

Next RDA Resolution No. RA-06-4
Next RDA Agreement No. 63
Next CC Resolution No. 06-22
Next Ordinance No. 1112
Next CC Agreement No. 427

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (562) 804-1424. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

REGULAR MEETING OF THE BELLFLOWER CITY COUNCIL AND REDEVELOPMENT AGENCY

MONDAY, APRIL 24, 2006, 5:30 P.M. – CLOSED SESSION

* Denotes City Council Agenda items

1 **CALL TO ORDER**

2 **ROLL CALL:** Mayor/Chair Ray T. Smith
Mayor Pro Tem/Vice Chair John K. Pratt
Council Member/Agency Member Randy Bomgaars
Council Member/Agency Member Dorothy R. King
Council Member/Agency Member Scott A. Larsen

3 **RECESS TO CLOSED SESSION**

RDA A CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8)

Property: APN 7109-010-902, APN 7109-010-904,
APN 7109-010-905, APN 7109-010-906,
and APN 7109-010-907

Property Negotiator: Joe Woyjeck, Los Angeles County Fire Museum
Association

Agency Negotiator: Executive Director Michael J. Egan

Under Negotiation: Price and terms of payment

4 **RECONVENE FOR OPEN SESSION**

MONDAY, APRIL 24, 2006, 7 P.M. – OPEN SESSION

* Denotes City Council Agenda items

5 **CALL TO ORDER**

6 **ROLL CALL:** Mayor/Chair Ray T. Smith
Mayor Pro Tem/Vice Chair John K. Pratt
Council Member/Agency Member Randy Bomgaars
Council Member/Agency Member Dorothy R. King
Council Member/Agency Member Scott A. Larsen

7 **INVOCATION:** Pastor Dave Jeltema, Bethany Christian Reformed Church

8 **PLEDGE OF ALLEGIANCE:** Rafael Guzman, City Planner

9 **PRESENTATIONS / ANNOUNCEMENTS**

10 **PUBLIC COMMENTS**

This is the time set aside for the public to address the City Council/Redevelopment Agency on matters not listed on the Agenda. Anyone wishing to address the Council/Agency should come to the podium, be recognized by the Mayor, and state your name for the record. If you wish to address the Council/Agency on an Agenda Item, you may do so by approaching the podium as we review that particular item. You will be given a reasonable amount of time to address the Council/Agency.

11 **PUBLIC HEARINGS**

* A **Public Hearing to Consider Zone Ordinance Text Amendment Case No. ZOTA 06-01** to Amend Bellflower Municipal Code Sections 19-2 (Definitions), 19-10 (C-G General Commercial Zone), 19-11 (Town Center [TC] District), 19-16 (General Provisions and Exceptions), 19-17 (Development Review), 19-19 (Off-Street Parking Requirements), 19-22 (Conditional Use Permits), 19-23 (Variances), 19-24 (Amendments and District or Zone Changes), and 19-25 (Petitions, Notices, Investigations and Hearings) of the Zoning Regulations. (The amendments to the Zoning regulations are intended to delete outdated regulations, modify existing regulations, and introduce new regulations as they apply to each zone.)

11 **PUBLIC HEARINGS** - Continued

- * A **RESOLUTION NO. 06-20** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELLFLOWER APPROVING NEGATIVE DECLARATION NO. 06-05 FOR ZONE ORDINANCE TEXT AMENDMENT CASE NO. ZOTA 06-01, AMENDING BELLFLOWER MUNICIPAL CODE SECTIONS 19-2 (DEFINITIONS), 19-10 (C-G GENERAL COMMERCIAL ZONE), 19-11 (TOWN CENTER [TC] DISTRICT), 19-16 (GENERAL PROVISIONS AND EXCEPTIONS), 19-17 (DEVELOPMENT REVIEW), 19-19 (OFF-STREET PARKING REQUIREMENTS), 19-22 (CONDITIONAL USE PERMITS), 19-23 (VARIANCES), 19-24 (AMENDMENTS AND DISTRICT OR ZONE CHANGES), AND 19-25 (PETITIONS, NOTICES, INVESTIGATIONS AND HEARINGS) OF THE ZONING REGULATIONS: CITY INITIATIVE

ORDINANCE NO. 1111 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLFLOWER APPROVING ZONE ORDINANCE TEXT AMENDMENT CASE NO. ZOTA 06-01, AMENDING BELLFLOWER MUNICIPAL CODE SECTIONS 19-2 (DEFINITIONS), 19-10 (C-G GENERAL COMMERCIAL ZONE), 19-11 (TOWN CENTER [TC] DISTRICT), 19-16 (GENERAL PROVISIONS AND EXCEPTIONS), 19-17 (DEVELOPMENT REVIEW), 19-19 (OFF-STREET PARKING REQUIREMENTS), 19-22 (CONDITIONAL USE PERMITS), 19-23 (VARIANCES), 19-24 (AMENDMENTS AND DISTRICT OR ZONE CHANGES), AND 19-25 (PETITIONS, NOTICES, INVESTIGATIONS AND HEARINGS) OF THE ZONING REGULATIONS

- * B Public Hearing to Receive Public Comments Pertaining to the **City's Draft Action Plan** for Fiscal Year 2006–2007 to be Submitted to the Department of Housing and Urban Development (HUD)

12 **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

None

13 **CONSIDERATION ITEMS**

None

14 **CONSENT CALENDAR**

All items under the Consent Calendar are considered by the City Council/Agency to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council/Agency for separate consideration.

- CITY/RDA A Receive and File City Council/Redevelopment Agency **Warrant Register** No. 06-102, Dated April 24, 2006

14 **CONSENT CALENDAR - Continued**

- CITY/RDA B Receive and File the City Council/Redevelopment Agency **Treasurer's Report** for the Month of March 2006
- * C Approval of the **Minutes of the April 10, 2006, Special Bellflower City Council Meeting**
- CITY/RDA D Approval of the **Minutes of the April 10, 2006, Regular Bellflower City Council/Redevelopment Agency Meeting**
- * E Receive and File **Agreement File No. 23.42** with the State of California Franchise Tax Board to Provide Business Taxpayers Records
- * F Adopt **Resolution No. 06-21** – A Resolution of the City Council of the City of Bellflower Awarding a Contract to Procon Engineering for the Selective Demolition and Construction of the Pacific Electric Depot Located at 16336 Bellflower Boulevard (Specifications No. 05/06-01)
- CITY/RDA G Acceptance of **Notice of Completion** for the Library Garden, 9918 Flower Street (Specifications No. 04/05-05)
- * H Receive and File Renewal of **Agreement File No. 68.8** with Pyro Spectaculars for the 2006 July 4th Celebration Fireworks Display
- * I Receive and File Renewal of **Agreement File No. 68.7** with Pyro Spectaculars for the 2006 Liberty Fireworks Display
- * J Receive and File the **Community Calendar** for the Month of May 2006

15 **COUNCIL/AGENCY REPORTS**

16 **ADJOURNMENT**

Adjourn to the next Regular Meeting of the Bellflower City Council/Redevelopment Agency at 5:30 p.m. on Monday, May 8, 2006

**Bellflower City Council/Redevelopment Agency Agenda
April 25, 2006**

ATTACHMENT – RDA AGENDA ITEM 3-E

Site Address: 17223 LAKEWOOD BLVD
Primary Owner: WYBENGA, MARION J & IRIS TRUST
Secondary Owner: WYBENGA, FAMILY
Mail Address: 18415 ROSETON AVE
ARTESIA, CA 90701
BELLFLOWER, CA 90706
APN: 7162-002-072

Site Address: 17243 LAKEWOOD BLVD
Primary Owner: WYBENGA TRUST
Secondary Owner:
Mail Address: 18415 ROSETON AVE
ARTESIA, CA 90701
BELLFLOWER, CA 90706
APN: 7162-002-071

Site Address: 17251 LAKEWOOD BLVD
Primary Owner: ANASTAS, HANI E TRUST
Secondary Owner:
Mail Address: 8196 MIDDLE FORK RD
BOULDER, CO 80302
BELLFLOWER, CA 90706
APN: 7162-002-070

Site Address: 8817 ARTESIA BLVD , #1
Primary Owner: DRAYER, EDWARD H
Secondary Owner:
Mail Address: PO BOX 127
BELLFLOWER, CA 90706
BELLFLOWER, CA 90706
APN: 7162-002-067

Site Address: 8809 ARTESIA BLVD
Primary Owner: ARTESIA MOTOR INN INC
Secondary Owner:
Mail Address: 8809 ARTESIA BLVD
BELLFLOWER, CA 90706
BELLFLOWER, CA 90706
APN: 7162-002-066

Site Address: 8803 ARTESIA BLVD
Primary Owner: PATEL, BHIKHU & CHANDAN TR
Secondary Owner: PATEL FAMILY TRUST
Mail Address: 8805 ARTESIA BLVD
BELLFLOWER, CA 90706
BELLFLOWER, CA 90706
APN: 7162-002-065

Site Address: 8763 ARTESIA BLVD
Primary Owner: VASQUEZ, JOSEPH R & LYNDIA E
Secondary Owner:
Mail Address: 8763 ARTESIA BLVD
BELLFLOWER, CA 90706
BELLFLOWER, CA 90706
APN: 7162-002-064

Site Address: No Address Available
Primary Owner: SO CALIF EDISON CO
Secondary Owner: SB OF E PAR 3 MAP 148-19-321
Mail Address: 14799 CHESTNUT ST
WESTMINSTER, CA 92683
APN: 7162-002-803

Site Address: No Address Available
Primary Owner: SO CALIF EDISON CO
Secondary Owner: SB OF E PAR 3 MAP 148-19-214
Mail Address: 14799 CHESTNUT ST
WESTMINSTER, CA 92683
APN: 7162-002-802

Site Address: 8755 ARTESIA BLVD
Primary Owner: KIM, YONG A
Secondary Owner:
Mail Address: 12931 HEDDA ST
CERRITOS, CA 90703
BELLFLOWER, CA 90706
Telephone Number:
APN: 7162-002-063

Site Address: 8749 ARTESIA BLVD
Primary Owner: HUF COR AIRWALL INC
Secondary Owner:
Mail Address: 0 PO BOX 1149
BELLFLOWER, CA 90707
APN: 7162-002-081

Site Address: 8739 ARTESIA BLVD
Primary Owner: HUF COR AIRWALL INC
Secondary Owner:
Mail Address: PO BOX 1149
BELLFLOWER, CA 90706
APN: 7162-002-080

Site Address: 8723 ARTESIA BLVD
Primary Owner: VANS MOBILE HOME PARK LLC
Secondary Owner:
Mail Address: 23851 PEBBLE BEACH PL
LAGUNA NIGUEL, CA 92677
BELLFLOWER, CA 90706
APN: 7162-002-078

Site Address: 8723 ARTESIA BLVD
Primary Owner: VANS MOBILE HOME PARK LLC
Secondary Owner:
Mail Address: 23851 PEBBLE BEACH PL
LAGUNA NIGUEL, CA 92677
BELLFLOWER, CA 90706
APN: 7162-002-059