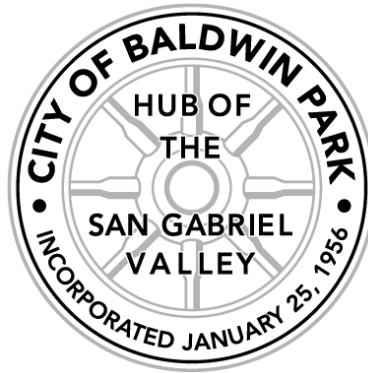


# AGENDA

## BALDWIN PARK CITY COUNCIL REGULAR MEETING

**MAY 2, 2018**  
**7:00 PM**

**COUNCIL CHAMBER**  
**14403 E. Pacific Avenue**  
**Baldwin Park, CA 91706**  
**(626) 960-4011**



|                        |   |                       |
|------------------------|---|-----------------------|
| <b>Manuel Lozano</b>   | - | <b>Mayor</b>          |
| <b>Ricardo Pacheco</b> | - | <b>Mayor Pro Tem</b>  |
| <b>Cruz Baca</b>       | - | <b>Council Member</b> |
| <b>Monica Garcia</b>   | - | <b>Council Member</b> |
| <b>Susan Rubio</b>     | - | <b>Council Member</b> |

PLEASE TURN OFF CELL PHONES AND PAGERS WHILE MEETING IS IN PROCESS  
POR FAVOR DE APAGAR SUS TELEFONOS CELULARES Y BEEPERS DURANTE LA JUNTA

### **PUBLIC COMMENTS**

*The public is encouraged to address the City Council or any of its Agencies listed on this agenda on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council or any of its Agencies, you may do so during the **PUBLIC COMMUNICATIONS** period noted on the agenda. Each person is allowed three (3) minutes speaking time. A Spanish speaking interpreter is available for your convenience.*

### **COMENTARIOS DEL PUBLICO**

*Se invita al público a dirigirse al Concilio o cualquiera otra de sus Agencias nombradas en esta agenda, para hablar sobre cualquier asunto publicado en la agenda o cualquier tema que esté bajo su jurisdicción. Si usted desea la oportunidad de dirigirse al Concilio o alguna de sus Agencias, podrá hacerlo durante el período de **Comentarios del Público (Public Communications)** anunciado en la agenda. A cada persona se le permite hablar por tres (3) minutos. Hay un intérprete para su conveniencia.*

*Any written public record relating to an agenda item for an open session of a regular meeting of the City Council that is distributed to the City Council less than 72 hours prior to that meeting will be available for public inspection at City Hall in the City Clerk's office at 14403 E. Pacific Avenue, 3rd Floor during normal business hours (Monday - Thursday, 7:30 a.m. - 6:00 p.m.)*

**CITY COUNCIL  
REGULAR MEETING – 7:00 PM**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Council Members: Cruz Baca, Monica Garcia, Susan Rubio, Mayor Pro  
Tem Ricardo Pacheco and Mayor Manuel Lozano**

**REPORT FROM CLOSED SESSION**

**ANNOUNCEMENTS**

**PROCLAMATIONS, COMMENDATIONS & PRESENTATIONS**

- Proclamation recognizing May as Older Americans Month.
- Certificate presentation to Eva Navarro & Concepcion Huidobro for being selected as “2018 Senior of the Year”.
- Certificate presentation to California Mental Health, Samantha Mena, Virginia Serrano, and Elisa Jimenez-Hata.
- Proclamation recognizing May as Lupus Awareness Month.
- Proclamation recognizing May 19, 2018 as Kids to Parks Day.
- Proclamation recognizing May as CalFresh Awareness Month.
- Proclamation recognizing May 6 – 12, 2018 as Municipal Clerks Week.

**PUBLIC COMMUNICATIONS**

Three (3) minute speaking time limit  
Tres (3) minutos será el limite para hablar

***THIS IS THE TIME SET ASIDE TO ADDRESS THE CITY COUNCIL***

***PLEASE NOTIFY THE CITY CLERK IF YOU REQUIRE THE SERVICES OF AN INTERPRETER***

*No action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The legislative body or its staff may: 1) Briefly respond to statements made or questions asked by persons; or 2) Direct staff to investigate and/or schedule matters for consideration at a future meeting. [Government Code §54954.2]*

***ESTE ES EL PERIODO DESIGNADO PARA DIRIGIRSE AL CONCILIO***

***FAVOR DE NOTIFICAR A LA SECRETARIA SI REQUIERE LOS SERVICIOS DEL INTERPRETE***

*No se podra tome acción en algún asunto a menos que sea incluido en la agenda, o a menos que exista alguna emergencia o circunstancia especial. El cuerpo legislativo y su personal podran: 1) Responder brevemente a declaraciones o preguntas hechas por personas; o 2) Dirigir personal a investigar y/o fijar asuntos para tomar en consideración en juntas proximas. [Codigo de Gobierno §54954.2]*

## **CONSENT CALENDAR**

All items listed are considered to be routine business by the City Council and will be approved with one motion. There will be no separate discussion of these items unless a City Councilmember so requests, in which case, the item will be removed from the general order of business and considered in its normal sequence on the agenda.

**1. Warrants and Demands**

Staff recommends that Council ratify the attached Warrants and Demands Register.

**2. Authorize the Directors of Finance and Public Works to dispose of Transit Buses that have reached end-of-life as defined by the Federal Transit Agency (FTA)**

Staff recommends that the City Council:

1. Authorize the Director of Public Works to sell the buses by way of action and disposal; and
2. Authorize the Director of Finance to deposit funds generated from the auction to Prop. A Fund and remove the 7 transit buses from the capital assets.

**3. Adoption of Resolution 2018-260, "A Resolution of the City Council of Baldwin Park to adopt the Fiscal Year 2018-19 Project List to be funded by Senate Bill 1 (SB1) – the Road Repair and Accountability Act"**

It is recommended that the City Council:

1. Adopt Resolution No. 2018-260, "A Resolution of the City Council of the City of Baldwin Park to adopt the Fiscal Year 2018-19 Project List to be funded by Senate Bill 1 (SB1) – the Road Repair and Accountability Act"; and
2. Authorize the Finance Director to appropriate projected FY 2018-19 SB1 funds in the amount of \$1,369,067; and
3. Authorize the Director of Public Works to file necessary documentation to satisfy Senate Bill 1 funding requirements and act as the signature authority.

**4. Amendment to City Attorney and Chief Executive Officer Contracts**

It is recommended that City Council ratify the amendments to contracts for the City Attorney Services and for the Chief Executive Officer (CEO).

**5. Second Reading Of Ordinance Nos. 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423 & 1424 For Consideration Of Fifteen (15) Development Agreements; Fourteen (14) For The Cultivation And Manufacturing Of Cannabis And One (1) For The Exclusive Distribution Of Cannabis And Cannabis Related Products (Locations: 4145 Puente Avenue; 14551 Joanbridge Street; 14824 Ramona Blvd & 4150 Puente Avenue; 13111 Spring Street & 428 Cloverleaf Drive; 5117 Calmview Avenue; 13467 Dalewood Street; 14837 & 14841 Ramona Blvd; 5148 Bleecker Street; 15023 Ramona Blvd; 4621 Littlejohn Street; 5157 Azusa Canyon Road; 5175 Commerce Drive; 13450 Brooks Drive, Units A & C; 4802 Littlejohn Street; And 13460 Brooks Drive; Applicant: City Of Baldwin Park; Case Numbers: Da 18-01 Through Da 18-15.)**

Staff recommends that the City Council approve the Second Reading of the following Ordinances:

**ORDINANCE 1410 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH JENOME RESEARCH FOR THE CULTIVATION AND/OR MANUFACTURING OF CANNABIS AT THE REAL PROPERTY LOCATED AT 4145 PUENTE AVENUE (APN: 8437-015-014) WITHIN THE CITY OF BALDWIN PARK

**ORDINANCE 1411 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH BALDWIN PARK TALE CORP. FOR THE CULTIVATION AND/OR MANUFACTURING OF CANNABIS AT THE REAL PROPERTY LOCATED AT 14551 JOANBRIDGE STREET (APN: 8414-006-062) WITHIN THE CITY OF BALDWIN PARK

**ORDINANCE 1412 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH RUKLI, INC. FOR THE DISTRIBUTION OF CANNABIS AND CANNABIS PRODUCTS AT THE REAL PROPERTY LOCATED AT 14824 RAMONA BLVD. AND 4150 PUENTE AVENUE (APN'S: 8437-014-014 & 8437-022-008) WITHIN THE CITY OF BALDWIN PARK

**ORDINANCE 1413 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH 428 CLOVERLEAF, LLC FOR THE CULTIVATION AND/OR MANUFACTURING OF CANNABIS AT THE REAL PROPERTY LOCATED AT 13111 SPRING STREET AND 428 CLOVERLEAF DRIVE (APN: 8535-023-051, 8564-021-009, & 8564-021-010) WITHIN THE CITY OF BALDWIN PARK

**ORDINANCE 1414 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CASA VERDE GROUP FOR THE CULTIVATION AND/OR MANUFACTURING OF CANNABIS AT THE REAL PROPERTY LOCATED AT 5117 CALMVIEW AVENUE (APN: 8413-007-062) WITHIN THE CITY OF BALDWIN PARK

**ORDINANCE 1415 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH RD BALDWIN PARK FOR THE CULTIVATION AND/OR MANUFACTURING OF CANNABIS AT THE REAL PROPERTY LOCATED AT 13467 DALEWOOD STREET (APN: 8559-003-018) WITHIN THE CITY OF BALDWIN PARK

**ORDINANCE 1416 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH ORGANIC MANAGEMENT SOLUTIONS, LLC FOR THE CULTIVATION AND/OR MANUFACTURING OF CANNABIS AT THE REAL PROPERTY LOCATED AT 14837 AND 14841 RAMONA BLVD. (APN: 8437-018-002 & 8437-018-001) WITHIN THE CITY OF BALDWIN PARK

**ORDINANCE 1417 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MEDICAL GRADE FARMS BP FOR THE CULTIVATION AND/OR MANUFACTURING OF CANNABIS AT THE REAL PROPERTY LOCATED AT 5148 BLEECKER STREET (APN: 8414-004-005) WITHIN THE CITY OF BALDWIN PARK

**ORDINANCE 1418 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH KULTIV8 GROUP, LLC FOR THE CULTIVATION AND/OR MANUFACTURING OF CANNABIS AT THE REAL PROPERTY LOCATED AT 15023 RAMONA BLVD. (APN: 8437-021-006) WITHIN THE CITY OF BALDWIN PARK

**ORDINANCE 1419 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH GSC CAPITAL GROUP FOR THE CULTIVATION AND/OR MANUFACTURING OF CANNABIS AT THE REAL PROPERTY LOCATED AT 4621 LITTLEJOHN STREET (APN: 8535-023-033) WITHIN THE CITY OF BALDWIN PARK

**ORDINANCE 1420 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH ELITE GREEN CULTIVATORS FOR THE CULTIVATION AND/OR MANUFACTURING OF CANNABIS AT THE REAL PROPERTY LOCATED AT 5157 AZUSA CANYON ROAD (APN: 8413-001-030) WITHIN THE CITY OF BALDWIN PARK

**ORDINANCE 1421 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH PACIFIC CULTIVATION, LLC FOR THE CULTIVATION AND/OR MANUFACTURING OF CANNABIS AT THE REAL PROPERTY LOCATED AT 5175 COMMERCE DRIVE (APN: 8535-002-041) WITHIN THE CITY OF BALDWIN PARK

**ORDINANCE 1422 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CLOUD CONTROL, INC. FOR THE CULTIVATION AND/OR MANUFACTURING OF CANNABIS AT THE REAL PROPERTY LOCATED AT 13450 BROOKS DRIVE, UNITS A AND C (APN: 8535-023-010) WITHIN THE CITY OF BALDWIN PARK

**ORDINANCE 1423 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH VRD, INC FOR THE CULTIVATION AND/OR MANUFACTURING OF CANNABIS AT THE REAL PROPERTY LOCATED AT 4802 LITTLEJOHN STREET (APN: 8535-023-011) WITHIN THE CITY OF BALDWIN PARK

**ORDINANCE 1424 ENTITLED,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK AUTHORIZING THE CITY OF BALDWIN PARK TO ENTER INTO A DEVELOPMENT AGREEMENT WITH GREEN HEALTH INDUSTRIES, LLC FOR THE CULTIVATION AND/OR MANUFACTURING OF CANNABIS AT THE REAL PROPERTY LOCATED AT 13460 BROOKS DRIVE (APN: 8535-024-018) WITHIN THE CITY OF BALDWIN PARK

6. **Second reading and approval of Ordinance No. 1406, “An Ordinance of the City Council of the City of Baldwin Park, California amending Chapter 50 of the Baldwin Park Municipal Code and enacting a new section in Chapter 50 Related to mandatory commercial and multi-family recycling”**

Staff recommends that the City Council adopt Ordinance No. 1406 on second reading, read by title only, and waive further reading thereof. Ordinance No. 1406, “An Ordinance of the City Council of the City of Baldwin Park, California amending Chapter 50 of the Baldwin Park Municipal Code and enacting a new section in Chapter 50 Related to mandatory commercial and multi-family recycling”.

7. **Exclusive Negotiation Agreement (ENA) Between the City of Baldwin Park and MG Development Group for purchase of City-owned (former Caltrans) Lots on Garvey Avenue**

Staff recommends that the City Council approve and enter into an ENA with MG Development.

8. **Award of Bid for City Project No. 2018-0239 – Concrete Improvements at various locations citywide**

It is recommended that the City Council:

1. Approve and award the contract to Gentry General Engineering, Inc. in the amount of \$55,050.00; and
2. Authorize the Mayor and City Clerk to execute the contract for the concrete improvements work.
3. Authorize the Director of Finance to appropriate \$28,000 from fund 243 and transfer \$15,000 from Acct# 255-50-551-58100-15625 to Acct# 255-50-520-58100-15714 to cover the remaining cost of the project.

## **PUBLIC HEARING**

9. **Update The Cost Of City Service Fees Based On Consumer Price Index (CPI) And Other Adjustments**

Staff recommends this item be held over to the next City Council meeting for review and approval.

10. **Public Hearing Regarding Fiscal Year 2018-2019 Community Development Block Grant (CDBG) and Home Investment Partnership Fund (HOME) Annual Action Plan**

Staff recommends that the City Council conduct the public hearing and following the public hearing approve the FY 2018-2019 Annual Action Plan and authorize the Community Development Director and Chief Executive Officer to revise project funding as needed based on actual allocations once announced.

## **REPORTS OF OFFICERS**

### **11. Consideration of the Towing Franchise Request for Proposals (RFP) or Extension**

Staff recommends that the City Council:

1. Rate the performance of the current Franchise provider and if they are found exemplary, the franchise may automatically be extended by a term of between 4 to 10 years in accordance with the Municipal Code; or
2. Direct staff to send out an RFP in accordance with provisions of the Municipal Code

## **CITY COUNCIL / CITY CLERK / CITY TREASURER / STAFF REQUESTS & COMMUNICATIONS**

None

## **ADJOURNMENT**

## **CERTIFICATION**

I, Alejandra Avila, City Clerk of the City of Baldwin Park hereby certify that, under penalty of perjury under the laws of the State of California, the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 26<sup>th</sup> day of April, 2018.



Alejandra Avila  
City Clerk

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, 2<sup>nd</sup> Floor Lobby Area or at the Los Angeles County Public Library in the City of Baldwin Park. For further information regarding agenda items, please contact the office of the City Clerk at (626) 960-4011 ext. 466 or via e-mail at [aavila@baldwinpark.com](mailto:aavila@baldwinpark.com).

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Works Department or Risk Management at (626) 960-4011. Notification 48 hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 34.102.104 ADA TITLE II)