



APPROVED: 03/15/2022

MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL

February 8, 2022

1. **CALL TO ORDER**

Mayor Rodriguez called the meeting to order via teleconference at 6:02 p.m.

2. **ROLL CALL**

Members present: Councilmembers Mora, Sarno, Trujillo, Mayor Pro Tem Zamora, and Mayor Rodriguez.

Members absent: None.

3. **PUBLIC COMMENTS**

Mayor Rodriguez announced that members of the public would be given an opportunity to provide comments under each public hearing item.

CITY COUNCIL

4. **PUBLIC HEARING**

Consideration of a 54-unit condominium development located at 11733 Florence Avenue, Santa Fe Springs also known as Melia Homes Inc. (APN: 8008-017-014; hereinafter the "Property") (Planning)

Recommendation:

- Hold Public Hearing and
- Adopt Resolution No. 9756 approving the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; General Plan amendment; Tentative Tract Map; Development Plan Approval; and Modification Permit, and
- Introduce by title only and waive further reading of Ordinance No. 1121 for a zone change from Public Facilities to Multi-Family Residential.

Councilmember Sarno made the following statement, "My name appears on a petition opposing this project from last year. At the time, I was not clear on the nature of the petition, and since that time the project has evolved and changed. I am able to be fair and impartial on this item, and I have made no decisions on how I will vote tonight, and I will have an open mind as we hear everything. Thank you."

Director of Planning, Wayne Morrell provided an overview of Item No. 4, providing specific information on development plan approvals and community outreach. The project was changed to exceed code requirements due to community outreach and will also address privacy concerns voiced by neighboring residents. The project has undergone environmental review and Director Morrell also provided information on an appeal made by an appellant. City Attorney, Ivy M. Tsai provided clarification on the appeal letter that was made to appeal the Planning Commission's decision, but because

the Planning Commission's decision was merely a recommendation to City Council, it was not an appealable action. City staff did respond to the appellant and they confirmed their understanding.

Chad Brown from Melia Homes provided a presentation on the proposed project. Councilmember Mora inquired if a Homeowners Association (HOA) would be able to enforce the 2-car garage parking requirement per household. Mr. Brown stated that a HOA would be able to enforce that, ensuring that garages are used for car storage only, including enforcement of the outdoor parking spots.

Mayor Rodriguez opened the public hearing at 6:43 p.m.

The following people submitted public comments via email: John Perez in support of this project, and Irma Huitron proposing edits for the project. The following people spoke during public comments via Zoom: Marla Velasquez, John Perez, Norma Hernandez, Irma Huitron, and Alejandro Huitron.

Chad Brown made a clarifying statement addressing a comment made by Irma Huitron during her public comment.

Mayor Rodriguez closed the public hearing at 7:11 p.m.

It was moved by Councilmember Sarno, seconded by Councilmember Trujillo, to adopt Resolution No. 9756 approving the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; General Plan amendment; Tentative Tract Map; Development Plan Approval; and Modification Permit, and introduce by title only and waive further reading of Ordinance No. 1121 for a zone change from Public Facilities to Multi-Family Residential, by the following vote:

Ayes: Mora, Sarno, Trujillo, Zamora, Rodriguez

Nayes: None

Absent: None

5. PUBLIC HEARING

Santa Fe Springs 2040 General Plan, including the 2021-2029 Housing Element, Final Environmental Impact Report, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program, and Implementation Plan (Planning)

Recommendation:

- Open the Public Hearing and receive the staff report and any comments from the public regarding the Santa Fe Springs 2040 General Plan, 2021-2029 Housing Element, and Final Environmental Impact Report, and related documents, and thereafter, close the Public Hearing;
- Adopt Resolution No. 9760, to certify the Final Environmental Impact Report (EIR), adopt CEQA Findings and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Santa Fe Springs 2040 General Plan update and targeted zoning code update; adopt the Santa Fe Springs 2040 General Plan, including the 2021-2029 Housing Element and Implementation Plan.

City Manager, Raymond R. Cruz provided a brief introduction to Item No. 5, highlighting the need to implement a new General Plan as the last time it was revised was over twenty five years ago. He brought attention to the time and dedication contributed by staff, consultants, and Council to embark on the 18-month long endeavor to update the General Plan that reflects the vision of the City at-large.

Assistant Director of Planning, Cuong Nguyen introduced Jose Rodriguez from MIG, to talk about the proposed General Plan and Environmental Impact Report, with further details regarding changes made to the texts and land use plan in light of the comments received to date and the various focus group meetings and study sessions that were recently conducted. Mr. Rodriguez highlighted the requirements of a General Plan, and also spoke about the two new elements of the General Plan, the environmental justice and economic development elements. Additional information about Community Engagement efforts were provided, along with the draft land use plan and its corresponding changes. He then spoke about the new Housing Element and how it addresses extremely low-income households and expands on emergency shelter requirements and infrastructure constraints. Environmental Impact Report information regarding responses to comments and supporting documents such as mitigation monitoring report program was also provided. Lastly, he spoke about the next steps, specifically regarding the targeted zoning amendments.

Assistant Director of Planning, Nugyen provided closing comments on recommended City Council requested actions.

Mayor Rodriguez opened the public hearing at 7:46 p.m.

The following people submitted public comments via email: Ajit Singh Thind in support of the revised land use plan. The following people spoke during public comments via Zoom: Mike Foley, Jose Bojorquez, Stuart Hutchinson, Ajit Thind, Bert Canete, Jay, Pilar Solis, Lang Cottrell, and Terry.

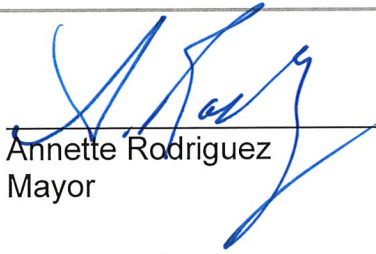
Mayor Rodriguez closed the public hearing at 8:05 p.m.

It was moved by Mayor Pro Tem Zamora, seconded by Councilmember Trujillo, to adopt Resolution No. 9760, to certify the Final Environmental Impact Report (EIR), adopt CEQA Findings and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Santa Fe Springs 2040 General Plan update and targeted zoning code update; adopt the Santa Fe Springs 2040 General Plan, including the 2021-2029 Housing Element and Implementation Plan, along with staff's recommendations, by the following vote:

Ayes:	Mora, Sarno, Trujillo, Zamora, Rodriguez
Nayes:	None
Absent:	None

6. ADJOURNMENT

Mayor Rodriguez adjourned the meeting at 8:06 p.m.



Annette Rodriguez
Mayor

ATTEST:



Janet Martinez
City Clerk

3/6/22
Date