



SOUTH GATE CITY COUNCIL REGULAR MEETING AGENDA

Tuesday, March 27, 2007 at 6:30 p.m.

CALL TO ORDER: Maria Davila, Mayor
INVOCATION: Pastor Marina Kings, Faith Lutheran Church
PLEDGE OF ALLEGIANCE: Marcos Vega, JADE's Executive Director
ROLL CALL: Carmen Avalos, City Clerk

MAYOR
Maria Davila

CITY CLERK
Carmen Avalos

VICE MAYOR
Bill De Witt

CITY TREASURER
Rudy Navarro

COUNCIL MEMBERS
Henry C. Gonzalez
Gregory Martinez
Gil Hurtado

CITY MANAGER
Gary Milliman

CITY ATTORNEY
Raul F. Salinas

CLOSED SESSION: (ATTY)

1. CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION

Pursuant to Government Code Section 54956.9(a)

- a. Lucia Ceballos Martinez v. City of South Gate
- b. Mark Van Holt I v. City of South Gate
- c. Taron Valentin v. City of South Gate
- d. Sil Gonzalez v. City of South Gate
- e. City of South Gate v. LAUSD

2. CONFERENCE WITH LEGAL COUNSEL – REAL PROPERTY NEGOTIATIONS

Pursuant to Government Code Section 54956.8

- a. Property: 4755 Firestone Boulevard, South Gate, California 90280
 APN: 6216-011-004
 City Negotiator: Epic Land Solutions, Inc., Gary Milliman, City Manager, and City Attorney
 Negotiating with: Luz a. Meomo
 Under Negotiation: City’s potential acquisition of properties for the Firestone Blvd./Atlantic Ave. Intersection Improvement Project
- b. Property: 4801 Firestone Boulevard, South Gate, California 90280
 APN: 6216-011-005
 City Negotiator: Epic Land Solutions, Inc., Gary Milliman, City Manager, and City Attorney
 Negotiating with: Binen Philip
 Under Negotiation: City’s potential acquisition of properties for the Firestone Blvd./Atlantic Ave. Intersection Improvement Project
- c. Property: 4803 Firestone Boulevard, South Gate, California 90280
 APN: 6216-011-006
 City Negotiator: Epic Land Solutions, Inc., Gary Milliman, City Manager, and City Attorney
 Negotiating with: Vazquez Pedro G. & Blanca E.
 Under Negotiation: City’s potential acquisition of properties for the Firestone Blvd./Atlantic Ave. Intersection Improvement Project
- d. Property: 4809 Firestone Boulevard, South Gate, California 90280
 APN: 6216-011-007
 City Negotiator: Epic Land Solutions, Inc., Gary Milliman, City Manager, and City Attorney
 Negotiating with: Jauregui Rodolfo
 Under Negotiation: City’s potential acquisition of properties for the Firestone Blvd./Atlantic Ave. Intersection Improvement Project
- e. Property: 4813 Firestone Boulevard, South Gate, California 90280
 APN: 6216-011-008
 City Negotiator: Epic Land Solutions, Inc., Gary Milliman, City Manager, and City Attorney
 Negotiating with: EDMAR 1964 LLC
 Under Negotiation: City’s potential acquisition of properties for the Firestone Blvd./Atlantic Ave. Intersection Improvement Project

f.	Property:	4825 Firestone Boulevard, South Gate, California 90280
	APN:	6216-011-009
	City Negotiator:	Epic Land Solutions, Inc., Gary Milliman, City Manager, and City Attorney
	Negotiating with:	Polanco Ramon & Esperanza
	Under Negotiation:	City’s potential acquisition of properties for the Firestone Blvd./Atlantic Ave. Intersection Improvement Project
g.	Property:	4861 Firestone Boulevard, South Gate, California 90280
	APN:	6216-011-012
	City Negotiator:	Epic Land Solutions, Inc., Gary Milliman, City Manager, and City Attorney
	Negotiating with:	Jauregui Salvador & Norma A.
	Under Negotiation:	City’s potential acquisition of properties for the Firestone Blvd./Atlantic Ave. Intersection Improvement Project
h.	Property:	4705 Firestone Boulevard, South Gate, California 90280
	APN:	6216-012-009
	City Negotiator:	Epic Land Solutions, Inc., Gary Milliman, City Manager, and City Attorney
	Negotiating with:	Prentice Herbert & Nancy
	Under Negotiation:	City’s potential acquisition of properties for the Firestone Blvd./Atlantic Ave. Intersection Improvement Project
i.	Property:	4705 Firestone Boulevard, South Gate, California 90280
	APN:	6216-012-010
	City Negotiator:	Epic Land Solutions, Inc., Gary Milliman, City Manager, and City Attorney
	Negotiating with:	Prentice Herbert & Nancy
	Under Negotiation:	City’s potential acquisition of properties for the Firestone Blvd./Atlantic Ave. Intersection Improvement Project
j.	Property:	4719 Firestone Boulevard, South Gate, California 90280
	APN:	6216-012-011
	City Negotiator:	Epic Land Solutions, Inc., Gary Milliman, City Manager, and City Attorney
	Negotiating with:	Sinisi Elizabeth
	Under Negotiation:	City’s potential acquisition of properties for the Firestone Blvd./Atlantic Ave. Intersection Improvement Project
k.	Property:	4735 Firestone Boulevard, South Gate, California 90280
	APN:	6216-012-016
	City Negotiator:	Epic Land Solutions, Inc., Gary Milliman, City Manager, and City Attorney
	Negotiating with:	Prentice Herbert & Nancy
	Under Negotiation:	City’s potential acquisition of properties for the Firestone Blvd./Atlantic Ave. Intersection Improvement Project
l.	Property:	4741 Firestone Boulevard, South Gate, California 90280
	APN:	6216-011-001
	City Negotiator:	Epic Land Solutions, Inc., Gary Milliman, City Manager, and City Attorney

	Negotiating with:	Kallini Rafaat & Sabah
	Under Negotiation:	Purchase and sale
m.	Property:	4747 Firestone Boulevard, South Gate, California 90280
	APN:	6216-011-002
	City Negotiator:	Epic Land Solutions, Inc., Gary Milliman, City Manager, and City Attorney
	Negotiating with:	Blanco Ramon & Martha
	Under Negotiation:	Purchase and sale
n.	Property:	4751 Firestone Boulevard, South Gate, California 90280
	APN:	6216-011-003
	City Negotiator:	Epic Land Solutions, Inc., Gary Milliman, City Manager, and City Attorney
	Negotiating with:	Luz A. Meomo
	Under Negotiation:	Purchase and sale

OPEN SESSION AGENDA

1. Proclamation for Alcohol Awareness

The City Council will issue a proclamation declaring the month of April as “Alcohol Awareness Month”. (ADMIN)

2. MADD DUI “DEUCE” Award & Certificate Presentation

The City Council will present Certificates of Appreciation to Police Officers John Sekiya and Nick Vasquez. In recognition for making over 25 driving Under the Influence arrest and the 2006 MADD DUI “Deuce Award “ will be presented by April Snook, LA County Chapter of Mothers Against Drunk Drivers. (ADMIN)

3. Certificate of Appreciation

The City Council will present Certificates of Appreciation to Jesus Garcia, Jose Mariscal, Luis Almadovar and Brian Parker in recognition of their heroic efforts in the rescue of individuals involved in a serious vehicle accident off the 710 freeway (ADMIN)

4. Resolution declaring Election Results

The City Council will adopt a **Resolution**_____ reciting the fact of the General Municipal Election held on March 6, 2007 declaring the results and such other matters as provided by law. (CLERK)

5. Installation of Newly Elected Officials

The Oath of Office will be conducted to the newly elected Council Members by State Assembly Member Hector De La Torre as a result of the General Municipal Election of March 6, 2007. (CLERK)

6. Appointments to Commissions & Committees

The City Council will make appointments to various City Commissions and Committees and the appointments will be ratified by a majority vote of the City Council. (ADMIN)

7. Public Hearing for an Unclassified Use Permit for a Digital Wireless Telecom Facility

The City Council will conduct a public hearing to consider adopting a **Resolution**___ approving an Unclassified Use Permit No. 59, a digital wireless telecommunication facility –An antenna array mounted on a second mono-pine and an equipment shelter to be located on the ground next to the antenna structure at 10000 Atlantic Avenue. (CD)

8. Urban Water Management Plan

The City Council will consider adopting a **Resolution** ____, Adopting the Urban Water Management Plan for the City of South Gate. (PW)

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 9, 10, 11, 12, 13, 14, 15, 16 and 17 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.

9. Adoption of Ordinance No. 2229, Amending SG Municipal Code regarding Hotels

The City Council will consider waiving the reading and adopting **Ordinance No. 2229**, Amending Title 11(Zoning), Chapter 11.04 (Definitions), Amending Section 11.04.45 (Apartment, Bachelor), Chapter 11.14 (R-4 Zone), deleting Section 11.14.010, Subsection (4) (R-4 Restricted Service Zone, Permitted Uses, Hotels), Chapter 11.18 (General Commercial Zone), adding new Section 11.18.010, subsection (16.5) (Hotels), and Chapter 11.20 (C-M, Commercial Zone, Commercial-Manufacturing) deleting Section 11.20.010, Subsection (1)(c) (Hotels), regarding hotels in commercial and manufacturing zones. (CD)

10. Retainer Amendment Agreement for Legal Services

- a.) The City Council will consider approving and entering into a retainer amendment agreement with the law firm of Stradling, Yocca, Carlson & Rauth, regarding an increase in rates for legal services to the City of South Gate and the City’s Community Development Commission in such matters as may be designated by the City Attorney; and
- b.) Authorizing the Mayor to execute the Retainer Agreement (**Contract No.____**) in a form acceptable to the City Attorney. (ATTY)

11. MOU for METRO Rapid Bus Operation

- a.) The City Council will consider approving a Memorandum of Understanding between the City of South Gate and the Los Angeles County Metropolitan Transportation Authority (METRO) for Countywide Signal Priority in support of METRO Rapid Bus Operation along Long Beach Blvd; and
- b.) Authorizing the Mayor to execute the MOU in a form approved by the City Attorney. (PW)

12. Engineering Services Agreement with Hartzog & Crabill, Inc.

- a.) The City Council will consider an appropriation of \$16,800 from General Fund Reserve balance for the remainder of the fiscal year for general traffic engineering services with Hartzog & Crabill, Inc.; and
- b.) Authorizing the Mayor to sign **Amendment No. 1 to Contract No. 2295** with Hartzog and Crabill, Inc for City Traffic Engineering Services in a form approved by the City Attorney. (PW)

13. Resolution for Final Parcel Map for 2917-2923 Iowa Ave.

- a.) The City Council will consider adopting a **Resolution**_____, Approving Final Parcel Map No. 60601 at 2917-2923 Iowa Avenue; and
- b.) Authorizing the execution and recordation of the map. (CD)

14. Resolution for Final Parcel Map for 9854 Long Beach Blvd.

- a.) The City Council will consider adopting a **Resolution**_____, Approving Final Parcel Map No.65172 at 9854 Long Beach Blvd.
- b.) Authorizing the execution and recordation of the map. (CD)

15. Firestone Blvd. & Atlantic Ave. Intersection Improvement Project

The City Council will consider appropriating \$403,013 from Proposition C funds to pay for Planning, Environmental, Design and as-needed professional services for the Firestone Blvd. and Atlantic Ave. Intersection Improvement Project. (PW)

16. Cesar Chavez Park Change Order No. 1

The City Council will consider approving change order no. 1 for Cesar Chavez Park, Phase II, City Project No. 273-ARC; and Authorizing the Director of Public Works to execute change order no. 1

17. Approval of City Council Meeting Minutes

The City Council will consider approving the City Council Meeting Minutes of February 13 & 27, 2007 and March 13, 2007. (CLERK)

18. Graffiti Abatement, Prevention and Enforcement

The City Council will consider: (PW/PD)

- a. Continuing this item to a special study session to hear a report from the Police Department concerning successful graffiti programs that have been employed in other communities;
- b. Support the efforts of the District Attorney to seek reclassification of multiple acts of graffiti vandalism to felony status; and
- c. Directing staff to prepare and Ordinance revising the existing graffiti regulations to provide for greater property owner responsibility; and
- d. Developing budge recommendations for the acquisition of surveillance equipment and for staffing a specialized graffiti enforcement unit; and
- e. Working through the Southeast Cities Schools Coalition to push for inclusion of anti-graffiti education in LAUSD schools; and
- f. Meeting with the District Attorney and local judges to seek changes in sentencing for graffiti convictions as outlined in this report.

19. Public Hearing on Proposed Projects and Allocations for the CDBG Program

The City Council will conduct a Public Hearing to consider approving the proposed List of Project funding and Allocations to be funded under the Fiscal Year 2007-2008 Community Development Block Grant Program. (CD)

20. Parking Permit Issue

The City Council will consider a request for exemption of maximum parking permits allowed for 8944 Bowman Ave., and will provide staff with direction. (ADMIN)

21. Parking Permit Issue

The City Council will consider a request for an additional on-street parking permit for 8947 Bowman Ave., and will provide staff with direction. (ADMIN)

22. Traffic Study for LAUSD Elementary School No. 4

The City Council will consider authorizing Hartzog & Crabill, Inc., the City Traffic Engineering Consultant, to conduct traffic studies for the proposed Los Angeles Unified School District Elementary School No. 4. (ADMIN)

23. Relocation Plan for Firestone Blvd & Atlantic Ave. Intersection

The City Council will consider accepting the Relocation Plan for the Firestone Blvd. and Atlantic Ave. Intersection Public Right-of-Way Improvement Project prepared b Epic Land Solutions.(PW)

24. 2006 South Gate Police Department Annual Report

The City Council will consider receiving and filing the 2006 South Gate Police Department Annual Report. (PD/ADMIN)

25. Resolution in Support of AB 640

The City Council will consider adopting a **Resolution**_____, Assembly Bill 640 (De La Torre) Opposing Groundwater Replenishment Assessment. (ADMIN)

26. Warrants and Cancellations.

The City Council will consider approving the Warrants and Cancellations for March 27 2007. (FIN)

Total of Checks:	\$1,911,030.64
Total of Payroll Deductions:	\$ <40,366.29>
Grand Total:	\$2,076,037.53

Cancellations: 131275,133474, 133120.

27. Adjournment

The City Council will adjourn the meeting in Memory of Luis Alberto De La Cruz and Catherine Cornelious, longtime South Gate residents and also Marco Antonio Firebaugh, former State Assembly Member on the one year anniversary of his passing.

I, Carmen Avalos, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on March 22, 2007 at 9:30 p.m., as required by law.

Carmen Avalos, City Clerk