



**AGENDA**  
**REGULAR MEETING OF THE MAYWOOD CITY COUNCIL AND THE**  
**SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY**  
**REDEVELOPMENT AGENCY**

**WEDNESDAY, APRIL 24, 2024 AT 5:30 PM**

Maywood City Council Chambers  
4319 E. Slauson Avenue, Maywood, CA 90270  
[www.cityofmaywood.com](http://www.cityofmaywood.com)

**I. CALL TO ORDER/ROLL CALL**

CALL TO ORDER  
ROLL CALL

**II. CITY OFFICIALS**

MAYOR  
Eddie De La Riva

CITY CLERK  
Brian E. Juarez

MAYOR PRO TEM  
Mayra Aguiluz

CITY TREASURER  
Mary Mariscal

COUNCIL MEMBERS  
Jessica Torres  
Frank Garcia  
Heber Marquez

CITY MANAGER  
Jennifer E. Vasquez

CITY ATTORNEY  
Roxanne Diaz

**III. MEETING PROCEDURES**

THIS MEETING WILL BE HELD IN PERSON.

THE MEETING WILL BE AVAILABLE FOR VIEWING VIA ZOOM:

<https://us02web.zoom.us/j/84808827124> AND VIA THE CITY'S FACEBOOK PAGE.

Public Participation Options:

1. **In-Person:** Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA
2. **Before the Meeting:** Public comment will be accepted for the record in advance by 4:00 p.m. the day of the meeting by email to [daisy.guerrero@cityofmaywood.org](mailto:daisy.guerrero@cityofmaywood.org); or if you are unable to email, please call the City Clerk's Office at (323) 562-5714. Your comment will be made part of the written record but will NOT be read verbally at the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Council Meeting, please contact the City Clerk's Office (323) 562-5714 within 72 hours of the meeting.

#### **IV. CLOSED SESSION**

CONFERENCE WITH REAL PROPERTY NEGOTIATOR; GOVERNMENT CODE SECTION 54956.8.; PROPERTY: 5901 ATLANTIC BOULEVARD, MAYWOOD (APN 6313-013-030); AGENCY NEGOTIATOR: JENNIFER VASQUEZ, CITY MANAGER, STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING, AND TYLER KELLEHER, ASSISTANT PROJECT MANAGER, EPIC LAND SOLUTIONS, INC.; NEGOTIATING PARTY: J&MGC, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.; UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT

CONFERENCE WITH REAL PROPERTY NEGOTIATOR; GOVERNMENT CODE SECTION 54956.8.; PROPERTY: 4501 SLAUSON AVENUE, MAYWOOD (APN 6313-010-001 AND 6313-010-002).; AGENCY NEGOTIATOR: JENNIFER VASQUEZ, CITY MANAGER, STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING, AND TYLER KELLEHER, ASSISTANT PROJECT MANAGER, EPIC LAND SOLUTIONS, INC.; NEGOTIATING PARTY: EL POLLO LOCO INC., A DELAWARE CORPORATION.; UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT

CONFERENCE WITH REAL PROPERTY NEGOTIATOR; GOVERNMENT CODE SECTION 54956.8.; PROPERTY: 4457 AND 4487 SLAUSON AVENUE, MAYWOOD (APNS 6313-015-033 AND 6313-015-030).; AGENCY NEGOTIATOR: JENNIFER VASQUEZ, CITY MANAGER, STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING, AND TYLER KELLEHER, ASSISTANT PROJECT MANAGER, EPIC LAND SOLUTIONS, INC.; NEGOTIATING PARTY: MAYWOOD VILLAGE CENTER LLC, A DELAWARE LIMITED LIABILITY COMPANY.; UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT

CONFERENCE WITH REAL PROPERTY NEGOTIATOR; GOVERNMENT CODE SECTION 54956.8.; PROPERTY: 5900 AND 5906 ATLANTIC BOULEVARD, MAYWOOD (APNS 6313-011-036 AND 6313-011-028).; AGENCY NEGOTIATOR: JENNIFER VASQUEZ, CITY MANAGER, STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING, AND TYLER KELLEHER, ASSISTANT PROJECT MANAGER, EPIC LAND SOLUTIONS, INC.; NEGOTIATING PARTY: TONY Y. KIM, JOUNG-SUN KIM, YONG-TAI KIM AND SOON-AI KIM.; UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT

#### **V. MAYOR, COUNCILMEMBERS AND STAFF COMMENTS**

#### **VI. PUBLIC PARTICIPATION (Agenda Items; Time allotted: 3 minutes)**

Speakers wishing to address the City Council on an item on the agenda may use the

instructions provided in section **III. MEETING PROCEDURES** beginning on page 1 of this agenda.

**VII. PUBLIC HEARING**

1. A PUBLIC HEARING TO CONSIDER A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY FOR THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION A TYPE 20 ALCOHOLIC BEVERAGE CONTROL LICENSE AT DOS CARNALES MARKET AT 5300 MAYWOOD AVENUE CEQA EXEMPT PURSUANT TO SECTION 15061(b)(3)

**VIII. PRESENTATIONS**

CITY OF MAYWOOD RECOGNIZES SENIOR ACCOUNTANT, RAUL HERRERA, ON HIS 10-YEAR EMPLOYMENT ANNIVERSARY

RECOGNITION OF STUDENTS AND VOLUNTEERS FROM NIMITZ MIDDLE SCHOOL FOR THEIR PARTICIPATION IN RUNNING THE LA MARATHON AND STEM COMPETITIONS

CITY OF MAYWOOD PROCLAIMS MAY AS MENTAL HEALTH MATTERS MONTH

CITY OF MAYWOOD PROCLAIMS MAY 6, 2024, AS ADULT SCHOOL STUDENT RECOGNITION DAY

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT: CITY UPDATE

**IX. CONSENT CALENDAR**

*All matters listed under 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 request specific items to be removed from the Consent Calendar for separate discussion or action.*

2. MINUTES OF THE MARCH 27, 2024, REGULAR CITY COUNCIL MEETING

3. REVENUE REPORT MARCH 2024

4. MONTHLY CASH AND INVESTMENT TO THE CITY COUNCIL MARCH 2024

5. CONSIDERATION OF APPROVAL RESOLUTION NO. 6345 OF THE CITY COUNCIL OF MAYWOOD AND SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY DEVELOPMENT AGENCY APPROVING THE WARRANTS FOR PAYMENT

6. CONSIDERATION OF APPROVAL OF THE IMPLEMENTATION AGREEMENT FOR

SLAUSON AVENUE COMPLETE STREET STUDY WITH GATEWAY CITIES COUNCIL OF GOVERNMENTS (GCCOG), FOR A TOTAL AMOUNT NOT-TO-EXCEED \$7,389.14

7. CONSIDERATION OF APPROVAL RESOLUTION NO. 6346 AFFIRMING SUPPORT FOR THE CONGRESSIONAL AND WORLDWIDE CALLS OR AN IMMEDIATE CEASEFIRE IN GAZA
8. CONSIDERATION OF APPROVAL OF A LEASE AGREEMENT BETWEEN THE CITY OF MAYWOOD AND THE BALDWIN PARK UNIFIED SCHOOL DISTRICT FOR THE USE OF A CLASSROOM SPACE IN THE MAYWOOD PARK MULTIPURPOSE BUILDING LOCATED AT 4801 E. 58TH STREET
9. CONSIDERATION OF REJECTION OF PROPOSALS AND AUTHORIZATION TO READVERTISE THE REQUEST FOR PROPOSALS (RFP) FOR THE MAYWOOD ADA SELF EVALUATION AND TRANSITION PLAN
10. CONSIDERATION OF APPROVAL OF AMENDMENT NO. 2 TO MEASURE R FUNDING AGREEMENT BETWEEN CITY OF MAYWOOD AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR RIGHT OF WAY ACQUISITION AND CONSTRUCTION PHASE FOR SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF IMPROVEMENTS, PROJECT IN THE AMOUNT OF \$7,418,150
11. CONSIDERATION OF AWARD OF CONSTRUCTION CONTRACT TO S & H CIVIL WORKS FOR SIDEWALK REHABILITATION PROJECT FY 2023-2024 (CDBG) IN AN AMOUNT OF NOT-TO-EXCEED \$81,715 AND APPROVE THE PLANS AND SPECIFICATIONS FOR THE PROJECT
12. CONSIDERATION OF APPROVAL OF RESOLUTION NO. 6347 URGING PRIME HEALTHCARE TO REINSTATE EMPLOYMENT OF THE NINE HEALTHCARE WORKERS AT ST. FRANCIS MEDICAL CENTER
13. CONSIDERATION OF AWARDED A COOPERATIVE PURCHASING AGREEMENT TO PLAYCORE WISCONSIN, INC. DBA GAMETIME FOR THE PURCHASE AND INSTALLATION OF NEW PLAYGROUND EQUIPMENT AT MAYWOOD PARK IN AN AMOUNT OF \$275,764.60
14. REVIEW OF THE CITY OF MAYWOOD'S 2023 (CALENDAR YEAR) HOUSING ELEMENT ANNUAL PROGRESS REPORT
15. CONSIDERATION OF APPROVAL OF AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH STANTEC CONSULTING SERVICES, INC. FOR A TOTAL AMOUNT NOT-TO-EXCEED \$109,795 FOR CONSTRUCTION ENGINEERING SUPPORT FOR SLAUSON AVENUE AND ATLANTIC BOULEVARD CONGESTION RELIEF IMPROVEMENTS PROJECT

16. REINTRODUCTION AND WAIVER OF FULL READING OF ORDINANCE NO. 24-02 AN ORDINANCE OF THE CITY OF MAYWOOD ADDING SUBSECTION 4070.120 TO CHAPTER 4070 OF THE MAYWOOD ZONING ORDINANCE TO ESTABLISH CRITERIA FOR ACCESSORY DWELLING UNITS

**X. DISCUSSION/ACTION ITEMS**

17. CONSIDERATION OF APPROVAL OF MUNICIPAL SERVICES AGREEMENT WITH THE COUNTY OF LOS ANGELES DEPARTMENT OF ANIMAL CARE AND CONTROL (DACC) FOR ANIMAL CARE AND CONTROL SERVICES FOR FISCAL YEARS 2024-2029
18. CONSIDERATION OF THE RENEWAL OF A COMMERCIAL CANNABIS RETAIL LICENSE FOR MAYWOOD GREEN SOLUTION, LLC DBA HAVEN
19. CONSIDERATION OF THE RENEWAL OF A COMMERCIAL CANNABIS RETAIL LICENSE FOR FIREHOUSE HEALTHCARE INDUSTRIES, INCORPORATED DBA FIREHOUSE 365
20. CONSIDERATION OF THE RENEWAL OF A COMMERCIAL CANNABIS MICROBUSINESS LICENSE FOR MAYWOOD L'CHAIM DBA COOKIES
21. CONSIDERATION OF THE RENEWAL OF A COMMERCIAL CANNABIS MICROBUSINESS LICENSE FOR SINSEMILLA INDO GROUP, INCORPORATED DBA OG NATION

**XI. PUBLIC PARTICIPATION (Non-Agenda Items; Time allotted: 3 minutes)**

Speakers wishing to address the City Council on a non- agenda item you may use the instructions provided in section **III. MEETING PROCEDURES** beginning on page 1 of this agenda.

- XII. ADJOURNMENT** - The meeting of the Maywood City Council is adjourned to Wednesday, May 8, 2024, at 4:00 p.m. in the City Council Chambers.

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**PUBLIC ACCESS TO MEETING AGENDA AND AGENDA PACKETS**

I, \_\_\_\_\_, City Clerk or Deputy City Clerk, hereby certify that this agenda was duly posted by law at 4319 E. Slauson Avenue, Maywood, CA 90270 and the City Website. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the Maywood City Hall, 4319 E. Slauson Avenue, Maywood CA 90270. If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to rising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting. In compliance with the ADA, if you need special assistance for the meeting, call (323) 562-5723 within 72 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.

