

**MINUTES  
ADJOURNED CITY COUNCIL MEETING  
CITY OF SANTA FE SPRINGS  
JULY 8, 2008**

1. **CALL TO ORDER**

Mayor Velasco, at 6:12 p.m., called the City Council meeting to order.

2. **ROLL CALL**

Present: Councilmembers Gonzalez, Putnam, Rounds, Serrano, Mayor Velasco

Also present: Fred Latham, City Manager; Barbara Earl, City Clerk; Steve Skolnik, City Attorney; Paul Ashworth, Director of Planning and Development; Don Jensen, Director of Public Works; Fernando Tarin, Director of Police Services; Ana Alvarez, Director of Community Services; Jose Gomez, Director of Finance & Administrative Services; Fire Chief Alex Rodriguez

**JOINT PUBLIC HEARING**

10. A Joint Public Hearing and Presentation Before the City Council and Planning Commission on Revisions to the Housing Element of the City General Plan as Set Forth in the Draft Housing Element Update 2008-2014

**Recommendation:** That the City Council and Planning Commission open the Joint Public Hearing and receive comments; provide feedback, recommended revisions and policy direction, if any; and direct staff to submit the Draft Housing Element Update 2008-2014 to the California Department of Housing and Community Development for review.

Chairperson Rios opened the Public Hearing for the Planning Commission.

Mayor Velasco opened the Public Hearing for the City Council and invited interested parties to come forward to address the Planning Commission and City Council.

Paul Ashworth, Director of Planning and Development, gave a presentation on Revisions to the Housing Element, including an overview of the process and timeline, and the adoption and approval process. He noted that staff's goal is to have the Housing Element certified by the State before the end of the year.

Mayor Pro Tem González asked for the definition of the term "overpayment" as mentioned on page 2 of the Draft Housing Element.

Mr. Ashworth responded that "overpayment" occurs whenever a household spends more than 30% of its total household income on housing, and severe overpayment refers to spending more than 50% of income on housing.

Mayor Pro Tem González questioned the stated figure of 50-75 homeless population in Santa Fe Springs.

Mr. Ashworth noted that SCAG conducted a statistical analysis to arrive at that figure.

Mr. Latham mentioned that many cities dispute the accuracy of the number of homeless persons supplied by SCAG.

Fernando Tarin, Director of Police Services, indicated that the homeless population migrates between cities along the San Gabriel River; he estimates that the actual number of homeless would be closer to 10 persons.

Mr. Ashworth added that, as mentioned in the Draft Housing Element, the City's existing homeless service programs, such as the Rio Hondo Temporary Home and the Salvation Army Transitional Home, are meeting the homeless needs of the community.

Councilmember Serrano noted that the Salvation Army is expanding its facility on Washington Boulevard by 10 units.

Commissioner Moore had several questions regarding the City's Hispanic population, including whether the demographic survey was published in Spanish and what the source of the data was.

Mr. Ashworth noted that most demographic data is from the 2000 Census and that the Census Bureau provided questionnaires in several languages, including Spanish.

Commissioner Moore inquired whether the Housing Survey had been posted on the City's website and whether it had been distributed throughout the industrial community.

Mr. Ashworth responded that the Housing Survey was not posted on the City's website, nor was it sent to the industrial community; rather, it was mailed to each member of the four committees that received a presentation on the Draft Housing Element. In addition, copies of the Housing Survey, in both English and Spanish, were made available to visitors of the Betty Wilson and Neighborhood Centers. To date, approximately 20 survey responses have been received.

Commissioner Moore inquired how the goals and policies set forth in the Draft Housing Element would be monitored.

Mr. Ashworth mentioned that the State requires annual reports detailing the number of affordable housing units produced, efforts toward compliance with the goals and policies set forth in the Housing Element specifically, and the General Plan as a whole.

Commissioner Moore noted the Tables on pages 2-10 and 2-13 list income levels in percentages and asked if actual dollar figures could be included.

Mr. Ashworth stated that an additional column could be added to the tables showing actual dollar amounts.

Commissioner Moore inquired when the Draft Housing Element is due to the State.

Mr. Ashworth responded the due date was June 30, 2008, but that missing this date by a couple of weeks is not considered a substantial error.

Commissioner Puentes inquired whether the current housing foreclosure situation affects this Housing Element.

Mr. Ashworth indicated that the current foreclosure phenomenon is discussed in the Draft Housing Element, but that there is no requirement to establish programs or policies to deal with this evolving subject.

Commissioner Oblea inquired if there were any houses or properties available to be added to the list of potential affordable housing sites.

Mr. Ashworth responded that City Council and staff continually monitor potentially suitable sites for affordable housing acquisition. In fact, the City Council recently purchased a 3.9-acre site that suddenly became available.

Commissioner Moore inquired whether the City has received a request for a density bonus as provided by AB 1818 (Wright).

Mr. Ashworth noted that AB 1818 was enacted approximately three years ago and allows developers to receive a density bonus for an affordable housing project. He further noted that the City Council and Planning Commission have been pioneers in the density bonus concept by approving above-density projects like Little Lake Village and Lakeland Manor through the discretion provided under the PD, Planned Development Overlay, Zone designation.

Mr. Ashworth also noted that the Draft Housing Element document is available for public review in the City Library, on the public counter of the Department of Planning and Development, and on the City's website homepage. In addition, public comments on the Draft Housing Element will be accepted for the next 60 days.

There being no further questions or comments, Mayor Velasco and Chairperson Rios jointly closed the Public Hearing.

Mayor Pro Tem González moved to submit the Draft Housing Element Update 2008-2014 to the California Department of Housing and Community Development for review. Councilmember Serrano seconded the motion, which carried unanimously.

**RECESS**

Mayor Velasco, at 6:50 p.m., recessed the City Council meeting to go into Closed Session.

3. **CLOSED SESSION**

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: Various parcels related to the Valley View Grade Separation Project

Negotiating Parties: Staff and Property Owners/Representatives

Under Negotiation: Revised Appraisal Evaluations

**RECONVENE**

Mayor Velasco, at 7:25 p.m., reconvened the City Council meeting with all Councilmembers present.

City Attorney Skolnik reported out that in Closed Session a motion was made by Councilmember Serrano, seconded by Councilmember Rounds, and moved unanimously to certify the revised total just compensation based on the fair market value of the parcels that need to be acquired within the City of Santa Fe Springs in order to construct the Valley View Grade Separation Project; and staff and City consultants were authorized to initiate negotiations to purchase necessary right-of-way upon approval of TCIF funding by the California Transportation Commission.

4. **INVOCATION**

Councilmember Serrano gave the Invocation.

5. **PLEDGE OF ALLEGIANCE**

Former Youth Leadership Committee member John Rodriguez led the Pledge of Allegiance.

**INTRODUCTIONS**

6. Representatives from the Youth Leadership Committee

No representatives were present.

7. Representatives from the Chamber of Commerce

No representatives were present.

8. **ANNOUNCEMENTS**

Cherie Blake, Public Relations Technician, updated the Community Events Calendar.

Mayor Velasco called on Coach David Rodriguez who introduced the members of the Girls' Softball team, the Santa Fe Springs Punishers, and talked about their winning season. Coach Rodriguez also introduced League President, Jesse Guillen.

**PRESENTATION**

9. To Mike Mendez Upon His Retirement

Mayor Velasco called upon Ana Alvarez, Director of Community Services, who gave an overview of Mr. Mendez' work history and thanked him for his 37 years of service to the City. Mayor Velasco presented him with a Santa Fe Springs jacket and his wife, mother and daughter with bouquets of flowers. Mr. Mendez thanked the Council, his family, and the Parks & Recreation staff for their support of him for the past 37 years. Pictures were taken with Council, family members and staff.

**PUBLIC HEARING**

11. Resolution No. 9125 – Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) Update for Fiscal Year 2008/09

**Recommendation:** That the City Council conduct the Public Hearing and adopt Resolution No. 9125 approving the Engineer's Report, confirming the Assessment, ordering the work and acquisitions, and directing actions with respect thereto.

Mayor Velasco opened the Public Hearing and invited interested parties to come forward to address the Council.

City Clerk Barbara Earl reported that no written protests had been received.

Having no one come forward, Mayor Velasco closed the Public Hearing.

Mayor Pro Tem Gonzalez moved to adopt Resolution No. 9125. Councilmember Serrano seconded the motion, which carried unanimously.

12. **CONSENT AGENDA**

**Minutes**

A. City Council Meeting of June 26, 2008

**Recommendation:** That the City Council approve as submitted.

## City Engineer's Reports

- B. Resolution No. 9124 – Request for Parking Restriction on Shoemaker Avenue

**Recommendation:** That the City Council adopt Resolution No. 9124, which would prohibit the parking of vehicles weighing over 6,000 pounds on the west side of Shoemaker Avenue beginning at a point 70 feet south of the centerline of Florence Avenue to a point 585 feet south of the centerline of Florence Avenue and implement a tow-away zone for vehicles that violate the restriction.

## New Business

- C. Acceptance of Dedication and Approval of Tract Map No. 63136 – Villages at Heritage Springs

**Recommendation:** That the City Council accept the street, sidewalk, sewer, and water easement dedications on the Final Map and approve Tract Map No. 63136; find that Tract Map No. 63136, together with the provisions for its design and improvement, is consistent with the City's General Plan; and authorize the City Engineer and City Clerk to sign Tract Map No. 63136.

- D. Approval of a Three (3) Year Contract Extension with Merchants Building Maintenance LLC for Building and Facility Janitorial Services

**Recommendation:** That the City Council approve a three (3) year contract extension for building and facility janitorial services with Merchants Building Maintenance LLC; and authorize the Mayor to sign and execute the Agreement.

- E. Renewal of Contract with Graffiti Tracker, Inc. for Graffiti Analysis Services

**Recommendation:** That the City Council approve the renewal of contract with Graffiti Tracker, Inc. to provide graffiti analysis services and, in doing so, authorize the Mayor to execute the agreement document.

- F. Request Approval to Enter into a Partnership Agreement with the City of Whittier and the Whittier Union High School District for a School Resource Officer

**Recommendation:** That the City Council approve entering into a three-year Partnership Agreement with the City of Whittier and Whittier Union High School District (WUHSD) for a School Resource Officer and authorize the City Manager to execute the three-year Partnership Agreement.

- G. Request to Authorize the City Manager to Adjust the Mileage Reimbursement Rate for Personal Vehicles Used for City Purposes in Accordance with the Internal Revenue Service's Standard Mileage Rate

**Recommendation:** That the City Council authorize the City Manager to administratively adjust the City's mileage reimbursement rate to conform with the Internal Revenue Service's standard rate beginning with the rate adjustment on July 1, 2008.

- H. Resolution No. 9123 – Updating List of Designated Employees Required to File Conflict of Interest Forms

**Recommendation:** That the City Council approve Resolution No. 9123 updating the list of designated employees required to file Conflict of Interest forms.

- I. **Conference and Meeting Reports**  
(In accordance with State law, Councilmembers shall make a brief written or verbal report on any meeting/event/conference attended at City expense.)

No reports were submitted.

Councilmember Putnam moved to approve the Consent Agenda, including Item Nos. 12-A, 12-B, 12-C, 12-D, 12-E, 12-F, 12-G and 12-H. Councilmember Rounds seconded the motion, which carried unanimously.

City Manager Latham pointed out that Council's approval of Item C, the Acceptance of Dedication and Approval of Tract Map No. 63136 – Villages at Heritage Springs, was a significant step in moving the project forward.

#### **UNFINISHED BUSINESS**

13. Adoption of Resolution No. 9126 Amending Resolution No. 9122 Setting and Revising Certain Fees

**Recommendation:** That the City Council adopt Resolution No. 9126 amending Resolution No. 9122 setting and revising certain fees.

Mayor Pro Tem Gonzalez moved to adopt Resolution No. 9126. Councilmember Rounds seconded the motion, which carried unanimously.

14. Request for Approval to Enter into a Contract Agreement with Scott Fazekas & Associates for Building Plan Review Services

**Recommendation:** That the City Council approve entering into an agreement with Scott Fazekas & Associates for the purpose of providing building plan check services on an as-needed basis; and authorize the Director of Planning and Development to execute the Consultant Contract Agreement.

Mayor Velasco moved to defer Item No. 14 to the next Council meeting.

Mayor Pro Tem Gonzalez suggested using several companies for competitive purposes.

Councilmember Rounds suggested that multiple companies be used and guidelines be established to monitor performance.

Mayor Velasco commented that it may be difficult for staff to manage multiple companies.

City Manager Latham suggested that Councilmember Rounds and Serrano continue to work on the issue and bring it back to Council when it has been resolved.

Councilmember Rounds stated that because of his limited availability, Mayor Velasco had consented to work with Councilmember Serrano to resolve the issue.

Councilmember Serrano stated that bringing in another company was only a temporary fix; the City had to do long-range planning in light of rising County costs.

Mayor Pro Tem Gonzalez stated that the matter should not be brought back until it was resolved.

Mayor Velasco stated that he had confidence in Mr. Ashworth to select a company that would meet the City's needs.

City Attorney Skolnik advised tabling the motion to defer the matter until the next meeting and instead bringing it back when the matter had been resolved.

Mayor Pro Tem Gonzalez moved the motion as stated by City Attorney Skolnik. Councilmember Rounds seconded the motion, which carried unanimously.



**NEW BUSINESS**

15. Amendment to the Six-Year Capital Improvement Program (FY 2006-07 through FY 2011-12)

**Recommendation:** That the City Council amend the approved FY 2006-2012 Capital Improvement Plan to include the following new projects: 1) Replacement of the City Hall southside HVAC system; 2) Rehabilitation of various industrial and commercial streets; 3) Repair of buildings and facilities at Heritage Park.

Councilmember Putnam moved to approve Item No. 15. Mayor Pro Tem Gonzalez seconded the motion, which carried unanimously.

16. Councilmember-Requested Item – Leave of Absence Policy from City Committees

**Recommendation:** That the City Council adopt a policy limiting the length of time committee members may be granted leaves of absence from a Council-appointed committee to a maximum of six months.

Mayor Pro Tem Gonzalez moved to approve Item No. 16. Councilmember Rounds seconded the motion, which carried unanimously.

17. Designation of Voting Delegate/Alternate for League of California Cities Annual Conference September 24-27, 2008 in Long Beach

**Recommendation:** That the City Council appoint a voting delegate, or alternatively, up to two alternate voting delegates for purposes of voting at the League of California Cities Annual Business Meeting.

City Manager Latham suggested that since no Councilmembers will be attending the conference the day of the Annual Business Meeting, September 27, that Council delegate authority to him to act as voting delegate, or, in turn, to name alternate voting delegates.

Councilmember Serrano stated that he was available on September 27 and requested that Council appoint him as delegate and give authority to City Manager Latham to appoint alternate delegates.

Mayor Velasco confirmed the appointment of Councilmember Serrano as voting delegate and granted City Manager Latham authority to appoint alternate delegates.

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

Committee Re-Appointments

Councilmember Rounds confirmed his re-appointments and also noted that he would like to appoint Annette Rodriguez to the Family & Human Services Committee.

Mayor Pro Tem Gonzalez confirmed his re-appointments.

Councilmember Serrano stated that he would like to defer his re-appointments at this time.

Councilmember Putnam confirmed her re-appointments.

Mayor Velasco confirmed his re-appointments.

**UNFINISHED BUSINESS**

19. Leave of Absence – Helen Robles

**Recommendation:** That the City Council take action on this matter consistent with the newly-adopted Leave of Absence Policy of a maximum leave of absence being six months.

Mayor Pro Tem Gonzalez moved to deny Mrs. Robles' request for a one-year leave of absence from the Sister City, Parks & Recreation and Beautification Committees and instead grant her a six-month leave of absence consistent with the City's newly-adopted Leave of Absence Policy. Councilmember Rounds seconded the motion, which carried unanimously.

20. **ORAL COMMUNICATIONS**

Mayor Velasco opened Oral Communications and invited interested parties to come forward to address the Council.

Having no one come forward, Mayor Velasco closed Oral Communications.

21. **EXECUTIVE TEAM REPORTS**

Ana Alvarez, Director of Community Services, thanked Council for their support of the Mariachi Fundraiser Concert; she advised that one concert ticket was enough to supply staples of bread, milk and eggs for one week to a needy family.

Alex Rodriguez, Fire Chief, reported that the two fire crews which were in Chico had returned; the crew which had been sent to Goleta had been routed to Lake Isabella.

City Manager Latham advised that one-third of the work force was on statewide fire watch.

Fernando Tarin, Director of Police Services, announced the rabies clinic will be on Wednesday at 5:30 p.m.; a second veterinarian had been added to reduce lines; a second clinic will be scheduled in August. Lastly, he announced that the Santa Fe High School passing league will occur this weekend; steps will be taken to ensure there are no problems.

City Manager Latham, on behalf of the Mayor, thanked staff for the 4<sup>th</sup> of July celebration at Los Nietos Park noting that it was very well done and well attended.

22. **ADJOURNMENT**

Mayor Velasco, at 8:15 p.m., adjourned the City Council meeting in the memory of Eleanore C. Zuzga to Monday, July 21, 2008, 6:00 p.m.

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Gustavo R. Velasco  
Mayor

ATTEST:

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Barbara Earl, CMC  
City Clerk