



**CITY OF BELL GARDENS  
CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION  
SPECIAL MEETING  
TUESDAY, MARCH 22, 2011, 5:00 P.M.  
AGENDA**

**LOCATION: CITY COUNCIL CHAMBER, 7100 GARFIELD AVENUE, BELL GARDENS, CA**

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (562) 806-7706. Notification 48 business hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

**CALL TO ORDER**

**ROLL CALL OF CITY COUNCIL**

Pedro Aceituno, Council/Commission Member  
Daniel Crespo, Council/Commission Member  
Priscilla Flores, Council/Commission Member  
Sergio A. Infanzon, Mayor Pro-Tem/Vice-Chair  
Jennifer Rodriguez, Mayor/Chair

**PUBLIC COMMENTS ON AGENDA ITEMS ONLY (Three minutes per person, subject to a total period of 30 minutes)**

Any person wishing to address the City Council during the Public Comment period is asked to complete a "Speaker's Card" and submit it to the City Clerk prior to the start of the Public Comment period. This time period is reserved for items appearing on the posted Agenda only; please identify on your Speaker's Card to which item you will be speaking. In order to conduct a timely meeting, there will be a three (3) minute time limit per person, subject to an overall thirty (30) minute public comment period. All comments are to be directed to the City Council and we ask that proper decorum be practiced during the meeting. State law prohibits the City Council from discussing any item not appearing on the posted Agenda.

**CONSENT CALENDAR (Item No.'s 1 & 2)**

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the City Council/Community Development Commission request specific items to be removed from the Consent Calendar for separate action. Items called for separate discussion will be heard as the next order of business.

**JOINT COUNCIL/COMMISSION ITEMS**

**1. TRANSFER OF CITY OF BELL GARDENS COMMUNITY DEVELOPMENT COMMISSION OWNED LAND TO THE CITY OF BELL GARDENS**

Throughout its existence the Commission has secured numerous properties for the purposes of residential, commercial and/or industrial development. The Commission has identified 15 properties some of which include multiple parcels that would be subject to this measure. In an effort to maintain the maximum City control of real property interests staff recommends the transfer of the Commission's real property interests to the City. This proposed measure would transfer all Commission-held deeds, leases, and other notes to the City.

**Recommendation:**

It is staff's recommendation that the City Council:

- 1.) Adopt Resolution No. 2011-12, accepting and approving a Transfer Agreement for the transfer of certain properties owned by the Bell Gardens Community Development Commission to the City.

It is staff's recommendation that the Community Development Commission:

- 1.) Adopt Commission Resolution No. 2011-06, approving a Transfer Agreement for the transfer of certain properties owned by the Commission to the City of Bell Gardens.

**2. PROPOSED OWNER PARTICIPATION AGREEMENT WITH TERRA BELLA, L.P. FOR THE TERRA BELLA SENIOR HOUSING PROJECT AT 5720-5722 CLARA ST.**

Terra Bella, L.P. ("Developer") has been working with the City regarding the development of a 65 unit affordable rental housing project for low-income senior citizens. Subject to the terms and conditions of the Owner Participation Agreement ("OPA"), the Commission has issued the following guidelines for the development of the apartment units that will be rented at affordable rates: to the extent permitted by law, the Developer will provide priority for the occupancy of the units to Bell Gardens residents, relatives of residents, and people working in the City; the rental of 65 of the units will be limited to rents that are considered to be affordable under federal law, to low income persons; and to ensure that the units remain affordable, the Commission and the Developer would enter into a "Regulatory Agreement" which would contain covenants affecting the property that run with the land and restrict any future rental of the restricted units to low income households for 65 years. The Commission loan equals \$2.6 million. The Commission Loan will be repaid from the Residual Receipts. The total project cost equals \$20.6 million. Construction is expected to begin during the Fall of 2011. The Developer anticipates construction of the project will take approximately 18 months.

**Recommendation:**

It is staff's recommendation that the City Council:

- 1.) Adopt Resolution No. 2011-13, making findings of the benefit pursuant to Health & Safety code Section 33334.2.

It is staff's recommendation that the Community Development Commission:

- 1.) Adopt Commission Resolution No. 2011-07, approving the execution of the Owner Participation Agreement by and between the Bell Gardens Community Development Commission and Terra Bella, L.P. and findings of benefit pursuant to Health & Safety Code Section 33334.2.

**PUBLIC COMMENTS ON NON-AGENDA ITEMS UNDER THE SUBJECT MATTER JURISDICTION OF THE CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION**

**(Three minutes per person, subject to a total period of 30 minutes)**

This public comment period is for items UNDER THE SUBJECT MATTER JURISDICTION OF THE CITY COUNCIL/COMMISSION ONLY. Submit a PINK public comment card with the matter you would like to discuss to the City Clerk prior to the start of this period. There will be no further cards accepted once the public comment period has started. Comments are limited to three (3) minutes per person, subject to an overall thirty (30) minute period. Please direct your comments to the Mayor/Chair and observe the Rules of Decorum appropriate to the Council Chamber. State law prohibits the City Council/Community Development Commission from discussing any item not appearing on the posted City Council/Commission Agenda.

**CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION MEMBER COMMENTS**

**ADJOURNMENT**