



# AGENDA

## REGULAR MEETINGS OF THE SANTA FE SPRINGS PUBLIC FINANCING AUTHORITY WATER UTILITY AUTHORITY HOUSING SUCCESSOR SUCCESSOR AGENCY AND CITY COUNCIL

May 16, 2023  
6:00 P.M.

*Annette Rodriguez, Councilmember*  
*William K. Rounds, Councilmember*  
*Joe Angel Zamora, Councilmember*  
*Jay Sarno, Mayor Pro Tem*  
*Juanita Martin, Mayor*

Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

You may attend the City Council meeting telephonically or electronically using the following means:

**Electronically using Zoom:** Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/521620472?pwd=U3cyK1RuKzY1ekVGZFdKQXNZVzh4Zz09>

Zoom Meeting ID: 521620472

Password: 659847

**Telephonically:** Dial: 888-475-4499

Meeting ID: 521620472

**Public Comment:** The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please use the "Raise Hand" function via Zoom once the Mayor opens Public Comment during the meeting. You may also submit comments in writing by sending them to the City Clerk's Office at [cityclerk@santafesprings.org](mailto:cityclerk@santafesprings.org). All written comments received by 12:00 p.m. the day of the City Council Meeting will be distributed to the City Council and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

**Americans with Disabilities Act:** In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

**SB 1439:** Effective January 1, 2023, City Council Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$250 from an interested person. The Council Member would need to disclose the donation and abstain from voting.

**Please Note:** Staff reports, and supplemental attachments, are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m.-5:30 p.m., Monday-Thursday and every other Friday. Telephone: (562) 868-0511.

# City of Santa Fe Springs

## Regular Meetings

May 16, 2023

1. **CALL TO ORDER**

2. **ROLL CALL**

Annette Rodriguez, Councilmember  
William K. Rounds, Councilmember  
Joe Angel Zamora, Councilmember  
Jay Sarno, Mayor Pro Tem  
Juanita Martin, Mayor

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **INTRODUCTIONS**

### **PUBLIC FINANCING AUTHORITY**

6. **CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Public Financing Authority.*

- a. Minutes of the April 18, 2023 Public Financing Authority Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

- b. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA) (Finance)

**Recommendation:**

- Receive and file the report.

### **WATER UTILITY AUTHORITY**

7. **CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Water Utility Authority.*

- a. Minutes of the April 18, 2023 Water Utility Authority Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

- b. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority (WUA) (Finance)

**Recommendation:**

- Receive and file the report.

- c. Status Update of Water-Related Capital Improvement Projects (Public Works)

**Recommendation:**

- Receive and file the report.

**HOUSING SUCCESSOR**

**8. CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Housing Successor.*

Minutes of the April 18, 2023 Housing Successor Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

**SUCCESSOR AGENCY**

**9. CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Successor Agency.*

Minutes of the April 18, 2023 Successor Agency Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

**CITY COUNCIL**

**10. CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the City Council.*

- a. Minutes of the April 18, 2023 Special and Regular City Council Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

- b. Second Reading of Ordinance No. 1128 Amending Chapter 95 of Title IX of the Santa Fe Springs Municipal Code Relating to Public Nuisances (Police Services)

**Recommendation:**

- Adopt Ordinance No. 1128 regarding public nuisances.

- c. Underground Facilities License for Omega OU2, LLC – Amendment Number One (Public Works)

**Recommendation:**

- Approve and authorize the Mayor to sign Amendment Number One to the Underground Facilities License for Omega OU2, LLC to operate groundwater containment pipelines along various city streets.

- d. Resolution No. 9865 – Approving the American Rescue Plan Act Expenditure Plan (Finance)

**Recommendation:**

- Adopt Resolution No. 9865 Approving the American Rescue Plan Act expenditure plan.

e. Award to TNT Lighting Supplies for the Purchase of LED Retrofit Kits (Finance)

**Recommendation:**

- Award to TNT Lighting Supplies for the purchase of LED retrofit kits; and
- Authorize the Director of Purchasing Services to process a Purchase Order in the amount of \$31,686.13 to TNT Lighting Supplies.

f. Award an Order to Swarco McCain Inc. for the Purchase of Traffic Signal Cabinets (Finance)

**Recommendation:**

- Award an order to Swarco McCain Inc. for the purchase of traffic signal cabinets; and
- Authorize the Director of Purchasing Services to process a Purchase Order in the amount of \$62,436.92 to Swarco McCain Inc.

g. Request for Future City Council Meeting Cancellation (City Clerk)

**Recommendation:**

- Approve cancelling the regularly scheduled City Council Meetings of July 4, 2023 and December 19, 2023.

**NEW BUSINESS**

11. City Hall Roof Replacement – Authorization to Advertise for Construction Bids (Public Works)

**Recommendation:**

- Approve the Specifications; and
- Authorize the Interim City Engineer to advertise for construction bids.

12. **PRESENTATIONS**

- Lake Center Middle School 8<sup>th</sup> Grade Students on the 2023 Washington D.C. Trip (City Manager)
- 2023 Teacher of the Year Award Recipients (City Manager)
- Proclaiming the week of May 21-27, 2023 as “National Public Works Week” (Public Works)
- Proclaiming the Month of May 2023 as “Mental Health Month” in the City of Santa Fe Springs (Community Services)

13. **PUBLIC COMMENTS** *This is the time when comments may be made by members of the public on matters within the jurisdiction of the City Council, not on the agenda. The time limit for each speaker is three minutes unless otherwise specified by the Mayor.*

14. **CITY MANAGER’S AND EXECUTIVE TEAM REPORTS**

15. **APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

16. **COUNCIL COMMENTS/ AB1234 COUNCIL CONFERENCE REPORTING**



# *City of Santa Fe Springs*

## *Regular Meetings*

*May 16, 2023*

17.

### **ADJOURNMENT**

I, Janet Martinez, City Clerk for the City of Santa Fe Springs, do hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; City's website at [www.santafesprings.org](http://www.santafesprings.org); Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Janet Martinez, CMC, City Clerk

May 11, 2023

*Date Posted*

**FOR ITEM NO. 6A**  
**PLEASE SEE ITEM NO. 10A**



## **CONSENT AGENDA**

Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA)

### **RECOMMENDATION**

- Receive and file the report.

## **BACKGROUND**

The Santa Fe Springs Public Financing Authority (PFA) is a City entity that has periodically issued debt for the benefit of the Santa Fe Springs community. The following is a brief status report on the debt instruments currently outstanding that were issued through the PFA.

### Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 4/30/2023

None

Outstanding principal at 4/30/2023

\$37,857,128

### Bond Repayment

The former Community Development Commission (CDC) issued a number of tax allocation bonds before it was dissolved by State law effective February 1, 2012 which are administered by the City acting as Successor Agency under the oversight of the appointed Oversight Board. The Successor Agency no longer receives tax increment. Instead, distributions from the Redevelopment Property Tax Trust Fund (RPTTF) are received based on approved obligations. It is anticipated that sufficient allocations from the RPTTF will continue to be made to the Successor Agency to meet ongoing debt service obligations.

### Unspent Bond Proceeds

Under an approved Bond Expenditure Agreement, unspent bond proceeds of the former CDC in the amount of approximately \$19 million were transferred to the City in July 2014. The funds are to be spent in accordance with the original bond documents. The unspent proceeds continue to be a source of funding within the City's capital improvement program (CIP).

### 2016 Bond Refunding

In July 2016, the Successor Agency issued its 2016 Tax Allocation Refunding Bonds, which paid off several bond issuances of the former CDC. The bonds were originally issued through the Public Financing Authority and included the 2001 Series A, 2002 Series A, 2003 Series A, the current interest portion of the 2006 Series A, and 2006 Series B bond issuances.

2017 Bond Refunding

In December 2017, the Successor Agency issued its 2017 Tax Allocation Refunding Bonds, which paid off the 2007 Tax Allocation Bonds of the former CDC. The 2007 Bonds were originally issued through the Public Financing Authority.

A handwritten signature in black ink, appearing to read "Tom Hatch". The signature is written in a cursive, flowing style.

Tom Hatch  
Interim City Manager/Executive Director

**FOR ITEM NO. 7A**  
**PLEASE SEE ITEM NO. 10A**



## **CONSENT AGENDA**

Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority (WUA)

### **RECOMMENDATION**

- Receive and file the report.

### **BACKGROUND**

The Santa Fe Springs Water Utility Authority (WUA) is a City entity that has issued debt for the benefit of the Santa Fe Springs community. The following is a brief status report on the debt instruments currently outstanding that were issued through the WUA.

#### Water Revenue Bonds, 2013

Financing proceeds available for appropriation at 4/30/2023

None

Outstanding principal at 4/30/2023

\$6,890,000

#### Water Revenue Bonds, 2018

Financing proceeds available for appropriation at 4/30/2023

None

Outstanding principal at 4/30/2023

\$820,000

In May 2013 the Water Utility Authority issued the 2013 Water Revenue Bonds in the amount of \$6,890,000. The bonds refunded the existing 2003 Water Revenue Bonds (issued through the Public Financing Authority) and provided additional funds for water improvement projects in the amount of \$2,134,339. The funds were restricted for use on water system improvements. In August 2013 the Water Utility Authority Board appropriated the proceeds for the Equipping Water Well No. 12 Project and all proceeds were since used on this project.

In January 2018 the Water Utility Authority issued the 2018 Water Revenue Bonds in the amount of \$1,800,000. The bonds refunded the existing 2005 Water Revenue Bonds (issued through the Public Financing Authority). No additional funds were raised through the issuance of the 2018 Water Revenue Bonds.

The City budget includes sufficient appropriations and adequate revenues are expected to be collected to meet the debt service obligations associated with the 2013 and 2018 Water Revenue Bonds.

The WUA was formed in June of 2009. Water revenue bonds issued prior to this date were issued through the City of Santa Fe Springs Public Financing Authority.

A handwritten signature in black ink, appearing to read "Tom Hatch". The signature is written in a cursive, flowing style.

Tom Hatch  
Interim City Manager/Executive Director



### CONSENT AGENDA

#### Status Update of Water-Related Capital Improvement Projects

#### **RECOMMENDATION**

- Receive and file the report.

#### **BACKGROUND**

This report is for informational purposes only. The following is a listing of current active water projects.

#### **Water CIP Updated Project List**

Over the past month, the water utility division has been working to update the water CIP listing of projects to bring to City Council. The City retained consultant, Mr. Ernesto, Munoz P.E., to assist in updating the Water Utility CIP schedule to better match our anticipated future Water Utility revenues. Staff anticipates bringing this water CIP through the subcommittee and counsel process over the next month. Notable Capital Improvement Projects include treatment system design for Water Well No. 2, reassessing Water Well No.12, and repairing the Florence Ave. water main crossing the railroad tracks at Pioneer Blvd.

#### **INFRASTRUCTURE IMPACT**

The Water Utility Authority owns and operates high value assets including two 4 million gallon storage tanks, two 350 hp (combined) booster stations, five interconnections, and 108 miles of water main pipes ranging in size from 4" to 16". This water system is subject to constant wear and aging; to maximize the useful life of these assets, a comprehensive and proactive reinvestment into the Water Utility infrastructure is necessary and with some assets, a regulatory requirement.

Water Well No. 2 has previously been assessed and is ready to have a treatment system designed to bring this well back into service after sitting idle for many years. A comprehensive assessment of Water Well No. 12 will provide the information needed to properly design a treatment system to produce safe drinking water for years to come. This project has the potential to allow the City to deliver high-quality groundwater and reduce the City's dependence on costly imported water from the Metropolitan Water District of Southern California.

A handwritten signature in black ink, appearing to read "Tom Hatch".

Tom Hatch  
Interim City Manager

#### **Attachments:**

None

A handwritten signature in blue ink, appearing to be a stylized "YK".



**FOR ITEM NO. 8**  
**PLEASE SEE ITEM NO. 10A**

**FOR ITEM NO. 9**  
**PLEASE SEE ITEM NO. 10A**



# **City of Santa Fe Springs**

## **City Council Meeting**

ITEM NO. 10A

*May 16, 2023*

### **CONSENT AGENDA**

Minutes of the April 18, 2023 Special and Regular City Council Meetings

#### **RECOMMENDATION(S)**

- Approve the minutes as submitted.

#### **BACKGROUND**

Staff has prepared minutes for the following meetings:

- Special City Council Meeting of April 18, 2023
- Regular City Council Meeting of April 18, 2023

Staff hereby submits the minutes for Council's approval.

Tom Hatch  
Interim City Manager

#### **Attachment:**

1. April 18, 2023 Special Meeting Minutes
2. April 18, 2023 Regular Meeting Minutes



APPROVED:

## MINUTES OF THE SPECIAL MEETINGS OF THE CITY COUNCIL

April 18, 2023

1. **CALL TO ORDER**

Mayor Martin called the meeting to order at 5:00 p.m.

2. **ROLL CALL**

**Members present:** Councilmembers/Directors: Rodriguez, Rounds, Zamora, Mayor Pro Tem/Vice Chair Sarno, and Mayor/Chair Martin.

**Members absent:** None

3. **PUBLIC COMMENTS**

There was no one wishing to speak during public comments.

**CITY COUNCIL**

4. **CLOSED SESSION**

**CONFERENCE WITH LABOR NEGOTIATORS**

(Pursuant to California Government Code Section 54957.6)

**Agency Designated Representatives:** City Manager.

**Employee Organizations:** Santa Fe Springs City Employees' Association, Santa Fe Springs Firefighters' Association, and Santa Fe Springs Executive, Management and Confidential Employees' Association

5. **CLOSED SESSION**

**PUBLIC EMPLOYMENT**

(Pursuant to California Government Code Section 54957(b)(1))

TITLE: City Manager Evaluation

***Mayor Martin recessed the meeting at 5:01 p.m.***

***Mayor Martin convened the meeting at 6:04 p.m.***

6. **CLOSED SESSION REPORT**

City Attorney, Ivy M. Tsai provided a closed session report: Direction was given to staff and no reportable action was taken.

7. **ADJOURNMENT**

Mayor Martin adjourned the meeting at 6:04 p.m.

\_\_\_\_\_  
Juanita Martin  
Mayor

**ATTEST:**

\_\_\_\_\_  
Janet Martinez  
City Clerk

\_\_\_\_\_  
Date



APPROVED:

## MINUTES OF THE REGULAR MEETINGS OF THE CITY COUNCIL

April 18, 2023

1. **CALL TO ORDER**

Mayor Martin called the meeting to order at 6:06 p.m.

2. **ROLL CALL**

**Members present:** Councilmembers/Directors: Rodriguez, Rounds, Zamora, Mayor Pro Tem/Vice Chair Sarno and Mayor/Chair Martin.

**Members absent:** None.

3. **INVOCATION**

Invocation was led by Tom Hatch.

4. **PLEDGE OF ALLEGIANCE**

Bruce Crow led the Pledge of Allegiance.

5. **INTRODUCTIONS**

The following Santa Fe Springs Chamber of Commerce member was introduced: Wendy Meador-Kunert, Business Intelligence Manager for Tangram Interiors.

### **PUBLIC FINANCING AUTHORITY**

6. **CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Public Financing Authority.*

- a. Minutes of the March 21, 2023 Public Financing Authority Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

- b. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA) (Finance)

**Recommendation:**

- Receive and file the report.

It was moved by Councilmember Zamora, seconded by Councilmember Rodriguez, to approve the Item Nos. 6A and 6B, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin.

**Nays:** None

**Absent:** None

### **WATER UTILITY AUTHORITY**

**7. CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Water Utility Authority.*

- a. Minutes of the March 21, 2023 Water Utility Authority Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

- b. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority (WUA) (Finance)

**Recommendation:**

- Receive and file the report.

- c. Status Update of Water-Related Capital Improvement Projects (Public Works)

**Recommendation:**

- Receive and file the report.

It was moved by Councilmember Rounds, seconded by Mayor Pro Tem Sarno, to approve Item Nos. 7A through 7C, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin.

**Nayes:** None

**Absent:** None

## **HOUSING SUCCESSOR**

**8. CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Housing Successor.*

- Minutes of the March 21, 2023 Housing Successor Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

It was moved by Councilmember Rodriguez, seconded by Councilmember Rounds, to approve the minutes as submitted, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin.

**Nayes:** None

**Absent:** None

## **SUCCESSOR AGENCY**

**9. CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Successor Agency.*

- Minutes of the March 21, 2023 Successor Agency Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

It was moved by Mayor Pro Tem Sarno, seconded by Councilmember Zamora, to approve the minutes as submitted, by the following vote:

**Ayes:** Zamora, Sarno, Rodríguez, Rounds, and Martin.

**Nays:** None

**Absent:** None

## **CITY COUNCIL**

### **10. CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the City Council.*

- a. Minutes of the March 21, 2023 Special and Regular City Council Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

- b. Approval of Memorandum of Understanding between City of Santa Fe Springs and Empowered 4 Life (Community Services)

**Recommendation:**

- Approve a two-year Memorandum of Understanding (MOU) with Empowered 4 Life to provide no cost meals for the City's Teen Program and Summer Lunch Program at City Parks; and
- Authorize the City Manager, Director of Community Services, or designee to execute the MOU.

- c. Approval for the Restoration of Art Pieces, the Omni, Soaring Dreams, and Dancing Gabrielenos (Community Services)

**Recommendation:**

- Authorize payment to Silverlake Conservation, LLC for the restoration of the Art Pieces, Omni, Soaring Dreams, and Dancing Gabrielenos.

- d. Custodial Services Agreement with EE Building Maintenance, LLC (Public Works)

**Recommendation:**

- Approve the agreement with EE Building Maintenance to provide Custodial Services; and
- Authorize the Mayor to execute the Agreement on behalf of the City.

- e. Amendment Number One to Professional Services Agreement with Onward Engineering for On-Call Professional Engineering Services (City Manager)

**Recommendation:**

- Approve and authorize the Mayor to execute Amendment Number One to Professional Services Agreement with Onward Engineering.

- f. Acceptance of 2020 State Homeland Security Program (SHSP) Funds for the Purchase of Two (2) Drager-X-am 8000 Multi-Gas Monitors, Ancillary Equipment, and Extended Warranty (Fire)

**Recommendation:**

- Accept 2020 State Homeland Security Program (SHSP) funds in the amount of \$54,216.14 and authorize the purchase of two (2) Drager X-am 8000 Multi-Gas Monitors, Ancillary Equipment and Extended Warranty from Safe Environment Engineering.

g. Resolution No. 9858 – Approving a First Amendment (Amendment) to the Purchase and Sale Agreement with Richman Santa Fe Springs Apartments, LP (Planning)

**Recommendation:**

- Approve Resolution No. 9858, approving a First Amendment to the Purchase and Sale Agreement with Richman Santa Fe Springs Apartments, LP; and
- Find that the proposed action(s) is not a project pursuant to the California Environmental Quality Act (CEQA) because they are an activity that is excluded from the definition of a project by Section 15378 (b)(5) of the State CEQA guidelines. The proposed actions are administrative activities of government which will not result in direct or indirect physical change to the environment; and
- Authorize the City Manager or designee to execute the First Amendment to the Purchase and Sale Agreement with Richman Santa Fe Springs Apartments, LP, to recognize the assignment of the Purchase and Sales Agreement to Richman Santa Fe Springs Apartments, LP and to revise Exhibit B of the Purchase and Sale Agreement, in substantially the form of the attached Exhibit A, incorporated herein by this reference.

h. Resolution No. 9859 – Approving an Affordable Housing Loan Agreement and a Regulatory Agreement and Declaration of Restrictive Covenants with the Richman Santa Fe Springs Apartments, LP (Planning)

**Recommendation:**

- Approve Resolution No. 9859, approving an Affordable Housing Loan Agreement and a Regulatory Agreement and Declaration of Restrictive Covenants with The Richman Santa Fe Springs Apartments, LP; and
- Find that the proposed actions are not a project pursuant to the California Environmental Quality Act (CEQA) because they are an activity that is excluded from the definition of a project by Section 15378 (b)(5) of the State CEQA guidelines. The proposed actions are administrative activities of government which will not result in direct or indirect physical change to the environment; and
- Authorize the City Manager or designee to execute the Affordable Housing Loan Agreement, and a Regulatory Agreement and Declaration of Restrictive Covenants and all necessary and related documents, with The Richman Santa Fe Springs Apartments, LP.

i. Resolution No. 9860 – Approving a First Amendment (Amendment) to the Purchase, Sale and Development Agreement with Habitat For Humanity of Greater Los Angeles (Planning)

**Recommendation:**



- Approve Resolution No. 9860, approving a First Amendment to the Purchase, Sales and Development Agreement with Habitat For Humanity of Greater Los Angeles; and
- Find that the proposed actions is not a project pursuant to the California Environmental Quality Act (CEQA) because they are an activity that is excluded from the definition of a project by Section 15378 (b)(5) of the State CEQA guidelines. The proposed actions are administrative activities of government which will not result in direct or indirect physical change to the environment; and
- Authorize the City Manager or designee to execute the First Amendment to Purchase, Sale and Development Agreement with Habitat for Humanity of Greater Los Angeles, to revise subsection 7(c)(iv) of the Purchase and Sales Agreement, in substantially the form of the attached Exhibit A, incorporated herein by this reference.

j. Approval of Personnel Modifications (Finance)

**Recommendation:**

- Approve the classification specification changes for Librarian I and Lead Public Safety Officer.
- Approve the reclassification/upgrade from Assistant Civil Engineer to Associate Civil Engineer.

It was moved by Councilmember Zamora, seconded by Councilmember Rounds, to approve the consent agenda, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin.

**Nays:** None

**Absent:** None

**NEW BUSINESS**

11. Resolution No. 9857 – Authorizing the Los Angeles County Development Authority (LACDA) to issue bonds or notes in an amount not to exceed \$34,800,000 and make or acquire mortgage loan(s) in connection with a residential development (Lakeland Apartments), in the City of Santa Fe Springs and certain actions related thereto (Planning)

**Recommendation:**

- Receive the staff report and any comments from the public regarding Resolution No. 9857, authorizing the LACDA to issue bonds or notes in an amount not to exceed \$34,800,000 and make or acquire mortgage loan(s) in connection with a multifamily residential development (“Lakeland Apartments”), in the City of Santa Fe Springs and certain actions related thereto; and
- Find that the proposed actions are not projects pursuant to the California Environmental Quality Act (CEQA) because they are an activity that is excluded from the definition of a project by Section 15378 (b)(5) of the State CEQA guidelines, and the proposed actions are administrative activities of government which will not result in direct or indirect physical change to the environment; and
- Adopt Resolution No. 9857, consenting to and authorizing LACDA to issue bonds or notes in an amount not to exceed \$34,800,000 and

make or acquire mortgage loan(s) in connection with a multifamily residential development ("Lakeland Apartments"), in the City of Santa Fe Springs (13231 Lakeland Road), and certain actions related thereto; and

- Authorize the Mayor and or designee to execute any and all documents, including the Interlocal Cooperation Agreement, deemed necessary or advisable in order to carry out, give effect to, and comply with the terms and intent of Resolution No. 9857 and the financing approved hereby.

Director of Planning, Wayne Morrell provided a brief presentation on Item No. 11. He noted that as part of the issuance of bonds there is an agreement between the City and LACDA. He also added that the public hearing notices would be completed through LACD. The City will only be authorizing and issuing the bond.

It was moved by Councilmember Rounds, seconded by Councilmember Zamora to approve as staff recommended, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin.

**Nayes:** None

**Absent:** None

## **12. PRESENTATIONS**

- Proclaiming April 2023 as "Parkinson's Awareness Month" (City Manager)
- Proclaiming the week of April 23 – April 29, 2023 as "National Library Week" in Santa Fe Springs (Community Services)
- Proclaiming April 28, 2023 as "National Arbor Day" (Public Works)
- Proclaiming the Month of April 2023 as "Sexual Assault Awareness Month" and April 26, 2023 as "Denim Day" (City Council)

## **13. PUBLIC COMMENTS**

The following members of the public were present to make a comment: Delia Chavez and Bruce Crow.

## **14. CITY MANAGER'S AND EXECUTIVE TEAM REPORTS**

- Interim City Manager, Tom Hatch spoke about Assembly Member Blanca Pacheco and her visit to the Aquatic Center to identify grants for the renovations. He also spoke about the recent budget discussion and provided an overview of the steps it takes to bring forward the budget for the upcoming fiscal year. He provided information on his evaluation that was on today's agenda and reviewed his performance and what expectations are listed for the remaining months. Lastly, he provided an update on the City Manager recruitment process.
- Director of Community Services, Maricela Balderas spoke about the following events: Easter Eggstravaganza, Senior Ball, Food & Film @ the Library, and the upcoming Volunteer Recognition Dinner.
- Director of Finance, Travis Hickey provided a Sales Tax update report, which covered the period of October to December 2022. He noted that regardless of the business sales tax decreasing, it still resulted in an even

- amount for the City. He also presented the top 25 business tax producers.
- Fire Chief, Chad Van Meeteren spoke about members from the Fire Department attending Lakeview Elementary for career day.
- Director of Police Services, Dino Torres spoke about Dispatchers Week which was held from April 9<sup>th</sup>-15<sup>th</sup>. On April 12<sup>th</sup> the Whittier Police Department hosted a luncheon to appreciate all police dispatchers. He also spoke about Distracted Driving Awareness Month.
- Director of Planning, Wayne Morrell spoke about the old Chris & Pitts location and noted the property was listed on the Whittier's Daily Newspaper which listed the property as the future affordable housing location. He noted the construction would begin the end of November.
- Interim Director of Public Works, Yvette Kirrin provided a brief update on the Capital & Maintenance Project. She also noted that the Street Lighting Improvement Project was recently completed along with the City Hall Surveillance Cameras. She also spoke in regards to the other projects within the City such as the Rosecrans and Marquardt Grade Separation. The project is expected to be ongoing for another year and a half, and construction updates are being provided to the public on a weekly basis. She also spoke about the Carmenita Rd/Telegraph Rd Intersection Improvements Project that will begin in May. This project will be led by LA County. There was also an update on the I-605 Pavement Rehabilitation Project that is being led by Caltrans is expected to begin in June or July 2024. Lastly, she provided an update on the I-5 Freeway Weed Abatement project by the triangle neighborhood. A crew was sent to the location to obtain a cost and estimated time of project completion.

**15. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

There were no appointments.

**16. COUNCIL COMMENTS**

Councilmember Rounds spoke about the Easter event and thanked staff for putting together the event. He also spoke about attending the Lake Center Middle School Open House. He noted that he was impressed by the student's artistic talents. He also spoke about the Lakeland and Laurel project and was happy to see that construction was underway. He reminded everyone that next Thursday is the preview event for the 2023 Art Fest and Friday is the main event.

Councilmember Zamora spoke about the Easter event and recognized it had to be held at Heritage Park, which is atypical. He recognized the work that staff did behind the scenes to put together the event and provided positive feedback on the new location.

Councilmember Rodriguez spoke about the Easter event, noted that everyone complemented the staff. She said that the kids had a great time and thanked staff and residents that attended the event. She recognized the Santa Fe Springs Sister City for their assistance. She recognized the Santa Fe Springs Women's Club and Santa Fe Springs High School for the scholarship event.

Lastly, she expressed how she is looking forward for the Volunteer Recognition event.

Mayor Pro Tem Sarno recognized the Interim City Manager, Tom Hatch and noted that he is setting the bar high for the new City Manager as he has been doing a great job. He also spoke about the Easter event and thanked staff for their hard work.

Mayor Martin recognized the Interim City Manager, Tom Hatch for the work he has accomplished. She also recognized Sister City, city staff, and volunteers for putting together the Easter event. She spoke about the Chamber of Commerce ribbon cutting for the new candle business. She thanked staff for the Weed Abatement issue being addressed and also requested country music for the next concert series. Lastly, she requested for people to submit police officer names that would like to be recognized at the next council meeting.

**17. ADJOURNMENT**

Mayor Martin adjourned the meeting in memory of Manuela Avila at 7:05 pm

\_\_\_\_\_  
Juanita Martin  
Mayor

**ATTEST:**

\_\_\_\_\_  
Janet Martinez  
City Clerk

\_\_\_\_\_  
Date



# City of Santa Fe Springs

City Council Meeting

ITEM NO. 10B

May 16, 2023

## **CONSENT AGENDA**

Second Reading of Ordinance No. 1128 Amending Chapter 95 of Title IX of the Santa Fe Springs Municipal Code Relating to Public Nuisances

## **RECOMMENDATION**

- Adopt Ordinance No. 1128 regarding public nuisances.

## **BACKGROUND**

At its May 2, 2023 meeting, the City Council introduced Ordinance 1128 amending Chapter 95 of Title IX of the City's Municipal Code relating to public nuisances.

Chapter 95 of Title IX of the Santa Fe Springs Municipal Code addresses conditions and uses of land that are offensive or annoying to the senses, detrimental to property values and community appearance, an obstruction to or interference with the comfortable enjoyment of adjacent property or premises, and/or hazardous or injurious to the health, safety, or welfare of the general public. It provides the City with enforcement tools by defining such conditions and uses of land as public nuisances and providing regulations and procedures for abatement.

In reviewing Chapter 95, the City Attorney's office determined that revisions to the code language were needed to comply with legal requirements, including due process. The City Attorney's office worked with Police Services to draft Ordinance No. 1128 to comprehensively review the chapter and implement the necessary changes so that the provisions of Chapter 95 may serve as an effective method of enforcement to promote the health, safety, and welfare of the Santa Fe Springs community.

## **LEGAL REVIEW**

The City Attorney's office prepared Ordinance No. 1128.

A handwritten signature in black ink that reads "Tom Hatch".

Tom Hatch  
Interim City Manager

## **Attachments**

1. Ordinance No. 1128
2. Code Revisions Redlined

**ORDINANCE NO. 1128**

**AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING CHAPTER 95 (PROPERTY MAINTENANCE) OF TITLE IX OF THE CODE OF SANTA FE SPRINGS RELATING TO PROPERTY MAINTENANCE**

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES ORDAIN AS FOLLOWS:

**SECTION 1.** Chapter 95 (Property Maintenance) of Title IX of the Code of Santa Fe Springs is renamed "PUBLIC NUISANCES."

**SECTION 2.** Section 95.02 (Definitions) of Chapter 95 of Title IX of the Code of Santa Fe Springs is hereby amended as follows:

A. The definition of "Director of Police Services" is added as follows:

*DIRECTOR OF POLICE SERVICES.* The Director of Police Services or their duly authorized representative(s).

B. The definition of "Hearing Officer" is deleted in its entirety and replaced with the following:

*HEARING OFFICER.* An impartial person that is appointed by the City Manager, or a designee thereof, to conduct review hearings of Abatement Notices and make determinations related thereto.

**SECTION 3.** Subsection (A)(22)(a)(1) of Section 95.03 (Public Nuisances Prohibited) of Chapter 95 of Title IX of the Code of Santa Fe Springs is hereby amended to read as follows:

1. Render premises unsanitary or substandard as defined or described in Chapter 10 of the 1997 Uniform Housing Code, which is adopted herein. Chapter 10 is set forth in Appendix A to this chapter.

**SECTION 4.** Section 95.05 (Continuing Obligation of Responsible Persons to Abate Public Nuisance) of Chapter 95 of Title IX of the Code of Santa Fe Springs is hereby amended to read as follows:

A. Subsection (A) of Section 95.05 is deleted in its entirety and replaced with the following:

(A) Responsible persons shall not allow, cause, create, maintain or permit a public nuisance to exist on their premises. If public nuisances do arise or occur, responsible persons shall promptly abate them by rehabilitation,

demolition or repair, removal or termination with all required city approvals, permits and inspections, when applicable.

**SECTION 5.** Section 95.06 (Procedures for City to Establish Right to Enter Private Real Property to Abate Public Nuisance) of Chapter 95 of Title IX of the Code of Santa Fe Springs is hereby renamed “Right of Entry” and deleted in its entirety and replaced with the following:

**§ 95.06. RIGHT OF ENTRY.**

(A) The Director of Police Services may use all lawful means to enter upon any property in the city for the purpose of inspecting the property for a public nuisance and/or for the removal of any public nuisance from said property, as such public nuisance is defined in this chapter.

(B) If a property owner or occupant refuses to allow the Director of Police Services entry upon the property for inspection or abatement of a public nuisance, the Director of Police Services shall apply to a judge of a court of competent jurisdiction for a warrant authorizing the entrance upon such property to perform an inspection or abatement of such nuisance.

**SECTION 6.** Sections 95.07 through 95.13 of Chapter 95 of Title IX of the Code of Santa Fe Springs are hereby deleted in their entirety and replaced with the following:

**§ 95.07 ABATEMENT NOTICE.**

(A) Whenever the Director of Police Services finds that any premises or property within the city is maintained contrary to the provisions of this Chapter, an Abatement Notice may be issued to all Responsible Person(s) to abate the public nuisance.

(B) The Abatement Notice shall describe the action required to abate the public nuisance which may include corrections, repairs, demolition, removal, obtaining the necessary permits, vacating tenants or other appropriate action and shall establish time frames by which each action must occur.

(C) The Abatement Notice shall explain the consequences should the Responsible Person(s) fail to comply with the terms of the notice.

(D) The Abatement Notice shall identify all applicable hearing rights.

(E) Such notice shall be served upon all Responsible Person(s) either by personal service or by first class mail, return receipt requested. The official issuing a Notice of Abatement to an owner of real property may rely on that person’s mailing address according to the last equalized assessment roll of the Los Angeles County Assessor’s Office in determining a service address for the Abatement Notice. Failure of

any owner to receive a Notice of Abatement by mail shall not invalidate any action or proceeding pursuant to this chapter.

#### § 95.08 NOTICE OF HEARING.

(A) In the event the Responsible Person(s) fails, neglects or refuses to comply with the Abatement Notice, a public hearing before the Hearing Officer shall be held pursuant to Section 95.09 of this Chapter. At least ten (10) calendar days before the hearing, notice of said hearing shall be personally served upon or mailed via certified mail, postage paid, return receipt requested, to the Responsible Person(s). Service by certified mail shall be deemed effective on the date of mailing. If the foregoing notice is returned undelivered by the United States Post Office, the hearing shall be continued to a date not less than ten calendar days from the date of such return and the same notice shall then be posted conspicuously on the affected premises at least ten calendar days before the hearing.

(B) The notice shall indicate the nature of the alleged nuisance, the assessor's parcel number and street address, the designation of the time and place of the hearing to determine whether the same constitutes a nuisance, and the manner of its proposed abatement if the same is found to be a nuisance.

(C) Notices of hearing shall also be sent to adjacent property owners and any other persons as may be deemed appropriate by the Director of Police Services.

(D) The failure of any person to receive the notice shall not affect the validity of any proceedings under this chapter.

#### § 95.09 CONTENT AND CONDUCT OF HEARING.

(A) All hearings under this chapter shall be held before a Hearing Officer who shall hear and consider all relevant evidence offered as to whether a nuisance, in fact, exists. All hearings under this chapter are informal, and formal rules of evidence and discovery do not apply. The city bears the burden of proof to establish a nuisance exists by a preponderance of evidence. The Responsible Person(s) and the enforcement officer issuing the Notice, as well as all other interested persons, shall have the opportunity to present evidence and to cross-examine witnesses. The Responsible Person(s) or other interested persons may represent himself, herself or themselves or be represented by anyone of his, her or their choice. The Responsible Person(s) or other interested persons may bring an interpreter to the hearing at his, her or their sole expense.

(B) The Responsible Person(s) may appear in person at the hearing or present a written statement to be considered by the Hearing Officer at the hearing.



(C) The failure of the Responsible Person(s) to appear at the hearing or present a written statement to be considered by the Hearing Officer at the hearing shall constitute a waiver of the hearing and a failure to exhaust administrative remedies concerning the Abatement Notice.

(D) At the conclusion of the hearing, if the Hearing Officer determines that a public nuisance exists, he or she shall adopt written findings declaring the subject property to be a public nuisance and order removal or abatement of the item(s) in question from the site within a reasonable period of time which shall commence upon the date the findings and order are served upon the Responsible Person(s).

(E) Nothing contained in this chapter shall obligate the city to undertake abatement actions pursuant to an Abatement Notice.

§ 95.10 ABATEMENT BY RESPONSIBLE PERSON PRIOR TO HEARING.

(A) Any responsible person shall have the right to abate a nuisance in accordance with the Abatement Notice at his or her own expense, provided all corrective actions are completed with all required city permits, approvals and inspections, prior to the date the matter is set for a hearing.

(B) A hearing shall be cancelled if all nuisance conditions or activities are, as determined by the city, fully and lawfully abated prior thereto.

§ 95.11 [RESERVED]

§ 95.12 [RESERVED]

§ 95.13 [RESERVED]

**SECTION 7.** Section 95.14 (Decision of Hearing Officer; Order of Abatement) of Chapter 95 of Title IX of the Code of Santa Fe Springs is hereby amended to read as follows:

(A) Within a reasonable time, not to exceed 15 calendar days following conclusion of the hearing, the Hearing Officer shall make any one or more of the following determinations in a written decision ("Order of Abatement"):

(1) A finding and description of each nuisance condition at the subject property, or the non-existence thereof. In the latter instance, the Hearing Officer shall cancel the Abatement Notice.

(2) The name of each person responsible for a nuisance condition, or conditions, at the subject property, as well as the name of any Responsible Person(s) who lacks responsibility therefor.

(3) The required corrective action and completion date for each unabated nuisance condition.

(4) Any other finding, determination or requirement that is relevant or related to the subject matter of the appeal.

(B) The decision of the Hearing Officer is final and conclusive. The Order of Abatement shall also contain the following statement:

"The Hearing Officer's decision is final, and judicial review of this decision is subject to the provisions and time limits set forth in California Code of Civil Procedure Sections 1094.5 and 1094.6."

(C) A copy of the Order of Abatement shall be served on all Responsible Persons by first class mail to the address(es) on the last equalized assessment roll of the Los Angeles County Assessor's Office and the nuisance property address. Failure of a Responsible Person(s) to receive a properly addressed Order of Abatement shall not invalidate any action or proceeding by the city pursuant to this chapter.

(D) The failure of any Responsible Person(s) to comply with an Order of Abatement by completing each of the requisite corrective actions in the manner and time set forth in the Order of Abatement shall constitute a misdemeanor offense punishable in accordance with § 10.97.

**SECTION 8.** Subsection (D) of Section 95.15 (Abatement of Nuisance by Responsible Persons Prior to City Abatement Actions) of Chapter 95 of Title IX of the Code of Santa Fe Springs is hereby deleted.

**SECTION 9.** Section 95.16 (Emergency action to abate imminent hazard.) of Chapter 95 of Title IX of the Code of Santa Fe Springs is hereby amended as follows:

A. Subsections (C) through (G) are hereby deleted and replaced with the following:

(C) If the Director moves to abate the nuisance, the city shall follow the provisions in Section 95.06 to gain entry to the property.

(D) Within ten business days following emergency actions of city personnel to abate an imminent hazard, the city shall serve any responsible person with a Notice of Emergency Abatement by city personnel of an imminent hazard by personal service or certified mail, return receipt requested. The city may, if a responsible person is a property owner, rely on that person's mailing address according to the last equalized assessment roll of the Los Angeles County Assessor's Office in determining a service address for this notice. Failure of any responsible person to receive a Notice of Emergency Abatement by city personnel of an imminent hazard by mail shall not invalidate any action or proceeding pursuant to this chapter.

(E) A Notice of Emergency Abatement by city personnel of an Imminent Hazard shall contain the following provisions:

(1) The name of all known Responsible Persons who are being served with the Notice of Emergency Abatement by city personnel of an imminent hazard and the address of the real property on which the imminent hazard was present.

(2) A brief description of the condition(s) and reasons why it constitutes an imminent hazard.

(3) A brief description of the law prohibiting or pertaining to the imminent hazard.

(4) A brief description of the actions city personnel took to abate the imminent hazard.

(F) Omission of any of the foregoing provisions in a Notice of Emergency Abatement by city personnel of an Imminent Hazard, whether in whole or in part, or the failure of a responsible person to receive this document, shall not render it defective or render any proceeding or action pursuant to this chapter invalid.

(G) The city shall be entitled to recover its fees and costs (incidental or otherwise) for the abatement of an imminent hazard. In such instances, the city shall follow the procedures set forth in this chapter.

B. Subsection (H) is added to Section 95.16 and shall read as follows:

(H) Any abatement pursuant to this section shall be limited to the actions necessary to neutralize the immediate danger only. A post-abatement hearing shall be provided to the Responsible Person(s).

**SECTION 10.** Subsections (C) and (D) of Section 95.19 (Collection of Costs of Abatement by Special Assessment.) of Chapter 95 of Title IX of the Code of Santa Fe Springs are hereby deleted in its entirety and replaced with the following:

(C) The Notice of Special Assessment shall be in a form substantially as follows:

**NOTICE OF SPECIAL ASSESSMENT FOR NUISANCE ABATEMENT**

(Claim of the City of Santa Fe Springs)

In compliance with the authority of the provisions of Chapter 95 (Public Nuisances) of Title IX of the Santa Fe Springs Municipal Code, the City Manager of the City of Santa Fe Springs did on or about the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_, cause the premises hereinafter described to be rehabilitated or the structure(s) or improvement(s) on the property to be demolished or repaired in order to abate a public nuisance on the real property; and the abatement was conducted in compliance with an order of abatement dated the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_; and the City of Santa Fe Springs did on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_, assess the cost of the demolition, rehabilitation, or repair upon the real property; and the same has not been paid nor any part thereof; and that the City of Santa Fe Springs

does hereby declare the costs of the demolition, rehabilitation, or repair in the amount so assessed, to with the sum of \_\_\_\_\_ dollars (\$\_\_\_\_), to be a special assessment against the real property.

The special assessment shall be collected at the same time and in the same manner as ordinary municipal taxes are collected and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary municipal taxes. All laws applicable to the levy, collection, and enforcement of municipal taxes shall be applicable to the special assessment.

However, if any real property to which the cost of abatement relates has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrancer for value has been created and attaches thereon, before the date on which the first installment of the taxes would become delinquent, the cost of abatement shall not result in a lien against the real property, but instead shall be transferred to the unsecured roll for collection.

The real property hereinbefore mentioned, and upon which the special assessment is levied, is that certain parcel of land lying and being in the City of Santa Fe Springs, County of Los Angeles, State of California, commonly known as [street address], and more particularly described as follows:  
[Legal description, including assessor's parcel number]

The owner of record of the parcel of land is:

[Name and address of recorded owner of the parcel].

(D) The Notice of Special Assessment shall be entitled to recordation with the Los Angeles County Recorder's Office.

**SECTION 11.** Section 95.22 of Chapter 95 of Title IX of the Code of Santa Fe Springs is hereby deleted in its entirety and replaced with the following:

§ 95.22 [RESERVED]

**SECTION 12.** Section 95.23 of Chapter 95 of Title IX of the Code of Santa Fe Springs is hereby deleted in its entirety and replaced with the following:

§ 95.23 [RESERVED]

**SECTION 13.** Any provision of the Code of Santa Fe Springs inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

**SECTION 14.** If any section, subsection, phrase, or clause of this Ordinance is for any reason held to be unconstitutional, such decision will not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses may be declared unconstitutional.

**SECTION 15.** The City Clerk shall certify to the adoption of this Ordinance, including the vote for and against and shall post a certified copy of this ordinance, within 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance, and, in compliance with Section 36933 of the Government Code.

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ATTEST:

\_\_\_\_\_  
Juanita Martin, Mayor

\_\_\_\_\_  
Janet Martinez, CMC, City Clerk

## **CHAPTER 95: ~~PROPERTY MAINTENANCE~~PUBLIC NUISANCES**

### Section

- [95.01](#) Purposes and intent
- [95.02](#) Definitions
- [95.03](#) Public nuisances prohibited
- [95.04](#) Abatement of public nuisances
- [95.05](#) Continuing obligation of responsible persons to abate public nuisance
- [95.06](#) Procedures for city to establish right to enter private real property to abate public nuisance
- [95.07](#) Additional requirements for demolition of buildings or structures
- [95.08](#) Service of Notice of Abatement
- [95.09](#) Right of appeal from Notice of Abatement
- [95.10](#) Sample Notice of Abatement
- [95.11](#) Consequence for untimely appeal
- [95.12](#) Abatement by responsible person prior to hearing
- [95.13](#) Review by Hearing Officer
- [95.14](#) Decision of Hearing Officer; Order of Abatement
- [95.15](#) Abatement of nuisance by responsible persons prior to city abatement actions
- [95.16](#) Emergency action to abate imminent hazard
- [95.17](#) Combination of notices
- [95.18](#) Establishment of costs of abatement
- [95.19](#) Collection of costs of abatement by special assessment
- [95.20](#) Collection of costs by nuisance abatement lien
- [95.21](#) Treble costs of abatement
- [95.22](#) Recordation of substandard notice
- [95.23](#) Code enforcement fees
- [95.24](#) Recovery of attorney's fees
- [95.25](#) Applicability of other laws
  
- [95.99](#) Penalty

Appendix A: 1997 Uniform Housing Code, Chapter 10

***Cross-reference:***

*Abandoned, wrecked, dismantled or inoperative vehicles as nuisance, see [Ch. 90](#)*

*Graffiti as nuisance, see §§ [132.15](#) through [132.27](#)*

*Unused or abandoned service stations declared nuisance, see §§ [150.070](#) through [150.083](#)*

## **§ 95.01 PURPOSES AND INTENT.**

(A) The purposes and intent of this chapter are as follows:

(1) To define as public nuisances and violations those conditions and uses of land that are offensive or annoying to the senses, detrimental to property values and community appearance, an obstruction to or interference with the comfortable enjoyment of adjacent property or premises, and/or hazardous or injurious to the health, safety, or welfare of the general public.

(2) To develop regulations that will promote the sound maintenance of property and enhance conditions of appearance, habitability, occupancy, use and safety of all structures and premises in the city.

(3) To establish administrative procedures for the city's use, upon its election, to, correct or abate violations of this chapter on real property throughout the city.

(B) This chapter is not intended to be applied, construed or given effect in a manner that imposes upon the city, or upon any officer or employee thereof, any duty towards persons or property within the city or outside of the city that creates a basis for civil liability for damages, except as otherwise imposed by law.

(Ord. 993, passed 6-26-08)

## **§ 95.02 DEFINITIONS.**

For the purposes of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**ABANDONED PERSONAL PROPERTY.** Any item, object, thing, material or substance that, by its condition of damage, deterioration, disrepair, nonuse, obsolescence or location on public real property or on private real property, causes a reasonable person to conclude that the owner has permanently relinquished all right, title, claim and possession thereto, or that the object, thing, material or substance cannot be used for its intended or designed purpose. **ABANDONED PERSONAL PROPERTY** may include junk and vehicles.

**ABANDONED STRUCTURE.** A building or other structure that is vacant and is maintained in a condition of disrepair or deterioration, as discernible from a public right-of-way or adjoining real property. Factors that may also be considered in a determination of an **ABANDONED STRUCTURE** include, without limitation:

(1) Present operability and functional utility;

(2) The presence of non-functional, broken or missing doors or windows, such that entry therein by unauthorized persons is not deterred;

(3) The existence of real property tax delinquencies for the land upon which the structure is located;

(4) Age and degree of obsolescence of the structure, and the cost of rehabilitation or repair versus its market value.

**ATTRACTIVE NUISANCE.** Any condition, device, equipment, instrument, item or machine that is unsafe, unprotected and may prove detrimental to minors whether in a structure or in outdoor areas of developed or undeveloped real property. This includes, without limitation, any abandoned or open and accessible wells, shafts, basements or excavations; any abandoned refrigerators and abandoned or inoperable motor vehicles; any structurally unsound fences or structures; or, any lumber, trash, fences, debris or vegetation which may prove hazardous or dangerous to inquisitive minors. An **ATTRACTIVE NUISANCE** shall also include pools, standing water or excavations containing water, that are unfenced or otherwise lack an adequate barrier thereby creating a risk of drowning, or which are hazardous or unsafe due to the existence of any condition rendering such water to be clouded, unclear or injurious to health due to, without limitation, any of the following: bacterial growth, infectious or toxic agents, algae, insect remains, animal remains, rubbish, refuse, debris, or waste of any kind.

**BUILDING.** Any structure having, or originally designed to be used for the shelter or enclosure of persons, animals, chattels, equipment, or property of any kind, and shall also include structures wherein things may be grown, made, produced, kept, handled, stored, or disposed of, and all appendages, accessories, apparatus, appliances, and equipment installed as a part thereof.

**CITY.** The City of Santa Fe Springs.

**CITY MANAGER.** The City Manager or his or her duly authorized representative(s).

**CODE or CODES.** The Santa Fe Springs Municipal Code and laws incorporated therein by reference and any adopted and uncodified ordinances.

**CODE ENFORCEMENT OFFICER.** Any individual employed by the city with primary enforcement authority for city codes, or his or her duly authorized representative(s).

**CONTROLLED SUBSTANCES.** Any substance that is declared by state or federal law to be a controlled substance.

**DIRECTOR OF POLICE SERVICES.** The Director of Police Services or their duly authorized representative(s).

**GRAFFITI.** Any unauthorized inscription, word, figure, mark, or design that is written, marked, etched, scratched, drawn, or painted on any real or personal property.

**HAZARDOUS MATERIALS.** Any material or substance of any kind that is declared by any federal, state, or local law, ordinance, or regulation to be composed of hazardous material.

**HEARING OFFICER.** A person that is appointed by the City Manager, or a designee thereof, to ~~hear all timely appeals from a Notice of Public Nuisance and Intent to Abate with city forces or agents~~ conduct review hearings of Abatement Notices and make determinations related thereto.

**INCIDENTAL EXPENSES.** Include, but shall not be limited to, the actual expenses and costs of the city, such as preparation of notices, specifications, contracts, inspection of work, costs of printing and mailings required hereunder, costs of any filing and/or recordation with the Los Angeles County Recorder's Office or other governmental agency, and the costs of administration and legal services.

**INOPERABLE VEHICLE.** Includes, without limitation, any vehicle that is immobilized or mechanically incapable of being driven on a public right-of-way. Factors that may be used to determine this condition include, without limitation, vehicles that have a "non-operational" status



with the California Department of Motor Vehicles, vehicles lacking or not displaying current registration, a working engine, transmission, wheels, inflated tires, doors, windshield or any other part or equipment necessary for its legal and safe operation on a highway or any other public right-of-way.

**JUNK.** Includes, but is not limited to, any cast-off, damaged, discarded, junked, obsolete, salvaged, scrapped, unusable, worn-out or wrecked appliance, device, equipment, furniture, fixture, furnishing, object, material, substance, tire, or thing of any kind or composition. **JUNK** may include inoperable vehicles and abandoned personal property, as well as any form of debris, refuse, rubbish, trash or waste. Factors that may be considered in a determination that personal property is junk include, without limitation, its:

- (1) Condition of damage, deterioration, disrepair or nonuse.
- (2) Approximate age and degree of obsolescence.
- (3) Location, and, if outdoors, whether or not said personal property appears, due to its design or materials of composition, to be intended for indoor use.
- (4) Present operability, functional utility and status of registration or licensing, where applicable.
- (5) Cost of rehabilitation or repair versus its market value.

**JUNKYARD.** Real property of any zoning classification on which junk is kept, maintained, placed or stored to such a degree that it constitutes a principal use or condition on said premises. The existence of a **JUNKYARD** is not a nuisance when it is an expressly permitted use in the applicable zone and the premises are in full compliance with all provisions of the Santa Fe Springs Zoning Ordinance, and all other applicable provisions of the Santa Fe Springs Municipal Code, as well as all future amendments and additions thereto.

**OWNER.** Means and includes any person having legal title to, or who leases, rents, occupies or has charge, control or possession of, any real property in the city, including all persons shown as owners on the last equalized assessment roll of the Los Angeles County Assessor's Office. **OWNERS** include persons with powers of attorney, executors of estates, trustees, or who are court appointed administrators, conservators, guardians or receivers. An **OWNER** of personal property shall be any person who has legal title, charge, control, or possession of, such property.

**PERSON.** Any individual, partnership of any kind, corporation, limited liability company, association, joint venture or other organization or entity, however formed, as well as trustees, heirs, executors, administrators, or assigns, or any combination of such persons. **PERSON** also includes any public entity or agency that acts as an owner in the city.

**PERSONAL PROPERTY.** Property that is not real property, and includes, without limitation, any appliance, article, device, equipment, item, material, product, substance or vehicle.

**PROPERTY** or **PREMISES.** Any privately owned real property, or improvements thereon, or portions thereof, as the case may be. **PROPERTY** includes any parkway or unimproved public easement abutting or adjacent to such real property.

**PUBLIC NUISANCE.** Anything which is, or likely to become, injurious or detrimental to health, safety or welfare, or is offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any public park, square, street, highway or other

public right-of-way. All conditions hereafter enumerated in this chapter, or that otherwise violate or are contrary to any provision of the Santa Fe Springs Municipal Code, are **PUBLIC NUISANCES** by definition and declaration, and said enumerated conditions shall not, in any manner, be construed to be exclusive or exhaustive. A **PUBLIC NUISANCE** shall also exist when a person fails to comply with any condition of a city approval, entitlement, license or permit or when an activity on, or use of, real property violates, or is contrary to, any provision or requirement of the Santa Fe Springs Municipal Code.

**PUBLIC RIGHT-OF-WAY.** Every form of public property that is dedicated to, used, or reserved for, pedestrian or vehicular traffic and includes, without limitation, alleys highways, roads, streets, and sidewalks, as well as adjoining areas that a public entity owns, controls or has a right to use or improve. **PUBLIC RIGHT-OF-WAY** also means similar areas in privately owned developments that are dedicated to, used, or reserved for common or general pedestrian or vehicular traffic.

**RESPONSIBLE PERSON.** Any person, whether as an owner as defined in this chapter, or otherwise, that allows, causes, creates, maintains, or permits a public nuisance, or any violation of the Santa Fe Springs Municipal Code or county or state law, or regulation thereof, to exist or continue, by any act or the omission of any act or duty. A **RESPONSIBLE PERSON** shall also include employees, principals, joint venturers, officers, agents, and/or other persons acting in concert with, or at the direction of, and/or with the knowledge and/or consent of the owner and/or occupant of the lot, building or structure on, or in which, a public nuisance or violation exists or existed. The actions or inactions of a responsible person's agent, employee, representative or contractor may be attributed to that responsible person.

**STRUCTURE.** That which is built or constructed, an edifice, wall, fence, or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. For purposes of this chapter, this definition shall supersede any other definition of this term in the Santa Fe Springs Municipal Code.

**VEHICLE.** Any device, by which any person or property may be propelled, moved, or drawn upon a highway or other public right-of-way, and includes all vehicles as defined by the California Vehicle Code, and all future amendments thereto. **VEHICLE** does not include devices:

- (1) That are propelled exclusively by human power such as bicycles and wheelchairs; or
- (2) Those that are used exclusively upon stationary rails or tracks.

('64 Code, § 17A-1.17) (Am. Ord. 580, passed 3-27-80; Am. Ord. 620, passed 8-12-82; Am. Ord. 993, passed 6-26-08)

### **§ 95.03 PUBLIC NUISANCES PROHIBITED.**

The City Council finds and declares that it is a public nuisance and unlawful for any person to allow, cause, create, maintain, or permit others to maintain, property or premises in the city in such a manner that:

(A) Any one or more of the following conditions are found to exist thereon:

(1) Land, the topography, geology or configuration of which whether in natural state or as a result of the grading operations, excavation or fill, causes erosion, subsidence, or surface water drainage problems of such magnitude as to be injurious or potentially injurious to the public health, safety and welfare, or to adjacent properties.

(2) Unimproved land, which contains any of the conditions that are set forth in this section.

(3) Buildings or other structures, or portions thereof, that are partially constructed or destroyed or allowed to remain in a state of partial construction or destruction for an unreasonable period of time. As used herein, an **UNREASONABLE PERIOD** shall mean any portion of time exceeding the period given to a responsible person by the city for the complete abatement of this nuisance condition with all required city approvals, permit and inspections. Factors that may be used by the city to establish a reasonable period for the complete abatement of this nuisance include, but are not limited to, the following:

(a) The degree of partial construction or destruction and the cause therefor.

(b) Whether or not this condition constitutes an attractive nuisance or if it otherwise poses or promotes a health or safety hazard to occupants of the premises, or to others.

(c) The degree of visibility, if any, of this condition from public or adjoining private real property.

(d) The scope and type of work that is needed to abate this nuisance.

(e) The promptness with which a responsible person has applied for and obtained all required city approvals and permits in order to lawfully commence the nuisance abatement actions.

(f) Whether or not a responsible person has complied with other required technical code requirements, including requesting and passing required inspections in a timely manner, while completing nuisance abatement actions.

(g) Whether or not a responsible person has applied for extensions to a technical code permit or renewed an expired permit, as well as the number of extensions and renewals that a responsible person has previously sought or obtained from the city.

(h) Whether or not a responsible person has made substantial progress, as determined by the city, in performing nuisance abatement actions under a technical code permit that has expired, or is about to expire.

(i) Whether delays in completing, nuisance abatement actions under a technical code permit have occurred, and the reason(s) for such delays.

(4) Abandoned structure(s) or abandoned personal property that is/are visible from public or private property.

(5) Interior portions of buildings or structures (including, but not limited to attics, ceilings, walls floors, basements, mezzanines, and common areas) that have become defective, unsightly, or are maintained in a condition of dilapidation, deterioration or disrepair to such an extent as to result in, or tend to result in, a diminution in property values, or interferes with the peaceful use, possession and/or enjoyment of adjacent properties, or where such condition otherwise violates, or is contrary to the Santa Fe Springs Municipal Code, or state law.

(6) Exterior portions of buildings or structures (including, but not limited to, roofs, balconies, decks, fences, stairs, stairways, walls, signs and fixtures), as well as sidewalks, driveways and parking areas, that have become defective, unsightly, or are maintained in a condition of dilapidation, deterioration or disrepair and/or result in, or tend to result in, a diminution in property values, or that interfere with the peaceful use, possession and/or enjoyment of adjacent properties, or where such condition otherwise violates, or is contrary to the Santa Fe Springs Municipal Code, or state law.

(7) Clothes lines in all exterior and outdoor yard areas where visible from a public right-of-way.

(8) Exterior light fixtures with broken lamps, lens or light bulbs and/or supporting poles or structures and mounting fixtures that have become defective, dilapidated, deteriorated or that are in disrepair.

(9) Playground equipment designed and made for outdoor use including, without limitation swings, slides, seesaws, jungle gyms, teeter totters and carousels, in front or side yards, if visible from a public right-of way or adjoining property. If permissible in a location, such equipment shall not encroach in a setback area except as authorized by the Santa Fe Springs Zoning Ordinance. Playground equipment that is not in good working order and repair shall constitute junk.

(10) Furniture that is designed and made for outdoor use including but not limited to, tables, chairs and umbrellas, in the front or side yards, if visible from a public right-of way or adjoining property. Outdoor furniture that is not in good working order and repair shall constitute junk.

(11) Decorative lights of any kind that are visible from a public right-of-way, that are erected, displayed or installed on structures or premises before the fourth Thursday of November in any year, or which are not completely removed from structures or premises by February 28 of the succeeding year.

(12) Outdoor placement, whether for storage, display or sale, of products, merchandise and other items of personal property on non-residential premises, except as expressly allowed by the Santa Fe Springs Zoning Regulations.

(13) Containers that are customarily made, or customarily intended to be used, for holding, or shipping or storing freight, cargo or other items of personal property, when placed in outdoor areas of front, side or rear yards of any real property in the city, except as expressly allowed pursuant to §§ [155.623](#), [155.639](#), [155.653](#) and [155.654](#) of the Santa Fe Springs Municipal Code, and any future amendments thereto. This prohibition applies to such containers regardless of their actual or proposed use on premises in the city.

(14) Obstructions of any kind, cause or form that interfere with light or ventilation for a building, or that interfere with, or hinder, ingress and egress therefrom.

(15) Broken, defective, damaged, dilapidated, or missing windows or doors in a building or structure.

(16) Windows or doors that remain boarded up or sealed after ten calendar days following written city notice to a responsible person requesting the removal of these coverings and the installation of fully functional or operable windows or doors. City actions to board up or seal windows or doors in order to deter unauthorized entry into structures shall not relieve responsible persons from installing fully functional or operable windows or doors.

(17) Overgrown vegetation including, but not limited to, any one of the following:

(a) Vegetation likely to harbor, or promote the presence of, rats, vermin and insects.

(b) Vegetation causing detriment to neighboring properties, or that is out of conformity with neighboring community standards to such an extent as to result in, or contribute to, a diminution of property values, including, but not limited to:

1. Lawns with grass in excess of six inches in height.

2. Hedges, trees, or other plant material that are damaging, or likely to damage, structures and/or not maintained in a neat, orderly, and healthy manner as a result of lack of adequate mowing, grooming, trimming, pruning, and/or watering.

(c) Vegetation that creates, or promotes, the existence of a fire hazard.

(d) Vegetation that overhangs or grows onto or into any public property, including, but not limited to, any public alley, highway, land, sidewalk, street or other public right-of-way, so as to cause an obstruction to any person or vehicle using such public property.

(e) Tree branches within five feet of the rooftop of a structure so as to facilitate rodent or animal access thereto.

(18) Dead, decayed, diseased or hazardous trees, weeds, ground cover, and other vegetation, or the absence of healthful vegetation, that causes, contributes to, or promotes, any one of the following conditions or consequences:

(a) An attractive nuisance;

(b) A fire hazard;

(c) The creation or promotion of dust or soil erosion;

(d) A diminution in property values;

(e) A detriment to public health, safety or welfare.

(19) Any form of an attractive nuisance.

(20) (a) Items of junk in any exterior and outdoor yard area, as well as within a garage if required vehicle parking therein is impaired, obstructed or prevented by reason of said items.

(b) The existence of a junkyard is not a nuisance when it is an expressly permitted primary use or condition in the applicable zone and the premises are in full compliance with all provisions of the Santa Fe Springs Zoning Ordinance (including all approvals and permits required thereby), and all other applicable provisions of the Santa Fe Springs Municipal Code, as well as all future amendments and additions thereto.

(21) Garbage cans, yard waste containers, and recycling containers that are kept, placed or stored in front or side yards and visible from public right-of-ways and/or adjacent property, except at times that solid or yard waste, or recyclables, are scheduled for collection by the city or its permitted collector(s).

(22) (a) The keeping or disposing of, or the scattering or accumulating of combustible or other materials including, but not limited to junk and packing boxes in interior areas of building or structures, when such items or accumulations:

1. Render premises ~~u~~nsanitary or substandard as defined or described in Chapter 10 of the 1997 Uniform Housing Code, which is adopted herein. Chapter 10 is set forth in Appendix A to this chapter.

2. Violate the Los Angeles County Public Health Code.

3. Cause, create, or tend to contribute to, a fire or safety hazard.

4. Harbor, promote, or tend to contribute to, the presence of rats, vermin and insects.

5. Cause, create, or tend to contribute to, an offensive odor.

6. Result in inadequate egress from a building or structure.

7. Cause the premises to be out of conformity with neighboring community standards to such an extent as to result in, or tend to result in, a diminution of property values.

(b) This use of land or condition shall not constitute a nuisance when expressly permitted under the applicable zone classification and the premises are in full compliance with all provisions of the Santa Fe Springs Zoning Ordinance, and all other applicable provisions of the Santa Fe Springs Municipal Code, as well as all future amendments and additions thereto.

(23) Vehicles exceeding the permissible gross vehicle weight for the public right-of-way or public property upon which they are located. A nuisance also exists under this provision when a vehicle is stopped, kept, placed, parked, or stored on private real property and when such vehicle exceeds the permissible gross vehicle weight for the public right-of-way or public property that were utilized in its placement on said private real property.

(24) Any equipment, machinery, or vehicle of any type or description that is ordinarily used in construction that is kept, parked, placed or stored on public or private real property, except when such item is being used during excavation, construction or demolition operations pursuant to an active building and/or other technical code permit.

(25) Recreational vehicles, trailers, campers, boats, mobile equipment of any kind in good repair and operational that is transported on, or by, a vehicle, as well as recreational equipment (including, but not limited to, all terrain vehicles, wave runners and jet skis), that are kept or stored in exterior and outdoor yard areas. This prohibition does not apply to such forms of personal property that are in good repair, free of graffiti, displaying current registration or licensing (if required by the State of California) and which the Santa Fe Springs Zoning Ordinance expressly authorizes in said location. Recreational vehicles, trailers, campers, boats, in which ongoing loading or unloading activities (not exceeding 24 hours) are underway, are also excluded from this prohibition. Any of the items in this division (A)(25) that are not in good working order or repair shall constitute junk if located in an outdoor area of a yard, unless they are present, as an approved and permitted primary use, in a junkyard.

(26) Vehicles displaying current registration that are in good working order and repair in outdoor yards except on paved driveways or other parking areas that are approved for vehicle parking.

(27) Maintenance of signs, or sign structures, on real property relating to uses no longer lawfully conducted or products no longer lawfully sold thereon, or signs and their structures that are in disrepair or which are otherwise in violation of, or contrary to, the Santa Fe Springs Zoning Ordinance.

(28) Specialty structures that have been constructed for a specific use, and which are unfeasible to convert to other uses, and which are abandoned, partially destroyed or are permitted to remain in a state of partial destruction or disrepair. Such specialty structures include, but are not limited to, the following: tanks for gas or liquid(s), lateral support structures and bulk-heads, utility high-voltage towers and poles, utility high-rise support structures, electronic transmitting antennas and towers, structures which support or house mechanical and utility equipment and are located above the roof lines of existing buildings, high rise freestanding chimneys and smoke stacks, and recreational structures such as tennis courts and cabanas.

(29) Any personal property or structure that obstructs or encroaches on any public property, including, but not limited to, any public alley, highway, land, sidewalk, street or other



public right-of-way, unless a valid encroachment permit has been issued authorizing said encroachment or obstruction.

(30) Causing, maintaining or permitting graffiti, as defined in of the Santa Fe Springs Municipal Code to be present or remain on a building, structure or vehicle, or portion thereof, that is visible from a public right-of-way or from adjoining property.

(31) Storage of hazardous or toxic materials or substances on real property, as so classified by any local, state or federal laws or regulations, in such a manner as to be injurious, or potentially injurious or hazardous, to the public health, safety or welfare, or to adjacent properties, or that otherwise violates local, state or federal laws or regulations.

(32) Failure to provide and maintain adequate weather protection to structures or buildings, so as to cause, or tend to cause or promote, the existence of cracked, peeling, warped, rotted, or severely damaged paint, stucco or other exterior covering.

(33) Any condition recognized in local or state law or in equity as constituting a public nuisance, or any condition existing on real property that constitutes, or tends to constitute, blight, or that is a health or safety hazard to the community or neighboring properties.

(34) Any discharge of any substance or material, other than stormwater, which enters, or could possibly enter, the city's storm sewer system in violation of the Santa Fe Springs Municipal Code.

(35) Maintenance of any tarp or similar covering on, or over, any graded surface or hillside, except in the following circumstances:

(a) A state of emergency has been declared by local, state or federal officials directly impacting the area to be tarped.

(b) Tarping performed pursuant to an active building or grading permit.

(c) Tarps installed during the period from December 1 through March 30 of each year, when required due to forecasted rain or other weather likely to damage or erode a hillside or graded surface.

(36) Maintenance of any tarp or similar covering on, or over, any roof of any structure and/or attached to any type of structure, except during periods of active rainfall, or when specifically permitted under an active roofing or building permit.

(37) Canopy or membrane structures, whether or not freestanding, in any outdoor yard areas. This prohibition does not apply to such structures that are authorized by the Santa Fe Springs Zoning Ordinance and that are in full compliance with all approvals, permits and conditions as required by the Santa Fe Springs Municipal Code. This prohibition also does not apply to canopies or membranes over windows, provided that they are in good repair, free of graffiti and are not otherwise prohibited by the Santa Fe Springs Municipal Code.

(38) Unsanitary, polluted or unhealthful pools, ponds, standing water or excavations containing water, whether or not they are attractive nuisances but which are nevertheless likely to harbor mosquitoes, insects or other vectors. The likelihood of insect harborage is evidenced by any of the following conditions: water which is unclear, murky, clouded or green; water containing bacterial growth, algae, insect larvae, insect remains, or animal remains; or, bodies of water which are abandoned, neglected, unfiltered or otherwise improperly maintained.

(B) Any building or structure used by any person to engage in acts which are prohibited pursuant to the laws of the State of California, the provisions of the Santa Fe Springs Municipal Code, or any other ordinance of this city, including, but not limited to the following acts:

- (1) Unlawful possession and/or use of controlled substances;
- (2) Prostitution; and/or
- (3) Unlawful gambling.

(C) A condition, use or activity is present that constitutes a public nuisance as defined by §§ 3479 or 3480 of the Cal. Civil Code, and any future amendments thereto.

(D) A condition, use or activity is present that violates any uncodified ordinance, or other provisions of the Santa Fe Springs Municipal Code, or any applicable county or state laws and regulations.

('64 Code, § 17.A-1.1 through 17A-1.16) (Am. Ord. 620, passed 8-12-82; Am. Ord. 798, passed 8-22-91; Am. Ord. 993, passed 6-26-08) Penalty, see § [95.99](#)

#### **§ 95.04 ABATEMENT OF PUBLIC NUISANCES.**

All conditions or uses that constitute a public nuisance as defined in § [95.02](#), or that are contrary to, or in violation of, any other provision or requirement of the Santa Fe Springs Municipal Code, or of any applicable county or state law, or regulation thereof, which shall also constitute a public nuisance, shall be abated by rehabilitation, demolition or repair, removal or termination. The procedures for abatement in this part shall not be exclusive and shall not limit or restrict the city from pursuing any other remedies available at law, whether civil, equitable or criminal, or from enforcing city codes and adopted ordinances, or from abating or causing abatement of public nuisances, in any other manner provided by law.

('64 Code, § 17A-2) (Ord. 569, passed 10-25-79; Am. Ord. 993, passed 6-26-08) Penalty, see § [95.99](#)

#### **§ 95.05 CONTINUING OBLIGATION OF RESPONSIBLE PERSONS TO ABATE PUBLIC NUISANCE.**

(A) Responsible persons shall not ~~shall~~ allow, cause, create, maintain or permit a public nuisance to exist on their premises. If public nuisances do arise or occur, responsible persons shall promptly abate them by rehabilitation, demolition or repair, removal or termination with all required city approvals, permits and inspections, when applicable.

(B) The city may exercise its administrative, civil/injunctive and criminal remedies, or any one or combination of these remedies, to compel responsible persons to abate a public nuisance when, in its judgment, such persons have not completed nuisance abatement actions in a timely or proper manner, or when responsible persons have failed to prevent an occurrence or recurrence of a public nuisance.

(Ord. 993, passed 6-26-08) Penalty, see § [95.99](#)

#### **~~§ 95.06 PROCEDURES FOR CITY TO ESTABLISH RIGHT TO ENTER PRIVATE REAL PROPERTY TO ABATE PUBLIC NUISANCE. RIGHT OF ENTRY.~~**

~~—(A) Whenever a Code Enforcement Officer or other public official determines that city employees, representatives or contract agents (hereafter "city personnel") may need to abate a public nuisance, he or she shall give a written "Notice of Public Nuisance and Intention to Abate~~



with City Personnel" (hereafter in this section and in subsequent sections of this chapter, the "Notice of Abatement") to the responsible person(s) that contains the following provisions:

- ~~—(1) The address of the real property on which the nuisance condition(s) exist(s);~~
  - ~~—(2) A description of the nuisance condition(s);~~
  - ~~—(3) A reference to the law prohibiting or pertaining to the nuisance condition(s);~~
  - ~~—(4) A brief description of the required corrective action(s);~~
  - ~~—(5) A time period and/or schedule in which to complete the nuisance abatement actions (with all required city approvals, permits and inspections, when applicable);~~
  - ~~—(6) The period and manner in which a responsible person may contest the Notice of Abatement pursuant to § 95.09. No such right shall exist when the city is not seeking to establish the right to abate a public nuisance with city personnel; and~~
  - ~~—(7) A statement that the city may record a Notice of Substandard Property with the Los Angeles County Recorder's Office against the premises if the public nuisance is not fully abated or corrected (with all required approvals, permits and inspections), as determined by the city, within a 30-day period after service of the Notice of Abatement and provided that a timely appeal therefrom has not been made.~~
- ~~—(B) The procedure in division (A) shall not apply to public nuisances constituting an imminent hazard. In such instances, the provisions in § 95.16 shall be followed.~~
- ~~—(C) The city's election to issue a Notice of Abatement pursuant to this section shall not excuse responsible persons from their continuing obligation to abate a public nuisance in accordance with all applicable laws, regulations and legal requirements. Furthermore, the issuance of this notice shall not obligate the city to abate a public nuisance.~~

(A) The Director of Police Services may use all lawful means to enter upon any property in the City for the purpose of inspecting the property for a public nuisance and/or for the removal of any public nuisance from said property, as such public nuisance is defined in this chapter.

(B) If a property owner or occupant refuses to allow the Director of Police Services entry upon the property for inspection or abatement of a public nuisance, the Director of Police Services shall apply to a judge of a court of competent jurisdiction for a warrant authorizing the entrance upon such property to perform an inspection or abatement of such nuisance.

('64 Code, § 17A-3) (Ord. 569, passed 10-25-79; Am. Ord. 993, passed 6-26-08)

#### **§ 95.07 ADDITIONAL REQUIREMENTS FOR DEMOLITION OF BUILDINGS OR STRUCTURES.**

~~—(A) The city shall, excepting in cases involving an imminent hazard, provide responsible persons with a reasonable period to elect between options of demolition or repair, as well as a reasonable period of time to complete either option, before city personnel abate a public nuisance by demolishing a building or structure pursuant to §§ 95.04 through 95.22.~~

~~—(B) The city shall, excepting in cases involving an imminent hazard, serve a Notice of Abatement on all secured lienholders of record with the Los Angeles County Recorder's Office in the event abatement actions include demolition of a building or structure.~~

~~('64 Code, § 17A-3) (Ord. 569, passed 10-25-79; Am. Ord. 993, passed 6-26-08)~~

#### **~~§ 95.08 SERVICE OF NOTICE OF ABATEMENT.~~**

~~—(A) Notices of Abatement may be personally given to any responsible person or they may be served by first class mail. The date a Notice of Abatement is placed in a U.S. Postal Service mail receptacle shall be the date of service. Failure of any responsible person to receive a Notice of Abatement by mail shall not invalidate any action or proceeding pursuant to this chapter.~~

~~—(B) The official issuing a Notice of Abatement to an owner of real property may rely on that person's mailing address according to the last equalized assessment roll of the Los Angeles County Assessor's Office in determining a service address for the Notice of Abatement. Failure of any owner to receive a Notice of Abatement by mail shall not invalidate any action or proceeding pursuant to this chapter.~~

~~('64 Code, § 17A-3) (Ord. 569, passed 10-25-79; Am. Ord. 993, passed 6-26-08)~~

#### **~~§ 95.09 RIGHT OF APPEAL FROM NOTICE OF ABATEMENT.~~**

~~—(A) A responsible person may contest a Notice of Abatement by filing a written request for an appeal with the City Clerk's office (located at 11710 E. Telegraph Road, Santa Fe Springs, CA 90670) within ten calendar days of service of the Notice of Abatement. No fee shall be due for the filing of an appeal.~~

~~—(B) A written request for an appeal shall contain the following information:~~

~~—(1) Name, address, and telephone number of each responsible party who is appealing the Notice of Abatement (hereinafter, "appellant").~~

~~—(2) Address and description of real property upon which the city intends to enter and abate a public nuisance.~~

~~—(3) Date of Notice of Abatement being appealed.~~

~~—(4) Specific action or decision being appealed.~~

~~—(5) Grounds for appeal in sufficient detail to enable the Hearing Officer to understand the nature of the controversy.~~

~~—(6) The signature of at least one appellant.~~

~~—(C) Failure of the City Clerk to receive a timely appeal constitutes a waiver of the right to contest a Notice of Abatement. In this event, the Notice of Abatement is final and binding.~~

~~—(D) The provisions of this section only apply to instances where the city has elected to establish the right, but not the obligation, to abate public nuisances with city personnel. In no event does this chapter limit the right of city officials to issue alternative written or oral notices of code violations to responsible persons or to cause the abatement of public nuisances in a different manner, including without limitation, by court orders arising from the city's exercise of its criminal or civil remedies. In such instances, a responsible person shall receive a right to hearing and other due process rights in court.~~

~~('64 Code, §§ 17A-8, 17A-9) (Ord. 569, passed 10-25-79; Am. Ord. 993, passed 6-26-08)~~

#### **~~§ 95.10 SAMPLE NOTICE OF ABATEMENT.~~**

~~—(A) The Notice of Abatement shall be written in a form that is substantially consistent with the following:~~

~~—Notice of Public Nuisance(s) and Intention to Abate with City Personnel~~

~~—[Date]~~

~~\_\_\_\_\_ [Responsible Person(s)]~~

~~\_\_\_\_\_ [Mailing Address]~~

~~\_\_\_\_\_ [City, State and Zip Code]~~

~~Re: Real Property at \_\_\_\_\_, \_\_\_\_\_, CA~~

~~\_\_\_\_\_ County A.P.N.: \_\_\_\_\_~~

~~—Legal description [Optional]: \_\_\_\_\_~~

~~—Notice is hereby given that the following public nuisance conditions or activities exist on the premises described above:~~

~~—(1) [Describe condition or activities]~~

~~\_\_\_\_\_~~

~~\_\_\_\_\_ in violation of  
Municipal Code [ **as well as county and state laws, if applicable**], Section(s)~~

~~\_\_\_\_\_~~

~~—(a) Required Corrective Action(s):~~

~~\_\_\_\_\_~~

~~\_\_\_\_\_ (with all required permits, approvals and inspections).~~

~~—(b) Required Completion Date:~~

~~\_\_\_\_\_~~

~~\_\_\_\_\_ [Repeat (1 a-b for each additional public nuisance to be  
included in this notice)]~~

~~—The foregoing public nuisance conditions are subject to abatement by rehabilitation,  
demolition, repair, removal or termination.~~

~~—Please Take Further Notice that City Personnel may abate these public nuisance conditions  
or activities in the manner contained in this document if you do not perform the required  
corrective or preventative actions in a timely or proper manner with all required approvals,  
permits and inspections of the City and other appropriate public agencies. In such instances, the  
City shall seek recovery of all abatement costs, fees and expenses as allowed in this Chapter,  
or by applicable county or state laws, in any manner allowed by law.~~

~~—Please Take Further Notice that you may appeal this Notice of Public Nuisance and Intention  
to Abate with City Personnel by filing an appeal with the City Clerk's office (located at 11710 E.  
Telegraph Road, Santa Fe Springs, CA 90670) within ten (10) calendar days of service of this  
notice. No fee shall be due for the filing of an appeal. Failure of the City Clerk to receive a timely  
appeal constitutes a waiver of your right to any further administrative appeal and renders the  
Notice of Public Nuisance and Intention to Abate with City Personnel final and binding. A written  
request for an appeal shall contain the following information:~~

~~—(1) Name, address, and telephone number of each responsible party who is appealing the  
Notice of Abatement (hereinafter, "appellant").~~

~~—(2) Address and description of real property upon which the City intends to enter and abate a public nuisance.~~

~~—(3) Date of Notice of Abatement being appealed.~~

~~—(4) Specific action or decision being appealed.~~

~~—(5) Grounds for appeal in sufficient detail to enable the Hearing Officer to understand the nature of the controversy.~~

~~—(6) The signature of at least one appellant.~~

~~—Please Take Further Notice that, if the violations are not abated within the time specified and a timely appeal is not made, such nuisance may be abated by City employees, representatives or contract agents (hereafter "City Personnel"), in the manner stated in this notice. On such occasions, all costs of the abatement, as well as those incurred expenses and fees referred to in Section 95.02 and in Sections 95.23 and 95.24 of the Santa Fe Springs Municipal Code, shall be assessed against the responsible person(s) and/or the subject property, as a lien, or as a special assessment.~~

~~—Please Take Further Notice that the City may record a Notice of Substandard Property with the Los Angeles County Recorder's Office against the premises if the public nuisance is not fully abated or corrected (with all required approvals, permits and inspections), as determined by the City, within a thirty (30) day period after service of the Notice of Abatement and provided that a timely appeal therefrom has not been made.~~

~~—Please Take Further Notice that, in the event of abatement by City Personnel, all personal property constituting a public nuisance may be removed from the subject premises or from public property and destroyed or disposed of, without regard to its actual or salvage value.~~

Dated: This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
~~—Public Official [Name and Title]~~

~~—[End of Form]~~

.....  
~~('64 Code, §§ 17A-4, 17A-5) (Ord. 569, passed 10-25-79; Am. Ord. 580, passed 3-27-80; Am. Ord. 993, passed 6-26-08)~~

#### ~~§ 95.11 CONSEQUENCE FOR UNTIMELY APPEAL.~~

~~—(A) If a timely appeal is not received by the City Clerk, the right to appeal is waived and the Notice of Abatement is final and binding. In such instances, the city may, without any administrative hearing, cause the abatement with city forces of any or all of the nuisance conditions or activities stated in the Notice of Abatement. Entry onto private real property that is both improved and occupied shall, excepting instances of an imminent hazard, be with an abatement warrant from the superior court. The city shall follow the procedures stated in this chapter for recovery of all abatement costs, fees and expenses (incidental or otherwise).~~

~~—(B) Nothing contained in this chapter shall obligate the city to undertake abatement actions pursuant to a Notice of Abatement, whether or not there is a timely appeal.~~

~~('64 Code, §§ 17A-7, 17A-10) (Ord. 569, passed 10-25-79; Am. Ord. 993, passed 6-26-08)~~

#### **~~§ 95.12 ABATEMENT BY RESPONSIBLE PERSON PRIOR TO HEARING.~~**

~~—(A) Any responsible person shall have the right to abate a nuisance in accordance with the Notice of Abatement at his or her own expense, provided all corrective actions are completed with all required city permits, approvals and inspections, prior to the date the matter is set for a hearing.~~

~~—(B) A hearing shall be cancelled if all nuisance conditions or activities are, as determined by the city, fully and lawfully abated prior thereto.~~

~~(Ord. 993, passed 6-26-08)~~

#### **~~§ 95.13 REVIEW BY HEARING OFFICER.~~**

~~—(A) Any responsible person who contests a Notice of Abatement shall, subject to filing a timely appeal, obtain review thereof before a hearing officer. The administrative appeal shall be scheduled no later than 45 days, and no sooner than ten days, after receipt of a timely filed request for appeal. The appellants listed on the written request for an appeal shall be notified in writing at least ten days prior to the date of the hearing by first class mail of the date, time, and location of the hearing.~~

~~—(B) At the place and time set forth in the notification of appeal hearing, the hearing officer shall hear the testimony of the appealing person(s), the issuing officer, and/or their witnesses, as well as any documentary evidence presented by these persons concerning the alleged public nuisance(s).~~

~~—(C) Appeal hearings are informal, and formal rules of evidence and discovery do not apply. The city bears the burden of proof to establish a nuisance exists by a preponderance of evidence. The issuance of a Notice of Abatement shall constitute prima facie evidence of the violation and the Code Enforcement Officer who issued the Notice of Abatement is not required to participate in the appeal hearing. The appellant, and the enforcement officer issuing the Notice, as well as all other interested persons, shall have the opportunity to present evidence and to cross-examine witnesses. The appellant, or other interested persons, may represent himself, herself or themselves or be represented by anyone of his, her or their choice. The appellant, or other interested persons, may bring an interpreter to the hearing at his, her or their sole expense.~~

~~—(D) If the appellant fails, or other interested persons fail, to appear, the hearing officer shall cancel the hearing and send a notice thereof to the responsible person(s) by first class mail to the address(es) stated on the appeal form. A cancellation of a hearing due to non-appearance of the appellant shall constitute the appellant's waiver of the right to appeal. In such instances, the Notice of Abatement is final and binding.~~

~~(‘64 Code, § 17A-6) (Ord. 569, passed 10-25-79; Am. Ord. 993, passed 6-26-08)~~

#### **§ 95.07 ABATEMENT NOTICE.**

(A) Whenever the Director of Police Services finds that any premises or property within the city is maintained contrary to the provisions of this Chapter, an Abatement Notice may be issued to all Responsible Person(s) to abate the public nuisance.

(B) The Abatement Notice shall describe the action required to abate the public nuisance which may include corrections, repairs, demolition, removal, obtaining the necessary permits, vacating tenants or other appropriate action and shall establish time frames by which each action must occur.

(C) The Abatement Notice shall explain the consequences should the Responsible Person(s) fail to comply with the terms of the notice.

(D) The Abatement Notice shall identify all applicable hearing rights.

(E) Such notice shall be served upon all Responsible Person(s) either by personal service or by first class mail, return receipt requested. The official issuing a Notice of Abatement to an owner of real property may rely on that person's mailing address according to the last equalized assessment roll of the Los Angeles County Assessor's Office in determining a service address for the Abatement Notice. Failure of any owner to receive a Notice of Abatement by mail shall not invalidate any action or proceeding pursuant to this chapter.

#### **§ 95.08 NOTICE OF HEARING.**

(A) In the event the Responsible Person(s) fails, neglects or refuses to comply with the Abatement Notice, a public hearing before the Hearing Officer shall be held pursuant to Section 95.09 of this Chapter. At least ten (10) calendar days before the hearing, notice of said hearing shall be personally served upon or mailed via certified mail, postage paid, return receipt requested, to the Responsible Person(s). Service by certified mail shall be deemed effective on the date of mailing. If the foregoing notice is returned undelivered by the United States Post Office, the hearing shall be continued to a date not less than ten calendar days from the date of such return and the same notice shall then be posted conspicuously on the affected premises at least ten calendar days before the hearing.

(B) The notice shall indicate the nature of the alleged nuisance, the assessor's parcel number and street address, the designation of the time and place of the hearing to determine whether the same constitutes a nuisance, and the manner of its proposed abatement if the same is found to be a nuisance.

(C) Notices of hearing shall also be sent to adjacent property owners and any other persons as may be deemed appropriate by the Director of Police Services.

(D) The failure of any person to receive the notice shall not affect the validity of any proceedings under this chapter.

#### **§ 95.09 CONTENT AND CONDUCT OF HEARING.**

(A) All hearings under this chapter shall be held before a Hearing Officer who shall hear and consider all relevant evidence offered as to whether a nuisance, in fact, exists. All hearings under this chapter are informal, and formal rules of evidence and discovery do not apply. The city bears the burden of proof to establish a nuisance exists by a preponderance of evidence. The Responsible Person(s) and the enforcement officer issuing the Notice, as well as all other interested persons, shall have the opportunity to present evidence and to cross-examine witnesses. The Responsible Person(s) or other interested persons may represent himself, herself or themselves or be represented by anyone of his, her or their choice. The Responsible Person(s) or other interested persons may bring an interpreter to the hearing at his, her or their sole expense.

(B) The Responsible Person(s) may appear in person at the hearing or present a written statement to be considered by the Hearing Officer at the hearing.

(C) The failure of the Responsible Person(s) to appear at the hearing or present a written statement to be considered by the Hearing Officer at the hearing shall constitute a waiver of the hearing and a failure to exhaust administrative remedies concerning the Abatement Notice.

(D) At the conclusion of the hearing, if the Hearing Officer determines that a public nuisance exists, he or she shall adopt written findings declaring the subject property to be a public nuisance and order removal or abatement of the item(s) in question from the site within a reasonable period of time which shall commence upon the date the findings and order are served upon the Responsible Person(s).

(E) Nothing contained in this chapter shall obligate the city to undertake abatement actions pursuant to an Abatement Notice.

#### **§ 95.10 ABATEMENT BY RESPONSIBLE PERSON PRIOR TO HEARING.**

(A) Any responsible person shall have the right to abate a nuisance in accordance with the Abatement Notice at his or her own expense, provided all corrective actions are completed with all required city permits, approvals and inspections, prior to the date the matter is set for a hearing.

(B) A hearing shall be cancelled if all nuisance conditions or activities are, as determined by the city, fully and lawfully abated prior thereto.

§ 95.11 [RESERVED]

§ 95.12 [RESERVED]

§ 95.13 [RESERVED]

#### **§ 95.14 DECISION OF HEARING OFFICER; ORDER OF ABATEMENT.**

(A) Within a reasonable time, not to exceed 15 calendar days following conclusion of the hearing, the ~~h~~Hearing ~~e~~Officer shall make any one or more of the following determinations in a written decision ("Order of Abatement"):

(1) A finding and description of each nuisance condition at the subject property, or the non-existence thereof. In the latter instance, the ~~h~~Hearing ~~e~~Officer shall cancel the Notice of Abatement.

(2) The name of each person responsible for a nuisance condition, or conditions, at the subject property, as well as the name of any ~~appellant~~ Responsible Person(s) who lacks responsibility therefor.

(3) The required corrective action and completion date for each unabated nuisance condition.

(4) Any other finding, determination or requirement that is relevant or related to the subject matter of the appeal.

(B) The decision of the Hearing Officer is final and conclusive. The Order of Abatement shall also contain the following statement:

"The Hearing Officer's decision is final, and judicial review of this decision is subject to the provisions and time limits set forth in California Code of Civil Procedure Sections 1094.5 and 1094.6."



(C) A copy of the Order of Abatement shall be served on all ~~r~~Responsible ~~p~~Persons ~~who contested the Notice of Abatement~~ by first class mail to the address(es) stated on the appeal form. Failure of a ~~r~~Responsible ~~p~~Person(s) to receive a properly addressed Order of Abatement shall not invalidate any action or proceeding by the city pursuant to this chapter.

(D) The failure of any appellant Responsible Person(s) to comply with an Order of Abatement by completing each of the requisite corrective actions in the manner and time set forth in the Order of Abatement shall constitute a misdemeanor offense punishable in accordance with § 95.9910.97.

('64 Code, § 17A-6) (Ord. 569, passed 10-25-79; Am. Ord. 993, passed 6-26-08) Penalty, see § 95.99

#### **§ 95.15 ABATEMENT OF NUISANCE BY RESPONSIBLE PERSONS PRIOR TO CITY ABATEMENT ACTIONS.**

(A) Any responsible person shall have the right to fully abate a nuisance in accordance with the Hearing Officer's Order of Abatement prior to the date of entry of city forces or agents upon the subject real property, provided that all corrective actions are completed with all required city permits, approvals and inspections, prior to said entry date. In such instances, all administrative proceedings shall be cancelled, except with regard to the city's right to recover its incurred incidental expenses, code enforcement fees and attorney's fees as provided for in this chapter.

(B) Once the city enters a subject real property to abate a public nuisance, it shall have the right to complete this action.

(C) It is unlawful and a misdemeanor to obstruct, impede, or interfere with city personnel in the performance of any act that is carried out in complying with an Order of Abatement pursuant to this chapter.

~~—(D) All personal property that is removed by city personnel from premises in the abatement of a nuisance shall be lawfully disposed of or destroyed without regard to its actual or salvage value.~~

(Ord. 993, passed 6-26-08) Penalty, see § 95.99

#### **§ 95.16 EMERGENCY ACTION TO ABATE IMMINENT HAZARD.**

(A) Notwithstanding any provision of the Santa Fe Springs Municipal Code to the contrary, the Police Services Director, the Fire Chief, the Public Works Director, or the Building Official, or any of their designees, may cause a public nuisance to be summarily abated if it is determined that the nuisance creates an imminent hazard to a person or persons, or to other real or personal property. Prior to abating the nuisance, the City Manager, or a designee thereof, may attempt to notify a responsible person by telephone or in writing of the imminent hazard and request its abatement by said person. A public official may, in his or her discretion, dispense with an attempt of prior notification of a responsible person if the nature or severity of the hazard justifies such inaction.

(B) If, in the sole discretion of the public official declaring an imminent hazard, the responsible person(s) fail(s) to take immediate and meaningful steps to abate the imminent hazard, the city may abate the nuisance with city personnel, and charge the costs and fees thereof to the responsible person(s).

~~—(C) Within ten business days following emergency actions of city personnel to abate an imminent hazard, the city shall serve any responsible person with a Notice of Emergency~~



~~Abatement by City Personnel of an Imminent Hazard by first class mail. The city may, if a responsible person is a property owner, rely on that person's mailing address according to the last equalized assessment roll of the Los Angeles County Assessor's Office in determining a service address for this notice. Failure of any responsible person to receive a Notice of Emergency Abatement by City Personnel of an Imminent Hazard by mail shall not invalidate any action or proceeding pursuant to this chapter.~~

~~—(D) A Notice of Emergency Abatement by City Personnel of an Imminent Hazard shall contain the following provisions:~~

~~—(1) The name of all known responsible persons who are being served with the Notice of Emergency Abatement by City Personnel of an Imminent Hazard and the address of the real property on which the imminent hazard was present.~~

~~—(2) A brief description of the condition(s) and reasons why it constitutes an imminent hazard.~~

~~—(3) A brief description of the law prohibiting or pertaining to the imminent hazard.~~

~~—(4) A brief description of the actions city personnel took to abate the imminent hazard.~~

~~—(E) Omission of any of the foregoing provisions in a Notice of Emergency Abatement by City Personnel of an Imminent Hazard, whether in whole or in part, or the failure of a responsible person to receive this document, shall not render it defective or render any proceeding or action pursuant to this chapter invalid.~~

~~—(F) Emergency abatement of an imminent hazard by city personnel shall not preclude the city from recording a Notice of Substandard Property in accordance with the provisions of § 95.22, if conditions thereafter remain at the premises that constitute a violation of law or a public nuisance.~~

~~—(G) The city shall be entitled to recover its fees and costs (incidental or otherwise) for the abatement of an imminent hazard. In such instances, the city shall follow the procedures set forth in this chapter.~~

(C) If the Director moves to abate the nuisance, the city shall follow the provisions in Section 95.06 to gain entry to the property.

(D) Within ten business days following emergency actions of city personnel to abate an imminent hazard, the city shall serve any responsible person with a Notice of Emergency Abatement by city personnel of an imminent hazard by personal service or certified mail, return receipt requested. The city may, if a responsible person is a property owner, rely on that person's mailing address according to the last equalized assessment roll of the Los Angeles County Assessor's Office in determining a service address for this notice. Failure of any responsible person to receive a Notice of Emergency Abatement by city personnel of an imminent hazard by mail shall not invalidate any action or proceeding pursuant to this chapter.

(E) A Notice of Emergency Abatement by city personnel of an Imminent Hazard shall contain the following provisions:

(1) The name of all known Responsible Persons who are being served with the Notice of Emergency Abatement by city personnel of an imminent hazard and the address of the real property on which the imminent hazard was present.

(2) A brief description of the condition(s) and reasons why it constitutes an imminent hazard.

(3) A brief description of the law prohibiting or pertaining to the imminent hazard.

(4) A brief description of the actions city personnel took to abate the imminent hazard.

(F) Omission of any of the foregoing provisions in a Notice of Emergency Abatement by city personnel of an Imminent Hazard, whether in whole or in part, or the failure of a responsible person to receive this document, shall not render it defective or render any proceeding or action pursuant to this chapter invalid.

(G) The city shall be entitled to recover its fees and costs (incidental or otherwise) for the abatement of an imminent hazard. In such instances, the city shall follow the procedures set forth in this chapter.

(H) Any abatement pursuant to this section shall be limited to the actions necessary to neutralize the immediate danger only. A post-abatement hearing shall be provided to the Responsible Person(s).

(Ord. 993, passed 6-26-08) Penalty, see § [95.99](#)

#### **§ 95.17 COMBINATION OF NOTICES.**

The notices that are authorized by this chapter may be combined in the discretion of the city.

(Ord. 993, passed 6-26-08)

#### **§ 95.18 ESTABLISHMENT OF COSTS OF ABATEMENT.**

(A) The city shall keep an accounting of the costs, fees and expenses (collectively hereafter, the "costs") of abating a public nuisance.

(B) The city shall serve a Statement of Abatement Costs on the responsible persons within 20 calendar days of the city's completion of nuisance abatement actions. Service of this statement may be made in the manner provided for in § [95.08](#).

(C) A responsible person shall tender the costs in U.S. currency to the City within ten calendar days of the date of service of the Statement of Abatement Costs. Alternatively, a responsible person may contest the statement in the manner provided for in division (D) below.

(D) A responsible person has the right to contest a Statement of Abatement Costs by filing a written request for an appeal with the City Clerk's office (located at 11710 E. Telegraph Road, Santa Fe Springs, CA 90670) within ten calendar days of service of the Statement of Abatement Costs.

(1) A written request for an appeal shall contain the following information:

(a) Name, address, and telephone number of each responsible party who is appealing the Statement of Abatement Costs (hereinafter, "appellant").

(b) Address and description of real property upon which the city abated a public nuisance.

(c) Date of Statement of Abatement Costs being appealed.

(d) Specific action or decision being appealed.

(e) Grounds for appeal in sufficient detail to enable the City Council to understand the nature of the controversy.

(f) The signature of at least one appellant.

(2) No fee shall be due for the filing of an appeal.

(3) Failure of the City Clerk to receive a timely appeal constitutes a waiver of the right to contest a Statement of Abatement Costs. In this event, the Statement of Abatement Costs is final and binding.

(E) The city may proceed to collect its costs as contained in a final Statement of Abatement Costs in any manner allowed by law.

(F) If a timely appeal is received by the City Clerk, a hearing shall be set before the City Council no later than 45 days, and no sooner than ten days, of any request for an appeal. A notice of the date, time and location of the hearing shall be served on all responsible persons who contested the Statement of Abatement Costs by first class mail to the address(es) stated on the appeal form at least ten calendar days prior to the hearing. Failure of a person to receive a properly addressed notice shall not invalidate any action or proceeding by the city pursuant to this chapter.

(G) At the time and place fixed for receiving and considering the Statement of Abatement Costs, the City Council shall hear and pass upon the evidence submitted by city personnel, together with any objections or protests raised by responsible persons liable for said costs. Thereupon, the City Council may make such revision, correction or modification to the statement as it may deem just, after which the statement, as it is submitted, or as revised, corrected or modified, shall be confirmed. The hearing may be continued from time to time for good cause.

(H) The decision of the City Council is final.

(I) The City Clerk shall cause a confirmed Statement of Abatement Costs to be served upon all appellants who contested the original statement by first class mail to the address(es) stated on the appeal form. This document shall also contain the following statement:

"Judicial review of the City Council's decision is subject to the provisions and time limits set forth in California Code of Civil Procedure Sections 1094.5 and 1094.6."

(J) Failure of an appellant to receive a properly addressed confirmed statement shall not invalidate any action or proceeding by the city pursuant to this chapter.

(K) A responsible person shall tender the costs in U.S. currency to the city within ten calendar days of the date of service of the confirmed Statement of Abatement Costs. The city may thereafter proceed to collect its costs as contained in the confirmed Statement of Abatement Costs in any manner allowed by law.

('64 Code, § 17A-11) (Ord. 569, passed 10-25-79; Am. Ord. 993, passed 6-26-08)

#### **§ 95.19 COLLECTION OF COSTS OF ABATEMENT BY SPECIAL ASSESSMENT.**

(A) The city may cause a special assessment to be made upon real property upon which a public nuisance was abated pursuant to Cal. Gov't Code § 38775.5, and future amendments thereto, in the event a Statement of Abatement Costs or a confirmed Statement of Abatement Costs is not paid in a timely manner.

(B) A Notice of Special Assessment shall be sent to the owner(s) of the subject real property by certified mail at the time the assessment is imposed which shall contain the following recitals:

The property may be sold after three years by the tax collector for unpaid delinquent assessments. The tax collector's power of sale shall not be affected by the failure of the property owner to receive notice. The assessment may be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary municipal taxes. All laws applicable to the levy, collection and enforcement of municipal taxes shall be applicable to the special assessment. However, if any real property to which the cost of abatement relates has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrancer for value has been created and attaches thereon, prior to the date on which the first installment of the taxes would become delinquent, then the cost of abatement shall not result in a lien against the real property but instead shall be transferred to the unsecured roll for collection.

~~(C) The City Attorney or City Prosecutor shall establish the Notice of Special Assessment form for use, or consideration by, the Tax Collector in collecting a special assessment.~~

~~—(D) The Notice of Special Assessment shall be entitled to recordation with the Los Angeles County Recorder's Office.~~

(C) The Notice of Special Assessment shall be in a form substantially as follows:

NOTICE OF SPECIAL ASSESSMENT FOR NUISANCE ABATEMENT

(Claim of the City of Santa Fe Springs)

In compliance with the authority of the provisions of Chapter 95 (Public Nuisances) of Title IX of the Santa Fe Springs Municipal Code, the City Manager of the City of Santa Fe Springs did on or about the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, cause the premises hereinafter described to be rehabilitated or the structure(s) or improvement(s) on the property to be demolished or repaired in order to abate a public nuisance on the real property; and the abatement was conducted in compliance with an order of abatement dated the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_; and the City of Santa Fe Springs did on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, assess the cost of the demolition, rehabilitation, or repair upon the real property; and the same has not been paid nor any part thereof; and that the City of Santa Fe Springs does hereby declare the costs of the demolition, rehabilitation, or repair in the amount so assessed, to with the sum of \_\_\_\_\_ dollars (\$ \_\_\_\_\_), to be a special assessment against the real property.

The special assessment shall be collected at the same time and in the same manner as ordinary municipal taxes are collected and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary municipal taxes. All laws applicable to the levy, collection, and enforcement of municipal taxes shall be applicable to the special assessment.

However, if any real property to which the cost of abatement relates has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrancer for value has been created and attaches thereon, before the date on which the first installment of the taxes would become delinquent, the cost of abatement shall not result in a lien against the real property, but instead shall be transferred to the unsecured roll for collection.

The real property hereinbefore mentioned, and upon which the special assessment is levied, is that certain parcel of land lying and being in the City of Santa Fe Springs, County

of Los Angeles, State of California, commonly known as [street address], and more particularly described as follows:

[Legal description, including assessor's parcel number]

The owner of record of the parcel of land is:

[Name and address of recorded owner of the parcel].

(D) The Notice of Special Assessment shall be entitled to recordation with the Los Angeles County Recorder's Office.

(E) The amount of a special assessment shall also constitute a personal obligation of the property owners of land upon which the nuisance was abated.

('64 Code, § 17A-12) (Ord. 569, passed 10-25-79; Am. Ord. 993, passed 6-26-08)

### **§ 95.20 COLLECTION OF COSTS OF ABATEMENT BY NUISANCE ABATEMENT LIEN.**

(A) As an alternative to the procedure contained in § 95.19, the city may cause a nuisance abatement lien to be recorded upon real property upon which a public nuisance was abated pursuant to Cal. Gov't Code § 38773.1, and future amendments thereto, in the event a Statement of Abatement Costs or a confirmed Statement of Abatement Costs is not paid in a timely manner.

(B) A lien shall not be recorded prior to serving the owner of record of the parcel of land on which the public nuisance is maintained, with a notice. This document shall be served in the same manner as a summons in a civil action in accordance with Article 3 (commencing with § 415.10) of Chapter 4 of Title 5 of Part 2 of the Cal. Code of Civ. Proc. If the owner of record, after diligent search cannot be found, the notice may be served by posting a copy thereof in a conspicuous place upon the property for a period of ten days and publication thereof in a newspaper of general circulation published in the county in which the property is located pursuant to § 6062 of the Cal. Gov't Code.

(C) The nuisance abatement lien shall be recorded in the Los Angeles County Recorder's office in the county in which the parcel of land is located and from the date of recording shall have the force, effect, and priority of a judgment lien.

(D) A nuisance abatement lien authorized by this section shall specify the amount of the lien for the City of Santa Fe Springs, the name of the city department on whose behalf the lien is imposed, the date of the abatement actions, the street address, legal description and assessor's parcel number of the parcel on which the lien is imposed, and the name and address of the recorded owner of the parcel.

(E) In the event that the lien is discharged, released, or satisfied, either through payment or foreclosure, notice of the discharge containing the information specified in division (D) above shall be recorded by the city. A nuisance abatement lien and the release of the lien shall be indexed in the grantor-grantee index.

(F) A nuisance abatement lien may be foreclosed by an action brought by the city for a money judgment.

(G) The city may recover from the property owner any costs incurred regarding the processing and recording of the lien and providing notice to the property owner as part of its foreclosure action to enforce the lien.

(H) The amount of a nuisance abatement lien shall also constitute a personal obligation of the property owners of land upon which the nuisance was abated.

('64 Code, § 17A-12) (Ord. 569, passed 10-25-79; Am. Ord. 993, passed 6-26-08)

#### **§ 95.21 TREBLE COSTS OF ABATEMENT.**

Upon entry of a second or subsequent civil or criminal judgment within a two-year period finding that an owner of property is responsible for a public nuisance pursuant to this chapter, the court may order that person to pay treble the costs of the abatement.

(Ord. 993, passed 6-26-08)

#### **§ 95.22 RECORDATION OF SUBSTANDARD NOTICE.**

~~—(A) Notwithstanding any provision of the Santa Fe Springs Municipal Code to the contrary, if the city determines that any property, building or structure, or any part thereof, is in violation of any provision of the Santa Fe Springs Municipal Code and said violation has not been fully abated or corrected, as determined by the city, within a 30-day period after written notice to a responsible person, then the city, in its sole discretion, may record a Notice of Substandard Property with the Los Angeles County Recorder's Office against said premises. As used herein, **FULLY ABATED OR CORRECTED** includes the procurement of all required city approvals, permits, licenses and the passage of all city required inspections.~~

~~—(B) The city may record a Notice of Substandard Property without the issuance of a Notice of Abatement pursuant to § 95.06, provided that a notice of correction or a notice of violation to a responsible person previously disclosed that a Substandard Notice may be recorded against a property if a violation is not fully abated or corrected in a period of 30 days.~~

~~—(C) A Notice of Substandard Property may be recorded 30 days after service of a Notice of Abatement provided that:~~

~~—(1) The notice contained this disclosure;~~

~~—(2) The public nuisance was not fully abated or corrected within that period; and~~

~~—(3) A timely and proper appeal to the Notice of Abatement was not made.~~

~~—(D) A Notice of Substandard Property may be recorded after service of an Order of Abatement provided that:~~

~~—(1) The Order of Abatement contained this disclosure; and~~

~~—(2) The public nuisance was not fully abated or corrected in the manner and time specified in the Order of Abatement.~~

~~—(E) The form that constitutes a Notice of Substandard Property shall be approved by the City Attorney or the City Prosecutor.~~

~~—(F) The city shall record a Notice of Rescission of Substandard Property with the Los Angeles County Recorder's Office within ten business days of its determination that a violation or a public nuisance has been fully abated or corrected.~~

~~—(G) The city shall cause copies of recorded Notices of Substandard Property and Notices of Rescission of Substandard Property to be served on all persons having an ownership interest in the subject real property as shown in the last equalized assessment roll of the Los Angeles~~



County Assessor's Office. Service thereof shall be by first class mail. Failure of any person to receive such notices shall not invalidate any action or proceeding pursuant to this chapter.

(Ord. 993, passed 6-26-08)

### **~~§ 95.23 CODE ENFORCEMENT FEES.~~**

~~—(A) Pursuant to Cal. Health and Safety Code § 17951, and any successor statute thereto, responsible persons, who cause, allow or maintain a violation in, or upon, residential properties, shall be charged fees (hereafter "code enforcement fees") by the city to defray its costs of code enforcement actions, as hereafter defined. Such fees shall not exceed the amount reasonably required to achieve this objective and are chargeable whether the city's code enforcement actions occur in the absence of formal administrative or judicial proceedings, as well as prior to, during, or subsequent to, the initiation of such proceedings.~~

~~—(B) The amount(s) or rate(s) of code enforcement fees for city personnel time and other resources that are used for code enforcement actions shall be established, and may thereafter be amended, by resolution by the City Council.~~

~~—(C) The City Manager, or a designee thereof, is authorized to adopt regulations for the uniform imposition of code enforcement fees, and for related administrative actions pertaining to such fees.~~

~~—(D) The fees imposed pursuant to this section shall be in addition to any other fees or charges that responsible persons may owe in accordance with any other provision of the Santa Fe Springs Municipal Code, or which are imposed pursuant to county, state or federal laws or regulations.~~

~~—(E) Code enforcement fees shall be recoverable in conjunction with any civil, administrative or criminal action to abate, cause the abatement, or cessation of, or otherwise remove, a violation or a public nuisance.~~

~~—(F) Failure to pay code enforcement fees shall constitute a debt that is collectible in any manner allowed by law.~~

~~—(G) For purposes of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.~~

~~—**CODE ENFORCEMENT ACTIONS.** The time and other resources of public officials expended by them in identifying, inspecting, investigating, seeking or causing the abatement of a violation at a residential structure. These include, but are not limited to, site inspections, drafting reports, taking photographs, procuring other evidence, engaging in meetings, conferences and communications with responsible persons, their agents or representatives, concerning a violation, as well as with attorneys for the city at any time, and appearances before judicial officers or reviewing authorities during the pendency of a judicial or administrative proceeding and other appearances at such judicial or administrative hearings. The time and resources that public officials further expend to confirm that a residential structure remains free of a violation while a responsible person is on probation to a court or when a matter concerning a residential structure remains pending before a reviewing authority in an administrative action, shall also constitute code enforcement actions.~~

~~—**RESIDENTIAL STRUCTURES.** All structures and premises that are regulated by the California State Housing Law (Cal. Health and Safety Code, Division 13, Part 1.5, §§ 17910 et seq.), and any future amendments thereto. These include, but are not limited to, apartment~~

~~houses, hotels, motels, and dwellings, and residential buildings and structures accessory thereto.~~

~~—***VIOLATION.*** A public nuisance as described or referred to in this chapter, or any condition, activity or use that is caused, allowed to exist, or maintained (whether due to an affirmative act, or inaction) by a responsible person in violation of any other provision, regulation, or requirement of the Santa Fe Springs Municipal Code, or any applicable county state or federal laws or regulations.~~

~~(Ord. 993, passed 6-26-08)~~

#### **§ 95.24 RECOVERY OF ATTORNEY'S FEES.**

(A) A prevailing party in any administrative, civil or equitable judicial action to abate, or cause the abatement of a public nuisance as defined in § [95.02](#), or in any appeal or other judicial action arising therefrom, may recover reasonable attorney's fees in accordance with the following:

(1) Attorney's fees are not recoverable by any person as a prevailing party unless the City Manager, or a designee thereof, or an attorney for, and on behalf of, the city, elects in writing to seek recovery of the City's attorney's fees at the initiation of that individual action or proceeding. Failure to make such an election precludes any entitlement to, or award of, attorney's fees in favor of any person or the City.

(2) The City is the prevailing party when an administrative or judicial determination is made or affirmed by which a person is found to be responsible for one or more conditions or activities that constitute a public nuisance. A person is the prevailing party only when a final administrative or judicial determination completely absolves that person of responsibility for all conditions or activities that were alleged, in that action or proceeding, to constitute a public nuisance. An administrative or judicial determination that results in findings of responsibility and non-responsibility on the part of a person for conditions or activities that were alleged in that action or proceeding to constitute a public nuisance, shall nevertheless result in the city being the prevailing party.

(B) Provided that the city has made an election to seek attorney's fees, an award of attorney's fees to a person shall not exceed the amount of reasonable attorney's fees incurred by the city in that action or proceeding.

(Ord. 993, passed 6-26-08)

#### **§ 95.25 APPLICABILITY OF OTHER LAWS.**

(A) This chapter does not exclusively regulate the conditions and use of property within the city. This chapter shall supplement other provisions of this code and other statutes, ordinances or regulations now existing or subsequently enacted by the city, the state or any other entity or agency having jurisdiction.

(B) The procedures for abatement set forth in this chapter are not exclusive and are in addition to any other provisions set forth in this code or by state law for the abatement of public nuisances.

(Ord. 993, passed 6-26-08)

#### **§ 95.99 PENALTY.**



(A) Notwithstanding any other provision of the Santa Fe Springs Municipal Code to the contrary, any person who maintains a public nuisance, or who violates any provision of this chapter, or who fails to comply with any obligation or requirement of this chapter, is guilty of a misdemeanor unless the offense is charged as an infraction by a prosecuting attorney.

(B) Each person shall be guilty of a separate offense for each and every day, or part thereof, during which a violation of this chapter, or of any law or regulation referenced on this chapter, is allowed, committed, continued, maintained or permitted by such person, and shall be punishable accordingly.

('64 Code, §§ 17A-13, 17A-14, 17A-16) (Ord. 569, passed 10-25-79; Am. Ord. 993, passed 6-26-08)

## **APPENDIX A: 1997 UNIFORM HOUSING CODE, CHAPTER 10**

### **CHAPTER 10**

#### **SUBSTANDARD BUILDINGS**

##### **SECTION 1001 — DEFINITION**

**1001.1 General.** Any building or portion thereof that is determined to be an unsafe building in accordance with Section 102 of the Building Code, or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, shall be deemed and hereby are declared to be substandard buildings.

**1001.2 Inadequate Sanitation.** Buildings or portions thereof shall be deemed substandard when they are unsanitary. Inadequate sanitation shall include, but not be limited to, the following:

1. Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit or lodging house.
2. Lack of or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
3. Lack of or improper kitchen sink in a dwelling unit.
4. Lack of hot and cold running water to plumbing fixtures in a hotel.
5. Lack of hot and cold running water to plumbing fixtures in a dwelling unit or lodging house.
6. Lack of adequate heating facilities.
7. Lack of or improper operation of required ventilating equipment.
8. Lack of minimum amounts of natural light and ventilation required by this code.
9. Room and space dimensions less than required by this code.
10. Lack of required electrical lighting.
11. Dampness of habitable rooms.
12. Infestation of insects, vermin or rodents as determined by the health officer.
13. General dilapidation or improper maintenance.

14. Lack of connection to required sewage disposal system.
15. Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer.

**1001.3 Structural Hazards.** Buildings or portions thereof shall be deemed substandard when they are or contain structural hazards. Structural hazards shall include, but not be limited to, the following:

1. Deteriorated or inadequate foundations.
2. Defective or deteriorated flooring or floor supports.
3. Flooring or floor supports of insufficient size to carry imposed loads with safety.
4. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
5. Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety.
6. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that sag, split or buckle due to defective material or deterioration.
7. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
8. Fireplaces or chimneys that list, bulge or settle due to defective material or deterioration.
9. Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety.

**1001.4 Nuisances.** Buildings or portions thereof in which there exists any nuisance as defined in this code are deemed substandard buildings.

**1001.5 Hazardous Electrical Wiring.** Electrical wiring that was installed in violation of code requirements in effect at the time of installation or electrical wiring not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good condition or that is not being used in a safe manner shall be considered substandard.

**1001.6 Hazardous Plumbing.** Plumbing that was installed in violation of code requirements in effect at the time of installation or plumbing not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good condition or that is not free of cross-connections or siphonage between fixtures shall be considered substandard.

**1001.7 Hazardous Mechanical Equipment.** Mechanical equipment that was installed in violation of code requirements in effect at the time of installation or mechanical equipment not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good condition shall be considered substandard.

**1001.8 Faulty Weather Protection.** Buildings or portions thereof shall be considered substandard when they have faulty weather protection, which shall include, but not be limited to, the following:

1. Deteriorated, crumbling or loose plaster.
2. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors.
3. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective coating.
4. Broken, rotted, split or buckled exterior wall coverings or roof coverings.

**1001.9 Fire Hazard.** Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause shall be considered substandard.

**1001.10 Faulty Materials of Construction.** The use of materials of construction, except those that are specifically allowed or approved by this code and the Building Code, and that have been adequately maintained in good and safe condition, shall cause a building to be substandard.

**1001.11 Hazardous or Insanitary Premises.** The accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions on a premises constitutes fire, health or safety hazards that shall be abated in accordance with the procedures specified in Chapter 11 of this code.

**1001.12 Inadequate Exits.** Except for those buildings or portions thereof that have been provided with adequate exit facilities conforming to the provisions of this code, buildings or portions thereof whose exit facilities were installed in violation of code requirements in effect at the time of their construction or whose exit facilities have not been increased in number or width in relation to any increase in occupant load due to alterations, additions or change in use or occupancy subsequent to the time of construction shall be considered substandard.

Notwithstanding compliance with code requirements in effect at the time of their construction, buildings or portions thereof shall be considered substandard when the building official finds that an unsafe condition exists through an improper location of exits, a lack of an adequate number or width of exits, or when other conditions exist that are dangerous to human life.

**1001.13 Inadequate Fire-protection or Firefighting Equipment.** Buildings or portions thereof shall be considered substandard when they are not provided with fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

**1001.14 Improper Occupancy.** All buildings or portions thereof occupied for living, sleeping, cooking or dining purposes that were not designed or intended to be used for such occupancies shall be considered substandard.



## **CONSENT AGENDA**

Underground Facilities License for Omega OU2, LLC – Amendment Number One

### **RECOMMENDATION**

- Approve and authorize the Mayor to sign Amendment Number One to the Underground Facilities License for Omega OU2, LLC to operate groundwater containment pipelines along various city streets.

### **BACKGROUND**

The Omega Chemical Corporation Superfund site (“Omega Superfund site”) was placed on the National Priorities List in 1999 and extends from Whittier through Santa Fe Springs and into Norwalk. The court mandated remedy requires the construction and operation of multiple groundwater extraction wells to pump contaminated groundwater to the surface, water treatment facilities to remove the contaminants, and pipelines to deliver the treated groundwater to one or more end users. It also requires the construction of new groundwater monitoring wells and the monitoring of new and existing wells. Omega OU2, LLC is the entity responsible for the installation of the extraction wells, water treatment facilities, monitoring wells, pipelines, etc.

On April 19, 2022, the City Council approved the Underground Facilities License permit to Omega OU2, LLC to operate and maintain the groundwater containment pipelines in Hawkins Street, Norwalk Boulevard, Smith Avenue, Matern Place, Geary Avenue, Arlee Avenue, Pioneer Boulevard, and/or Mersin Place.

In reviewing the Underground Facilities License, Omega OU2, LLC realized that the locations designated on Exhibit A to the License did not include a small segment of pipeline. Omega OU2, LLC provided a revised exhibit identifying this area as Segment No. 10. Amendment Number One replaces the current exhibit with this revised exhibit.

### **LEGAL REVIEW**

The City Attorney’s office drafted Amendment Number One to the Underground Facilities License.

### **INFRASTRUCTURE IMPACT**

The underground facility license includes a provision for relocation of any the Omega OU2, LLC pipelines due to any conflict with any proposed city-owned utility or due to the change of grade, alignment or width of Hawkins Street, Norwalk Boulevard, Smith Avenue, Matern Place, Geary Avenue, Arlee Avenue, Pioneer Boulevard, and/or Mersin Place.

A handwritten signature in black ink that reads "Tom Hatch".

Tom Hatch  
Interim City Manager

Attachments:

1. Underground Facilities License for Omega OU2, LLC
2. Amendment Number One

**City of Santa Fe Springs  
Underground Facilities  
License**

WHEREAS, OMEGA OU2, LLC has requested permission from the CITY OF SANTA FE SPRINGS to install, operate and maintain various pipelines within the public right-of-way of the City of Santa Fe Springs as needed components of a groundwater containment project as part of the Omega Chemical Superfund Site, Operable Unit 2; and

WHEREAS, the Director of Public Works has recommended that the City Council of the City of Santa Fe Springs allow the operation and maintenance of said pipelines subject to the terms and conditions contained herein:

NOW, THEREFORE, the CITY OF SANTA FE SPRINGS, hereinafter referred to as "CITY" does hereby grant a license to OMEGA OU2, LLC, hereinafter referred to as "COMPANY," as follows:

CITY hereby grants to COMPANY a license for a period of 10 (ten) years ("License"), with said period commencing upon recordation of this license, to install, operate, and maintain Groundwater Containment Project pipelines in the locations designated on Exhibit "A", attached hereto, and by this reference, made a part hereof. The Initial Term may be extended by CITY for up to three (3) periods of ten (10) years each commencing upon the expiration of the Initial Term.

1. COMPANY shall, during the term of this License, pay to CITY, in lawful money of the United States, and in the manner provided by law, an annual License Fee ("Fee") computed by multiplying the sum of four cents (\$.04) times the nominal internal diameter of the pipe, expressed in inches, times the number of lineal feet of such pipe within the public streets, ways, alleys, or other public places within CITY. In the event that such payment is not made, the City Council of CITY may declare this License forfeited. CITY reserves the right, upon one year's written notice to the COMPANY, to revise the foregoing Fee to any fee or fee basis which is then allowable under the laws of the State of California and of the CITY. If the fee as determined by the CITY is unacceptable to COMPANY, COMPANY shall have the right, upon six months advance written notice to CITY, to terminate this License. Any such change shall be prospective in operation.
2. The payment of the annual fee shall be paid by the COMPANY to CITY upon recordation of this license agreement and the anniversary of this date will become the annual date when payment of the annual fee is due.
3. Precise location of facilities and technical specifications and requirements for all work done within any public street shall be per approved plans and to the reasonable satisfaction of the City Engineer and the Fire Chief, and in accordance with all applicable ordinances, regulations and standards of CITY. COMPANY shall provide digital copies of "As-Built" drawings of pipelines and related appurtenances to the City Engineer. Digital copies shall be in the form of .pdf and/or .dwg.

4. The License provided to COMPANY by this Agreement may be subject to property taxation if a possessory interest is created, and the COMPANY may be subject to the payment of property taxes levied on that interest. If the License is subject to property taxes, COMPANY shall pay when due all real property taxes for the License. Notwithstanding the foregoing, COMPANY shall pay any personal property tax, real property tax, operational tax, or any other tax or fee which are directly attributable to the COMPANY'S exercise of the License.
5. COMPANY shall, during the term of this License, maintain for the benefit of CITY a policy of public liability and to confirm that is consistent with the COMPANY'S insurance program property damage insurance, in amount of not less than \$1,000,000, per occurrence and \$2,000,000 aggregate naming CITY as an additional insured, to the satisfaction of the City Attorney,. This insurance must be renewed annually.
6. COMPANY agrees to defend, indemnify, hold free and harmless the CITY, its elected and appointed officials, officers, agents and employees, at COMPANY'S sole expense, from and against any and all claims, demands, actions, suits or other legal proceedings brought against the CITY arising out of or related to the exercise of the License. The defense obligation provided for hereunder shall apply without any advance showing of negligence or wrongdoing by the COMPANY, its employees, and/or authorized subcontractors, but shall be required whenever any claim, action, complaint, or suit asserts as its basis the negligence, errors, omissions or misconduct of the COMPANY, its employees, and/or authorized subcontractors, and/or whenever any claim, action, complaint or suit asserts liability against the CITY, their respective elected and appointed officials, officers, agents and employees based upon the exercise of the License by the COMPANY, its employees, and/or authorized subcontractors under this Agreement, whether or not the COMPANY, its employees, and/or authorized subcontractors are specifically named or otherwise asserted to be liable. Notwithstanding the foregoing, the COMPANY shall not be liable for the defense or indemnification of the CITY for claims, actions, complaints or suits arising out of the negligence or willful misconduct of CITY.
7. COMPANY shall not sell, transfer, assign or lease this License to any other party without the written consent of CITY (which consent shall not be unreasonably withheld or delayed), and any such action by COMPANY without the approval of CITY shall constitute a forfeiture of this License.
8. COMPANY agrees to relocate said pipeline, or any portion thereof, and bear the full cost thereof, should CITY reasonably determine that relocation is needed to accommodate the installation or modification of any City-owned underground facility, or any such facility owned by another public utility or due to the change of grade, alignment or width of Hawkins Street, Norwalk Boulevard, Smith Avenue, Matern Place, Geary Avenue, Arlee Avenue, Pioneer Boulevard, and/or Mersin Place by the CITY. CITY acknowledges and agrees that the movement of the pipeline to a new location may require the approval of the United States Environmental Protection Agency. Nonetheless COMPANY will relocate the pipeline if required under this section as quickly as it can.

9. Should any portion of any public street subsequently be damaged by reason of facilities installed or operated under License, COMPANY shall, at COMPANY expense, repair such damage to the reasonable satisfaction of the Director of Public Works.
10. COMPANY agrees to replace within 72 hours of notification by the CITY any and all missing manhole covers, valve covers, pull box lids, etc.
11. In the event COMPANY ceases operation at the locations stated above for more than 180 consecutive days, this License shall be forfeited and all facilities installed under this License shall be considered abandoned, unless otherwise approved by CITY, which approval shall not be unreasonably withheld or delayed. If ceased-operation continues for another 185 days, for a total of 365 consecutive days of ceased operation, the pipelines shall be considered abandoned, unless otherwise approved by CITY, which approval shall not be unreasonably withheld or delayed. If no approval from CITY is sought by COMPANY by the 366<sup>th</sup> consecutive day of ceased operation, CITY will deem the License forfeited and will conduct abandonment of all pipelines in accordance with CITY specifications. Said specifications shall include that all above ground pipes, valves, etc., shall be removed, ends shall be plated after filling pipes with slurry sand, and a fee of one half (1/2) the estimated cost of removal for all pipelines owned by COMPANY shall be paid to the CITY. The COMPANY shall then have no further responsibility for the abandoned facilities, nor shall COMPANY pay any annual fees for such facilities. If these conditions are not satisfied, the proposed abandoned facilities shall be considered as being deactivated and shall remain the responsibility of the COMPANY and shall remain on their records and maps and the annual franchise fees shall be paid. In the event that such payment is not made, the City Council of the CITY may declare said License forfeited and COMPANY shall pay to the CITY all reasonable and necessary costs for removal of all pipelines and appurtenances.
12. This License agreement contains the entire agreement between the CITY and the COMPANY with respect to the subject matter hereof, superseding all previous communications and negotiations, and no representation, undertaking, promise or condition concerning the subject matter hereof shall be binding upon the COMPANY unless clearly expressed in this License agreement.

By: \_\_\_\_\_

OMEGA OU2, LLC

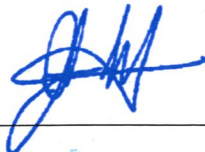
Jack Keener, OU2 LLC Manager  
c/o de maximis, inc.  
1322 Scott Street, Suite 104  
San Diego, CA 92106  
Phone: 619-300-2298 or 619-546-8377  
Email: JKeener@demaximis.com



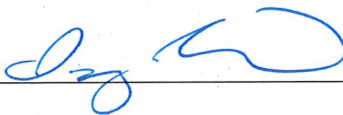
By:

  
ANNETTE RODRIGUEZ, MAYOR

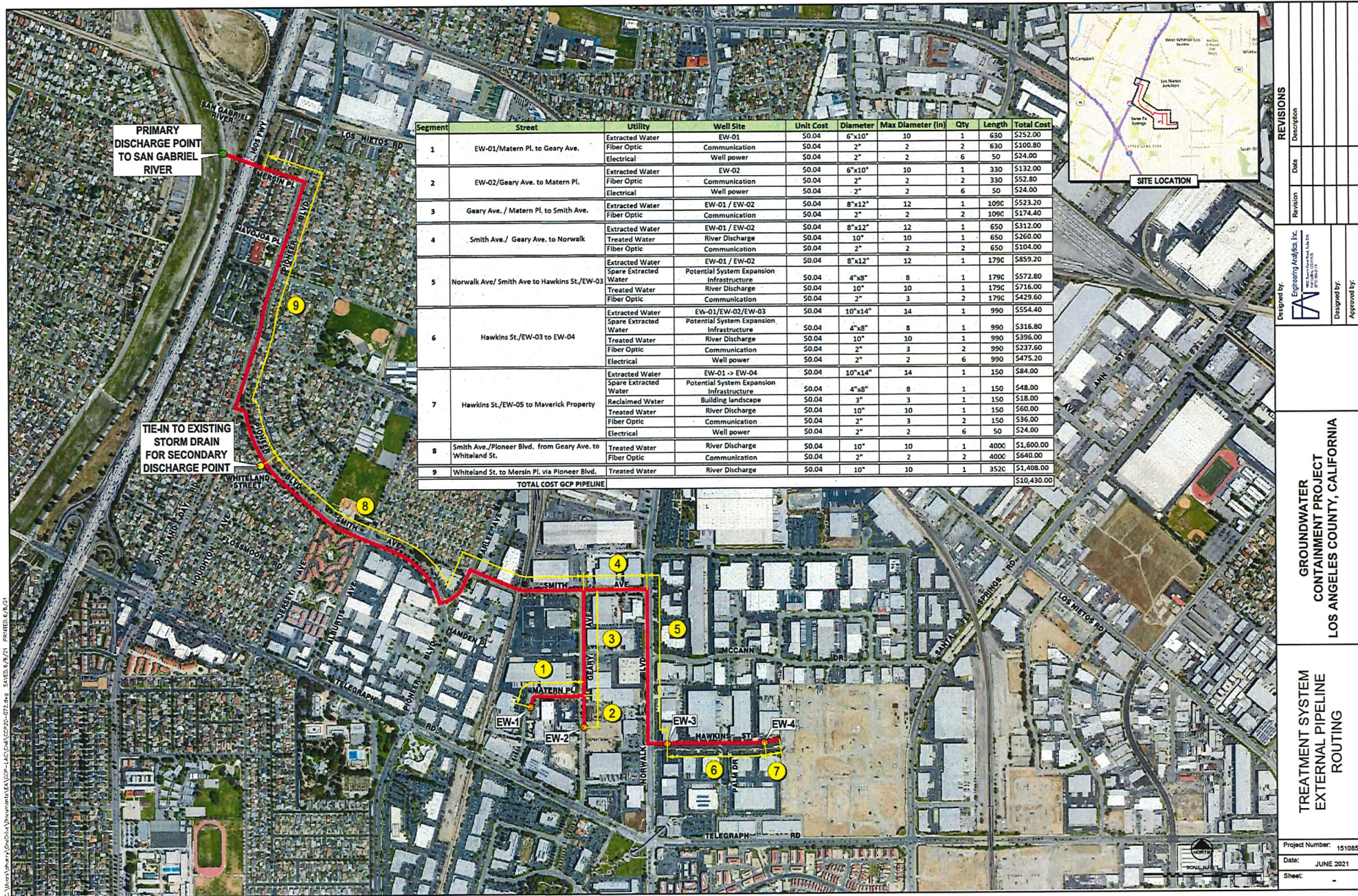
ATTEST:

  
JANET MARTINEZ, CITY CLERK

APPROVED AS TO FORM:

  
IVY M. TSAI, CITY ATTORNEY





PRIMARY  
DISCHARGE POINT  
TO SAN GABRIEL  
RIVER

TIE-IN TO EXISTING  
STORM DRAIN  
FOR SECONDARY  
DISCHARGE POINT

Segment	Street	Utility	Well Site	Unit Cost	Diameter	Max Diameter (in)	Qty	Length	Total Cost
1	EW-01/Matern Pl. to Geary Ave.	Extracted Water	EW-01	\$0.04	6"x10"	10	1	630	\$52.00
		Fiber Optic	Communication	\$0.04	2"	2	2	630	\$100.80
		Electrical	Well power	\$0.04	2"	2	6	50	\$24.00
2	EW-02/Geary Ave. to Matern Pl.	Extracted Water	EW-02	\$0.04	6"x10"	10	1	330	\$132.00
		Fiber Optic	Communication	\$0.04	2"	2	2	330	\$52.80
		Electrical	Well power	\$0.04	2"	2	6	50	\$24.00
3	Geary Ave. / Matern Pl. to Smith Ave.	Extracted Water	EW-01 / EW-02	\$0.04	8"x12"	12	1	1090	\$523.20
		Fiber Optic	Communication	\$0.04	2"	2	2	1090	\$174.40
4	Smith Ave. / Geary Ave. to Norwalk	Extracted Water	EW-01 / EW-02	\$0.04	8"x12"	12	1	650	\$312.00
		Treated Water	River Discharge	\$0.04	10"	10	1	650	\$360.00
		Fiber Optic	Communication	\$0.04	2"	2	2	650	\$104.00
5	Norwalk Ave/ Smith Ave to Hawkins St./EW-03	Extracted Water	EW-01 / EW-02	\$0.04	8"x12"	12	1	1790	\$859.20
		Spare Extracted Water	Potential System Expansion	\$0.04	4"x8"	8	1	1790	\$572.80
		Treated Water	River Discharge	\$0.04	10"	10	1	1790	\$716.00
		Fiber Optic	Communication	\$0.04	2"	3	2	1790	\$429.60
6	Hawkins St./EW-03 to EW-04	Extracted Water	EW-01/EW-02/EW-03	\$0.04	10"x14"	14	1	990	\$554.40
		Spare Extracted Water	Potential System Expansion	\$0.04	4"x8"	8	1	990	\$316.80
		Treated Water	River Discharge	\$0.04	10"	10	1	990	\$396.00
		Fiber Optic	Communication	\$0.04	2"	3	2	990	\$237.60
		Electrical	Well power	\$0.04	2"	2	6	990	\$475.20
7	Hawkins St./EW-05 to Maverick Property	Extracted Water	EW-01 -> EW-04	\$0.04	10"x14"	14	1	150	\$84.00
		Spare Extracted Water	Potential System Expansion	\$0.04	4"x8"	8	1	150	\$48.00
		Reclaimed Water	Infrastructure	\$0.04	3"	3	1	150	\$18.00
		Treated Water	Building landscape	\$0.04	10"	10	1	150	\$60.00
		Electrical	Communication	\$0.04	2"	3	2	150	\$36.00
8	Smith Ave./Pioneer Blvd. from Geary Ave. to Whiteland St.	Treated Water	River Discharge	\$0.04	10"	10	1	4000	\$1,600.00
		Fiber Optic	Communication	\$0.04	2"	2	2	4000	\$640.00
9	Whiteland St. to Mersin Pl. via Pioneer Blvd.	Treated Water	River Discharge	\$0.04	10"	10	1	3520	\$1,408.00
TOTAL COST GCP PIPELINE									\$10,430.00



REVISIONS

Revision	Date	Description

Designed by:  Engineering Analysis, Inc.  
10000 Wilshire Blvd., Suite 200  
Beverly Hills, CA 90210  
Phone: (310) 274-1111

Designed by:   
Approved by:

GROUNDWATER  
CONTAINMENT PROJECT  
LOS ANGELES COUNTY, CALIFORNIA

TREATMENT SYSTEM  
EXTERNAL PIPELINE  
ROUTING

Project Number: 151085

Date: JUNE 2021

Sheet: -



**AMENDMENT NUMBER ONE TO  
CITY OF SANTA FE SPRINGS  
UNDERGROUND FACILITIES LICENSE  
(OMEGA OU2, LLC)**

This Amendment Number One ("Amendment") to the Underground Facilities License dated April 18, 2022 ("License") is made and entered into this 16<sup>th</sup> day of May 2023, by and between the City of Santa Fe Springs ("City") and Omega OU2, LLC ("Company").

City and Company hereby agree as follows:

1. Exhibit A to the License is hereby replaced with Exhibit A attached to this Amendment.
2. Except as amended herein, all terms, conditions, and provisions of the License shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have set their hand by their duly authorized representatives as of the day and year first above written.

CITY OF SANTA FE SPRINGS

OMEGA OU2, LLC

\_\_\_\_\_  
Juanita Martin, Mayor

Date: \_\_\_\_\_

\_\_\_\_\_  
Mark Brower, President

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Janet Martinez, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Ivy M. Tsai, City Attorney









## CONSENT AGENDA

### Resolution No. 9865 – Approving the American Rescue Plan Act Expenditure Plan

#### **RECOMMENDATION**

- Adopt Resolution No. 9865 Approving the American Rescue Plan Act expenditure plan.

#### **BACKGROUND**

On March 11, 2021, President Biden signed into law the American Rescue Plan Act ("ARPA"), a \$1.9 trillion stimulus package, to counteract the economic impacts of the pandemic. The bill contains a \$350 billion allocation for state and local government aid known as the Coronavirus State and Local Fiscal Recovery Funds ("CSLFRF"). This program is intended to provide support to state, territorial, local, and tribal governments in responding to the economic and public health impacts of COVID-19 and in their efforts to contain impacts on their communities, residents, and businesses. The City of Santa Fe Springs was awarded \$4.2 million. Half of this award was disbursed in July 2021, and the second half was disbursed in July 2022. The City's funds must be used for costs incurred on or after March 3, 2021 or committed by December 31, 2024, with final expenditures to be made by December 31, 2026.

The Initial guidance for the eligible use of the funding was very restrictive. On January 6, 2022, the U.S. Department of the Treasury ("Treasury") issued the Final Rule, and became effective on April 1, 2022. The Final Rule substantially broadened the eligible uses and provided the City with more flexibility and simplification in administering the funds. The Final Rule modified the replacement of the public sector revenue loss category to provide a standard allowance of the greater of the agency award or \$10 million to be used for government services. The standard allowance is available to all recipients and offers a simple, convenient way to determine revenue loss instead of using the full formula specified in the Final Rule.

The City may use the CSLFRF funds to:

- 1) Replace lost public sector revenue, using this funding to provide government services to the extent of revenue loss due to the pandemic;
  - a. Recipients may determine their revenue loss by choosing between two options:
    - i. Standard allowance of up to \$10 million in the aggregate, not to exceed their award amount, during the program.
    - ii. Calculating their jurisdiction's specific revenue loss each year using Treasury's formula, which compares actual revenue to a counterfactual trend.
  - b. Recipients may use funds up to the amount of revenue loss for



# City of Santa Fe Springs

City Council Meeting

May 16, 2023

government services; generally, services traditionally provided by recipient governments are government services unless Treasury has stated otherwise.

- 2) To respond to the public health emergency or its negative economic impacts;
  - a. Supporting programs, services, or capital expenditure.
  - b. Assisting households, small businesses, and nonprofits; and
  - c. Aiding impacted industries such as tourism, travel, and hospitality.
- 3) Providing premium pay to eligible workers performing essential work;
  - a. Offering additional support to workers who bear the greatest health risks because of their services in critical sectors.
- 4) To make necessary investments in water, sewer, or broadband infrastructure;
  - a. Making necessary investments to improve access to clean drinking water, support vital wastewater and storm water infrastructure, and expand access to broadband internet.

Additionally, two types of uses are prohibited:

- 1) Funds cannot be used for deposit into any pension funds.
- 2) Funds cannot be used directly or indirectly to offset a reduction in net tax revenue resulting from a change in law, regulation, or administrative interpretation.

Staff recommends utilizing the standard allowance for government services under the revenue loss provision described in category one (1) of the CSLFRF uses above.

The ARPA funds are one-time and would need to be returned to the Federal Government if not spent or committed by the deadlines.

## **FISCAL IMPACT**

The ARPA allocation for the City of Santa Fe Springs is \$4,217,470. If approved as recommended, the ARPA grant funds will be transferred to General Fund to offset prior government services expenditures. The full cost will impact the General Fund in Fiscal Year 2022-2023.

A handwritten signature in black ink, appearing to read "Tom Hatch".

Tom Hatch  
Interim City Manager

## **Attachments:**

1. Resolution No. 9865

APPROVED:  
ITEM:

**RESOLUTION NO. 9865**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS  
AUTHORIZING THE AMERICAN RESCUE PLAN ACT FUNDING SPENDING PLAN**

WHEREAS, the American Rescue Plan Act was signed into law on March 11, 2021;  
and

WHEREAS, the American Rescue Plan Act established a Coronavirus State and  
Local Fiscal Recovery Funds program; and

WHEREAS, the City of Santa Fe Springs was awarded \$4,217,470; and

WHEREAS, the United States Department of Treasury Final Rule provides for a  
standard allowance for government services under the revenue loss category described in  
the Coronavirus State and Local Fiscal Recovery Funds of the American Rescue Plan Act.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS  
DOES RESOLVE AS FOLLOWS:**

Section 1: the City Council authorizes the spending of \$4,217,470 utilizing the  
standard allowance under the revenue loss category to provide government services.

Section 2: the City Clerk shall certify the adoption of this Resolution.

**PASSED, APPROVED and ADOPTED this 16<sup>th</sup> day of May 2023 by the following  
roll call vote:**

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Juanita Martin, Mayor

**ATTEST:**

---

Janet Martinez, CMC, City Clerk



# City of Santa Fe Springs

## City Council Meeting

ITEM NO. 10E

May 16, 2023

### CONSENT AGENDA

#### Award to TNT Lighting Supplies for the Purchase of LED Retrofit Kits

#### **RECOMMENDATION**

- Award to TNT Lighting Supplies for the purchase of LED retrofit kits; and
- Authorize the Director of Purchasing Services to process a Purchase Order in the amount of \$31,686.13 to TNT Lighting Supplies.

#### **BACKGROUND**

At the May 2, 2023 meeting Council approved an agenda item for an LED retrofit project at City Hall. This project will change out the current overhead fluorescent lighting fixtures in all City Hall offices with an LED retrofit kit.

This agenda item is for the purchase of the LED retrofit kits for that project.

The Director of Purchasing Services recommends awarding this order to TNT Lighting Supplies based on the lowest received bid.

<b><u>Vendor</u></b>	<b><u>Quoted Price</u></b>
TNT Lighting Supplies	\$31,686.13
Facility Solutions Group	\$34,506.61
WESCO	\$35,457.24
Rayvern Lighting Supply Co.	\$36,356.63
Walters Wholesale Electric Co.	\$36,505.72

#### **FISCAL IMPACT**

A comparative energy analysis determined we will save approximately \$8,800 in annual energy costs at project completion. This along with the approximately \$10,700 in incentives will contribute to a less than six year return on investment for this project.

A handwritten signature in black ink that reads "Tom Hatch".

Tom Hatch  
Interim City Manager

#### **Attachment(s):**

1. TNT Lighting Quote
2. FSG Quote
3. WESCO Quote
4. Rayvern Lighting Quote
5. Walters Wholesale Quote



TNT Lighting Supplies

14632 Carmenita Road  
Norwalk, CA 90650  
Phone 562 404-3868

Quote

Date	Quote #
4/17/2023	41024

Name / Address
CITY OF SANTA FE SPRINGS ATTN: Finance Dept 11710 Telegraph Rd Santa Fe Springs, CA 90670 USA

Rep	Project
RV	

Description	Qty	Total
2X4 LED RETROFIT KIT 3CCT ( 35/40/50K) & POWER SELECTABLE ( 49/39/34/29W) 120-277V 0-10V DIMMING	343	25,810.75T
2X2 LED RETROFIT KIT POWER SELECT ( 39/32/24/19W) 3CCT( 35/40/50K) 120-277V 0-10V DIMMING	63	2,929.50T
Local Sales Tax		2,945.88
Total		\$31,686.13



FSG Los Angeles  
801 Richfield Road  
Placentia, CA 92870-6731  
714-237-9970

Remit to Address:  
Facility Solutions Group, Inc  
P.O. Box 200942  
Dallas, TX 75320-0942

Invoice# 5341171-00

Customer#: 627368-12636

West-Lite Supply  
a division of FSG

-----  
Invoice Date:  
Due Date :

Ship to:  
CITY OF SANTA FE SPRINGS

Bill to:

CAL- CITY OF SANTA FE SPRINGS  
Attn: Accounts Payable  
11710 TELEGRAPH RD.  
SANTA FE SPRING, CA 90670

12636 EMMENS WAY  
Santa Fe Springs, CA 90670

Cust PO #: QUOTE  
Phone :  
Placed By:  
Brand:

Order Date: 04/17/23  
Ship Date:

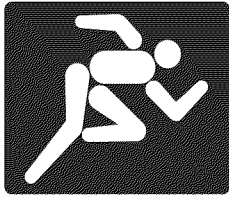
Ship Via: Best Way  
Instructions:

Terms: N30

Ln	Product	Ordered	BackOrd	Shipped	QU/M	UnitPrice	PU/M	Amount
1	VOL24R/PS49/FCCT/UD	343			EA	81.76	EA	28,043.68
	VOL24R/PS49/FCCT/UD 2X4 EIKO 11059 RETRO KIT							
2	11055	63			EA	50.54	EA	3,184.02
	VOL22R/PS39/FCCT/UD							
2	Lines Total	Qty Shipped Total		406		Total		31,227.70
						Taxes		3,278.91
						Invoice Total USD		34,506.61

\*\* Remit to Facility Solutions Group, Inc. P.O. Box 200942 Dallas, TX 75320-0942  
Pay by Check,ACH,\*Credit Card. Email ar@fsgi.com. Call (512) 440-7985 to pay by ACH/\*Credit Card  
\*3% Surcharge is added to Credit Card pymts that is not greater than our cost of acceptance.  
With this purchase, customer agrees to transfer the capacity rights of the demand savings.

On all sums due, which have not been paid, Customer agrees to pay a calculated service charge of 1.5% per month (not exceeding the highest amount lawfully allowed by contract in this state). If litigation commences to collect payment of amounts due, Customer agrees to pay reasonable attorneys' sums which may be due



**WESCO**  
DISTRIBUTION®

6251 KNOTT AVENUE

BUENA PARK CA 90620

**Quotation**

UNLESS THERE ARE DIFFERENT OR ADDITIONAL TERMS AND CONDITIONS CONTAINED IN A MASTER AGREEMENT THAT MODIFY WESCO'S STANDARD TERMS, BUYER AGREES THAT THIS QUOTE AND ANY RESULTING PURCHASE ORDER WILL BE GOVERNED BY WESCO'S TERMS AND CONDITIONS AVAILABLE AT [HTTP://WWW.WESCO.COM/TERMS AND CONDITIONS OF SALE.PDF](http://www.wesco.com/terms_and_conditions_of_sale.pdf), WHICH TERMS ARE INCORPORATED HEREIN BY REFERENCE AND MADE PART HEREOF. PLEASE CONTACT THE SELLER IDENTIFIED ON THIS QUOTE IF YOU REQUIRE A PRINTED COPY.

To: SANTA FE SPRINGS PRJ  
11710 TELEGRAPH RD  
  
SANTA FE SPRICA 906703658

Date: 04/17/23

Branch: 6705

Project Number:

Project Name

Quoted To:

Date of Your Inquiry: 04/17/23

When ordering please refer  
to Quotation Number: 336308

Item	Quantity	Catalog Number and Description	Unit Price	U/M	Total Price	Rate of Cash Discount	Shipping Time (Weeks)	Customer Delivery Date
10	343	EIKO VOL24R/PS49/FCCT/UD VOLUMETR	84.000	E	28812.00	0.00		04/17/23
15	63	EIKO VOL22R/PS39/FCCT/UD VOLUMETR	52.000	E	3276.00	0.00		04/17/23
SUB-TOTAL					32088.00			
					3,369.24			
TOTAL					35,457.24			

F.O.B. Point of Shipment. The prices stated in this offer shall, unless renewed, automatically expire fifteen days (15) from the date of this offer. Prices quoted are subject to adjustment should Duty and Tariff rates change from time of bid/quotation to time of order. WESCO reserves the right to adjust its pricing for Goods affected directly or indirectly by changing duties/tariffs/trade agreements and significant currency fluctuations.  
Per:

CITY OF SANTA FE SPRINGS

ATTN: VANNEZA PONCE



APRIL 17, 2023

**RAYVERN LIGHTING**  
SUPPLY CO. INC.

7617 Somerset Blvd.

P.O. Box 91 (remittance)

Paramount, Ca. 90723

Ph: 562-634-7020

Fax: 562-634-7697

[Rayvern.com](http://Rayvern.com)

[maria@rayvern.com](mailto:maria@rayvern.com)

7:30am - 4:30pm (M-F)

	Units of Measure	Quantity Requested	Product Description	Quotation Price per/um	Extended Total
1	EA	343	VOL24R/PS49/FCCT/UD 11059	\$ 86.90	\$ 29,806.70
2	EA	63	VOL22R/PS49/FCCT/UD 11055	\$ 53.90	\$ 3,395.70
3	EA				\$ -
4	EA				\$ -
5	EA				\$ -
6	EA				\$ -
7	EA				\$ -
8	EA				\$ -
9	EA				\$ -
10	EA				\$ -
11	EA				\$ -
12	EA				\$ -
13	EA				\$ -
14	EA				\$ -
15	EA				\$ -
16	EA				\$ -
17	EA				\$ -
18	EA				\$ -
19	EA				\$ -
20	EA				\$ -
21	EA				\$ -
22	EA				\$ -
23	EA				\$ -
24	EA				\$ -
25	EA				\$ -
Subtotal					\$ 33,202.40
Shipping					
Tax					\$ 3,154.23
<b>Total</b>					<b>\$ 36,356.63</b>

*Thank you for the opportunity to quote you.  
Please let me know if I may be of any further  
assistance - **Maria***



WALTERS - SANTA FE SPRINGS  
11911 HAMDEN PLACE  
SANTA FE SPRINGS, CA 90670-3215  
562-949-0215  
Fax 714-784-1350

QUOTE TO:

CITY OF SANTA FE SPRINGS  
11710 TELEGRAPH ROAD  
ATTN FINANCE  
SANTA FE SPRINGS, CA 90670-3679



## Quotation

QUOTE DATE	QUOTE NUMBER	PAGE NO.
04/17/2023	S122912999	1 of 1
CUST PO#:		
JOB/REL#:		

SHIP TO:

CITY OF SANTA FE SPRINGS  
12636 EMMENS WAY  
SANTA FE SPRINGS, CA 90670-3942

CUSTOMER NUMBER	CUSTOMER PHONE	ORDERED BY	SALESPERSON		
172476	562-868-0511		ANTHONY D. CONTRERAS 562-949-0215		
WRITER		SHIP VIA	TERMS	EXPIRATION DATE	FREIGHT EXEMPT
ANTHONY D. CONTRERAS 562-949-0215		41WALTERSCD70	MFG DISC 10TH, NET 25TH	05/17/2023	No
ORDER QTY	DESCRIPTION			UNIT PRICE	EXT PRICE
63ea	EIKO VOL22R/PS39/FCCT/UD LTG ROFT			53.450/ea	3367.35
343ea	EIKO VOL24R/PS49/FCCT/UD LTG ROFT			86.500/ea	29669.50
Prices listed on this quotation are subject to change without notice beyond expiration date, include only the equipment listed and do not include any sales tax unless noted otherwise. Expiration date does not apply to commodity pricing which may be subject to change after 24 hours. Special order items cannot be cancelled unless the manufacturer permits cancellation.				Subtotal	33036.85
				Tax	3,468.87
				Amount Due	36,505.72



# City of Santa Fe Springs

## City Council Meeting

ITEM NO. 10F

May 16, 2023

### CONSENT AGENDA

Award an Order to Swarco McCain Inc. for the Purchase of Traffic Signal Cabinets

#### **RECOMMENDATION**

- Award an order to Swarco McCain Inc. for the purchase of traffic signal cabinets; and
- Authorize the Director of Purchasing Services to process a Purchase Order in the amount of \$62,436.92 to Swarco McCain Inc.

#### **BACKGROUND**

The cities of Pico Rivera, Paramount, Bellflower, City of Industry, and La Habra Heights contract their traffic signal maintenance to the City of Santa Fe Springs. These traffic signal cabinets are used in those cities under the associated contracts.

Some years ago after trialing other brands the Traffic Signal Division standardized to the McCain traffic signal cabinet. Inconsistencies in craftsmanship and technical support led to the standardization to this cabinet. Key components used in the cabinet such as the power supply and controller are also standardized to McCain products which has led to consistent service uptime. One of the principal benefits realized by using the McCain cabinet is product support; staff can effortlessly connect with a McCain technician to troubleshoot and solve an issue.

These cabinets will be inventoried in the City's warehouse until required for installation in a contract city. Long and inconsistent delivery lead times require the necessity to keep several of these on our shelves as to not impact potential service disruption to the cities we serve.

#### **FISCAL IMPACT**

These cabinets are reimbursed to the City of Santa Fe Springs plus the contract negotiated markup upon their installation in a contract city.

A handwritten signature in black ink that reads "Tom Hatch".

Tom Hatch  
Interim City Manager

#### **Attachment:**

1. Swarco McCain Inc Quote

Report Submitted By: Paul Martinez

Finance & Administrative Services

Date of Report: May 11, 2023



## QUOTATION

**Quote #:** JLP030222E  
**Agency:** Santa Fe Springs City  
**Job Name:** 332 LACO Cabinet  
**Bid Date:** 5/3/23

**Estimator:** Jennifer Phelan  
(760)734-5050  
jennifer.phelan@swarco.com

Bid Item	Qty	Description	Price	Extension
	4	<b>332 LACO CABINET TO INCLUDE:</b>	\$14,126.00	\$56,504.00
	1	170ATC W/ATC HC11 Q-UART		
	1	2010E-LACO MONITOR FOR LOS ANGELES COUNTY		
	2	204 FLASHER		
	3	242L ISOLATOR, EDI		
	12	200 LOAD SWITCH		
	12	EDI 222 DETECTOR		
	4	3/4"X15"X2" ANCHOR BOLTS		

\*software is not included

10.5% TAX *subject to change	\$5,932.92
<b>Reference Total</b>	<b>\$62,436.92</b>

Prices firm for 30 days. Freight included. Add sales tax.

Sale is subject to Swarco's standard terms and conditions.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or legally privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited.

If you received this in error, please contact the sender and delete the material from any computer.



# City of Santa Fe Springs

City Council Meeting

ITEM NO. 10G

May 16, 2023

## CONSENT AGENDA

### Request for Future City Council Meeting Cancellation

#### **RECOMMENDATION(S)**

- Approve cancelling the regularly scheduled City Council Meetings of July 4, 2023 and December 19, 2023

#### **BACKGROUND**

To accommodate annual holiday schedules and allow staff to take time off, with no set procedure in place, staff seeks City Council approval for each meeting that the City Council goes dark on July 4, 2023 and December 19, 2023. There are currently no time sensitive items scheduled to be approved at both meetings. If anything surfaces prior to that date that needs to be addressed, a special meeting may be scheduled.

If approved as recommended, the cancellation of both meetings will be posted on all social media platforms before the meeting and on the meeting date to ensure that the public is informed of the meeting cancellation.

Tom Hatch  
Interim City Manager





# City of Santa Fe Springs

City Council Meeting

ITEM NO. 11

May 16, 2023

## NEW BUSINESS

### City Hall Roof Replacement - Authorization to Advertise for Construction Bids

#### RECOMMENDATION

- Approve the Specifications; and
- Authorize the Interim City Engineer to advertise for construction bids.

#### BACKGROUND

The City Hall roof has sustained substantial damage due to weather elements causing the deterioration of roof material and creating numerous leaks into the facility. The City Hall roof has exceeded its service life and requires replacement. The scope of work for the project consists of the complete removal of the existing built-up roofing system (approximately 23,350 square feet), installation of a specified TREMCO (or equal) roofing system with appurtenances, including any sub-roof plywood replacement as needed, installation of new roof ladders, replacement of all deteriorated drain covers and the repair of lobby skylight.

To minimize construction disturbances from the roof replacement on City Hall patrons, City Council, and staff, the Contractor will construct the project in three phases, as shown in the attachment titled "City Hall Roof Phasing Exhibit." All work in each phase must be complete before proceeding to the next phase. All hot moping will be performed on the Fridays that City Hall is closed and on Saturdays/Sundays. The Contractor's activities will be confined to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays and Sundays. The Contractor will also furnish/install mobile air conditioning units and fans in City Hall Council Chambers and offices throughout the phases of the project.

The construction cost estimate for the City Hall Roof Replacement project is \$1,223,350. The total estimated project cost including construction, design, engineering and inspection, and contingency is \$1,689,350. The estimate is from the most current costs of similar projects in the area. The total project costs are as follows:

<u>ITEM</u>	<u>BUDGET</u>
Construction	\$ 1,223,350
Design	\$ 62,000
Engineering	\$ 80,000
Inspection	\$ 80,000
Contingency	\$ 244,000
<b>Total Project Cost</b>	<b>\$ 1,689,350</b>

The project Plans and Specifications are complete, and the Public Works Department is ready to advertise for the construction bids for this project, upon City Council approval. A copy of the project specifications will be on file with the City Clerk.

Report Submitted By: Yvette Kirrin  
Interim Director of Public Works

Date of Report: May 11, 2023

**FISCAL IMPACT**

The City Hall Roof Replacement project is an approved CIP Project. The project is funded through Capital Improvement Plan / Utility Users Tax (UUT) Funds with a budget of \$715,000 for the City Hall Roof Replacement. Staff anticipates a funding shortfall and will recommend an appropriation of funds at the time of Award of Contract.

**INFRASTRUCTURE IMPACT**

The City Hall Roof Replacement project will renew the service life of the roof, and protect the contents inside the building, reducing continual maintenance repair costs.



Tom Hatch  
Interim City Manager

**Attachments:**

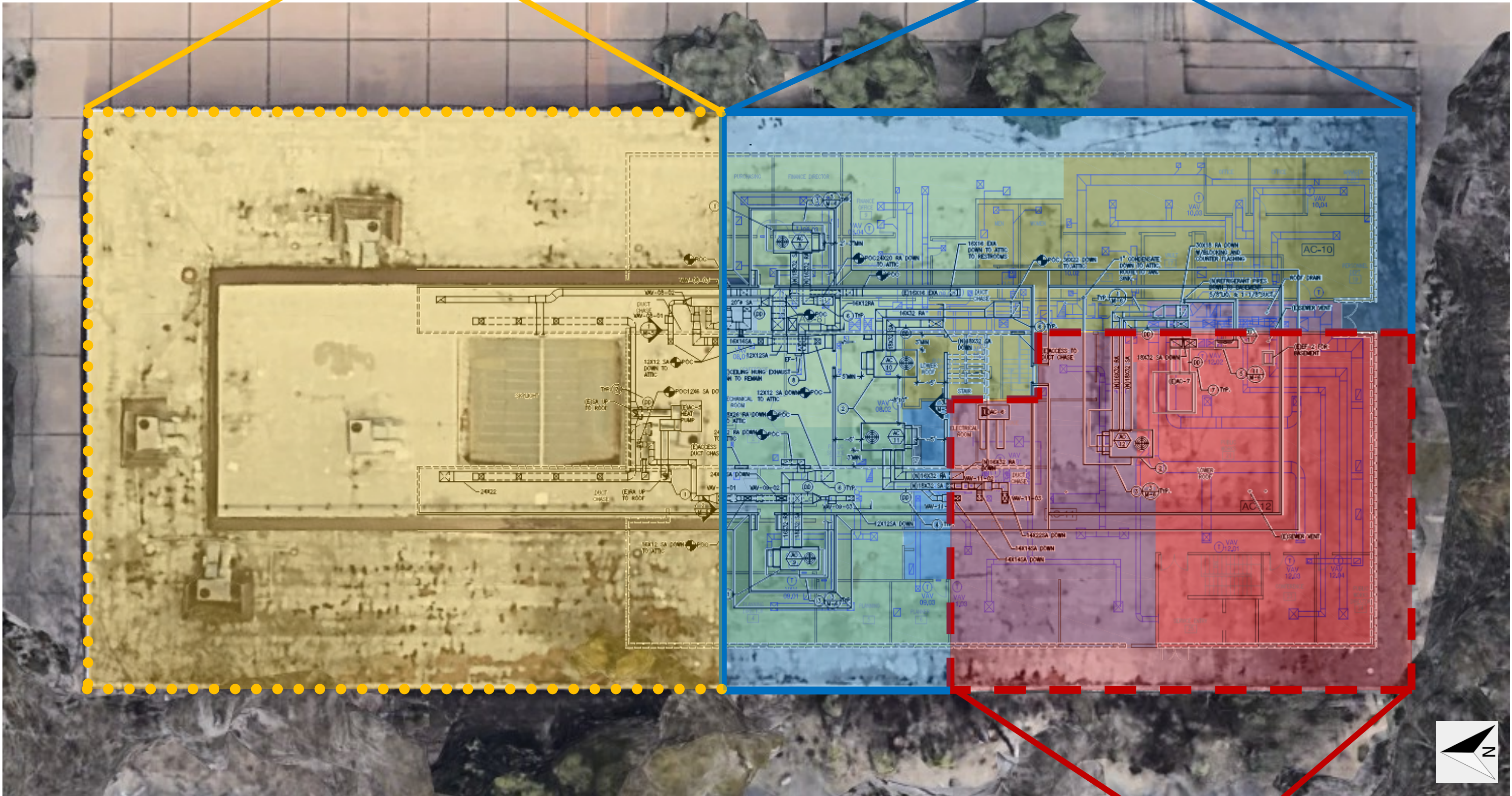
1. City Hall Roof Phasing



**CITY HALL ROOF PHASING EXHIBIT**

PHASE 1

PHASE 2



PHASE 3





# ***City of Santa Fe Springs***

City Council Meeting

ITEM NO. 12A

*May 16, 2023*

## **PRESENTATION**

Lake Center Middle School 8<sup>th</sup> Grade Students on the 2023 Washington D.C. Trip

## **RECOMMENDATION:**

The Mayor may wish to call upon Jennifer Conforti to assist with this presentation.

## **BACKGROUND**

Each year, the City donates a monetary contribution to assist students that reside in Santa Fe Springs in participating in the annual Washington D.C. trip. As customary, the students have asked for the opportunity to share their experiences and thank Council for their support. Trip advisor Jennifer Conforti will be present to give the presentation.

Tom Hatch  
Interim City Manager

## **Attachment(s):**

None



# City of Santa Fe Springs

City Council Meeting

ITEM NO. 12B

May 16, 2023

## **PRESENTATION**

### 2023 Teacher of the Year Award Recipients

#### **RECOMMENDATION:**

- The Mayor may wish to call upon Public Information Officer, Raelene Barraza to assist with this presentation.

#### **BACKGROUND**

Each year, our local school districts and St. Paul High School select and recognize a Teacher of the Year for their outstanding accomplishments in the field of education. This year's recipients have been invited to tonight's Council meeting to be recognized by the City Council for their exceptional contributions to the youth of our community. School principals are in attendance to help make the introductions.

Recipients:

- Ms. Gisela Segura, Little Lake City School District
- Ms. Jennifer Kotsios, Los Nietos School District
- Mr. Mike Griffie, Whittier Union High School District
- Ms. Bridget Liesman, St. Paul High School
- Mr. Patrick Tingleff, St. Paul High School

A handwritten signature in black ink that reads "Tom Hatch".

Tom Hatch  
Interim City Manager

Attachment(s):

None



# City of Santa Fe Springs

City Council Meeting

ITEM NO. 12C

May 16, 2023

## **PRESENTATION**

Proclaiming the Week of May 21- 27, 2023 as "National Public Works Week"

## **RECOMMENDATION**

- Proclaim the week of May 21 - 27, 2023 as "National Public Works Week."

## **BACKGROUND**

National Public Works Week (NPWW) is a celebration of the tens of thousands of men and women in North America who provide the services and maintain the infrastructure collectively known as public works. Instituted as a public education campaign by the American Public Works Association (APWA) in 1960, the goal is to call attention to the importance of public works in community life.

National Public Works Week is observed each year during the third full week of May. Through NPWW and other efforts, APWA seeks to raise the public's awareness of public works issues and to increase confidence in public works employees who are dedicated to improving the quality of life for present and future generations. This year's theme is "Connecting the World Through Public Works", and highlights the fact that Public works connects us all, regardless of where we live in the world. Every public works professional strives to improve the quality of life for the community they serve, leading to healthier, happier communities.

This year City staff will celebrate Public Works Week with the students and staff of Rancho Santa Gertrudes Elementary on Thursday, May 25, 2023.

The Mayor may wish to call upon Kevin Periman, Municipal Services Manager, to receive the proclamation.

A handwritten signature in black ink that reads "Tom Hatch".

Tom Hatch  
Interim City Manager

## **Attachment:**

1. Proclamation

**NATIONAL PUBLIC WORKS WEEK**

***WHEREAS**, public works services provided in our community are an integral part of our citizens' everyday lives; and*

***WHEREAS**, public infrastructure is the backbone of society; and*

***WHEREAS**, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, storm drains, sewers, streets and highways, public buildings and facilities, and traffic signals; and*

***WHEREAS**, the health, safety, and comfort of this community greatly depends on these facilities and services; and*

***WHEREAS**, the quality and effectiveness of these facilities, as well as their planning, design, construction and maintenance is vitally dependent upon the efforts and skill of public works officials; and*

***WHEREAS**, the efficiency of the qualified and dedicated personnel that staff public works departments is materially influenced by people's attitude and understanding of the importance of the work they perform,*

***NOW, THEREFORE**, I, Juanita Martin, Mayor of the City of Santa Fe Springs, on behalf of the City Council, do hereby proclaim the week of May 21 – 27, 2023 as*

**NATIONAL PUBLIC WORKS WEEK**

*in the City of Santa Fe Springs and recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.*

*DATED this 16<sup>th</sup> day of May 2023.*

\_\_\_\_\_  
*JUANITA MARTIN, MAYOR*

*ATTEST:*

\_\_\_\_\_  
*JANET MARTINEZ, CITY CLERK*



### **PRESENTATION**

Proclaiming the Month of May 2023 as "Mental Health Month" in the City of Santa Fe Springs.

### **RECOMMENDATION**

- City Council proclaim the month of May 2023 as "Mental Health Month" in the City of Santa Fe Springs.

### **BACKGROUND**

Mental Health Month raises awareness about mental health conditions and the importance of good mental health for everyone. Every day, millions of people face stigma related problems to mental illness, causing many to face their mental health challenges for years without help. Each May, Mental Health Month provides the opportunity for everyone to come together to illuminate mental health awareness in an effort to stop the stigma. Bringing forth this awareness is crucial to helping people reach out for the assistance they deserve.

This year's theme for Mental Health Month is *More Than Enough*. It's an opportunity for all of us to come together and remember the inherent value we each hold no matter our diagnosis, appearance, socioeconomic status, background or ability. We want every person out there to know that if all you did was wake up today, that's more than enough. No matter what, you are inherently worthy of more than enough life, love and healing. Showing up, just as you are, for yourself and the people around you is more than enough.

On May 18, 2023, we encourage all community residents to support Mental Health Action Day which was created to shift mental health culture from awareness to action. This movement is powered by a growing coalition of more than 1,800 nonprofits, brands, government agencies, and influential leaders from more than 32 countries that spread the message that, just like our physical health, we can take actions to improve our mental health. On this day, individuals are encouraged to take one hour of time for themselves, their loved ones or their community. We encourage our community to take a walk, join a health & wellness class, play with their pets, meditate or send messages on social media to friends and loved ones at #MentalHealthAction.

Mental health is essential to everyone's overall health and well-being and having the right balance benefits both the mind and body. If you or someone you may know is in need of mental health services, please contact the Gus Velasco Neighborhood Center to meet with the City's Case Workers for more mental health resources.





# *City of Santa Fe Springs*

City Council Meeting

May 16, 2023

The Mayor may wish to call upon Yvonne Peraza-Mendoza and Evelyn Ramos, Case Workers at the Gus Velasco Neighborhood Center, to receive the proclamation.

A handwritten signature in black ink that reads "Tom Hatch".

Tom Hatch  
Interim City Manager

## Attachment

1. Proclamation – Mental Health Month

Attachment No. 1

**WHEREAS**, mental health is essential to everyone's overall health and well-being; and

**WHEREAS**, 1 in 5 U.S. adults experience mental illness each year, and less than half of them receive treatment; and

**WHEREAS**, creating a community where everyone feels comfortable reaching out for the support they deserve is crucial to ending the stigma around mental health; and

**WHEREAS**, with effective treatment, those individuals with mental health conditions can recover and lead full, productive lives; and

**THEREFORE**, I Juanita Martin, Mayor of the City of Santa Fe Springs do hereby proclaim May 2023 as Mental Health Month in Santa Fe Springs. As the Mayor, I also call upon the citizens, government agencies, public and private institutions, businesses and schools in Santa Fe Springs to support Mental Health Action Day on May 18, 2023, to shift mental health culture from awareness to action.

Dated this 16<sup>th</sup> day of May 2023.

---

Juanita Martin, Mayor

Attest:

---

Janet Martinez, City Clerk



# City of Santa Fe Springs

City Council Meeting

ITEM NO. 15

May 16, 2023

## APPOINTMENTS TO COMMITTEES AND COMMISSIONS

Committee	Vacancies	Councilmember
Historical & Preservation	3	Rounds
Historical & Preservation	1	Zamora
Historical & Preservation	2	Sarno
Historical & Preservation	3	Martin
Family & Human Svcs	1	Rounds
Family & Human Svcs	1	Rodriguez
Parks & Recreation	4	Zamora
Parks & Recreation	1	Sarno
Parks & Recreation	2	Rodriguez
Senior	3	Rounds
Senior	3	Zamora
Senior	2	Sarno
Senior	4	Rodriguez
Senior	3	Martin
Youth Leadership Committee	2	Rounds
Youth Leadership Committee	2	Zamora
Youth Leadership Committee	2	Sarno
Youth Leadership Committee	2	Rodriguez
Youth Leadership Committee	4	Martin

**Applications Received:** None

**Recent Actions:** Blake Carter was removed from the Parks and Recreation Advisory Committee.

A handwritten signature in black ink that reads "Tom Hatch".

Tom Hatch  
Interim City Manager

### Attachment(s):

1. Prospective Members
2. Committee Lists

## **Prospective Members for Various Committees/Commissions**

**Historical & Community Preservation**

**Family & Human Services**

**Heritage Arts**

**Personnel Advisory Board**

**Parks & Recreation**

**Planning Commission**

**Senior**

**Traffic Commission**

**Youth Leadership**

## HISTORICAL & COMMUNITY PRESERVATION COMMITTEE

Meets the fourth Wednesday of each month

9:30 a.m., Library Community Room

Qualifications: 18 Years of age, reside or active in the City

Membership: 20 Residents appointed by City Council

Council Liaison: Vacant

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2024
<b>Rounds</b>	<b>Maria Salazar</b> Vacant Vacant Vacant	
<b>Zamora</b>	<b>Hilda Zamora*</b> <b>Marina Gurrola</b> <b>Mary Arias</b> Vacant	
<b>Sarno</b>	Vacant <b>Sally Gaitan</b> <b>Jeannette Lizarraga</b> Vacant	
<b>Rodriguez</b>	<b>Elena Lopez*</b> <b>Mark Scoggins</b> <b>Gloria Maghame</b> <b>Blake Carter*</b>	
<b>Martin</b>	<b>Julie Garcia</b> Vacant Vacant Vacant	

## **FAMILY & HUMAN SERVICES ADVISORY COMMITTEE**

Meets the third Wednesday of the month, except Jun., Sept., and Dec., at 5:45 p.m.,  
Gus Velasco Neighborhood Center

Qualifications: 18 Years of age, reside or active in the City

Membership: 15 Residents Appointed by City Council  
5 Social Service Agency Representatives Appointed by the  
Committee

Council Liaison: Sarno

<b>APPOINTED BY</b>	<b>NAME</b>	<b>TERM EXPIRES DEC 31, 2024</b>
<b>Rounds</b>	<b>Miriam Herrera</b> <b>Gilbert Aguirre</b> Vacant	
<b>Zamora</b>	<b>Francis Carbajal*</b> <b>Gabriela Garcia</b> <b>Christina Colón</b>	
<b>Sarno</b>	<b>Janie Aguirre</b> <b>Peggy Radoumis</b> <b>Dolores Duran</b>	
<b>Rodriguez</b>	<b>Adrianne Karnofel</b> <b>Elena Lopez*</b> Vacant	
<b>Martin</b>	<b>Bonnie Fox</b> <b>Laurie Rios*</b> <b>Kerry Ann Cobos</b>	

*\*Indicates person currently serves on three committees*

## HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the month, except Dec., at 9:00 a.m., at the Gus Velasco Neighborhood Center Room 1

Qualifications: 18 Years of age, reside or active in the City

Membership:           9 Voting Members  
                              6 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2024
Rounds	Maria Salazar	
Zamora	Hilda Zamora*	
Sarno	Peggy Radoumis	
Rodriguez	Francis Carbajal*	
Martin	Laurie Rios*	

### Committee Representatives

Family and Human Services Committee	Elena Lopez*
Historical & Comm. Preservation Committee	Gloria Maghame
Planning Commission	Vacant
Chamber of Commerce	Vacant

### Council/Staff Representatives

Council Liaison	Bill Rounds
Council Alternate	Vacant
City Manager	Vacant
Director of Community Services	Maricela Balderas
Director of Planning	Wayne Morrell

*\*Indicates person currently serves on three committees*

# **PARKS & RECREATION ADVISORY COMMITTEE**

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 6:30 p.m.,  
Town Center Hall, Meeting Room #1

Subcommittee Meets at 5:30 p.m.

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

Council Liaison: Rounds

## **APPOINTED BY**

## **NAME**

**TERM EXPIRES  
DEC 31, 2024**

### **Rounds**

**David (Kurt) Hamra**  
**Joe Avila**  
**Eddie Barrios**  
**Ralph Aranda**  
**William Logan**

### **Zamora**

Vacant  
**John Mora**  
Vacant  
Vacant  
Vacant

### **Sarno**

**Dani Cook**  
**Kerry Ann Cobos**  
**Jeannette Lizarraga**  
**Mark Scoggins**  
Vacant

### **Rodriguez**

**Priscilla Rodriguez**  
**Lisa Garcia**  
**Johnny Hernandez**  
Vacant  
Vacant

### **Martin**

**Elizabeth Ford**  
**Andrea Lopez**  
**Nancy Krueger**  
**Dolores Romero**  
**Mary Anderson**

*\*Indicates person currently serves on three committees*



# PLANNING COMMISSION

Meets the second Monday of every Month at 4:30 p.m.,  
Council Chambers  
Qualifications: 18 Years of age, reside or active in the City  
Membership: 5

APPOINTED BY		NAME
Rounds		David Ayala
Sarno		Joseph Flores
Rodriguez		Francis Carbajal*
Martin		John Mora
Zamora		Gabriel Jimenez

## SENIOR ADVISORY COMMITTEE

Meets the Second Tuesday of the month, except Jun., Sep., and Dec., at 9:30 a.m.,  
Gus Velasco Neighborhood Center

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

Council Liaison: Sarno

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2024
Rounds	Astrid Shesterkin	
	Dolores Romero	
	Vacant	
	Vacant	
	Vacant	
Zamora	Hilda Zamora*	
	Josefina Lara	
	Vacant	
	Vacant	
	Vacant	
Sarno	Gilbert Aguirre	
	Janie Aguirre	
	Bonnie Fox	
	Vacant	
	Vacant	
Rodriguez	Johnny Hernandez	
	Vacant	
	Vacant	
	Vacant	
	Vacant	
Martin	Dolores Duran	
	Vacant	
	Nancy Krueger	
	Vacant	
	Vacant	

*\*Indicates person currently serves on three committees*

## TRAFFIC COMMISSION

Meets the Third Thursday of every month, at 6:00 p.m., Council Chambers

Membership: 5

Qualifications: 18 Years of age, reside or active in the City

### APPOINTED BY

### NAME

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Rounds	Sally Gaitan
Sarno	Johana Coca
Rodriguez	Felix Miranda
Martin	Linda Vallejo*
Zamora	Blake Carter*

# YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, at 6:30 p.m., Gus Velasco Neighborhood Center

Qualifications: Ages 13-18, reside in Santa Fe Springs

Membership: 20

Council Liaison: Martin

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2024
Rounds	Jilliana Casillas Jaeleen Casillas Vacant Vacant	
Zamora	Vanessa Doss Valerie Gamboa Vacant Vacant	
Sarno	Aaron Doss Valerie Bojorquez Vacant Vacant	
Rodriguez	Zulema Gamboa Jisel Morales Vacant Vacant	
Martin	Vacant Vacant Vacant Vacant	

## Ineligible Members for Various Committees/Commissions

### Historical & Community Preservation

### Family & Human Services

### Heritage Arts

### Personnel Advisory Board

### Parks & Recreation

Blake Carter *(until November 2023)*

### Planning Commission

### Senior

Paul Nakamura *(until June 2023)*

Yoko Nakamura *(until June 2023)*

### Traffic Commission

### Youth Leadership