

**NOTICE AND CALL
OF A
SPECIAL MEETING
OF THE
CITY COUNCIL**

**TO THE MEMBERS OF THE AFOREMENTIONED AGENCIES AND THE CITY CLERK OF
THE CITY OF BALDWIN PARK**

NOTICE IS HEREBY GIVEN that a Special Meeting is hereby called to be held on
WEDNESDAY, September 1, 2021 at 5:00 PM.

Said Special Meeting shall be for the purpose of conducting business in accordance with
the attached Agenda.

NO OTHER BUSINESS WILL BE DISCUSSED

**THE COUNCIL CHAMBER WILL BE OPEN TO THE PUBLIC IN ACCORDANCE WITH
HEALTH OFFICIALS RECOMMENDATIONS.**

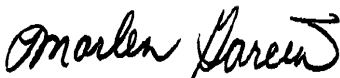
Posted: August 26, 2021.



Emmanuel J. Estrada
Mayor

AFFIDAVIT OF POSTING

I, Marlen Garcia, City Clerk of the City of Baldwin Park hereby certify under penalty of perjury
under the laws of the State of California that the foregoing agenda was posted on the City Hall
bulletin board not less than 24 hours prior to the meeting of September 1, 2021.



Marlen Garcia,
City Clerk

**AGENDA
BALDWIN PARKCITY COUNCIL
SPECIAL MEETING**

COUNCIL CHAMBER - 14403 E. Pacific Avenue, Baldwin Park, 91706

**September 1, 2021
5:00 PM**

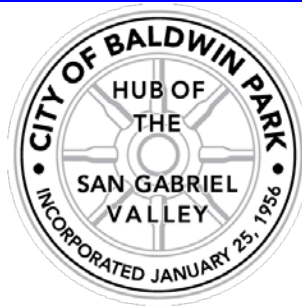
**THE COUNCIL CHAMBER WILL BE OPEN TO THE PUBLIC ON A FIRST COME, FIRST
SERVE BASIS, WITH LIMITED SEATING CAPACITY IN ACCORDANCE WITH HEALTH
OFFICIALS RECOMMENDATIONS**

Audio Streaming will be available at:

https://www.youtube.com/channel/UCFLZ0_dDFRjy59rhiDZ13Fq/featured?view_as=subscriber
http://baldwinpark.granicus.com/ViewPublisher.php?view_id=10

Audio Streaming Simultaneously in Spanish will be available at:

<https://www.youtube.com/channel/UC3bPFBIHcoPlks1XqetmGcA>



Emmanuel J. Estrada	-	Mayor
Alejandra Avila	-	Mayor Pro Tem
Daniel Damian	-	Council Member
Monica Garcia	-	Council Member
Paul C. Hernandez	-	Council Member

PLEASE TURN OFF ALL ELECTRONIC DEVICES

PUBLIC COMMENTS

The public is encouraged to address the City Council or any of its Agencies listed on this agenda. In accordance with Chapter 39 of the Baldwin Park Municipal Code, Speakers must address the Council as a whole and refrain from making impertinent, slanderous, or profane remarks or disrupt the peace of the meeting.

COMENTARIOS DEL PUBLICO

Se invita al público a dirigirse al Concilio o cualquiera otra de sus Agencias nombradas en esta agenda. De acuerdo con el capítulo 39 del Código Municipal de la Ciudad de Baldwin Park, los comentarios deben ser dirigidos al Concilio como una sola entidad, y no ser impertinentes, difamatorios, o profanos, o interrumpir la paz de la reunión.

**CITY COUNCIL
SPECIAL MEETING – 5:00 P.M.**

CALL TO ORDER:

ROLL CALL: Council Members: Daniel Damian, Monica Garcia, Paul C. Hernandez,
Mayor Pro Tem Alejandra Avila, and Mayor Emmanuel J. Estrada

PUBLIC COMMUNICATIONS

*Three (3) minute speaking time limit
Tres (3) minutos será el límite 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 podrá tomar 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 podrán: 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]

If you wish to comment on agenda items, please email your name, City of residence, item number and a phone number where you will be available between the hours of 5:00 PM to 6:00 PM on September 1, 2021 to comments@baldwinpark.com. You will be contacted by a staff member and will be granted 3 (three) minutes to speak live during the meeting. In order to provide all with an equal opportunity to voice their concerns, staff needs time to compile and sort speaker cards received. As such, we respectfully request that you email your information between the posting of this agenda and 3:00 PM on September 1, 2021. If you are a non-English Speaker and require translation services in another language other than Spanish, or sign, please indicate your request in your communication 48 hours prior to the meeting. If large numbers of persons wishing to speak are gathered (a reduction of the speaking time allotted for each speaker may be announced). A one hour limit may be placed on the time for public communications so that City business can be conducted, after which time, communications can resume.

OPEN SESSION/STUDY SESSION

• **ADU Measure H Incentive Study Presentation**

Presented by City Planner Ron Garcia and Farzad Mashhood from LeSar Development Consultants

RECESS TO CLOSED SESSION

1. Real Property Negotiations Pursuant to Government Code §54956.8:

- | | |
|----------------------|--|
| A. Property: | 4437 Phelan Avenue |
| Negotiating Parties: | City of Baldwin Park and Hannah, Mitchell B and Hallie D |
| | |
| B. Property: | 13167 Garvey Avenue |
| Negotiating Parties: | City of Baldwin Park and Topline Automotive Inc. |

- C. Property: 14338 Ramona Boulevard
Negotiating Parties: City of Baldwin Park and Mandani, Armado D., and Mandani, Evangelina M.
- D. Property: 14332 Ramona Boulevard
Negotiating Parties: City of Baldwin Park and Weng, Wen Pin, and Wong, Yee Ling
- E. Property: 4753 Maine Avenue
Negotiating Parties: City of Baldwin Park and D&Z Properties LLC
- F. Property: 12760-79 Torch Street
Negotiating Parties: City of Baldwin Park and Habitat for Humanity
- G. Property: 12714 Ramona Boulevard
Negotiating Parties: City of Baldwin Park and Atlantis Properties, LLC

2. Conference With Legal Counsel—Existing Litigation

Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:

Case Name: Suzanne Ruelas v. City of Baldwin Park Case No. 20STCV17682

Case Name: City of Baldwin Park v. City of Irwindale, et al Case No. BS163400
Los Angeles County Superior Court Case

Case Name: Diane Nina Rendon v. City of Baldwin Park Case No. 21STCV13045
City of LA, County of LA, SGVWC,
Elia B. de Palacios, Miguel Palacios and Does 1-25

3. Conference with Labor Negotiators

Pursuant to Government Code Section 54957.6:

Agency Designated Representative: Rebecca T. Green, Richards Watson Gershon,
Enrique C. Zaldivar, Chief Executive Officer, and
Laura Thomas, Human Resources/Risk Manager

Employee Organizations: Baldwin Park City Employees Association (CEA)
Baldwin Park Classified Confidential Employees Association (CCEA)
Baldwin Park Classified Management Employees Association (CMEA)
Baldwin Park Police Management Employees Association (PMEA)
Baldwin Park Police Association (POA)
Service Employee International Union (SEIU)

4. Conference With Legal Counsel—Anticipated Litigation

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9:

Potential Case(s): Two (2)

5. Real Property Negotiations Pursuant to Government Code §54956.8:

- | | |
|----------------------|---|
| A. Property: | 4150 Puente Avenue (CAN 17-06) |
| Negotiating Parties: | City of Baldwin Park and Shaun Bershatski, RUKLI, Inc. |
| B. Property: | 13111 Spring Street & 428 Cloverleaf Drive (CAN 17-07) |
| Negotiating Parties: | City of Baldwin Park and Ming Hong Huang, 428 Cloverleaf, LLC. |
| C. Property: | 4145 Puente Avenue (CAN 17-01) |
| Negotiating Parties: | City of Baldwin Park and Edward Avakyan
Jenome Research |
| D. Property: | 13467 Dalewood Street (CAN 17-09) |
| Negotiating Parties: | City of Baldwin Park and Darrin Oganessian and Ryan Oganessian, RD Baldwin Park |
| E. Property: | 5148 Bleecker Street (CAN 17-12) |
| Negotiating Parties: | City of Baldwin Park and Sergio Torres, Enrique Vega and Moses Acosta, Medical Grade Farms BP |
| F. Property: | 15023 Ramona Boulevard (CAN 17-13) |
| Negotiating Parties: | City of Baldwin Park and Shaun Szameit, Joshua Pierce and Kevin Huebner, Kultiv8 Group, LLC. |
| G. Property: | 4621 Littlejohn Street (CAN 17-15) |
| Negotiating Parties: | City of Baldwin Park and Teresa Tsai, GSC Capital Group |
| H. Property: | 4802 Littlejohn Street, Suite B (CAN 17-29) |
| Negotiating Parties: | City of Baldwin Park and Yichang Bai
W&F International Corp. |
| I. Property: | 5175 Commerce Drive (CAN 17-18) |
| Negotiating Parties: | City of Baldwin Park and Linda Thong, Pacific Cultivation, LLC. |
| J. Property: | 15440, 15442 and 15444 Arrow Highway (CAN 18-01) |
| Negotiating Parties: | City of Baldwin Park and Tim McCarty
Ala Karte, LLC |
| K. Property: | 4802 Littlejohn Street (CAN 17-28) |
| Negotiating Parties: | City of Baldwin Park and Marco Perez and Ren Yoneyama, VRD, Inc. |

- L. Property: 13460 Brooks Drive (CAN 17-31)
Negotiating Parties: City of Baldwin Park and Sigrid Lopez and Artem Karapetyan, Green Health Industries, LLC.
- M. Property: 1516 Virginia Avenue (CAN 17-30)
Negotiating Parties: City of Baldwin Park and David Ju DJCBP Corp., dba Tier One Consulting
- N. Property: 14551 Joanbridge Street (CAN 17-02)
Negotiating Parties: City of Baldwin Park and Tony Fong Baldwin Park Tale Corp.
- O. Property: 5018 Lante Street
Negotiating Parties: City of Baldwin Park and Robert Gray Distinct Indulgence, Inc.

RECONVENE IN OPEN SESSION

REPORT FROM CLOSED SESSION

ADJOURNMENT

CERTIFICATION

I, Marlen Garcia, City Clerk of the City of Baldwin Park hereby that, certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 24 hours prior to the meeting of September 1, 2021.


Marlen Garcia
City Clerk

For further information regarding agenda items, please contact the office of the City Clerk at (626) 960-4011 ext. 466 or e-mail lmorales@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)