gate General Plan Public Outreach Program received the Public Outreach Award for outstanding public outreach and community engagement from the Los Angeles section of the American Planning Association, California Chapter.

Through focus group discussions and ongoing outreach at local meetings, input and involvement was solicited from many groups including:

- Commission for South Gate Youth

- Community College classes
- LAUSD Adult Education learners
- Oldtimers Foundation
- Padres Unidos ('United Parents' group)
- Redeemer Lutheran Church
- South Gate Adult Education and Career Center
- South Gate Chamber of Commerce
- South Gate Citizen's Advisory Committee
- South Gate Community In Action
- South Gate Middle School Leadership Club
- South Gate Optimist Club
- South Gate Rotary Club
- South Gate Women's Club
- St. Helen Catholic Church
- St. Margaret's Episcopal Church
- Tweedy Mile Association
- Multicultural Woman's Club

Consistency with General Plan 2035: The 2008-2014 City of South Gate Housing Element was prepared in conjunction with the comprehensive General Plan update effort that was underway concurrently. As such, the goals and policies contained in this Housing Element are entirely consistent with other elements of the General Plan.

When updating the Housing Element, the City carefully evaluated the vision set forth in the General Plan and augmented existing housing goals, policies, and programs to help achieve the General Plan vision. Policies, programs, and actions were crafted to address specific constraints and maximize opportunities. However, the Housing Element does not determine the intensity or distribution of residential growth. Such policy directions are established in the Land Use Element of the General Plan. Consistent with the Land Use Element, the Housing Element sets forth policies and programs to implement the residential component of the Land Use Element. Pursuant to new State law, upon the Housing Element update, the General Plan is also updated to include policies and analysis relating to flood hazards and flood management.

The draft Housing Element provides detailed community profile and estimates of housing need for the City in Chapter 2.

Housing constraints and resources are discussed in Chapters 3 and 4. Pursuant to State law, each jurisdiction in California is responsible for a share of future housing needs in the region. For the 2008-2014 Housing Element cycle, the Southern California Association of Governments (SCAG) region has been allocated a future housing growth of 707,219 units by the State Department of Housing and Community Development (HCD). SCAG is responsible for allocating this future housing need to jurisdictions within the six-county region. In this capacity, SCAG developed a Regional Housing Needs Assessment (RHNA) that determines each jurisdiction's "fair share" of the forecasted regional growth through 2014.¹ South Gate's share of the regional housing need for the 2008-2014 period is 1,302 units as allocated by SCAG into the following income levels:

- Extremely Low Income: 143 (25.0 percent)
- Very Low Income: 176 units (30.1 percent)
- Low Income: 196 units (15.1 percent)

- Moderate Income: 216 units (16.6 percent)
- Above Moderate Income: 571 units (43.9 percent)

State law recognizes that the total housing need may exceed available resources and a jurisdiction's ability to satisfy identified needs. As a result, quantified objectives do not need to match the total housing need. However, a jurisdiction is required to establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

Chapter 5 of the draft Housing Element reviews the past accomplishments. The Housing Plan in the updated 2008-2014 Housing Element reflects these lessons learned to improve the effectiveness of City actions. Chapter 6 of the draft Housing Element lists the goals, policies and implementing actions for the planning period of July 1, 2008 through June 30, 2014.

The City must demonstrate that its land inventory is adequate in terms of the amount of land available, zoning provisions, and development standards, to facilitate and encourage the development of housing that is affordable to the various income groups according to the distribution specified above. Appendix A contains the residential sites inventory.

ATTACHMENTS: A) Proposed Resolution
 B) Letter from Department of Housing and Community Development
 C) Housing Element
 D) Public Hearing Notices