

City of Santa Fe Springs

AGENDA

FOR THE JOINT REGULAR MEETINGS OF THE
SANTA FE SPRINGS:

PUBLIC FINANCING AUTHORITY
COMMUNITY DEVELOPMENT COMMISSION
CITY COUNCIL

COUNCIL CHAMBERS
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

MARCH 26, 2009

6:00 P.M.

Luis M. Gonzalez, Mayor
Betty Putnam, Mayor Pro Tem
William K. Rounds, Councilmember
Joseph D. Serrano, Sr., Councilmember
Gustavo R. Velasco, Councilmember

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 complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. The City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The City Council will hear public comment on matters not listed on the agenda during the Oral Communications period.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City Council meeting or other services offered by the City, please contact the City Clerk's Office at (562) 868-0511. Notification of at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

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.

Please Note: Staff reports are available for inspection at the City Clerk's office during regular business hours 7:30 a.m. – 5:30 p.m. Monday – Friday. City Hall is closed every other Friday.

1. **CALL TO ORDER**

2. **ROLL CALL**

William K. Rounds, Councilmember
Joseph D. Serrano, Councilmember
Gustavo R. Velasco, Councilmember
Betty Putnam, Mayor Pro Tem
Luis M. Gonzalez, Mayor

PUBLIC FINANCING AUTHORITY

3. **APPROVAL OF MINUTES**

Public Financing Authority Meeting of February 26, 2009

Recommendation: That the Authority approve the Minutes as submitted.

NEW BUSINESS

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

Recommendation: That the Authority receive and file the report.

COMMUNITY DEVELOPMENT COMMISSION

5. **REPORT OF THE CITY MANAGER AND EXECUTIVE DIRECTOR**

JOINT PUBLIC HEARING – Sale of Residential Property

6. Joint Public Hearing on the Sale of a Community Development Commission-Owned Property Acquired and to be Constructed for Sale under the Housing Acquisition and Rehabilitation Program (HARP) Located at 9203 Danby Avenue, Approval of City Council Resolution No. 9169 and Community Development Commission Resolution No. 220-09

Recommendation: That the Community Development Commission make the requested findings outlined in the staff report and adopt Resolution No. 220-09.

JOINT PUBLIC HEARING

7. Approval of Seven Proposed Amendments to the Section 8 Administrative Plan

Recommendation: That the Community Development Commission approve and authorize the recommendations as outlined in the staff report.

8. CONSENT AGENDA

Consent Agenda items are considered routine matters that may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Community Development Commission.

A. Minutes

Minutes of the Regular Community Development Commission Meeting of March 12, 2009

Recommendation: That the Commission approve the Minutes as submitted.

Award of Contract**B. Meandering Sidewalk at Southwest Corner of Telegraph Road and Pioneer Boulevard**

Recommendation: That the Community Development Commission appropriate \$60,000 from unallocated Community Development Commission funds; accept the bids for the meandering sidewalk at the southwest corner of Telegraph Road and Pioneer Boulevard; and award a contract to Belaire-West Landscape, Inc. of Buena Park, California in the amount of \$35,850.

NEW BUSINESS**9. Development Plan Approval Case No. 857**

Request to allow the construction of a new 10, 334 sq ft concrete, tilt-up industrial building on property located at 10250 Freeman Avenue (APN#8011-004-040), in the M-2, Heavy Manufacturing, Zone within the Consolidated Redevelopment Project Area (Capco Laboratories).

Recommendation: That the Community Development Commission make the findings as outlined in the staff report and approve Development Plan Approval Case No. 857, subject to the conditions of approval.

10. Chamber of Commerce Lease

Recommendation: That the Community Development Commission approve the lease amendment for a five-year term and authorize the Executive Director to execute the Agreement subject to approval as to form by the Commission Attorney.

11. Loan Agreement

Recommendation: That the Community Development Commission approve the loan Agreement and authorize the Executive Director to execute the Agreement subject to approval as to form by the Commission Attorney.

12. **Councilmember-Requested Item**

Installation of Access Ramp along Promenade Landscaping Area

Recommendation: That the Community Development Commission include the installation of a disabled person's access ramp along the Promenade walkway with the Meandering Sidewalk Project on Telegraph Road west of Pioneer Boulevard.

CLOSED SESSION

13. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: Villages at Heritage Springs – Bounded by Telegraph Rd., Bloomfield Ave., Clark Street and Norwalk Boulevard

Negotiating Parties: Staff and Property Owner

Under Negotiation: Terms of Agreement

CITY COUNCIL

CLOSED SESSION

14. CONFERENCE WITH LABOR NEGOTIATOR

Agency Negotiator: City Manager

Employee Organizations: Santa Fe Springs Firemen's Association
Santa Fe Springs Employees' Association

JOINT PUBLIC HEARING – Sale of Residential Property

15. Joint Public Hearing on the Sale of a Community Development Commission-Owned Property Acquired and to be Constructed for Sale under the Housing Acquisition and Rehabilitation Program (HARP) Located at 9203 Danby Avenue, Approval of City Council Resolution No. 9169 and Community Development Commission Resolution No. 220-09

Recommendation: That the Community Development Commission make the requested findings outlined in the staff report and adopt Resolution No. 9169.

JOINT PUBLIC HEARING

16. Approval of Seven Proposed Amendments to the Section 8 Administrative Plan

Recommendation: That the Community Development Commission approve and authorize the recommendations as outlined in the staff report.

ORDINANCE FOR PASSAGE

17. Ordinance No. 997 – Amending Subsection (A) of Section 50.22 of the City Code Regarding Garbage and Refuse

Recommendation: That the City Council waive further reading and adopt Ordinance No. 997, an ordinance amending Subsection (A) of Section 50.22 of the City Code regarding garbage and refuse.

18. CONSENT AGENDA

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

Minutes

- A. Minutes of the Regular City Council Meeting of February 26, 2009

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

Extension of Contract

- B. Additional Engineering Services for the Valley View Avenue Grade Separation Project

Recommendation: That the City Council approve an extension of the contract with Hanson Wilson, Inc. in the amount of \$269,037 to cover the cost of additional engineering services for the Valley View Avenue Grade Separation Project; and authorize the Director of Public Works to execute the work order in order to incorporate these additional services into the contract.

Treasurer's Reports

- C. Consideration of Treasurer's Reports of Investment Transactions for the City of Santa Fe Springs and the Community Development Commission for the Month of January, 2009

Recommendation: That the City Council receive and file the Treasurer's Reports for the month of January, 2009.

UNFINISHED BUSINESS

- 19. Approve Renewal of General Services Agreement between the City of Santa Fe Springs and the County of Los Angeles**

Recommendation: That the City Council approve Renewal of General Services Agreement between the City of Santa Fe Springs and the County of Los Angeles for a five-year period commencing July 1, 2009, and, in so doing, authorize the Mayor to execute the Agreement documents.

NEW BUSINESS

- 20. Adopt Resolution No. 9170 – Making a Finding as to the Industrial Disability of Robert Gillis**

Recommendation: That the City Council adopt Resolution No. 9170 making a finding as to the industrial disability of Robert Gillis.

21. Adopt Resolution No. 9171 – Making a Finding as to the Industrial Disability of Martin Wells

Recommendation: That the City Council approve Resolution No. 9171 making a finding as to the industrial disability of Martin Wells.

22. Addition of Section 11-3.1 (Appeal Process for Disciplinary Action – Safety Employees) to the City's Policies and Procedures Manual

Recommendation: That the City Council approve the addition of Section 11-3.1 (Appeal process for Disciplinary Action – Safety Employees) to the City's Policies and Procedures Manual.

23. Adoption of Funeral Reception Fees for the Use of Designated City Facilities

Recommendation: That the City Council adopt and establish a fee for funeral reception services at designated City facilities.

PLEASE NOTE: Item Nos. 24-34 will occur in the 7:00 hour.

24. **INVOCATION**

25. **PLEDGE OF ALLEGIANCE**

INTRODUCTIONS

26. Representatives from the Youth Leadership Committee

27. Representatives from the Chamber of Commerce

28. **ANNOUNCEMENTS**

PRESENTATIONS

29. Proclaiming April 2009 as "Santa Fe Springs Reads" Month

30. The California Park & Recreation Society Awards of Excellence for 2008

APPOINTMENT TO BOARDS, COMMITTEES, COMMISSIONS

31. Committee Appointments

32. **ORAL COMMUNICATIONS**

This is the time for public comment on any Public Financing Authority/Community Development Commission/City Council matter that is not on tonight's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the City Council.

33. **EXECUTIVE TEAM REPORTS**

34. **ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; 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.

Barbara Earl, CMC
City Clerk

March 17, 2009
Date

**MINUTES
JOINT REGULAR MEETINGS OF THE
PUBLIC FINANCING AUTHORITY
COMMUNITY DEVELOPMENT COMMISSION
AND
CITY COUNCIL
CITY OF SANTA FE SPRINGS
FEBRUARY 26, 2009**

1. CALL TO ORDER

Chairperson/Mayor Gonzalez, at 6:05 p.m., called the Public Financing Authority, Community Development Commission and City Council meetings to order.

2. ROLL CALL

Present: Directors/Commissioners/Councilmembers Putnam, Rounds, Serrano, Velasco, Chairperson/Mayor Gonzalez

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; Alex Rodriguez, Fire Chief.

PUBLIC FINANCING AUTHORITY

3. APPROVAL OF MINUTES

Public Financing Authority Meeting of January 22, 2009

Recommendation: That the Authority approve the Minutes as submitted.

Director Rounds moved to approve the Minutes. Director Serrano seconded the motion, which carried unanimously.

NEW BUSINESS

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

Recommendation: That the Authority receive and file the report.

Director Velasco moved to approve Item No. 4. Director Rounds seconded the motion, which carried unanimously.

COMMUNITY DEVELOPMENT COMMISSION

5. REPORT OF THE CITY MANAGER AND EXECUTIVE DIRECTOR

City Manager Latham requested that Item No. 17 be deferred until after the Closed Session.

6. CONSENT AGENDA

A. Minutes

Minutes of the Regular Community Development Commission Meeting of February 12, 2009

Recommendation: That the Commission approve the Minutes as submitted.

Commissioner Rounds moved to approve the Minutes. Commissioner Putnam seconded the motion, which carried unanimously.

NEW BUSINESS

7. Award of Consultant Contract – For the Preparation of a Request for Qualifications Seeking Affordable Housing Developers for the 3.9-Acre Property at 13231 Lakeland Road

Recommendation: That the Community Development Commission direct staff to describe the type of housing development in the Request for Qualifications as affordable rental, unless directed otherwise; accept and award the contract for the preparation of the Request for Qualifications to Beth Stochl Associates in the amount of \$5,000; and authorize the Executive Director to execute the contract.

Commissioner Velasco moved to approve Item No. 7. Vice-Chairperson Putnam seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Chairperson Gonzalez

NOES:

ABSENT:

ABSTAIN:

8. Approval of Design Scheme for Citywide Welcome and Directional Signs and Authorization to Award Contracts for Fabrication and Installation

Recommendation: That the Community Development Commission approve design scheme "A" for welcome and directional signs as presented in the report; authorize staff to seek bids and award contract for fabrication of 126 signs; authorize staff to seek bids for the installation of the various signs; and give the Director of Public Works the discretion to either award a contract or utilize City staff to install the signs, whichever option is deemed to be most cost efficient.

Commissioner Rounds inquired as to whether the signs are reflective at night.

Thaddeus McCormack, Assistant to the City Manager, stated that they were; however, the pictures that were taken did not show up well.

Chairperson Gonzalez inquired as to whether nicer poles will be used.

Don Jensen, Director of Public Works, explained that the nicer poles are larger in diameter and require a footer, which will increase the project cost.

Mr. McCormack also pointed out that the nicer poles will be more prone to graffiti.

Commissioner Serrano questioned using a powder coating to help with the graffiti problem.

City Manager Latham inquired as to whether it would make sense to use wood poles for the more highly-visible signs.

Mr. Jensen explained that the wood poles will have to be buried down a few feet, which could possibly cause a problem with utilities.

Further discussion ensued.

City Manager Latham suggested that the Commission give staff direction to move forward with fabrication of the signs and explore post options and come back in two weeks with a recommendation.

Hearing no objections from the Commission, Chairperson Gonzalez so ordered the suggestion.

CITY COUNCIL

PUBLIC HEARING

10. Resolution No. 9160 – Weed Abatement

Recommendation: That the City Council, following the Public Hearing, direct the Agricultural Commissioner to abate the nuisance by having weeds, rubbish and refuse removed.

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

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

Councilmember Velasco moved to approve Item No. 10. Councilmember Rounds seconded the motion, which carried unanimously.

11. CONSENT AGENDA

Minutes

- A. Minutes of the Regular City Council Meeting of February 12, 2009

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

City Engineer's Report

- B. Authorization to Remove Trees at 11854 Florence Avenue

Recommendation: That the City Council authorize the Director of Public Works to remove three trees at 11854 Florence Avenue.

Award of Contract

- C. Water Feature Maintenance Services

Recommendation: That the City Council accept the bids for the Water Feature Maintenance Services; and award a contract to Payless Pool Service of Santa Fe Springs, California in the amount of \$5,875.00, monthly.

Treasurer's Reports

- D. Consideration of Treasurer's Reports of Investment Transactions for the City of Santa Fe Springs and the Community Development Commission for the Month of January, 2009

Recommendation: That the City Council receive and file the Treasurer's Reports for the month of January, 2009.

Conference and Meeting Reports

- E. (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 Rounds moved to approve the Consent Agenda, including Item Nos. 11-A, 11-B, 11-C and 11-D.

NEW BUSINESS

12. Resolution No. 9165 – Agreement with Caltrans Division of Rail for Improvements at Norwalk Boulevard/Los Nietos Road Grade Crossing

Recommendation: That the City Council approve the Agreement with Caltrans Division of Rail for Section 130 Grade Crossing Improvement Program funding; and authorize the Director of Public Works to execute the Agreement on behalf of the City.

13. Authorize Approval of Commercial Advertisement at City Athletic Facilities by FlexMedia in Support of the Santa Fe Springs Baseball Athletic Association

Recommendation: That the City Council authorize limited use of sponsorship banners by the Santa Fe Springs Baseball Athletic Association at designated City athletic facilities for the purpose of generating revenue to support their operations.

14. Application for Entertainment Conditional Use Permit Case No. 14

Recommendation: That the City Council approve Entertainment Conditional Use Permit Case No. 14 for an initial one-year period until February 26, 2010, subject to the listed conditions of approval.

15. Reconsideration of Alcohol Sales Conditional Use Permit Case No. 17

Recommendation: That the City Council approve Alcohol Sales Conditional Use Permit Case No. 17 for a three-year period until February 26, 2012, subject to the listed conditions of approval.

16. Application for Alcohol Sales Conditional Use Permit Case No. 47

Recommendation: That the City Council approve Alcohol Sales Conditional Use Permit Case No. 47 for a period of one year until February 26, 2010, subject to the listed conditions of approval.

Councilmember Serrano moved to approve Item Nos. 12, 13, 14, 15 and 16.
Mayor Pro Tem Putnam seconded the motion, which carried unanimously.

Councilmember Rounds inquired as to the actual name of the organization in Item No. 13.

Carole Joseph, Director of Parks & Recreation, confirmed the Association's use of its nonprofit name, Santa Fe Springs Baseball Athletic Association.

RECESS

Mayor Gonzalez, at 6:30 p.m., recessed the meeting to go into Closed Session.

CLOSED SESSION

9. CONFERENCE WITH LABOR NEGOTIATOR

Agency Negotiator: City Manager

Employee Organizations: Santa Fe Springs Firemen's Association
Santa Fe Springs Employees' Association

RECONVENE

Mayor Gonzalez, at 7:15 p.m., reconvened the meeting with all Councilmembers present.

18. INVOCATION

The Invocation was given by Councilmember Serrano.

19. PLEDGE OF ALLEGIANCE

Boy Scout Pack 54 led the Pledge of Allegiance.

INTRODUCTIONS

20. Representatives from the Youth Leadership Committee

No representatives were present.

21. Representatives from the Chamber of Commerce

Lisa Boyajian, Ansa Insurance Services, was present.

22. ANNOUNCEMENTS

Wayne Bergeron, Management Assistant, updated the Community Events Calendar.

23. PRESENTATIONS

2008 Neighborly Elf Christmas Program – Recognition of Donors and Volunteers

Ana Alvarez, Director of Community Services, along with Maricela Balderas, Director of Family & Human Services, orchestrated a presentation to Albert Lopez, dedicated volunteer of the Neighborhood Center. Jerry Edwards, Literacy Specialist, read the book that was written in honor of Mr. Lopez. Pictures with Council and staff followed the reading. Eddie Ramirez, Family & Human Services Supervisor, introduced significant volunteers and donors of the Christmas Program. Mayor Gonzalez presented each with a certificate; pictures with Council followed.

17. Fiscal Year 2008-09 Midyear Budget Review and Modifications

Recommendation: That the City Council approve a comprehensive list of recommended actions titled "Mid-Year 2008-09 City Budget Adjustments."

Jose Gomez, Director of Finance, gave a presentation detailing the specific budget report and related spreadsheets, noting that staff had made \$700,000 in changes/reductions to the proposed 2008-09 Budget.

Councilmember Velasco inquired as to the increases in the Senior Citizen and Youth in Industry Employment Programs.

Ms. Alvarez indicated that due to the closure of senior programs in neighboring cities, more seniors were patronizing the Neighborhood Center; she assured Council the increase was not related to staffing or reimbursement back to employers.

Councilmember Velasco requested that the FORCE Program be kept at the same funding level, if at all possible; he further suggested that perhaps staff could look for private funding.

Councilmember Serrano agreed the program should be kept at the same funding level noting the positive difference it had made in the lives of the participants.

Councilmember Rounds also commented that it was a quality program and he would like to see it funded.

Mayor Gonzalez directed staff to look for outside funding for the program; otherwise, the City will continue to fund.

Councilmember Velasco stated he would also like the City to continue the Jr. Golf Program. As of late, there has been a large influx of youth from the Fourwinds Apartments who benefit from the structure and discipline of the program.

Councilmembers Rounds and Serrano agreed that the program had positive benefits on the youth and should be funded.

Mayor Gonzalez noted support from three Councilmembers and directed staff to find funding for the Jr. Golf Program.

City Manager Latham committed that staff would raise as much as possible and the rest will come from the General Fund.

Councilmember Rounds inquired as to staffing for Lakeview Park.

City Manager Latham explained that staff was at a minimum due to the proposed construction project. Now that the project has been cancelled, staffing levels would be re-instated to a minimum level.

Mayor Gonzalez requested Council input regarding the Summer Music Festival, noting he was in agreement with suspending the summer concert, but that he would like for staff to pursue the possibility of having another fundraiser concert to benefit the Department of Family & Human Services' Support Fund.

City Attorney Skolnik requested a motion and roll call vote pertaining to Mayor Gonzalez' proposal.

Councilmember Serrano moved to approve the motion as framed by Mayor Gonzalez. Councilmember Rounds seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Mayor Gonzalez

NOES:

ABSENT:

ABSTAIN:

Mayor Gonzalez inquired as to Item No. 8 and what was meant by "non-essential summer part-time personnel."

City Manager Latham explained that every year, regardless of need, a recruitment is conducted for summer part-time personnel. Staff is seeking authorization from Council to not do a recruitment for part-time staff and instead, if necessary, increase the hours of current part-time staff.

Mayor Gonzalez stated that he would not support elimination of Fiestas Patrias; he will support keeping it to a one-day event. He further commented that the Youth in Industry Employment Program got off to a late start last year; he would like for staff to begin the process of placing youth earlier this year.

City Attorney Skolnik called for one motion, as amended by Council's supplemental comments, and roll call vote.

Councilmember Putnam moved to approve the recommendations outlined in Item No. 17. Councilmember Velasco seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Mayor Gonzalez

NOES:

ABSENT:

ABSTAIN:

Mayor Gonzalez noted that with regard to Item No. 2 on the recommendations, he and Councilmember Serrano were currently serving as liaisons working with staff on budget development. Unless there were objections, they would continue in the same capacity.

Hearing no objections, it was so ordered.

APPOINTMENT TO BOARDS, COMMITTEES, COMMISSIONS

24. Committee Appointments

No appointments were made.

25. ORAL COMMUNICATIONS

Mayor Gonzalez opened Oral Communications and invited interested parties to address the Authority/Commission/Council.

Michael Carcamo, 12025 Maidstone Avenue, Norwalk, introduced himself and his start-up company, a shopping cart sanitization business. He requested a letter of support from the City endorsing his service that he could present to retailers in the area.

Mayor Gonzalez requested that he leave his information and assured him that staff will be in contact to discuss the matter further.

26. EXECUTIVE TEAM REPORTS

No reports were given.

27. ADJOURNMENT

Chairperson/Mayor Gonzalez, at 8:40 p.m., adjourned the Public Financing Authority, Community Development Commission and City Council meetings.

Luis M. Gonzalez
Chairperson/Mayor

ATTEST:

Barbara Earl, CMC, City Clerk



City of Santa Fe Springs

Santa Fe Springs Public Financing Authority Meeting

March 26, 2009

NEW BUSINESS

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

RECOMMENDATION

That the City Council receive and file the report.

BACKGROUND

The Santa Fe Springs Public Financing Authority is the City entity that is utilized to facilitate the issuance of public purpose debt in Santa Fe Springs. The following is a brief status report on the debt instruments currently outstanding that were issued through this financing authority.

Consolidated Redevelopment Project 2001 Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 02/28/09	None
Outstanding principal at 02/28/09	\$23,495,000

Consolidated Redevelopment Project 2002 Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 02/28/09	None
Outstanding principal at 02/28/09	\$26,580,000

Consolidated Redevelopment Project 2003 Taxable Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 02/28/09	None
Outstanding principal at 02/28/09	\$5,715,000

Water Revenue Bonds, 2003 Series A

Financing proceeds available for appropriation at 02/28/09	None
Outstanding principal at 02/28/09	\$4,465,000

Water Revenue Bonds, 2005 Series A

Financing proceeds available for appropriation at 02/28/09	None
Outstanding principal at 02/28/09	\$3,330,000

Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 02/28/09	\$ 3,123,354
Outstanding principal at 02/28/09	\$27,583,493

Consolidated Redevelopment Project 2006-B Taxable Tax Allocation Bonds

Financing proceeds available for appropriation at 02/28/09	\$16,389,171
Outstanding principal at 02/28/09	\$17,555,000

Consolidated Redevelopment Project 2007-A Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 02/28/09	None
Outstanding principal at 02/28/09	\$42,590,000

The City and Community Development Commission budgets include sufficient appropriations to meet the debt service obligations associated with these issues and it is anticipated that the Fiscal Year 2008-09 revenue sources funding these appropriations will be sufficient as well.



Frederick W. Latham
City Manager/Executive Director



City of Santa Fe Springs

Community Development Commission/City Council

March 26, 2009

JOINT PUBLIC HEARING - Sale of Residential Property.

Joint Public Hearing on the sale of a Community Development Commission-owned property acquired and to be constructed for sale under the Housing Acquisition and Rehabilitation Program (HARP) located at 9203 Danby Avenue, approval of City Council Resolution No. 9169 and Community Development Commission Resolution No. 220-09.

RECOMMENDATIONS

1. That the City Council and Community Development Commission open the Joint Public Hearing and receive comments.
2. That the City Council and Community Development Commission find that the proposed sale of the subject property is pursuant to and in furtherance of the Redevelopment Plan and Housing Set-Aside requirements for the Consolidated Redevelopment Project for which environmental documents were previously prepared.
3. That the City Council and Community Development Commission find that the sale of the subject property is for affordable housing purposes and that said sale price is consistent with Redevelopment Law and appropriate to effectuate the purposes of the Redevelopment Plan.
4. That the City Council approves Resolution No. 9169 and that the Community Development Commission approves Resolution No. 220-09.

BACKGROUND

State Redevelopment Law requires a Joint Public Hearing before the City Council and Community Development Commission prior to the sale or lease of land acquired either directly or indirectly with tax increment funds. Since this is a Joint Hearing, this staff report appears on both the City Council and Community Development Commission Agendas.

The subject property, located at 9203 Danby Avenue, was acquired by the CDC on June 29, 2006 in a deteriorated condition. Plans to build a new four bedroom, three and one-half baths home are currently going out to bid.

HUD guidelines establish the maximum allowable sale price of the property for a family of four is anticipated to be between the price range of \$215,000 - \$225,000, allowing the property to be available for sale to an income-eligible low or moderate income household under the City's HARP first-time homebuyer program. The exact

sale price will be determined once the house is completed and prior to the close of escrow.

The buyer, Jose Franco and his wife Monica have four children, and are the third income eligible family on the HARP Lottery List. The Franco family has lived in the City for more than the required three year period, and this will be their first home purchase. As a result, the Franco family meets both the income and residency requirements of the HARP Program. The Franco family has agreed to live in the home as their primary residence and maintain it in accordance with the HARP Sale Agreement, a copy of which is attached. In addition, the Franco family has been advised of State law establishing affordability restrictions and resale conditions that are tied by recorded covenant to the property.

FISCAL IMPACT

Expenditure of housing setaside funds for the purpose of preserving and increasing the number of affordable units in the City is a primary function and responsibility of the CDC. Accordingly, the sale of the subject rehabilitated single family dwelling to an income eligible household is in furtherance of State law and the goals and policies of the CDC. Selling the subject property, even considering the subsidy involved, will not adversely impact the Housing Fund.

INFRASTRUCTURE IMPACT

Selling the subject property to an income eligible household will not have an adverse impact on the City's infrastructure.



Frederick W. Latham
City Manager



Paul R. Ashworth
Executive Director

Attachments:

City Council Resolution No. 9169

Community Development Commission Resolution No. 220-09

Sale Agreement

Location Map

RESOLUTION NO. 9169

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SANTA FE SPRINGS APPROVING THE SALE OF PROPERTY OWNED BY
THE COMMUNITY DEVELOPMENT COMMISSION OF THE
CITY OF SANTA FE SPRINGS FOR AFFORDABLE HOUSING PURPOSES
PURSUANT TO THE REDEVELOPMENT PLAN FOR THE
CONSOLIDATED REDEVELOPMENT PROJECT.**

WHEREAS, the Community Development Commission of the City of Santa Fe Springs has proposed to sell property (the "Proposed Sale") acquired with tax increment moneys, for affordable housing purposes pursuant to the Redevelopment Plan for the Consolidated Redevelopment Project (the "Redevelopment Plan"); and

WHEREAS, the City Council has held a properly noticed public hearing in accordance with the requirements of the State of California Health and Safety Code, {s} 33431 and 33433 for the sale of a small housing project as defined in {s} 33013; and

WHEREAS, the City Council has provided all interested persons with and opportunity to be heard during the course of this public hearing; and

WHEREAS, the City Council has duly considered all testimony, oral and written, offered during, or prior to, this public hearing; and

WHEREAS, the City Council further finds and determines that the Proposed Sale is an activity within the scope of the Redevelopment Plan, in particular the provision of housing affordable to low and moderate income persons, for which an Environmental Impact Report (the "EIR") was certified; and

WHEREAS, the City Council in adopting this Resolution has considered the EIR; and

WHEREAS, the City Council further finds and determines that the EIR adequately describes the Proposed Sale for the purposes of the California Environmental Quality Act; and

WHEREAS, the City Council further finds and determines that, pursuant to Cal. Admin. Code, tit. 14, {s} 15162, no new significant environmental effects could occur as a result of the Proposed Sale beyond those considered in the EIR, and no new mitigation measures would be required by the Proposed Sale beyond those discussed in the EIR, in that:

(1) The Proposed Sale does not propose any substantial changes to the Redevelopment Plan which would require major or minor revisions of the EIR due to the involvement of new significant environmental impacts not considered in the EIR; and

(2) No substantial changes have occurred with respect to the circumstances under which the Redevelopment Plan is being undertaken which, due to the involvement of new significant environmental impacts not considered in the EIR, would require major or minor revisions of the EIR; and

(3) No new information has become available, which was not known and could not have been known at the time the EIR was certified as complete, showing either (a) that the Redevelopment Plan or Proposed Sale will have any significant environmental effects not discussed previously in the EIR, or (b) that significant environmental effects previously examined in the EIR will be substantially more severe than the EIR, or (c) that environmental mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant environmental effects of the Redevelopment Plan or Proposed Sale, or (d) that environmental mitigation measures or alternatives which were not previously considered in the EIR would substantially lessen any significant environmental effect of the Redevelopment Plan or Proposed Sale;

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

SECTION 1: The City Council approves the sale of property proposed by the Community Development Commission, and authorizes the Community Development Commission to open escrow with Jose Franco and Monica Jaramillo, for the sale of the property located at 9203 Danby Avenue, Santa Fe Springs, CA.

SECTION 2: The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 26th day of March, 2009.

Louie González, MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO. 220-09

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF SANTA FE SPRINGS AUTHORIZING ENTRY INTO
A SALE AGREEMENT WITH JOSE FRANCO,
FOR THE SALE OF PROPERTY PURSUANT TO THE REDEVELOPMENT PLAN
FOR THE CONSOLIDATED REDEVELOPMENT PROJECT.**

WHEREAS, the Community Development Commission of the City of Santa Fe Springs has proposed to sell property (the "Proposed Sale") acquired with tax increment moneys, for affordable housing purposes pursuant to the Redevelopment Plan for the Consolidated Redevelopment Project (the "Redevelopment Plan"); and

WHEREAS, the Community Development Commission has held a properly noticed public hearing in accordance with the requirements of the State of California Health and Safety Code, {s} 33431 and 33433 for the sale of a small housing project as defined in {s} 33013; and

WHEREAS, the Community Development Commission has provided all interested persons with an opportunity to be heard during the course of this public hearing; and

WHEREAS, the Community Development Commission has duly considered all testimony, oral and written, offered during, or prior to, this public hearing; and

WHEREAS, the Community Development Commission, after consideration of said testimony, finds, determines and declares that the Proposed Sale is a sale of property for purposes of redevelopment and affordable housing, and that the Proposed Sale is necessary to effectuate the purposes of the Redevelopment Plan, in particular the provision of housing affordable to low and moderate income persons; and

WHEREAS, the Community Development Commission further finds and determines that the Proposed Sale is an activity within the scope of the Redevelopment Plan, for which an Environmental Impact Report (the "EIR") was certified; and

WHEREAS, the Community Development Commission in adopting this Resolution has considered the EIR; and

WHEREAS, the Community Development Commission further finds and determines that, pursuant to Cal. Admin. Code, tit. 14, {s} 15162, no new significant environmental effects could occur as a result of the Proposed Sale beyond those considered in the EIR, and no new mitigation measures would be required by the Proposed Sale beyond those discussed in the EIR, in that:

(1) The Proposed Sale does not propose any substantial changes to the Redevelopment Plan which would require major or minor revisions of the EIR due to the involvement of new significant environmental impacts not considered in the EIR; and

(2) No substantial changes have occurred with respect to the circumstances under which the Redevelopment Plan is being undertaken which, due to the involvement of new

significant environmental impacts not considered in the EIR, would require major or minor revisions of the EIR; and

(3) No new information has become available, which was not known and could not have been known at the time the EIR was certified as complete, showing either (a) that the Redevelopment Plan or Proposed Sale will have any significant environmental effect not discussed previously in the EIR, or (b) that significant environmental effects previously examined in the EIR will be substantially more severe than the EIR, or (c) that environmental mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant environmental effects of the Redevelopment Plan or Proposed Sale, or (d) that environmental mitigation measures or alternatives which were not previously considered in the EIR would substantially lessen any significant environmental effect of the Redevelopment Plan or Proposed Sale; and

WHEREAS, the City Council of the City of Santa Fe Springs has adopted a resolution approving the Proposed Sale and authorizing the Community Development Commission to open escrow with Jose Franco and Monica Jaramillo for the sale of the property located at 9203 Danby Avenue, Santa Fe Springs, CA;

NOW, THEREFORE THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES RESOLVE AND ORDER AS FOLLOWS:

SECTION 1: The Community Development Commission approves entry into an escrow with Jose Franco and Monica Jaramillo, and authorizes the Executive Director to execute said escrow.

SECTION 2: The Community Development Commission Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 26th day of March, 2009.

Louie González, Chairperson

ATTEST:

SECRETARY: _____

Recording requested by and
when recorded return to:

City Clerk
11710 E. Telegraph Road
Santa Fe Springs, California 90670

AGREEMENT

This Agreement is made as of the 26th day of March, 2009, by and between the Community Development Commission of the City of Santa Fe Springs ("CDC"), and Jose Franco and Monica Jaramillo ("Buyer").

This Agreement is made with reference to the following facts:

- A. CDC is the owner of the property (the "Property") located at 9203 Danby Avenue, Santa Fe Springs, California, and legally described as follows:

Lot 162 of Tract 6068 in the City of Santa Fe Springs, County of Los Angeles, State of California, as per map recorded in Book 8001, Page(s) 11 of maps, in the Office of the County Recorder of said County.
- B. CDC purchased the Property in a substandard condition and, between acquisition cost and rehabilitation, expects to expend in excess of \$650,000 in bringing the Property to its present first-class condition.
- C. Buyer is the winner of a lottery (HARP) held by CDC to determine the right to purchase the Property for the price set forth below in Section 1. In order to qualify for the lottery, Buyer has demonstrated to CDC that Buyer's household income does not exceed 120% of the area median income as established by HUD and that the Buyer has resided, for the preceding three years, in the City of Santa Fe Springs.
- D. CDC wishes to sell the Property to qualified persons who will maintain it in a first-class condition, who qualify financially as set forth above, and who will agree to certain covenants and conditions regarding the resale of the Property, for a period of 45 years from the date of close of escrow for the sale of the Property from CDC to Buyers (the Covenant Period), in accordance with applicable provisions contained in the California Community Redevelopment Law (the CRL).
- E. CDC is willing to subsidize the sale to Buyer, as set forth herein, because of Buyer's acceptance of the foregoing goals and agreement to cooperate in carrying them out.

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1. CDC agrees to sell the Property to Buyer and Buyer agrees to purchase the Property from the CDC for a price anticipated to be within the range of \$215,000-\$225,000; the exact sale price to be determined prior to the close of escrow. The parties agree to enter into an appropriate escrow for said sale. CDC will pay both parties' escrow expenses, including all non-recurring closing

costs, and the cost of a CLTA Title Insurance Policy in the amount of the purchase price. A 30-day escrow is contemplated, but escrow may close sooner or be extended longer by mutual consent.

2. Buyer shall pay the purchase price into escrow as follows:
 - a. A cash down payment of not less than \$2,500, payable at the opening of escrow.
 - b. Buyer shall obtain financing for the acquisition of the property, and is hereby granted the right to give a lender a first deed of trust on the Property to secure said loan (the Lender's Loan).
3. At all times during the Covenant Period, Buyer shall maintain the exterior of the Property (dwelling and accessory structures) to the standards required by the Property Maintenance Ordinance (Chapter 17A) contained in the City Code of the City of Santa Fe Springs, as such Chapter presently exists or is hereafter amended (the PMO).
4. Because of CDC's potential right to repurchase the Property during the Covenant Period, Buyer shall maintain the interior of the Property to standards of normal use, including routine maintenance and upkeep. In the event that CDC repurchases the Property as set forth below, CDC's actual costs of repair and rehabilitation will be deducted from the repurchase price set forth below. Items for which deductions will be made include but are not limited to:
 - a. Holes, cracks, gouges or other punctures/indentures in wall, ceiling or roof area.
 - b. Lack of proper maintenance of painted or varnished surfaces of wall, ceilings, etc.; cracked and peeling painted surfaces; discoloration of painted surfaces; stains, markings or graffiti on walls, floors or ceilings.
 - c. Broken glass, debris, garbage, human or animal waste on the floors, or holes in the carpet or floors.
 - d. Broken, removed, disconnected and/or clogged plumbing fixtures.
 - e. Broken, removed and/or non-workable doors, windows, cabinets, cupboards, closets and shelves.
 - f. Acts of vandalism or malicious mischief.
5. If, during the Covenant Period, there is any violation of the PMO which results in a City Manager hearing (Section 17A-6), the City Manager, or the City Council on appeal from the City Manager's decision, may order that Buyer sell the Property back to CDC. Such repurchase by CDC shall be at the price set forth below in Section 10.

6. During the Covenant Period, the Property shall be the principal residence of Buyer and Buyer's children only. It may not be leased or rented under any circumstances without CDC's prior written approval, which will be given only in case of extreme hardship beyond the control of Buyer, as determined at the sole discretion of CDC.
7. Buyer shall not place any encumbrance on the Property, other than the encumbrance evidencing a first deed of trust at the time of purchase as described in section 2(c), above, nor shall Buyer increase the amount of said allowed encumbrance or any other allowed encumbrance, without obtaining the prior written consent of CDC, which consent shall not be unreasonably withheld.
8. Should Buyer propose to sell or otherwise transfer (sale) the Property at any time during the Covenant Period, such sale shall be to an income eligible person (or persons), for an affordable price, as defined in the applicable provisions of the CRL, pursuant to the schedules in effect at the time of such proposed sale. Prior to any proposed sale, Buyer shall provide to CDC such information as CDC deems necessary so that CDC may evaluate the eligibility of the proposed buyer and sale. CDC shall inform Buyer of its decision regarding such eligibility within 10 business days of CDC's notice to Buyer that CDC has received all necessary information to make such evaluation. **ANY SALE OR TRANSFER MADE WITHOUT COMPLIANCE WITH THE PROVISIONS OF THIS SECTION SHALL BE PROHIBITED AND VOID.**
9. In the event that Buyer desires to sell the Property, and despite their best efforts cannot locate an eligible buyer within 90 days after Buyer begins to actively market the Property, CDC may, but is not obligated to, repurchase the Property from Buyer.
10. In the event that CDC repurchases the Property pursuant to any provision set forth in this Agreement, the purchase price shall be the lesser of: (a) The fair market value of the Property at the time of such purchase, as determined by an appraisal to be done by an independent appraiser to be selected by CDC, less any deductions as described herein; or (b) the maximum affordable price, as defined in the applicable provisions of the CRL, pursuant to the schedules in effect at the time of such purchase, less any deductions described herein.
11. In the event of violation or threatened violation by Buyer of any of the provisions of this Agreement, CDC shall be deemed to be an interested party and shall have the right to seek appropriate judicial relief for the purpose of eliminating or preventing the violation.
12. Any default by Buyer on the Lender's Loan, whether by non-payment or otherwise, shall trigger CDC's right to repurchase the Property for the amount set forth above in Section 11. In the event that CDC repurchases the Property based on a default on the Lender's Loan, the parties shall deduct from the purchase price all expenses incurred by CDC as a result of said default, in addition to any other deductions relating to any other provision of this Agreement.

13. Should any provision of this Agreement be held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of the Agreement shall remain in full force and effect unimpaired by the holding.
14. The provisions of this Agreement shall inure to the benefit of, and be binding upon, the respective heirs, successors and assigns of the parties hereto.
15. This Agreement shall be governed by the laws of the State of California. Any legal action pertaining to this Agreement shall be filed in the Los Angeles Superior Court, Southeast District. In any such legal action, the prevailing party shall be entitled to recover its reasonable litigation expenses, including attorneys' fees.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

BUYER:

SELLER:

COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF SANTA FE SPRINGS

Jose Franco

Monica Jaramillo

By: _____
Louie González, Chairperson



CITY OF SANTA FE SPRINGS

Sale of CDC Property 9203 Danby Avenue



Location Map





City of Santa Fe Springs

Community Development Commission/City Council

March 26, 2009

JOINT PUBLIC HEARING

NEW BUSINESS

Approval of Seven Proposed Amendments to the Section 8 Administrative Plan

RECOMMENDATION

It is recommended that the City Council and Community Development Commission take the following action:

1. Open the Joint Public Hearing, hear a presentation from staff on the matter, and thereafter receive comments from anyone in the audience wishing to comment on the proposed seven amendments to the Section 8 Administrative Plan.
2. Approve the proposed seven amendments to the Administrative Plan in accordance with Section 5A of the United States Housing Act of 1937 (USHA), as amended by Section 511 of the Quality Housing and Work Responsibility Act of 1998.
3. Authorize the Executive Director of the Community Development Commission to submit the seven approved amendments to the Section 8 Administrative Plan to the Housing Authority for the County of Los Angeles for inclusion with the comprehensive Housing Agency Plan being submitted to the Department of Housing and Urban Development (HUD) in April 2009.

BACKGROUND

On July 30, 2008, the federal Housing and Economic Recovery Act of 2008 Quality Housing and Work Responsibility Act of 1998 ("QHWRA") was signed into law which enacted revisions to the United States Housing Act of 1937. These changes have, among other things, instituted a requirement that all Public Housing Authorities complete and adopt a Public Housing Agency Plan consisting of two parts: the Five-Year Plan and the Annual Plan. However, on July 30, 2008, the President enacted into law the Title VII of the Housing and Economic Recovery Act of 2008, providing qualified public housing authorities, such as the City of Santa Fe Springs, an exemption from the requirement to submit an Annual Plan. The City's Section 8 Program is currently working under a previously approved Five-Year Plan and Annual Plan. Consequently, the City Council and CDC are asked to approve

proposed revisions to the Section 8 Administrative Plan to conform to the requirements of the QHWRA.

The Community Development Commission of the City of Santa Fe Springs ("CDC") is a Public Housing Authority that provides housing assistance under the federal Section 8 Program. The CDC contracts with the Housing Authority for the County of Los Angeles ("HACoLA") to administer the Section 8 Program. Because HACoLA administers the City's Section 8 contracts, the proposed amendments have been drafted by HACoLA for the CDC's review and adoption.

STAFF REVIEW

City staff has reviewed the proposed amendments to the Administrative Plan and found that the amendments conform to the housing goals established by the City Council of the City of Santa Fe Springs.

PROPOSED ADDITIONS TO THE ADMINISTRATIVE PLAN

The following amendments to the Administrative Plan are proposed as follows:

1. Vouchers Issued

The number of vouchers that the Housing Authority issues to applicants is based on statistics of program attrition. Based on these statistics, the Housing Authority projects the necessary number of vouchers that are required to meet leasing and budget goals for the fiscal year.

Currently, the Housing Authority will honor all vouchers issued in excess of maximum voucher and/or budget allocation. In accordance with HUD regulations, the Housing Authority now may not honor vouchers issued in excess of voucher and/or budget allocation. As the Housing Authority reaches 100% lease-up, vouchers will be honored in the order they were issued.

2. Family Additions

The Housing Authority currently allows adults to be added to participant households only through marriage or marital-type relationship or if they are an adult child returning home from military service. In accordance with Section 24 of the Code of Federal Regulations, Part 982.551(h)(2), the Housing Authority will now allow the addition of adults to participant households in cases of major illness or disability.

3. Interim Reexamination

The Housing Authority currently conducts interim reexaminations in cases of income decreases or family additions. The current policy also allows the option to conduct an interim reexamination when a participant family's income has increased. Families are also required to submit all changes in income or family composition to the Housing Authority within 30 days, whether or not it will result in an interim reexamination.

In accordance with federal regulation, the Housing Authority policy will no longer contain the option to conduct interim reexaminations when income increases. In addition, families will be required to only submit changes in family composition and income decreases within thirty days of the change. All other changes may be submitted at the annual reexamination.

4. Criminal Activity

The Housing Authority currently maintains a policy that requires participant households to be terminated for drug-related or violent criminal activity committed by a member of the household. The Housing Authority will now expand this policy to become a more comprehensive "zero tolerance" policy by defining the term "illegal drugs" and addressing criminal activity of guests or invitees of the family.

The Housing Authority "zero tolerance" policy toward illegal drugs and other criminal activity will now state that members of the family, their guests or invitees may not engage in drug-related criminal activity or violent criminal activity, or other criminal activity that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises. Drug-related criminal activity includes the manufacture, dispensation, distribution, sale, use or possession of illegal drugs. An "illegal drug" is defined as any controlled substance, in any amount, as defined by the United States Code, Title 21, section 321, including but not limited to narcotics, amphetamines, hallucinogens, cocaine, marijuana, designer drugs, or other intoxicants. This definition also specifically includes over the counter medications used in the manufacture of illegal drugs or for the purposes of becoming intoxicated, and pharmaceutical medications which are used either without being prescribed by a licensed physician or in excess of the amount prescribed by a physician for the purposes of becoming intoxicated.

The Housing Authority will now also require termination of a participant household for drug-related or violent criminal activity committed by guests or invitees of any member of the household on the premises of the assisted unit. The Housing Authority will retain its current policy under Violence Against Women Act 2005 to not terminate the assistance of a participant based on incidences or threats of abuse.

5. Annual Reexamination

The annual reexamination policy currently states that when an annual reexamination is conducted and the tenant rent decreases from the previous year, the effective date of the reexamination will be the anniversary date of the Housing Assistance Payment contract. In accordance with Section 24 of the Code of Federal Regulations, Part 982.516(d)(2), the Housing Authority will now make all tenant rent decreases due to an annual reexamination effective on the first day of the month after the reexamination is completed.

6. Annual Reexamination

The Housing Authority currently maintains a policy that reexaminations will be conducted at least annually. In accordance with the current Corrective Action Plan executed with the U.S Department of Housing and Urban Development (HUD), and in accordance with Indicator 9 under the Section Eight Management Assessment Program (SEMAP), this policy will now be expanded to state that all annual reexaminations must be effective within twelve (12) months of the last annual reexamination.

7. Local Preference

The Housing Authority currently maintains five admissions preferences in the Administrative Plan. Current preferences are as follows, with families of veterans or current members of the armed forces receiving priority in each of the following categories:

1. Families previously assisted by the Housing Authority whose assistance was terminated due to insufficient funding;
2. Families who live or work in the jurisdiction and are approved for admission by the Executive Director as victims of declared disasters, displaced due to a government action or a referral from law enforcement;
3. All other families who live or work in the jurisdiction;
4. Date and time.

The Housing Authority is removing date and time as a preference. Families will continue to be selected from the waiting list in order of date and time, once preferences are applied.

PUBLIC HEARING NOTICE

The proposed changes to the Section 8 Annual Plan for FY 2009-2010, including the seven proposed amendments to the Administrative Plan, were released for public review on February 4, 2009. A copy of the amended Section 8 Annual Plan for FY 2009-2010, and proposed revisions to the Administrative Plan, was placed on the

public counter in the Planning Department for the 45-day public review and inspection period from February 4, 2009 through March 20, 2009. HACoLA published the Public Hearing Notice in the Los Angeles Times and Whittier Daily News advising the public that the proposed changes to the Section 8 Annual Plan for FY 2009-2010, and the proposed seven amendments to the Administrative Plan, were available for public inspection in Santa Fe Springs City Hall, and that the Community Development Commission and City Council would conduct a joint public hearing on the approval of the amended Section 8 Annual Plan for FY 2009-2010 and the seven proposed revisions to the Administrative Plan at a joint public hearing beginning at 6:00 p.m. in the City Council Chambers on Thursday, March 26, 2009.



Frederick W. Latham
City Manager



Paul R. Ashworth
Executive Director

/tr

Attachments:
Certifications (4)

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Paul Ashworth the Executive Director certify
that the Five Year and Annual PHA Plan of the Santa Fe Springs Housing Authority is
consistent with the Consolidated Plan of Los Angeles Urban County prepared
pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Santa Fe Springs Housing Authority

CA147V0

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Louie González

Title

Mayor

Signature

Date

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Paul Ashworth the Executive Director certify
that the Five Year and Annual PHA Plan of the Santa Fe Springs Housing Authority is
consistent with the Consolidated Plan of Los Angeles Urban County prepared
pursuant to 24 CFR Part 91.

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Name of Authorized Official

Louie González

Title

Mayor

Signature

Date

**MINUTES
JOINT REGULAR MEETINGS OF THE
COMMUNITY DEVELOPMENT COMMISSION
AND
CITY COUNCIL
CITY OF SANTA FE SPRINGS
MARCH 12, 2009**

1. CALL TO ORDER

Chairperson/Mayor Gonzalez, at 6:02 p.m., called the Community Development Commission and City Council meetings to order.

2. ROLL CALL

Present: Commissioners/Councilmembers Putnam, Rounds, Serrano, Velasco, Chairperson/Mayor Gonzalez

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; Alex Rodriguez, Fire Chief.

COMMUNITY DEVELOPMENT COMMISSION

3. REPORT OF THE CITY MANAGER AND EXECUTIVE DIRECTOR

City Manager Latham requested that Item No. 21 on the Council Agenda be deferred until staff could further consult with Council.

4. CONSENT AGENDA

A. **Minutes**

Minutes of the Regular Community Development Commission Meeting of February 26, 2009

Recommendation: That the Commission approve the minutes as submitted.

City Engineer's Report

B. **Median Island Improvements – Norwalk Boulevard/Bloomfield Avenue Final Progress Payment (Less 5% Retention)**

Recommendation: That the Community Development Commission approve the Final Progress Payment (less 5% Retention) to Alliance Streetworks, Inc. of Anaheim, CA in the amount of \$341,072.96 for the subject project.

Vice-Chairperson Putnam moved to approve the Consent Agenda, including Item Nos. 4-A and 4-B. Commissioner Serrano seconded the motion, which carried unanimously.

5. Termination of Contract

Installation of Above-Ground Fuel Tank at Fire Station Headquarters

Recommendation: That the Community Development Commission take the following actions: de-authorize a transfer of \$42,000 from the Fire Station Generator Project (480-0806) to the Above-Ground Fuel Tank Project (484-R508); and terminate a contract with Environmental, Engineering & Construction Services of Santa Fe Springs, California in the amount of \$84,120.

Vice-Chairperson Putnam moved to approve Item No. 5. Commissioner Rounds seconded the motion, which carried unanimously.

6. Unfinished Business

Resolution No. 219-09 – Approving the Use of Community Development Commission Funds for the Villages at Heritage Springs Artwork

Recommendation: That the Community Development Commission take the following actions: 1) Adopt Resolution No. 219-09 finding that the Villages at Heritage Springs Artwork benefits within and outside the Consolidated Redevelopment Project Area and that no other reasonable means to complete the financing of this project is available within the Community; and 2) Appropriate \$136,114 from the Community Development Commission unallocated tax exempt funds to complete the funding for the Villages at Heritage Springs Artwork.

Hilary Keith, Director of Library & Cultural Services, introduced the artist, Lynn Goodpasture. Ms. Goodpasture stated that her inspiration for the project came from the Tongva Village, which was located in Santa Fe Springs many years ago, and that her theme is flora and fauna. She proceeded to narrate a PowerPoint presentation showing various overlays of the art on the exterior gates surrounding the project. Staff assisted her with displaying material and color samples for the Council and audience to see.

Councilmember Velasco moved to approve the recommendations in Item No. 6. Councilmember Serrano seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Chairperson Gonzalez

NOES:

ABSENT:

ABSTAIN:

7. New Business

Reconsideration of Development Plan Approval Case No. 796

Recommendation: Request for approval to allow a 206,864 sq. ft. addition to an existing 610,500 sq. ft. building located at 13500 Foster Road in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Golden Springs Development Company, LLC)

Commissioner Rounds moved to approve Item No. 7. Commissioner Velasco seconded the motion, which carried unanimously.

8. New Business

Award of Consultant Contract – For the Preparation of an Initial Study and Related CEQA Documents Relating to the Development of the Jersey/Alburtis Condominium Project which will Include the Production of Affordable Units

Recommendation: That the Community Development Commission accept and award the contract for the preparation of an initial study and related CEQA documents to The Planning Center in the amount of \$39,893 and authorize the Executive Director to execute the contract.

Commissioner Rounds moved to approve Item No. 8. Commissioner Serrano seconded the motion, which carried unanimously.

9. Commission Member-Requested Item

Reconsideration of the Request for Qualifications Seeking Affordable Housing Developers for the 3.9-Acre Property at 13231 Lakeland Road

Recommendation: That the Community Development Commission direct staff to describe the type of housing development in the Request for Qualifications as affordable ownership.

Commissioner Serrano moved to approve Item No. 9. Vice-Chairperson Putnam seconded the motion, which carried unanimously.

CITY COUNCIL

13. CONSENT AGENDA

Minutes

- A. Minutes of the Regular City Council Meeting of February 26, 2009

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

Award of Contract

- B. Miscellaneous Street Repairs (FY 2008/09 Program)

Recommendation: That the City Council accept the bids for the Miscellaneous Street Repairs (FY 2008/09 Program); and award a contract to D&L Paving of Yucaipa, CA in the amount of \$110,610.

- C. **City Engineer's Reports**

Traffic Study – Cecelia Street and Gard Avenue

Recommendation: That the City Council authorize the City Engineer to install a STOP sign for the southbound direction at the intersection of Cecilia Street and Gard Avenue.

Conference and Meeting Reports

- D. (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 Serrano moved to approve the Consent Agenda, including Item Nos. 13-A, 13-B and 13-C. Councilmember Rounds seconded the motion, which carried unanimously.

UNFINISHED BUSINESS

14. Resolution No. 9166 - Approving the Use of Community Development Commission Funds and Proposed Art Program for the Villages at Heritage Springs Artwork

Recommendation: That the City Council 1) Adopt Resolution No. 9166, finding that the Villages at Heritage Springs Artwork benefits within and outside the Consolidated Redevelopment Project Area and that no other reasonable means to complete the financing of this project is available within the Community; and 2) Appropriate \$136,115 from the Art in Public Places Fund to complete the funding of the Villages at Heritage Springs Artwork.

Councilmember Rounds moved to adopt Resolution No. 9166 and appropriate the necessary funds. Councilmember Serrano seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Mayor Gonzalez

NOES:

ABSENT:

ABSTAIN:

NEW BUSINESS

15. Resolution No. 9167 – Authorizing the City of Santa Fe Springs to Enter into an Agreement with the State of California Department of Education to Receive Funds for the Purchase of Instructional Materials and Supplies for Child Care and Development Programs

Recommendation: That the City Council adopt Resolution No. 9167 and authorize the Director of Community Services to enter into an agreement with the State of California Department of Education to receive one-time-only Infant/Toddler Resource Funds in the amount of \$2,697 for the City's childcare programs.

16. Resolution No. 9168 – Authorizing the City of Santa Fe Springs to Enter into an Agreement with the State of California Department of Education to Receive Funds for the Purchase of Instructional Materials and Supplies for Childcare and Development Programs

Recommendation: That the City Council adopt Resolution No. 9168 and authorize the Director of Community Services to enter into an agreement with the State of California Department of Education to receive one-time-only, School-age Resource Funds in the amount of \$2,049 for the City's childcare programs.

17. Transmittal of Draft Program Environmental Impact Reports and Draft Preliminary Reports for Proposed Amendment No. 4 to the Consolidated Redevelopment Project Area and for Proposed Amendment No. 2 to the Washington Blvd. Project Area

Recommendation: Accept and receive the Draft Program Environmental Impact Reports and Draft Preliminary Reports for proposed Amendment No. 4 to the Consolidated Redevelopment Project Area and proposed Amendment No. 2 to the Washington Blvd. Project Area.

Councilmember Rounds moved to approve the recommendations in Item Nos. 15, 16 and 17. Councilmember Serrano seconded the motion, which carried unanimously.

18. Adoption of Various Policies Pertaining to Council-Appointed Committees and Commissions

Recommendation: That the City Council adopt the policies pertaining to Council-Appointed Committees and Commissions relating to applications, appointments, and absences outlined in the body of this report.

19. Acceptance of Dedication and Approval of Tract Map No. 71030 – Villages at Heritage Springs

Recommendation: That the City Council accept the sewer and water easement dedications on the Final Map and Approve Tract Map No. 71030; find that Tract Map No. 71030, 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. 71030.

20. Authorize the Sister City Committee to Send a Delegation to the Sister Cities International Conference in Northern Ireland

Recommendation: That the City Council authorize the Sister City Committee to send a delegation of four youth from the Young Ambassadors Association and one adult chaperone from the Sister City Committee to the Sister Cities International Conference in Northern Ireland.

City Manager Latham requested that Item No. 19 be deferred to a future Council meeting.

Councilmember Serrano moved to approve the recommendations for Item Nos. 18 and 20. Councilmember Rounds seconded the motion, which carried unanimously.

Councilmember Velasco requested that he be given the names of the Young Ambassadors and the adult chaperone.

21. Approve Renewal of General Services Agreement Between the City of Santa Fe Springs and the County of Los Angeles

Recommendation: That the City Council approve the Renewal of General Services Agreement between the City of Santa Fe Springs and the County of Los Angeles for a five-year period commencing July 1, 2009, and, in so doing, authorize the Mayor to execute the Agreement documents.

City Manager Latham again requested that Item No. 21 be deferred to a future meeting.

22. Deferral of City Councilmember Scheduled Pay Increase

Recommendation: Councilmember Rounds is proposing the Council defer a scheduled pay increase. The Council should respond to the request by taking whatever action it deems appropriate.

Councilmember Serrano moved to approve Item No. 22. Mayor Pro Tem Putnam seconded the motion, which carried unanimously.

Mayor Gonzalez applauded Councilmember Rounds for making the proposal and thanked him for his leadership, noting that the Council should serve as an example to the Management Team and the general employees.

23. **ORDINANCE FOR INTRODUCTION**
Ordinance No. 997 – Amending Subsection (A) of Section 50.22 of the City Code Regarding Garbage and Refuse

Recommendation: That the City Council waive further reading and introduce Ordinance No. 997, an ordinance amending Subsection (A) of Section 50.22 of the City Code regarding garbage and refuse.

City Attorney Skolnik introduced Ordinance No. 997 by title as follows: An Ordinance of the City of Santa Fe Springs Amending Subsection (A) of Section 50.22 of the City Code Regarding Garbage and Refuse.

Councilmember Rounds moved to waive further reading and introduce Ordinance No. 997. Councilmember Serrano seconded the motion, which carried unanimously.

24. **APPROPRIATION OF FUNDS**
Appropriation of Funds for City Hall Gas Main Replacement

Recommendation: That the City Council appropriate \$6,000 from the General Fund Reserves for the replacement of the gas main at City Hall.

Mayor Pro Tem Putnam moved to approve Item No. 24. Councilmember Velasco seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Mayor Gonzalez

NOES:

ABSENT:

ABSTAIN:

RECESS

Chairperson/Mayor Gonzalez, at 6:25 p.m., recessed the meeting to go into Closed Session for the following items:

COMMUNITY DEVELOPMENT COMMISSION

CLOSED SESSION

10. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Property: 9845 Alburdis Avenue and 9836 Jersey Avenue

Negotiating Parties: Staff and Property Owner

Under Negotiation: Terms of Agreement for Affordable Housing Opportunities

11. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Property: Villages at Heritage Springs – Bounded by Telegraph Rd., Bloomfield Ave., Clark Street and Norwalk Boulevard

Negotiating Parties: Staff and Property Owner

Under Negotiation: Terms of Agreement

CITY COUNCIL

CLOSED SESSION

12. **CONFERENCE WITH LABOR NEGOTIATOR**

Agency Negotiator: City Manager

Employee Organizations: Santa Fe Springs Firemen's Association

Santa Fe Springs Employees' Association

RECONVENE

Chairperson/Mayor Gonzalez reconvened the meeting at 7:15 p.m. with all Commissioners/Councilmembers present.

25. **INVOCATION**

Councilmember Rounds gave the Invocation.

26. **PLEDGE OF ALLEGIANCE**

Senior Girl Scout Troop #009 led the Pledge of Allegiance.

INTRODUCTIONS

27. Representatives from the Youth Leadership Committee
Those youth who were present came forward and introduced themselves.
28. Representatives from the Chamber of Commerce
Cheryl Romero of Preferred Bank was present.
29. Introduction of New Santa Fe Springs Policing Team Members
Captain Bar introduced Officers John King, Jed Dineen, Chris Leffler, Jose Bolanos and Detective Rob Wolfe.

ANNOUNCEMENT

Mayor Gonzalez announced that Councilmember Velasco's birthday was coming up. He invited the Council and audience to stand and join him in singing Happy Birthday; a cake was brought out.

30. **PRESENTATION**
Presentation of 2008 Community Health Needs Assessment

Dana Molina, Vice-President of Clinic Operations, and Dawn Marie Kotsonis, Community Benefit Development Director, presented the Needs Assessment via a narrated PowerPoint presentation.

Mayor Gonzalez thanked them for coming, noting that the statistics were informative as well as shocking.

31. **APPOINTMENT TO BOARDS, COMMITTEES, COMMISSIONS**
Committee Appointments

Mayor Pro Tem Putnam appointed Art Escobedo to the Historical Committee.

32. **ORAL COMMUNICATIONS**
Mayor Gonzalez opened Oral Communications and invited interested parties to come forward to address the Council.

Lydia Manriquez, 11050 Milano, Norwalk, voiced her disappointment in the manner in which City staff handled a recent incident where she and her dog were attacked by another dog and its owner at Heritage Park.

33. **EXECUTIVE TEAM REPORTS**
Ana Alvarez, Director of Community Services, reminded Council of Opening Day for the Baseball Association on March 14 at 10:00 a.m. at Los Nietos Park.

34. **ADJOURNMENT**

Chairperson/Mayor Gonzalez, at 8:17 p.m., adjourned the Community Development Commission and City Council meetings to Thursday, March 19, 5:00 p.m., in Council Chambers, for a CIP Study Session.

Luis M. Gonzalez
Chairperson/Mayor

ATTEST:

Barbara Earl, CMC, City Clerk



City of Santa Fe Springs

Community Development Commission Meeting

March 26, 2009

AWARD OF CONTRACT

Meandering Sidewalk at Southwest Corner of Telegraph Road and Pioneer Boulevard

RECOMMENDATION

That the Community Development Commission take the following actions:

1. Appropriate \$60,000 from unallocated Community Development Commission Funds;
2. Accept the bids for the Meandering Sidewalk at Southwest Corner of Telegraph Road and Pioneer Boulevard; and
3. Award a contract to Belaire-West Landscape, Inc. of Buena Park, California, in the amount of \$35,850.00.

BACKGROUND

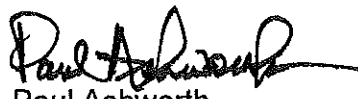
The Community Development Commission, at their meeting of February 12, 2009, authorized the City Engineer to advertise for construction bids and both agencies made the findings (Resolution Nos. 218-09 and 9163) for the appropriation of Community Development Commission funds. The total estimated cost of the project including engineering, inspection, overhead and contingency is \$60,000.

Bids were opened on March 17, 2009, and a total of eight bids were received. The low bidder for the project was Belaire-West Landscape Inc., of Buena Park, California for the amount of \$35,850. The following represents the bids received and the amount of each bid:


<u>Name of Company</u>	<u>Bid Amount</u>
Belaire-West Landscaping Inc.	\$35,850.00
International Pavement Solutions, Inc.	\$43,450.00
JDC Inc.	\$47,747.50
EBS Inc.	\$50,000.00
Unique Performance Construction	\$52,450.00
G-Coast Construction Inc.	\$54,100.00
S. Parker Engineering, Inc.	\$55,675.00
Hondo Company, Inc.	\$57,680.00

The bid submitted by Belaire-West Landscape, Inc. is 58% below the Engineer's Estimate of \$62,000.00. Public Works has reviewed the bids and has determined the low bid submitted by Belaire-West Landscape Inc. to be satisfactory.

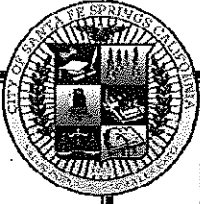

Frederick W. Latham
City Manager


Paul Ashworth
Executive Director

Attachment(s):
None.

Report Submitted By: Don Jensen, Director 
Department of Public Works

Date of Report: March 19, 2009



City of Santa Fe Springs

Community Development Commission Meeting

March 26, 2009

NEW BUSINESS

Development Plan Approval Case No. 857

Request to allow the construction of a new 10,334 sq. ft. concrete tilt-up industrial building on property located at 10250 Freeman Avenue (APN #8011-004-040), in the M-2 (Heavy Manufacturing) Zone, within the Consolidated Redevelopment Project Area. (Capco Laboratories)

RECOMMENDATIONS

Staff recommends that the Community Development Commission take the following actions:

1. Find that:
 - a. the proposed development is consistent with the goals, policies and programs of the City's General Plan;
 - b. the architectural design of the proposed structures is such that it will enhance the general appearance of the area;
 - c. the proposed structures be considered on the basis of the suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the building; and
 - d. the landscaping, fencing and other elements of the proposed development is in harmony with the objectives of the Zoning Regulations.
2. Find that the proposed development will be harmonious with the adjoining properties and surrounding uses in the area and that the use will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan.
3. Approve Development Plan Approval Case No. 857, subject to the conditions of approval as stated in the staff report.

PROJECT LOCATION

The subject property is located on the east side of Freeman Avenue, approximately 400 feet north of Telegraph Road, at 10250 Freeman Avenue (APN #8011-004-040), in the M-2, Heavy Manufacturing, Zone. The property measures approximately 25,065 sq. ft. and currently remains undeveloped.

BACKGROUND / REQUEST

Capco Labs, a pharmaceutical/medical packaging supplier, was originally established in 1989. Capco Labs is a full service contract packager of liquids and semi-viscous pharmaceutical, cosmetic, personal care, dental, and in vitro diagnostic products; examples of some of their capabilities include heat seal induction, blister packaging, shrink wrapping, etc. It should be noted, however, that Capco Labs does not package, distribute or sell any product under its own name.

Capco Labs currently owns both the subject parcel as well as the adjacent parcel to the east. Currently, they occupy the 20,342 sq. ft. building at 10225 Greenleaf Avenue and utilize the subject parcel as an open yard area.

In October of last year, Capco Labs was granted approval of DPA 853 to allow the construction of a new 11,675 sq. ft. addition to the rear of the existing 20,342 sq. ft. building at 10225 Greenleaf Avenue. The original proposal also included plans to consolidate the subject parcel with the easterly parcel (where the existing building is located). However, while preparing the civil plans, the developer discovered that an existing utility easement would run underneath the proposed addition.

The new proposal, therefore, has re-located the proposed building away from said utility easement. In doing so, the new 10,334 sq. ft. concrete tilt-up industrial building will now be along the southerly property line. More importantly, the proposed building will not be attached to the existing building, nor will the building be built over an existing property line. Therefore, consolidation of the two lots is no longer necessary.

DEVELOPMENT PROPOSAL**Site Plan**

The site plan shows that the building will be located along the southerly property line and setback approximately 37 feet from the front property line. Onsite circulation will be provided via a 26 foot wide driveway. As shown, the site plan appears to meet the minimum development standards required for properties within the M-2 zone.

Floor Plan

The floor plan indicates that the new 10,334 sq. ft. concrete tilt-up building will be one large warehouse with an electrical room and restrooms. No office areas are shown nor proposed at this time. Although it may technically be separately owned and/or occupied, Capco Labs intends to use the building as additional warehousing area for their current operations.

Elevations

Consistent with the existing buildings along both Freeman Avenue and Greenleaf Avenue, the provided elevations show that the proposed building will have contemporary industrial-style architecture with recessed storefront glazing, smooth-finished concrete tilt-up wall panels with accent stripes and reveal lines to match the existing building.

Landscaping

The conceptual landscape plan shows that the property will be provided with a total of 3,231 sq. ft. of landscaping (Approximately 12.6 % of the site). For maximum aesthetic value, the majority of the landscape areas will be provided within the front landscape setback areas. The plans also show that landscaping will be provided throughout the parking lot area as required by the City's Code.

Parking

The plans show that the property will be provided with a total of 21 parking spaces (20 standard stalls and 1 handicap stall). As proposed, the project is required to have a total of 21 parking spaces. The proposal, therefore, meets the minimum parking requirement as set forth in the Zoning Regulations.

Loading / Roll Up Doors

The plans indicate that there will be two 18' x 14' roll-up doors provided for the proposed building. Both doors are strategically placed so that they will not be directly visible from the public right-of-way. It should be noted that the loading area for the westerly roll-up door will be provided inside the building to ensure on-site circulation, and more importantly, the required Fire Lane is not obstructed.

Trash Enclosure

The plans show that a 108 sq. ft. trash enclosure will be provided along the northerly property line. Although the trash enclosure will be located behind a 12' high screen wall and gate, a landscape strip is still provided along two sides of the enclosure. This will allow plants to be installed to help soften the appearance of the block enclosure.

Driveways

Ingress and Egress is obtained via a 26' wide driveway from Freeman Avenue. The driveway runs along the north side of the building and continues through the property towards the rear property line. No parking stalls, loading areas, or planter areas will encroach into this driveway.

STREETS AND HIGHWAYS

The subject site fronts onto Freeman Avenue. Freeman Avenue is a local industrial street.

SURROUNDING ZONING AND LAND USE

The subject property, as well as the surrounding properties to the north, south, east and west are all zoned M-2, Heavy Manufacturing with a General Plan land use designation of Industrial. The subject property and properties abutting the site are currently developed with various types of uses including but not limited to office, warehouse, light and heavy manufacturing uses.

REQUIRED FINDINGS FOR DEVELOPMENT PLAN APPROVAL

In accordance with Section 155.739 of the City's Zoning Regulations relating to Development Plan Approval requests, the Community Development Commission shall give consideration to the following:

(A) That the proposed development is in conformance with the overall objectives of the Zoning Regulations.

Staff has reviewed the proposed development plans and finds that the proposed addition meets the property development standard set forth for properties in the M-2 (Heavy Manufacturing) zone.

Moreover, the project fulfills the purpose set forth in the M-2 zone. With a project that is both consistent with the property development standards and architecturally compatible with surrounding buildings, staff believes the project will:

- Promote orderly industrial development;
- Create and protect property values;
- Attract and encourage the location of desirable industrial companies; and
- Provide an industrial environment which will be conducive to good employee relations.

(B) The architectural design of the proposed structures is such that it will enhance the general appearance of the area and will be in harmony with the intent of the Zoning Regulations:

Staff finds that the design of the new building improvements will enhance the general appearance of the area. The recessed storefront glazing, height variations, smooth-finished concrete tilt-up wall panels, accent stripes, and reveal lines help present a very attractive new building that will complement other buildings in the area.

(C) The proposed project properly incorporates the principles of portion and harmony of the various elements of the buildings or structures.

Staff finds the project does incorporate the principles of portion and harmony. The scale of the building will be consistent with other buildings in the area. Architecturally, the new building is equal if not an improvement from what is currently present within the existing buildings in the area.

(D) The landscaping, fencing and other elements of the proposed development is in harmony with the objectives of the Zoning Regulations.

Staff finds the project is in harmony with the objectives of the Zoning Regulations. As proposed, the proposed project will conform to the development standards required for properties within the M-2, Heavy Manufacturing, Zone. No Modification Permit or Variance is necessary for this project. Also, as part of the proposed development plans, the applicant is planning to provide 3,231 sq. ft. of landscaping (Approx. 12.6 % of the site). Although the majority of the landscape areas will be provided within the front landscape setback areas for maximum aesthetic value, the plans does show that landscaping will be provided throughout the parking lot area as required by City Code.

STAFF CONSIDERATIONS

Staff finds that Development Plan Approval Case No. 857 meets the required findings necessary for approval and thus will not be detrimental to the property of others or to the community as a whole. Staff is therefore recommending approval of the proposed development, subject to the conditions of approval as contained within this report.

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Noe Negrete 562-868-0511 x7611)

1. That the applicant shall pay a flat fee of \$6,000 to resurface the existing street frontage to centerline for Freeman Avenue.
2. That the applicant shall execute an affidavit agreeing to the addition of a cost-of-living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County and will not exceed 3% per year.
3. That the applicant shall execute an affidavit agreeing to participate in a future street maintenance district or other type of benefit assessment district to slurry

seal, resurface and reconstruct the street frontage on regular intervals (5-year, 10-year and 20-year intervals, respectively, as determined by the City Engineer). The applicant shall retain the right to challenge the costs and method of spreading future assessments.

4. That adequate "on-site" parking shall be provided per City requirements, and streets abutting (Greenleaf Avenue and Freeman Avenue) the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay the actual cost of sign installation.
5. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
6. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
7. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
8. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
9. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, if the applicant cannot meet the mitigation requirements, the applicant shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
10. That the applicant shall pay the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service.

11. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
12. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
13. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
14. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. The applicant will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The applicant can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:
(Contact: Bil Murphy 562.868-0511 x3703)

15. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
16. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.

17. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
18. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant.
19. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of the 26 feet aisle for emergency vehicle maneuvering shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
20. That prior to submitting plans to the Building Department or Community Development Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
21. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
22. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadway.

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION:
(Contact: Tom Hall 562.868-0511 x3715)

23. That prior to issuance of building permits, the applicant shall comply with the applicable conditions below and obtain notification in writing from the Santa Fe Springs Department of Fire-Rescue (SFSDFR) that all applicable conditions have been met:
 - a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) with a copy of the AAI investigation report for review and approval. If the AAI investigation

- identifies a release, or potential release at the site, the applicant must comply with part b.
- b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed the City's remediation standards or other regulatory agency guidelines, remedial action will be required. A remedial action workplan must be approved by the EPD and/or another authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.
 - c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and soil remediation during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.
24. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.
25. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
26. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
27. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue, Environmental Protection Division and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:**(Contact: Fernando Tarin 562.409-1850 x3301 or Philip De Rouse at x3319)**

28. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 2 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.
29. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
30. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of vehicles and indicate that vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
31. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Cuong Nguyen 562.868-0511 x7359)

32. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp of approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
33. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. The screening shall only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
34. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Anita Jimenez at (562) 868-0511 x7361.
35. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.
36. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
37. That all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and

- iii. A line-of-sight drawing using a distance of 300 feet at a height of 6 feet or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: line-of sight drawing and/or building cross section must be scaled.

38. That the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage.
39. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas.
40. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
41. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall.
42. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
43. That the electrical plans, which show the location of electrical transformer(s) shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning

and Development. The electrical transformer shall be screened with shrubs. Shrubs shall be planted 8 feet away from the doors and 18 inches away from the sides.

44. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the approval of the Fire Department and the Department of Planning and Development.
45. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
46. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning and Development. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height.
47. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Greenleaf Avenue or Freeman Avenue, use said street as a staging area, or to backup onto said streets from the subject property.
48. That the proposed building addition shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
49. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants:
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Community Development Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about

the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Community Development Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Community Development Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Community Development Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Community Development Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
50. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development.
Construction drawings will not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.

51. That the applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application.
52. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case.
53. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
54. That Development Plan Approval Case No. 857 shall not be valid until approved by the Community Development Commission and shall be subject to any other conditions the Community Development Commission may deem to impose.
55. That Development Plan Approval Case No. 857 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval.
56. That the applicant, Capco Laboratories, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Development Plan Approval Case No. 857, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

57. It is hereby declare to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse



Frederick W. Latham
City Manager



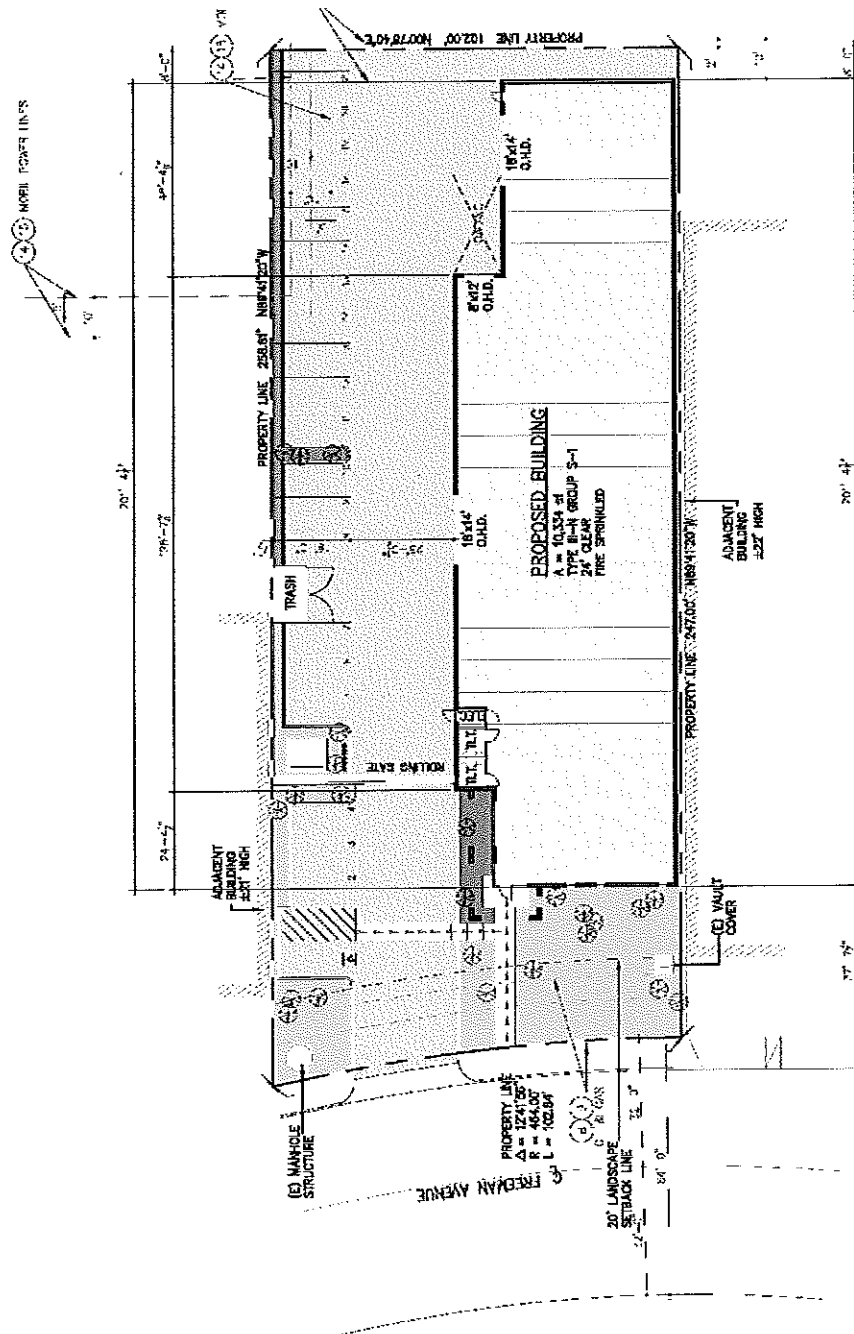
Paul R. Ashworth
Executive Director

Attachment(s)

1. Arial Photograph
2. Proposed Site Plan
3. Proposed Floor Plan
4. Proposed Elevations
5. Application for DPA 857

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PROPOSED SITE PLAN

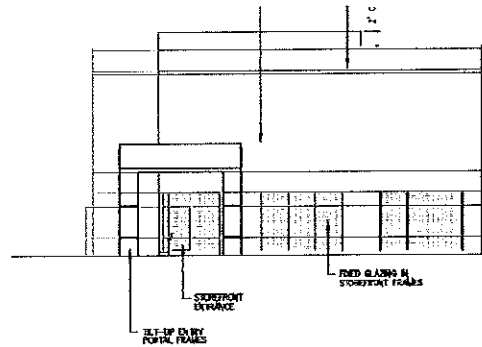


Architectural floor plan of a building. The plan includes the following rooms and features:

- REAR OFFICE**: Located at the top left, with dimensions 10'0" x 10'0".
- FRONT OFFICE**: Located at the top right, with dimensions 10'0" x 10'0".
- KITCHEN**: Located in the middle left, with dimensions 10'0" x 10'0".
- BATH**: Located in the middle right, with dimensions 5'0" x 5'0".
- BED ROOM**: Located in the bottom left, with dimensions 10'0" x 10'0".
- LIVING ROOM**: Located in the bottom middle, with dimensions 10'0" x 10'0".
- DINING ROOM**: Located in the bottom right, with dimensions 10'0" x 10'0".
- HALL**: A central hallway connecting the rooms.
- CLOSET**: Located near the living room and dining room.
- PORCH**: Located at the bottom left, adjacent to the bed room.
- GARAGE**: Located at the bottom right, adjacent to the dining room.

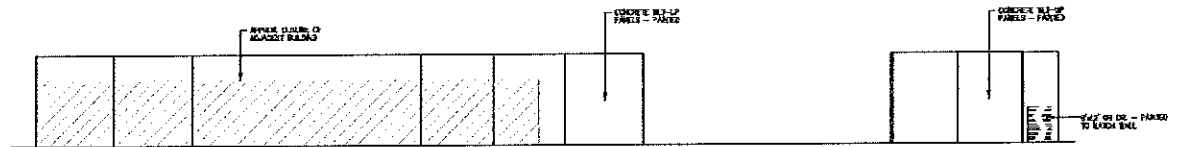
The plan also shows various doors, windows, and furniture placement. Dimensions are provided for several rooms and corridors.

PROPOSED ELEVATIONS



WEST / FRONT ELEVATION

SCALE

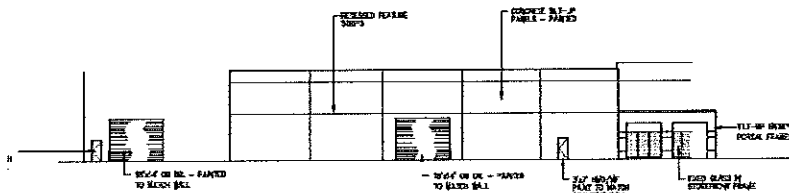


SOUTH / SIDE ELEVATION

SCALE: 1/8" = 1'-0"

EAST / REAR ELEVATION

SCALE: 1/8" = 1'-0"



NORTH / SIDE ELEVATION

SCALE: 1/8" = 1'-0"

WEST / FRONT ELEVATION

SCALE: 1/8" = 1'-0"

APPLICATION FOR DPA 857



City of Santa Fe Springs
Application for
DEVELOPMENT PLAN APPROVAL (DPA)

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:

Provide street address or Assessor's Parcel Map (APN) number(s) if no address is available.
Additionally, provide distance from nearest street intersection:

FREEMAN AVE APN # 8611-004-040

RECORD OWNER OF THE PROPERTY:

Name: ALBERT LICCIARDO Phone No: 562-903-2300

Mailing Address: 10225 GREENLEAF

SANTA FE SPRINGS

Fax No: 562-941-5986 E-mail: ALLICCI@CAPCO LABS.COM

THE APPLICATION IS BEING FILED BY:

- ☒ Record owner of the property
- ☐ Authorized agent of the owner (written authorization must be attached to application)

Status of Authorized Agent: Engineer/Architect: _____ Attorney: _____
Purchaser: _____ Lessee: _____
Other (describe): _____

DESCRIBE THE DEVELOPMENT PROPOSAL (See reverse side of this sheet for information as to required accompanying plot plans, floor plans, elevations, etc.)

10,334 S.F. CONCRETE INDUSTRIAL BLDG AND SITE IMPROVEMENTS

I HEREBY CERTIFY THAT the facts, statements and information furnished above are true and correct to the best of my knowledge and belief.

Signed: Albert Licciardo

Albert Licciardo

Print name

(If signed by other than the record owner, written authorization must be attached to this application.)

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Development Plan Approval."

APPLICATION FOR DPA 857 (continued)

DPA Application
Page 2 of 2

PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition
(Attach a supplemental sheet if necessary):

Name (please print): ALBERT LICCIARDO
Mailing Address: 10225 GREEN LANE AVE SANTA FE SPRING, CA 90670
Phone No: 562 903-2300
Fax No: 562 941-5776 E-mail: ALLICCI@CAPCO LABS.COM
Signature: _____

Name (please print): _____
Mailing Address: _____
Phone No: _____
Fax No: _____ E-mail: _____
Signature: _____

CERTIFICATION

I, ALBERT LICCIARDO, being duly sworn, depose and say that I am
the petitioner in this application for a Development Plan Approval, and I hereby certify under
penalty of law that the foregoing statements and all statements, maps, plans, drawings and
other data made a part of this application are in all respects true and correct to the best of my
knowledge and belief.

Signed: Albert Licciardo
(If signed by other than the Record Owner, written
authorization must be attached to this application)

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

Subscribed and sworn to (or affirmed) before me this 28th day of JANUARY, 2009
by ALBERT LICCIARDO, proved to me on the basis of satisfactory
evidence to be the person(s) who appeared before me.

Notary Public
(seal)



FOR DEPARTMENT USE ONLY	
CASE NO:	_____
DATE FILED:	_____
FILING FEE:	_____
RECEIPT NO:	_____
APPLICATION COMPLETE?	_____



City of Santa Fe Springs

Community Development Commission Meeting

March 26, 2009

NEW BUSINESS

Chamber of Commerce Lease

RECOMMENDATION

Approve the attached lease amendment for a five-year term and authorize the Executive Director to execute the Agreement subject to approval as to form by the Commission Attorney.

BACKGROUND

This is a lease that the CDC first entered into in 1988 and subleases to the Chamber of Commerce where the Chamber pays all lease costs as a pass through payment directly to the Lessor, Legacy Partners.

The lease was due to end July 9, 2009. This provided the opportunity to negotiate the proposed Amendment to the lease. Given the economic slow down, the Amended lease allowed for a reduction in rent costs. The terms are for base rent to be reduced from \$2.32/sf per month to \$2.00/sf and the additional rent (pass-through operating expenses) to be reduced by approximately \$800 per month, and two months of free rent. The Amendment also provides for basic tenant improvements for interior update where Legacy will pay for new paint, carpet, counters, and blinds.

FISCAL IMPACT

There will be no impact, since it is a full pass through payment by the Chamber.

INFRASTRUCTURE IMPACT

Heritage Corporate Center and the Chamber lease space is an existing facility; as such, there would be no infrastructure impact.


Frederick W. Latham
City Manager


Paul R. Ashworth
Executive Director

Attachment(s)
Proposed Third Amendment To Lease

LEGACY HERITAGE CORPORATE CENTER
12016 TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA

THIRD AMENDMENT TO STANDARD FORM OFFICE LEASE
(COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS)

THIS THIRD AMENDMENT TO STANDARD FORM OFFICE LEASE (this "Amendment") is made as of March 1, 2009, by and between LEGACY PARTNERS II SANTA FE SPRINGS, LLC, a Delaware limited liability company ("Landlord"), and RCOMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS ("Tenant").

RECITALS

A. Landlord (as successor-in-interest to O'Donnell/Santa Fe Springs II) and Tenant are parties to that certain Standard Form Office Lease dated as October 20, 1988, that certain First Amendment to Lease dated as of December 7, 1993, and that certain Second Amendment to Lease (the "Second Amendment") dated as of August 9, 1996 (collectively, as amended from time to time, the "Lease"). Pursuant to the Lease, Tenant leases certain premises located at 12016 Telegraph Road, Santa Fe Springs, California 90670 (the "Building"). All capitalized terms used herein and not otherwise defined herein shall have the meanings set forth in the Lease.

B. Pursuant to the Lease, Tenant leases from Landlord certain premises located in the Building containing approximately 3,133 rentable square feet and designated as Suite 100 (the "Premises").

C. Landlord and Tenant desire to amend the Lease to extend the Term of the Lease and to modify other provisions of the Lease, all as more particularly set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant agree that the Lease is amended as follows:

1. TERM OF THE LEASE. Effective as of the date hereof, the Term of the Lease is hereby extended for an additional period of sixty-two (62) months (the "Extended Term"), commencing on March 1, 2009 (the "Extension Date"), and extending through April 30, 2014 (the "Expiration Date"). Unless otherwise stated herein, all references to "Term" in the Lease and this Amendment shall be deemed references to the Extended Term and all references to "Expiration Date" shall be deemed references to March 1, 2009.

2. CONDITION OF THE PREMISES; REMEASUREMENT OF THE PREMISES.

a. Condition of the Premises. Landlord shall have no obligation whatsoever to construct leasehold improvements for Tenant or to repair or refurbish the Premises, except as set forth in Exhibit A. Subject to Landlord's completion of the Tenant Improvements (as defined in Exhibit A attached hereto), Tenant confirms that (a) it has accepted the Premises and will continue to occupy such space "AS-IS", (b) the Premises is suited for the use intended by Tenant, and (c) the Premises is in good and satisfactory condition. Tenant acknowledges that neither Landlord nor Landlord's agents has made any representation or warranty as to the condition of the Premises or the Building or its suitability for Tenant's purposes. Tenant represents and warrants to Landlord that (i) its sole intended use of the Premises is as set forth in the Lease, which has no special requirements, including but not limited to special security requirements, (ii) it does not intend to use the Premises for any other purpose, and (iii) prior to executing this Amendment it has made such investigations as it deems appropriate with respect to the suitability of the Premises for its continued use and occupancy.

b. Remeasurement of the Premises. It is hereby acknowledged and agreed that the Premises was recently remeasured pursuant to the terms of the Lease, and as a result of such remeasurement, the rentable square footage of the Premises has been increased from 3,116 rentable square feet, to 3,133 rentable square feet.

3. MONTHLY RENT.

a. Monthly Rent. Effective as of the Extension Date and continuing through the Expiration Date, in addition to all other costs and expenses payable pursuant to the Lease, Tenant shall

pay the Monthly Rent set forth below, which supersedes the rent schedule set forth in Section III.1 (Monthly Base Rent) of the Second Amendment:

<u>Months of the Extended Term</u>	<u>Annual Rent</u>	<u>Monthly Rent per Rentable Square Foot</u>	<u>Monthly Rent</u>
1* – 12	\$75,192.00	\$2.00	\$6,266.00
13 – 24	\$77,447.76	\$2.06	\$6,453.98
25 – 36	\$79,703.52	\$2.12	\$6,641.96
37 – 48	\$81,959.28	\$2.18	\$6,829.94
49 – 60	\$84,591.00	\$2.25	\$7,049.25
61 – 62	\$87,222.72	\$2.32	\$7,268.56
*Monthly Rent for months two (2) and three (3) of the Extended Term shall be abated, pursuant to the terms of <u>Section 3.b</u> below.			

b. Monthly Rent Abatement. Notwithstanding anything to the contrary contained herein and provided that Tenant faithfully performs all of the terms and conditions of the Lease, as amended, and no default by Tenant occurs under the Lease, as amended, Landlord hereby agrees that Tenant shall not be required to pay Monthly Rent for months two (2) and three (3) of the Extended Term (the "Monthly Rent Abatement Period"). During the Monthly Rent Abatement Period, Tenant shall still be responsible for the payment of all of its other monetary obligations under the Lease, as amended. In the event of a default by Tenant under the terms of the Lease that results in termination of the Lease in accordance with the provisions of Article 23 (Defaults and Remedies) of the Lease, then as a part of the recovery set forth in Article 23 of the Lease, Landlord shall be entitled to the recovery of the Monthly Rent that was abated under the provisions of this Section 3.

4. TENANT'S PERCENTAGE OF DIRECT EXPENSES; ABATEMENT OF DIRECT EXPENSES.

a. Tenant's Percentage of Direct Expenses. Effective as of the Extension Date, Direct Expenses for the Premises will be calculated using calendar year 2009, as the Direct Expense Base. Accordingly, in addition to the Monthly Rent for the Premises set forth in Section 3 of this Amendment, Tenant shall pay Tenant's Percentage of Direct Expenses with respect to the Premises in excess of the Direct Expenses for the calendar year 2009. Effective immediately, based on the remeasurement of the Premises set forth in Section 2.b above, Tenant's Percentage of Direct Expenses shall be revised as set forth below:

- Tenant's Share of the Building: 23.59% (3,133 rsf of the Premises/13,280 rsf of the Building).
- Tenant's Share of the office portion of the Project: 2.97% (3,133 rsf of the Premises/105,490 rsf of the office portion of the Project).
- Tenant's Share of the Project: 0.43% (3,133 rsf of the Premises/727,679 rsf of the Project).

b. Abatement of Direct Expenses. Subject to and conditioned upon Tenant's performance of the terms of the Lease, as amended, Landlord agrees that Tenant shall not be required to pay the increase in Tenant's Direct Expenses for the calendar year 2009 over the calendar year 2008 for the months of January 2009, and February 2009, only (the "Direct Expenses Abatement Period"), which increased amount would otherwise be payable under the terms of the Lease, and which abated amount totals \$754.00 (\$377.00 for each of January and February 2009). During the Direct Expenses Abatement Period, Tenant shall still be responsible for the payment of all of its other monetary obligations under the Lease, as amended. In the event of a default by Tenant under the terms of the Lease that results in termination of the Lease in accordance with the provisions of Article 23 (Defaults and Remedies) of the Lease, then as a part of the recovery set forth in Article 23 of the Lease, Landlord shall be entitled to the recovery of the Direct Expenses abated under the provisions of this Section 4.

5. NOTICES. Effective immediately, all notices to Landlord shall be sent to the following addresses:

LEGACY PARTNERS II SANTA FE SPRINGS, LLC
c/o Legacy Partners Commercial, Inc.
12016 Telegraph Road, Suite 203
Santa Fe Springs, California 90670
Attention: Property Manager

with a copy to:

LEGACY PARTNERS II SANTA FE SPRINGS, LLC
c/o Legacy Partners Commercial, Inc.
4000 East Third Avenue, Suite 600
Foster City, California 94404-4805
Attention: Regional Vice President

6. BROKERS. Tenant represents and warrants to Landlord that other than CB Richard Ellis, Inc. (Mike Foley), it has not engaged any broker, finder or other person who would be entitled to any commission or fees in respect of the negotiation, execution or delivery of this Amendment, and shall indemnify, defend and hold harmless Landlord against any loss, cost, liability or expense incurred by Landlord as a result of any claim asserted by any broker, finder or other person on the basis of any arrangements or agreements made or alleged to have been made by or on behalf of Tenant.

7. CONTINUING EFFECTIVENESS. The Lease, except as amended hereby, remains unamended, and, as amended hereby, remains in full force and effect. Tenant confirms that no default by Tenant exists under the Lease.

8. COUNTERPARTS. This Amendment may be executed in counterparts, each of which shall constitute an original, and all of which, together, shall constitute one document.

9. EXECUTION BY BOTH PARTIES. Submission of this instrument for examination or signature by Tenant does not constitute a reservation of or option to lease, and it is not effective as an amendment to lease or otherwise until execution by and delivery to both Landlord and Tenant, and execution and delivery hereof.

10. AUTHORIZATION. The individuals signing on behalf of Tenant each hereby represents and warrants that he or she has the capacity set forth on the signature pages hereof and has full power and authority to bind Tenant to the terms hereof. Concurrently with the execution and delivery hereof, Tenant agrees to provide to Landlord evidence that the requisite City authorities have approved and consented to the execution and delivery of this Lease and the terms and conditions hereof.

(SIGNATURES ON NEXT PAGE)

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date first above written.

"Landlord":

LEGACY PARTNERS II SANTA FE SPRINGS, LLC,
a Delaware limited liability company,
Owner

By: **LEGACY PARTNERS COMMERCIAL, L.P.,**
a California limited partnership,
as Property Manager and Agent for Owner

By: **LEGACY PARTNERS COMMERCIAL, INC.,**
General Partner

By: _____
Debra Smith
Its: Executive Vice President

"Tenant":

**REDEVELOPMENT AGENCY OF THE CITY OF
SANTA FE SPRINGS**

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

EXHIBIT A

LANDLORD WORK LETTER

This Landlord Work Letter ("Landlord Work Letter") shall set forth the terms and conditions relating to the initial improvements to the Premises. All references in this Landlord Work Letter to the "Lease" shall mean the relevant portions of the Lease, and all references in this Landlord Work Letter to the "Amendment", shall mean the relevant portions of the Third Amendment to Standard Form Office Lease to which this Landlord Work Letter is attached.

SECTION 1

BASE, SHELL AND CORE

Tenant hereby accepts the base, shell and core (i) of the Premises and (ii) of the floor(s) of the Building on which the Premises are located (collectively, the "Base, Shell and Core"), in its current "AS-IS" condition existing as of the date of the Amendment and the Extension Date. Except as otherwise provided below, Landlord shall not be obligated to make or pay for any alterations or improvements to the Premises, the Building, or the Project.

SECTION 2

CONSTRUCTION OF IMPROVEMENTS; EXCESS CONSTRUCTION COSTS

In accordance with the terms of this Landlord Work Letter, Landlord shall make the following improvements to the Premises ("Tenant Improvements"), utilizing Landlord's current standard grade, quality, make, style, design and color materials and construction methods for the Project:

- 1) prime, prep, and paint over existing wall covering throughout the office (with the exception of the copier room) using a Building standard color selected by Tenant and approved by Landlord;
- 2) remove wallpaper inside the copier room and prime, prep, and paint the wall using a Building standard color selected by Tenant and approved by Landlord;
- 3) replace carpet and sheet vinyl throughout the Premises using a Building standard color selected by Tenant and approved by Landlord;
- 4) move Tenant's existing furniture in and out of the Premises, as necessary, to accommodate the construction of the Tenant Improvements (Tenant shall be responsible for removing all items from desks according to the construction schedule);
- 5) change out all plate and switch covers to ivory;
- 6) paint all door frames, as needed, to address normal wear and tear;
- 7) install new laminate counter-tops in the reception area, copy room, conference room, and break room; and
- 8) replace all existing window blinds with Building standard blinds, provided that Tenant may elect to pay the additional costs for non-Building standard blinds (if approved by Landlord).

The foregoing Tenant Improvements shall be performed at Landlord's sole cost on a "turnkey" basis subject to the terms of this Landlord Work Letter. The Tenant Improvements shall specifically not include any of Tenant's trade fixtures, equipment, telephone and data equipment, refrigerator, or other personal property. Tenant shall not be obligated to pay any costs or expenses relating to the performance of the foregoing Tenant Improvements; provided, however, Tenant shall pay any costs incurred by Landlord as a result of (i) any changes to the scope of the Tenant Improvements referenced above, as requested by Tenant, or (ii) any work performed by Tenant in the Premises (collectively, the "Excess Construction Costs"). Tenant shall pay or reimburse Landlord within ten (10) business days after Landlord's request for any Excess Construction Costs and Landlord shall not be obligated to commence or continue any work within the Premises until such Excess Construction Costs are received from Tenant. Landlord will receive a construction management fee equal to four percent (4%) of the cost of completing the Tenant Improvements, provided that such fee shall be included in the Tenant Improvements specifically referenced above (and shall not be paid by Tenant for any of the turnkey improvements), although Tenant may be required to pay such fee in connection with any change to the foregoing scope of Tenant Improvements requested by Tenant.

SECTION 3

COMPLETION OF THE TENANT IMPROVEMENTS

Landlord shall contract directly with a contractor selected by Landlord (the "Contractor") for the construction of the Tenant Improvements referenced above. Landlord agrees that it shall diligently pursue completion of the Tenant Improvements during Tenant's occupancy of the Premises and with Tenant's cooperation, provided that Landlord shall arrange for all such work to be completed outside of normal business hours. Tenant understands that the Tenant Improvements will be performed during Tenant's occupancy of the Premises, and may result in inconvenience to Tenant. Tenant will reasonably cooperate with Landlord's efforts to efficiently complete the Tenant Improvements by, among other things, moving any personal property within the Premises as necessary for the completion of the Tenant Improvements. Landlord will make reasonable efforts to minimize the inconvenience and disturbance caused by the Tenant Improvements, but is not responsible for business interruption or damage to property which results from the Tenant Improvements. Notwithstanding anything to the contrary herein, it is hereby acknowledged and agreed that the Extension Date shall in no way be affected by the date the Tenant Improvements are completed pursuant to this Landlord Work Letter.

SECTION 4

MISCELLANEOUS

4.1 Tenant's Representative. Tenant has designated Kathie Fink (Chief Executive Officer for the Santa Fe Springs Chamber of Commerce) as its sole representative with respect to the matters set forth in this Landlord Work Letter, who shall have full authority and responsibility to act on behalf of the Tenant as required in this Landlord Work Letter.

4.2 Landlord's Representative. Landlord has designated Mary Reyes as its sole representative with respect to the matters set forth in this Landlord Work Letter, who, until further notice to Tenant, shall have full authority and responsibility to act on behalf of the Landlord as required in this Landlord Work Letter.

4.3 Time of the Essence in This Landlord Work Letter. Unless otherwise indicated, all references herein to a "number of days" shall mean and refer to calendar days. If any item requiring approval is timely disapproved by Landlord, the procedure for preparation of the document and approval thereof shall be repeated until the document is approved by Landlord.

4.4 Tenant's Lease Default. Notwithstanding any provision to the contrary contained in the Lease, as amended, if a breach or default by Tenant under this Landlord Work Letter or the Lease has occurred at any time on or before completion of the Tenant Improvements and remains after the expiration of applicable notice and cure periods, then (i) in addition to all other rights and remedies granted to Landlord pursuant to the Lease, at law and/or in equity, Landlord may cause the Contractor to suspend the construction of the Premises, and (ii) all other obligations of Landlord under the terms of this Landlord Work Letter shall be forgiven until such time as such default is cured pursuant to the terms of the Lease. In addition, if the Lease is terminated prior to the Extension Date, for any reason due to a default by Tenant as described in the Lease or under this Landlord Work Letter, in addition to any other remedies available to Landlord under the Lease, at law and/or in equity, Tenant shall pay to Landlord, as additional rent under the Lease, within five (5) days of receipt of a statement therefor, any and all costs incurred by Landlord and not reimbursed or otherwise paid by Tenant through the date of such termination in connection with the Tenant Improvements to the extent planned, installed and/or constructed as of such date of termination, including, but not limited to, any costs related to the removal of all or any portion of the Tenant Improvements and restoration costs related thereto.



City of Santa Fe Springs

Community Development Commission Meeting

March 26, 2009

NEW BUSINESS

Loan Agreement

RECOMMENDATION

Approve the attached loan agreement and authorize the Executive Director to execute the Agreement subject to approval as to form by the Commission Attorney.

BACKGROUND

This loan agreement is for \$1,800,000 to the Villages at Heritage Springs, LLC in order to secure the initial home construction financing. It is a short term loan to be repaid within 30 days of construction financing for both detached and attached homes.

FISCAL IMPACT

There will be no net impact since the developer also has a loan receivable from the CDC that exceeds this amount. This loan will help to start the construction and sale of the homes sooner which will result in increased tax increment at a sooner date.

INFRASTRUCTURE IMPACT

No impact.

Frederick W. Latham
City Manager

Paul R. Ashworth
Executive Director

Attachment(s)

Proposed Loan Agreement

LOAN AGREEMENT

This Loan Agreement is made and entered into as of March 26, 2009, by and between the Community Development Commission of the City of Santa Fe Springs ("CDC") and Villages at Heritage Springs, LLC ("Developer").

Recitals

A. On November 17, 2005, the parties entered into that certain "Disposition and Development Agreement", which has been subsequently amended. (That Agreement, as amended, is referred to hereinafter as the "DDA".)

B. As reflected in the DDA, Developer has loaned funds to CDC for the purpose of property acquisition (the "DDA Loan").

C. At this time, Developer requires a loan of funds from CDC in order to secure construction financing for the Project described in the DDA.

Based on the Recitals set forth above, and in consideration of the mutual promises set forth below, the parties agree as follows:

1. CDC shall loan to Developer the sum of \$1,800,000.00 (the "Subject Loan"), with such sum to be paid to Developer within three (3) business days following CDC's receipt of Developer's written request for such payment.

2. The Subject Loan shall not bear interest.

3. Developer shall repay to CDC the full amount of the Subject Loan within 30 days after Developer's receipt of construction financing for both the detached and attached homes to be built in the Project.

4. Should Developer default in the aforesaid repayment obligation, then the amount not repaid by Developer shall operate as a credit for CDC against its obligation to repay the DDA Loan, with such credit to be applied against amounts as they become due and payable, until such credit is exhausted.

Intending to be legally bound, the parties have executed this Loan Agreement, below, as of the date first set forth above.

Villages at Heritage Springs, LLC

Bob Comstock, Manager

Community Development Commission of
the City of Santa Fe Springs

Paul Ashworth, Executive Director

Attest:

Commission Secretary

Approved as to form:

Commission Attorney



City of Santa Fe Springs

Community Development Commission Meeting

March 26, 2009

COUNCILMEMBER REQUESTED ITEM

Installation of Access Ramp Along Promenade Landscaping Area

RECOMMENDATION:

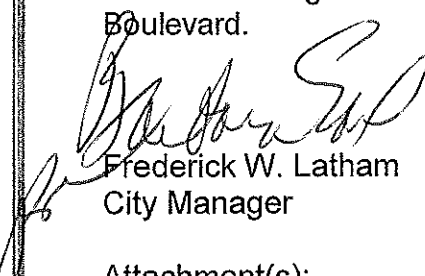
That the Community Development Commission include the installation of a disabled person's access ramp along the Promenade Walkway with the Meandering Sidewalk Project on Telegraph Road West of Pioneer Boulevard.


BACKGROUND

Councilmember Velasco had requested that staff look at the feasibility of providing a disabled person's access ramp along the Promenade Walkway across from the rear entrance to Jax Market. Staff reviewed the area and determined that the location of the requested ramp would be in front of the existing fountain on the south side of the drive that separates the back of the shopping center from the Promenade Villa Townhomes. Coincidentally, there is an existing ramp on the north side of the drive. The location of the requested ramp would be immediately adjacent to an existing speed bump with adequate sight distance in both directions and would complement the existing ramp on the north side of the drive. Due to the fact the existing walkway is a combination of plain concrete inset with an integral colored and patterned concrete, the estimated cost to install the ramp is \$7,500.


The City has a 15-foot wide easement for public walkway purposes in the area between the drive and the Townhome complex that extends from Jersey Avenue to Orr and Day Road. The City maintains the landscaping, irrigation, furniture, fountains, and sidewalk in this area.

Staff recommends that the City Council include the installation of a disabled person's access ramp along the Promenade Walkway across from Jax Market with the Meandering Sidewalk Installation project on Telegraph Road west of Pioneer Boulevard.


Frederick W. Latham
City Manager


Paul Ashworth
Executive Director

Attachment(s):
Location Map

Report Submitted By: Don Jensen, Director 
Department of Public Works

Date of Report: March 18, 2009

12



City of Santa Fe Springs

Community Development Commission/City Council

March 26, 2009

JOINT PUBLIC HEARING - Sale of Residential Property.

Joint Public Hearing on the sale of a Community Development Commission-owned property acquired and to be constructed for sale under the Housing Acquisition and Rehabilitation Program (HARP) located at 9203 Danby Avenue, approval of City Council Resolution No. 9169 and Community Development Commission Resolution No. 220-09.

RECOMMENDATIONS

1. That the City Council and Community Development Commission open the Joint Public Hearing and receive comments.
2. That the City Council and Community Development Commission find that the proposed sale of the subject property is pursuant to and in furtherance of the Redevelopment Plan and Housing Set-Aside requirements for the Consolidated Redevelopment Project for which environmental documents were previously prepared.
3. That the City Council and Community Development Commission find that the sale of the subject property is for affordable housing purposes and that said sale price is consistent with Redevelopment Law and appropriate to effectuate the purposes of the Redevelopment Plan.
4. That the City Council approves Resolution No. 9169 and that the Community Development Commission approves Resolution No. 220-09.

BACKGROUND

State Redevelopment Law requires a Joint Public Hearing before the City Council and Community Development Commission prior to the sale or lease of land acquired either directly or indirectly with tax increment funds. Since this is a Joint Hearing, this staff report appears on both the City Council and Community Development Commission Agendas.

The subject property, located at 9203 Danby Avenue, was acquired by the CDC on June 29, 2006 in a deteriorated condition. Plans to build a new four bedroom, three and one-half baths home are currently going out to bid.

HUD guidelines establish the maximum allowable sale price of the property for a family of four is anticipated to be between the price range of \$215,000 - \$225,000, allowing the property to be available for sale to an income-eligible low or moderate income household under the City's HARP first-time homebuyer program. The exact

sale price will be determined once the house is completed and prior to the close of escrow.

The buyer, Jose Franco and his wife Monica have four children, and are the third income eligible family on the HARP Lottery List. The Franco family has lived in the City for more than the required three year period, and this will be their first home purchase. As a result, the Franco family meets both the income and residency requirements of the HARP Program. The Franco family has agreed to live in the home as their primary residence and maintain it in accordance with the HARP Sale Agreement, a copy of which is attached. In addition, the Franco family has been advised of State law establishing affordability restrictions and resale conditions that are tied by recorded covenant to the property.

FISCAL IMPACT

Expenditure of housing setaside funds for the purpose of preserving and increasing the number of affordable units in the City is a primary function and responsibility of the CDC. Accordingly, the sale of the subject rehabilitated single family dwelling to an income eligible household is in furtherance of State law and the goals and policies of the CDC. Selling the subject property, even considering the subsidy involved, will not adversely impact the Housing Fund.

INFRASTRUCTURE IMPACT

Selling the subject property to an income eligible household will not have an adverse impact on the City's infrastructure.



Frederick W. Latham
City Manager



Paul R. Ashworth
Executive Director

Attachments:

City Council Resolution No. 9169

Community Development Commission Resolution No. 220-09

Sale Agreement

Location Map

RESOLUTION NO. 9169

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SANTA FE SPRINGS APPROVING THE SALE OF PROPERTY OWNED BY
THE COMMUNITY DEVELOPMENT COMMISSION OF THE
CITY OF SANTA FE SPRINGS FOR AFFORDABLE HOUSING PURPOSES
PURSUANT TO THE REDEVELOPMENT PLAN FOR THE
CONSOLIDATED REDEVELOPMENT PROJECT.**

WHEREAS, the Community Development Commission of the City of Santa Fe Springs has proposed to sell property (the "Proposed Sale") acquired with tax increment moneys, for affordable housing purposes pursuant to the Redevelopment Plan for the Consolidated Redevelopment Project (the "Redevelopment Plan"); and

WHEREAS, the City Council has held a properly noticed public hearing in accordance with the requirements of the State of California Health and Safety Code, {s} 33431 and 33433 for the sale of a small housing project as defined in {s} 33013; and

WHEREAS, the City Council has provided all interested persons with and opportunity to be heard during the course of this public hearing; and

WHEREAS, the City Council has duly considered all testimony, oral and written, offered during, or prior to, this public hearing; and

WHEREAS, the City Council further finds and determines that the Proposed Sale is an activity within the scope of the Redevelopment Plan, in particular the provision of housing affordable to low and moderate income persons, for which an Environmental Impact Report (the "EIR") was certified; and

WHEREAS, the City Council in adopting this Resolution has considered the EIR; and

WHEREAS, the City Council further finds and determines that the EIR adequately describes the Proposed Sale for the purposes of the California Environmental Quality Act; and

WHEREAS, the City Council further finds and determines that, pursuant to Cal. Admin. Code, tit. 14, {s} 15162, no new significant environmental effects could occur as a result of the Proposed Sale beyond those considered in the EIR, and no new mitigation measures would be required by the Proposed Sale beyond those discussed in the EIR, in that:

(1) The Proposed Sale does not propose any substantial changes to the Redevelopment Plan which would require major or minor revisions of the EIR due to the involvement of new significant environmental impacts not considered in the EIR; and

(2) No substantial changes have occurred with respect to the circumstances under which the Redevelopment Plan is being undertaken which, due to the involvement of new significant environmental impacts not considered in the EIR, would require major or minor revisions of the EIR; and

(3) No new information has become available, which was not known and could not have been known at the time the EIR was certified as complete, showing either (a) that the Redevelopment Plan or Proposed Sale will have any significant environmental effects not discussed previously in the EIR, or (b) that significant environmental effects previously examined in the EIR will be substantially more severe than the EIR, or (c) that environmental mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant environmental effects of the Redevelopment Plan or Proposed Sale, or (d) that environmental mitigation measures or alternatives which were not previously considered in the EIR would substantially lessen any significant environmental effect of the Redevelopment Plan or Proposed Sale;

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

SECTION 1: The City Council approves the sale of property proposed by the Community Development Commission, and authorizes the Community Development Commission to open escrow with Jose Franco and Monica Jaramillo, for the sale of the property located at 9203 Danby Avenue, Santa Fe Springs, CA.

SECTION 2: The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 26th day of March, 2009.

Louie González, MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO. 220-09

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF SANTA FE SPRINGS AUTHORIZING ENTRY INTO
A SALE AGREEMENT WITH JOSE FRANCO,
FOR THE SALE OF PROPERTY PURSUANT TO THE REDEVELOPMENT PLAN
FOR THE CONSOLIDATED REDEVELOPMENT PROJECT.**

WHEREAS, the Community Development Commission of the City of Santa Fe Springs has proposed to sell property (the "Proposed Sale") acquired with tax increment moneys, for affordable housing purposes pursuant to the Redevelopment Plan for the Consolidated Redevelopment Project (the "Redevelopment Plan"); and

WHEREAS, the Community Development Commission has held a properly noticed public hearing in accordance with the requirements of the State of California Health and Safety Code, {s} 33431 and 33433 for the sale of a small housing project as defined in {s} 33013; and

WHEREAS, the Community Development Commission has provided all interested persons with an opportunity to be heard during the course of this public hearing; and

WHEREAS, the Community Development Commission has duly considered all testimony, oral and written, offered during, or prior to, this public hearing; and

WHEREAS, the Community Development Commission, after consideration of said testimony, finds, determines and declares that the Proposed Sale is a sale of property for purposes of redevelopment and affordable housing, and that the Proposed Sale is necessary to effectuate the purposes of the Redevelopment Plan, in particular the provision of housing affordable to low and moderate income persons; and

WHEREAS, the Community Development Commission further finds and determines that the Proposed Sale is an activity within the scope of the Redevelopment Plan, for which an Environmental Impact Report (the "EIR") was certified; and

WHEREAS, the Community Development Commission in adopting this Resolution has considered the EIR; and

WHEREAS, the Community Development Commission further finds and determines that, pursuant to Cal. Admin. Code, tit. 14, {s} 15162, no new significant environmental effects could occur as a result of the Proposed Sale beyond those considered in the EIR, and no new mitigation measures would be required by the Proposed Sale beyond those discussed in the EIR, in that:

(1) The Proposed Sale does not propose any substantial changes to the Redevelopment Plan which would require major or minor revisions of the EIR due to the involvement of new significant environmental impacts not considered in the EIR; and

(2) No substantial changes have occurred with respect to the circumstances under which the Redevelopment Plan is being undertaken which, due to the involvement of new

significant environmental impacts not considered in the EIR, would require major or minor revisions of the EIR; and

(3) No new information has become available, which was not known and could not have been known at the time the EIR was certified as complete, showing either (a) that the Redevelopment Plan or Proposed Sale will have any significant environmental effect not discussed previously in the EIR, or (b) that significant environmental effects previously examined in the EIR will be substantially more severe than the EIR, or (c) that environmental mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant environmental effects of the Redevelopment Plan or Proposed Sale, or (d) that environmental mitigation measures or alternatives which were not previously considered in the EIR would substantially lessen any significant environmental effect of the Redevelopment Plan or Proposed Sale; and

WHEREAS, the City Council of the City of Santa Fe Springs has adopted a resolution approving the Proposed Sale and authorizing the Community Development Commission to open escrow with Jose Franco and Monica Jaramillo for the sale of the property located at 9203 Danby Avenue, Santa Fe Springs, CA;

NOW, THEREFORE THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES RESOLVE AND ORDER AS FOLLOWS:

SECTION 1: The Community Development Commission approves entry into an escrow with Jose Franco and Monica Jaramillo, and authorizes the Executive Director to execute said escrow.

SECTION 2: The Community Development Commission Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 26th day of March, 2009.

Louie González, Chairperson

ATTEST:

SECRETARY: _____

Recording requested by and
when recorded return to:

City Clerk
11710 E. Telegraph Road
Santa Fe Springs, California 90670

AGREEMENT

This Agreement is made as of the 26th day of March, 2009, by and between the Community Development Commission of the City of Santa Fe Springs ("CDC"), and Jose Franco and Monica Jaramillo ("Buyer").

This Agreement is made with reference to the following facts:

- A. CDC is the owner of the property (the "Property") located at 9203 Danby Avenue, Santa Fe Springs, California, and legally described as follows:

Lot 162 of Tract 6068 in the City of Santa Fe Springs, County of Los Angeles, State of California, as per map recorded in Book 8001, Page(s) 11 of maps, in the Office of the County Recorder of said County.
- B. CDC purchased the Property in a substandard condition and, between acquisition cost and rehabilitation, expects to expend in excess of \$650,000 in bringing the Property to its present first-class condition.
- C. Buyer is the winner of a lottery (HARP) held by CDC to determine the right to purchase the Property for the price set forth below in Section 1. In order to qualify for the lottery, Buyer has demonstrated to CDC that Buyer's household income does not exceed 120% of the area median income as established by HUD and that the Buyer has resided, for the preceding three years, in the City of Santa Fe Springs.
- D. CDC wishes to sell the Property to qualified persons who will maintain it in a first-class condition, who qualify financially as set forth above, and who will agree to certain covenants and conditions regarding the resale of the Property, for a period of 45 years from the date of close of escrow for the sale of the Property from CDC to Buyers (the Covenant Period), in accordance with applicable provisions contained in the California Community Redevelopment Law (the CRL).
- E. CDC is willing to subsidize the sale to Buyer, as set forth herein, because of Buyer's acceptance of the foregoing goals and agreement to cooperate in carrying them out.

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1. CDC agrees to sell the Property to Buyer and Buyer agrees to purchase the Property from the CDC for a price anticipated to be within the range of \$215,000-\$225,000; the exact sale price to be determined prior to the close of escrow. The parties agree to enter into an appropriate escrow for said sale. CDC will pay both parties' escrow expenses, including all non-recurring closing

costs, and the cost of a CLTA Title Insurance Policy in the amount of the purchase price. A 30-day escrow is contemplated, but escrow may close sooner or be extended longer by mutual consent.

2. Buyer shall pay the purchase price into escrow as follows:
 - a. A cash down payment of not less than \$2,500, payable at the opening of escrow.
 - b. Buyer shall obtain financing for the acquisition of the property, and is hereby granted the right to give a lender a first deed of trust on the Property to secure said loan (the Lender's Loan).
3. At all times during the Covenant Period, Buyer shall maintain the exterior of the Property (dwelling and accessory structures) to the standards required by the Property Maintenance Ordinance (Chapter 17A) contained in the City Code of the City of Santa Fe Springs, as such Chapter presently exists or is hereafter amended (the PMO).
4. Because of CDC's potential right to repurchase the Property during the Covenant Period, Buyer shall maintain the interior of the Property to standards of normal use, including routine maintenance and upkeep. In the event that CDC repurchases the Property as set forth below, CDC's actual costs of repair and rehabilitation will be deducted from the repurchase price set forth below. Items for which deductions will be made include but are not limited to:
 - a. Holes, cracks, gouges or other punctures/indentures in wall, ceiling or roof area.
 - b. Lack of proper maintenance of painted or varnished surfaces of wall, ceilings, etc.; cracked and peeling painted surfaces; discoloration of painted surfaces; stains, markings or graffiti on walls, floors or ceilings.
 - c. Broken glass, debris, garbage, human or animal waste on the floors, or holes in the carpet or floors.
 - d. Broken, removed, disconnected and/or clogged plumbing fixtures.
 - e. Broken, removed and/or non-workable doors, windows, cabinets, cupboards, closets and shelves.
 - f. Acts of vandalism or malicious mischief.
5. If, during the Covenant Period, there is any violation of the PMO which results in a City Manager hearing (Section 17A-6), the City Manager, or the City Council on appeal from the City Manager's decision, may order that Buyer sell the Property back to CDC. Such repurchase by CDC shall be at the price set forth below in Section 10.

6. During the Covenant Period, the Property shall be the principal residence of Buyer and Buyer's children only. It may not be leased or rented under any circumstances without CDC's prior written approval, which will be given only in case of extreme hardship beyond the control of Buyer, as determined at the sole discretion of CDC.
7. Buyer shall not place any encumbrance on the Property, other than the encumbrance evidencing a first deed of trust at the time of purchase as described in section 2(c), above, nor shall Buyer increase the amount of said allowed encumbrance or any other allowed encumbrance, without obtaining the prior written consent of CDC, which consent shall not be unreasonably withheld.
8. Should Buyer propose to sell or otherwise transfer (sale) the Property at any time during the Covenant Period, such sale shall be to an income eligible person (or persons), for an affordable price, as defined in the applicable provisions of the CRL, pursuant to the schedules in effect at the time of such proposed sale. Prior to any proposed sale, Buyer shall provide to CDC such information as CDC deems necessary so that CDC may evaluate the eligibility of the proposed buyer and sale. CDC shall inform Buyer of its decision regarding such eligibility within 10 business days of CDC's notice to Buyer that CDC has received all necessary information to make such evaluation. **ANY SALE OR TRANSFER MADE WITHOUT COMPLIANCE WITH THE PROVISIONS OF THIS SECTION SHALL BE PROHIBITED AND VOID.**
9. In the event that Buyer desires to sell the Property, and despite their best efforts cannot locate an eligible buyer within 90 days after Buyer begins to actively market the Property, CDC may, but is not obligated to, repurchase the Property from Buyer.
10. In the event that CDC repurchases the Property pursuant to any provision set forth in this Agreement, the purchase price shall be the lesser of: (a) The fair market value of the Property at the time of such purchase, as determined by an appraisal to be done by an independent appraiser to be selected by CDC, less any deductions as described herein; or (b) the maximum affordable price, as defined in the applicable provisions of the CRL, pursuant to the schedules in effect at the time of such purchase, less any deductions described herein.
11. In the event of violation or threatened violation by Buyer of any of the provisions of this Agreement, CDC shall be deemed to be an interested party and shall have the right to seek appropriate judicial relief for the purpose of eliminating or preventing the violation.
12. Any default by Buyer on the Lender's Loan, whether by non-payment or otherwise, shall trigger CDC's right to repurchase the Property for the amount set forth above in Section 11. In the event that CDC repurchases the Property based on a default on the Lender's Loan, the parties shall deduct from the purchase price all expenses incurred by CDC as a result of said default, in addition to any other deductions relating to any other provision of this Agreement.

13. Should any provision of this Agreement be held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of the Agreement shall remain in full force and effect unimpaired by the holding.
14. The provisions of this Agreement shall inure to the benefit of, and be binding upon, the respective heirs, successors and assigns of the parties hereto.
15. This Agreement shall be governed by the laws of the State of California. Any legal action pertaining to this Agreement shall be filed in the Los Angeles Superior Court, Southeast District. In any such legal action, the prevailing party shall be entitled to recover its reasonable litigation expenses, including attorneys' fees.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

BUYER:

SELLER:

COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF SANTA FE SPRINGS

Jose Franco

Monica Jaramillo

By: _____
Louie González, Chairperson



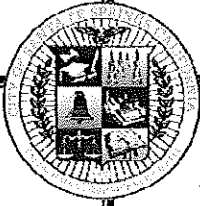
CITY OF SANTA FE SPRINGS

Sale of CDC Property 9203 Danby Avenue



Location Map





City of Santa Fe Springs

Community Development Commission/City Council

March 26, 2009

JOINT PUBLIC HEARING

NEW BUSINESS

Approval of Seven Proposed Amendments to the Section 8 Administrative Plan

RECOMMENDATION

It is recommended that the City Council and Community Development Commission take the following action:

1. Open the Joint Public Hearing, hear a presentation from staff on the matter, and thereafter receive comments from anyone in the audience wishing to comment on the proposed seven amendments to the Section 8 Administrative Plan.
2. Approve the proposed seven amendments to the Administrative Plan in accordance with Section 5A of the United States Housing Act of 1937 (USHA), as amended by Section 511 of the Quality Housing and Work Responsibility Act of 1998.
3. Authorize the Executive Director of the Community Development Commission to submit the seven approved amendments to the Section 8 Administrative Plan to the Housing Authority for the County of Los Angeles for inclusion with the comprehensive Housing Agency Plan being submitted to the Department of Housing and Urban Development (HUD) in April 2009.

BACKGROUND

On July 30, 2008, the federal Housing and Economic Recovery Act of 2008 Quality Housing and Work Responsibility Act of 1998 ("QHWRA") was signed into law which enacted revisions to the United States Housing Act of 1937. These changes have, among other things, instituted a requirement that all Public Housing Authorities complete and adopt a Public Housing Agency Plan consisting of two parts: the Five-Year Plan and the Annual Plan. However, on July 30, 2008, the President enacted into law the Title VII of the Housing and Economic Recovery Act of 2008, providing qualified public housing authorities, such as the City of Santa Fe Springs, an exemption from the requirement to submit an Annual Plan. The City's Section 8 Program is currently working under a previously approved Five-Year Plan and Annual Plan. Consequently, the City Council and CDC are asked to approve

proposed revisions to the Section 8 Administrative Plan to conform to the requirements of the QHWRA.

The Community Development Commission of the City of Santa Fe Springs ("CDC") is a Public Housing Authority that provides housing assistance under the federal Section 8 Program. The CDC contracts with the Housing Authority for the County of Los Angeles ("HACoLA") to administer the Section 8 Program. Because HACoLA administers the City's Section 8 contracts, the proposed amendments have been drafted by HACoLA for the CDC's review and adoption.

STAFF REVIEW

City staff has reviewed the proposed amendments to the Administrative Plan and found that the amendments conform to the housing goals established by the City Council of the City of Santa Fe Springs.

PROPOSED ADDITIONS TO THE ADMINISTRATIVE PLAN

The following amendments to the Administrative Plan are proposed as follows:

1. Vouchers Issued

The number of vouchers that the Housing Authority issues to applicants is based on statistics of program attrition. Based on these statistics, the Housing Authority projects the necessary number of vouchers that are required to meet leasing and budget goals for the fiscal year.

Currently, the Housing Authority will honor all vouchers issued in excess of maximum voucher and/or budget allocation. In accordance with HUD regulations, the Housing Authority now may not honor vouchers issued in excess of voucher and/or budget allocation. As the Housing Authority reaches 100% lease-up, vouchers will be honored in the order they were issued.

2. Family Additions

The Housing Authority currently allows adults to be added to participant households only through marriage or marital-type relationship or if they are an adult child returning home from military service. In accordance with Section 24 of the Code of Federal Regulations, Part 982.551(h)(2), the Housing Authority will now allow the addition of adults to participant households in cases of major illness or disability.

5. Annual Reexamination

The annual reexamination policy currently states that when an annual reexamination is conducted and the tenant rent decreases from the previous year, the effective date of the reexamination will be the anniversary date of the Housing Assistance Payment contract. In accordance with Section 24 of the Code of Federal Regulations, Part 982.516(d)(2), the Housing Authority will now make all tenant rent decreases due to an annual reexamination effective on the first day of the month after the reexamination is completed.

6. Annual Reexamination

The Housing Authority currently maintains a policy that reexaminations will be conducted at least annually. In accordance with the current Corrective Action Plan executed with the U.S Department of Housing and Urban Development (HUD), and in accordance with Indicator 9 under the Section Eight Management Assessment Program (SEMAP), this policy will now be expanded to state that all annual reexaminations must be effective within twelve (12) months of the last annual reexamination.

7. Local Preference

The Housing Authority currently maintains five admissions preferences in the Administrative Plan. Current preferences are as follows, with families of veterans or current members of the armed forces receiving priority in each of the following categories:

1. Families previously assisted by the Housing Authority whose assistance was terminated due to insufficient funding;
2. Families who live or work in the jurisdiction and are approved for admission by the Executive Director as victims of declared disasters, displaced due to a government action or a referral from law enforcement;
3. All other families who live or work in the jurisdiction;
4. Date and time.

The Housing Authority is removing date and time as a preference. Families will continue to be selected from the waiting list in order of date and time, once preferences are applied.

PUBLIC HEARING NOTICE

The proposed changes to the Section 8 Annual Plan for FY 2009-2010, including the seven proposed amendments to the Administrative Plan, were released for public review on February 4, 2009. A copy of the amended Section 8 Annual Plan for FY 2009-2010, and proposed revisions to the Administrative Plan, was placed on the

public counter in the Planning Department for the 45-day public review and inspection period from February 4, 2009 through March 20, 2009. HACoLA published the Public Hearing Notice in the Los Angeles Times and Whittier Daily News advising the public that the proposed changes to the Section 8 Annual Plan for FY 2009-2010, and the proposed seven amendments to the Administrative Plan, were available for public inspection in Santa Fe Springs City Hall, and that the Community Development Commission and City Council would conduct a joint public hearing on the approval of the amended Section 8 Annual Plan for FY 2009-2010 and the seven proposed revisions to the Administrative Plan at a joint public hearing beginning at 6:00 p.m. in the City Council Chambers on Thursday, March 26, 2009.



Frederick W. Latham
City Manager



Paul R. Ashworth
Executive Director

/tr

Attachments:
Certifications (4)

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Paul Ashworth the Executive Director certify
that the Five Year and Annual PHA Plan of the Santa Fe Springs Housing Authority is
consistent with the Consolidated Plan of Los Angeles Urban County prepared
pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Santa Fe Springs Housing Authority

CA147V0

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Louie González

Title

Mayor

Signature

Date

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Paul Ashworth the Executive Director certify
that the Five Year and Annual PHA Plan of the Santa Fe Springs Housing Authority is
consistent with the Consolidated Plan of Los Angeles Urban County prepared
pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

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Santa Fe Springs Housing Authority

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Name of Authorized Official Louie González	Title Mayor
Signature	Date



City of Santa Fe Springs

City Council Meeting

March 26, 2009

ORDINANCE FOR PASSAGE

Ordinance 997- Amending Subsection (A) Of Section 50.22 Of The City Code Regarding Garbage And Refuse

RECOMMENDATION

That the City Council waive further reading and adopt Ordinance No. 997, an ordinance amending Subsection (A) Of Section 50.22 of the City Code regarding garbage and refuse.

BACKGROUND

At its meeting of February 12, 2009, the City Council approved a strategy to determine which Waste Hauler will service the Villages at Heritage Springs housing development. Part of the approved strategy involved amending the Municipal Code to allow for a third residential waste hauler. Accordingly, Ordinance 997 increases the number of permitted residential haulers from two to three.

It should be noted that increasing the number of permitted haulers will not necessarily increase the number of actual haulers. If one of the existing two residential waste haulers were awarded the Villages territory through the forthcoming RFP process, the third permitted residential franchise would remain vacant.

A handwritten signature in black ink, appearing to read "F. Latham", is positioned above the printed name of the City Manager.

Frederick W. Latham
City Manager

Attachment(s)

Ordinance No. 997

ORDINANCE NO. 997

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS
AMENDING SUBSECTION (A) OF SECTION 50.22 OF THE CITY CODE
REGARDING GARBAGE AND REFUSE

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

Section 1. Subsection (A) of Section 50.22 of the City Code is hereby amended to read as follows:

No more than four commercial permits and three residential permits for the collection of solid waste shall be issued and outstanding at any given time. A holder of one type of permit shall not be prohibited from also holding the other type of permit.

Section 2. The adoption of this Ordinance shall operate to repeal existing Subsection (A) of Section 50.22 in its entirety.

Section 3. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 50, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 4. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage hereof.

PASSED and ADOPTED this 26th day of March, 2009 by the following roll call vote:

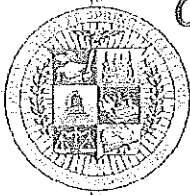
AYES:
NOES:
ABSENT:

MAYOR

CITY CLERK

PLEASE REFER TO ITEM NO. 8 –A

18-A



City of Santa Fe Springs

City Council Meeting

March 26, 2009

EXTENSION OF CONTRACT

Additional Engineering Services for the Valley View Avenue Grade Separation Project

RECOMMENDATION

That the City Council take the following actions:

1. Approve an extension of the contract with Hanson Wilson, Inc. in the amount of \$269,037 to cover the cost of additional engineering services for the Valley View Avenue Grade Separation Project; and
2. Authorize the Director of Public Works to execute the work order in order to incorporate these additional services into the contract.

BACKGROUND

Hanson-Wilson, Inc. (HWI) is the engineer-of-record for the Valley View Grade Separation Project. On December 21, 2006 a contract was awarded to HWI to provide certain design-related engineering services. Subsequently, staff had negotiated two contract extensions as it was determined that the original contract scope did not cover all of the engineering services that needed to be completed by HWI. As the project is now in the right of way acquisition phase, there is a need for a third contract extension mainly to deal with right of way and utility issues that are above and beyond the original contract and the two previous contract extensions.

An agreement has been negotiated and staff is now recommending that the contract with Hanson-Wilson, Inc. be extended by \$269,037 to cover the additional engineering services described in Attachment 1. These services are needed to finalize project design and support property acquisition. With this extension, total engineering costs would be as follows:

▪ Original Contract Amount	\$ 350,311
▪ Contract Extension (Approved May 15, 2007)	\$ 435,545
▪ Contract Extension (Approved February 4, 2008)	\$ 207,094
▪ Additional Engineering Services	<u>\$ 269,037</u>
▪ Total Authorized Engineering Contract Amount	\$ 1,261,987

FISCAL IMPACT

Project costs, including the cost of engineering support services, will be reimbursed from State and County funds that have been allocated to the project. Local funds will be needed only to make initial payments.

Report Submitted By: Don Jensen, Director
Department of Public Works

Date of Report: March 16, 2009

18-B

Attachment 1
Summary of Additional Engineering Services
Hanson-Wilson, Inc. (Design Engineering Consultant)
Valley View Grade Separation Project

<u>Task #</u>	<u>Additional Engineering Services</u>	<u>Cost</u>
A	Project Administration/Project Meetings	\$62,569
B	Utility, Agency & BNSF Coordination	\$39,730
C	Final Format Caltrans/Federal Specs/File Prep.	\$12,804
D	Plats & Legals	\$27,209
E	Modifications to Final PS&E--Rev. Design Incorp.	\$31,386
F	Develop Site Plans - Key Properties	\$39,428
G	Revisions - Project Cost Estimate	\$18,878
H	Prepare Bid Documents	\$7,033
I	Misc. Tasks Assigned as Needed	<u>\$30,000</u>
Total - Additional Engineering Services		\$269,037



WILSON & COMPANY

625 E. Carnegie Drive, Ste. 100
San Bernadino, CA 92408
909-806-8000 phone
909-806-8099 fax

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Monterey Park
Omaha
Phoenix
Rio Rancho
Salina
Salt Lake City
San Bernadino
San Diego

March 16, 2009

Mr. Donald K. Jensen, P.E.
Director of Public Works
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670-3658

Subject: Extended and Additional Design Services for the Valley View Avenue Grade Separation for the Period: October 2008 through December 31, 2009

Dear Mr. Jensen,

Per our conversation February 18th and further direction given at our monthly progress meeting March 11, 2009, Wilson & Company hereby requests a contract amendment for the following extended and additional services for the period October 2008 through December 31, 2009 that were not previously included under Work Orders Nos. 1 and 2 of the project Agreement for Professional Services for the Valley View Avenue Grade Separation Project. This request covers work as outlined below and as shown in the existing project schedule provided by URS. I am also asking that this amendment be issued to Wilson & Company Inc., Engineers & Architects (WCI) a member of the Joint Venture of Hanson-Wilson, Inc. Unless there are any modifications to the bridge structure plans that were prepared by Hanson Professional Engineers (HPE), the other member of the Joint Venture of Hanson-Wilson, Inc., WCI will provide all engineering services for this amended contract. Should there be any changes in the bridge plans; WCI will secure HPE to complete the changes by sub-contract agreement. The following is an outline of the services being requested by City of Santa Fe Springs (client) for WCI to perform:

- A. Project Administration/ Project Meetings - Additional project management efforts for the referenced period for preparation of the project bid documents and attendance of additional project status and technical review meetings. WCI will continue to attend the monthly project review meetings and participate in project management activities until December 31, 2009.
- B. Utility, Agency and BNSF Coordination - Additional effort and coordination with utility companies for facility relocations being overseen by Epic Land Solutions in conjunction with the right-of-way acquisition process. WCI will continue to provide support services for the utility company relocations associated with the project. These include technical support for development of relocation and license agreements, utility relocation plan review for conflicts, coordination and adjustments as may be required to the final project design plans anticipated to be completed in November 2009.
- C. Technical Specifications/ Special Provisions (incl. Front End Contract Documents) - Additional effort is anticipated in the finalizing of the project specifications. This work may include amending the existing specifications to a Caltrans format for compliance with Federal-Aid processing requirements. This task includes preparation of project files to conform to Caltrans Local Assistance formatting requirements.

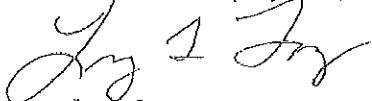


SHARED OWNERSHIP • COLLABORATION
INTENSITY • DISCIPLINE • SOLUTIONS

- D. Plats and Legal Descriptions/ Utility Relocations and Right-of-way Support- Additional coordination and effort from the adjusted period to preparation of bid documents to accommodate utility company requirements for utility relocations and the associated adjustments, if necessary, to the project plats and legal descriptions. Prepare plats and legal descriptions for the SCE power line relocation for the temporary and permanent conditions for the project. This is anticipated to require four separate easements, plats and various easement certificate modifications. WCI will continue to provide support services for right-of-way acquisition by Epic Land Solutions for all utility relocation agreements and associated utility easement acquisitions for the duration of this contract amendment.
- E. Plan Set Revisions and Amendments – Complete plan set revisions and amendments as authorized by the client. This task includes changes in the Valley View Ave. detour route and those affected plans and documents as authorized by the client.
- F. Site Plan Preparation – Complete site plans for the Applebaum, Roski, PFF, and Valley View Santa Fe Springs properties. This task includes showing temporary utility hook-ups and other improvements planned for the properties and to assist in answering technical questions the property owner has during right-of-way negotiations.
- G. Revisions to the Project Cost Estimate - Complete revisions to the existing construction cost estimate as a result of any plan set revisions or amendments. Unit costs will also be updated to reflect current costs based on recent contract awards and Caltrans data.
- H. Preparation of Bid Documents – Includes final revisions to the invitation to bid letter and final preparation of the bid documents.
- I. Complete Miscellaneous Job Assignments – Tasks will be assigned to WCI on an as needed basis to cover miscellaneous tasks requested by the City that are outside of the scope of this request. Each individual task will be identified, outlined in writing as to scope and fee by WCI, and be approved in writing by the Client or his representative prior to the start of the work.

An itemized cost estimate of the extended and additional services requested to be authorized from October 2008 to December 31, 2009 is attached in spreadsheet format. Wilson & Company's request is for a total not to exceed amount of \$269,037.00 with an authorized amount of \$239,037.00 with \$30,000 to be authorized on an as needed basis. Per the City's request, and for clarification in future correspondence for this project, Steve Metro will remain as the Principle in Charge, Larry Long as the Project Manager and Charles Jones the Railroad task leader for this request. Our original request for these services included a preliminary breakdown of all costs already incurred by Wilson & Company that will be invoiced upon acceptance of this request. If there are any questions regarding the contents of this correspondence please feel free to call me at 909-806-8002.

Sincerely,
Wilson & Company, Inc., Engineers & Architects



Larry Long
Vice President

Attachments: (2)

Cc: Steven Metro, WCI
Gary Plunkett, URS

Extended & Additional Services Authorization Request- Fee Estimate (Oct. 2008- December 31, 2009)
VALLEY VIEW GRADE SEPARATION
WILSON & COMPANY, INC. ENGINEERS & ARCHITECTS
(March 16, 2009)

[illegible]



City of Santa Fe Springs

City Council Meeting

March 26, 2009

NEW BUSINESS/TREASURER'S REPORT

Treasurer's Reports For the Month of February 2009

RECOMMENDATION

Receive and file the Treasurer's Reports for the month of February 2009.

BACKGROUND

Attached are the City and Community Development Commission (CDC) Treasurer's Reports for the month of February 2009.

At February 28, 2009, 100% of the City's investment portfolio was placed in the State of California's Local Agency Investment Fund (LAIF). The LAIF investment yield fluctuates periodically. For the month of February it was 1.869%.

The CDC's portfolio is 100% invested in LAIF. The CDC portfolio includes \$43.7 million in funds from the most recent bond issuances: \$27.2 million in tax exempt and \$16.5 million in taxable.

The investments included in the Treasurer's Reports are in full compliance with the City's Investment Policy and are consistent with the ordered priorities of safety, liquidity, and yield.

A handwritten signature in black ink, appearing to read "F. W. Latham".

Frederick W. Latham
City Manager

Attachment(s)

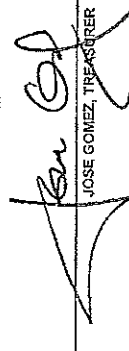
City of Santa Fe Springs Treasurer's Report of Investment Transactions

Community Development Commission of the City of Santa Fe Springs
Treasurer's Report of Investment Transactions

**CITY OF SANTA FE SPRINGS
TREASURER'S REPORT OF INVESTMENT TRANSACTIONS
FEBRUARY 2009**

OPERATING INVESTMENTS DESCRIPTION	DATE PURCHASED	MATURITY DATE	BEGINNING BALANCE	DEPOSITS/ PURCHASES	WITHDRAWALS/ SALES	ENDING BALANCE	MARKET VALUE	YIELD RATE	INTEREST RECEIVED
LOCAL AGENCY INVESTMENT FUND (100% of Portfolio, w/o advances)									
SUBTOTAL			15,991,702.76	9,006,082.72	8,455,190.18	13,444,595.30	\$13,444,595.30	1.669 %	
ADVANCES									
Washington Boulevard Project (GF)	09/25/08	09/30/09	350,000.00			350,000.00	NA	12.000	
Consolidated Project (GF)	09/25/08	09/30/09	5,152,000.00			5,152,000.00	NA	12.000	
Consolidated Project (GF)	09/25/08	09/30/09	3,494,000.00			3,494,000.00	NA	12.000	
			<u>\$24,387,702.76</u>	<u>\$9,006,082.72</u>	<u>\$8,455,190.18</u>	<u>\$22,440,595.30</u>			
General Fund						7,885,074.19			
State Gasoline Tax Fund						(81,177.89)			
Traffic Congestion Relief Fund						76,829.80			
County Transit Tax Fund-Prop A						26,802.63			
County Transit Tax Fund-Prop C						278,063.86			
Street Lighting Maintenance District Fund						(50,232.08)			
Street Maintenance Assessment District Fund						52,693.49			
Art in Public Places Fund						1,103,234.71			
Heritage Art Education Endowment Fund						409,790.31			
Narcotics Forfeitures/Whittier Passthrough Fund						159,590.88			
Integrated Waste Management Fund						346,929.89			
Air Quality Improvement Fund						(28,999.86)			
Community Development Block Grant						3,176.00			
California Law Enforcement Equipment Fund						56,348.20			
Supplemental Law Enforcement Services Fund						572,462.02			
Equipment Replacement-General						122,385.05			
Equipment Replacement-Hazmat						221,175.94			
Equipment Replacement-Non Haz Mat						(562,393.33)			
Capital Projects Fund						2,891,041.48			
Water Utility Fund						<u>\$13,444,595.30</u>			

The investment transactions are in compliance with the investment policy approved by the City Council.
There is sufficient liquidity within the portfolio to meet all anticipated expenditures for the next six months.
The source of the market valuation is Bank of the West, Treasury Operations.
The weighted average days to maturity is 1 day. The advances have not been included in this calculation.


JOSE GOMEZ, TREASURER

CITY OF SANTA FE SPRINGS
TREASURER'S REPORT OF INVESTMENT TRANSACTIONS
FEBRUARY 2009

NONOPERATING INVESTMENTS WITH TRUSTEE DESCRIPTION	DATE PURCHASED	MATURITY DATE	BEGINNING BALANCE	DEPOSITS/ PURCHASES	WITHDRAWALS/ SALES	ENDING BALANCE	MARKET VALUE	YIELD RATE	INTEREST RECEIVED
INVESTMENTS HELD BY US BANK CORPORATE TRUST **									
MONEY MARKET FUNDS									
First American Treasury Obligations Fund Class D			\$3,727,315.51	\$105.18		\$3,727,420.70	\$3,727,420.70	0.15 %	
Pediatric Auto Government Cash Reserve Fund			1,165,463.16	475.54		1,165,938.70	1,165,938.70	0.48	475.54
			<u>\$4,892,778.67</u>	<u>\$580.73</u>		<u>\$4,893,359.40</u>	<u>\$4,893,359.40</u>		<u>\$475.54</u>

*The source of the market valuation is US Bank Corporate Trust Services.

**Investments held by trustee in accordance with bond covenants are not available for operations.

COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS
TREASURER'S REPORT OF INVESTMENT TRANSACTIONS

FEBRUARY 2009

OPERATING INVESTMENTS DESCRIPTION	DATE PURCHASED	MATURITY DATE	BEGINNING BALANCE	DEPOSITS/ PURCHASES	WITHDRAWALS/ SALES	ENDING BALANCE	MARKET VALUE	YIELD RATE	INTEREST RECEIVED
LOCAL AGENCY INVESTMENT FUND (100% of the Total Portfolio)									
Consolidated Redevelopment Capital Projects Fund			\$14,895,345.32	\$3,830,190.18	\$1,508,032.72	\$17,217,452.78	\$17,217,452.78	1.869 %	
Consolidated Redevelopment Capital Projects Bond Funds			45,641,365.68		498,000.00	45,143,365.68	45,143,365.68	1.869	
			<u>\$60,536,711.00</u>	<u>\$3,830,190.18</u>	<u>\$2,006,032.72</u>	<u>\$62,360,818.46</u>	<u>\$62,360,818.46</u>		<u>\$0.00</u>

CONSOLIDATED PROJECT

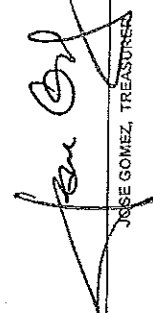
Debt Service Fund	11,081,393.44
Capital Projects Fund	920,259.07
2001 Bond Proceeds Fund	2,841,495.78
2002 Bond Proceeds Fund	1,288,564.20
2003-A Bond Proceeds Fund	24,961,333.16
2003-B Bond Proceeds Fund	15,614,030.13
Housing Set Aside Debt Service Fund	594,913.48
Housing Set Aside Fund	2,331,114.49

WASHINGTON BOULEVARD PROJECT

Debt Service Fund	1,640,793.55
Capital Projects Fund	116,931.17
	<u>62,360,818.46</u>

The investment transactions are in compliance with the investment policy approved by the City Council.
There is sufficient liquidity within the portfolio to meet all anticipated expenditures for the next six months.
The weighted average days to maturity is 1 day.

The source of the market valuation is Bank of the West, Treasury Operations.

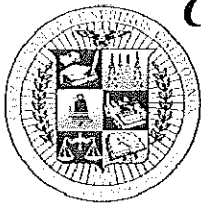

JOSE GOMEZ, TREASURER

COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS
TREASURER'S REPORT OF INVESTMENT TRANSACTIONS
FEBRUARY 2009

NONOPERATING INVESTMENTS WITH TRUSTEE DESCRIPTION	DATE PURCHASED	MATURITY DATE	BEGINNING BALANCE	DEPOSITS/ PURCHASES	WITHDRAWALS/ SALES	ENDING BALANCE	MARKET VALUE*	YIELD RATE	INTEREST RECEIVED
INVESTMENTS HELD BY US BANK CORPORATE TRUST **									
LOCAL AGENCY INVESTMENT FUND			\$10,005,637.98			\$10,005,637.98	\$10,005,637.98	1.869 %	
MONEY MARKET FUNDS									
First American Treasury Obligations Fund Class D			14,544,714.28	\$725,310.60		15,270,024.88	15,270,024.88	0.080	395.07
			<u>\$24,550,352.26</u>	<u>\$725,310.60</u>	<u>\$0.00</u>	<u>\$25,275,662.86</u>	<u>\$25,275,662.86</u>		<u>\$395.07</u>

*The source of the market valuation is US Bank Corporate Trust Services.

**Investments held by trustee in accordance with bond covenants are not available for operations.



City of Santa Fe Springs

City Council Meeting

March 26, 2009

UNFINISHED BUSINESS

Approve Renewal of General Services Agreement between the City of Santa Fe Springs and the County of Los Angeles

RECOMMENDATION

That the City Council approve renewal of General Services Agreement between the City of Santa Fe Springs and the County of Los Angeles for a five-year period commencing July 1, 2009, and, in so doing, authorize the Mayor to execute the Agreement documents.

BACKGROUND

The City of Santa Fe Springs has, since its incorporation, entered into agreements with the County of Los Angeles whereby the County provides certain services to the City. The types of services provided are done at the discretion of the City, and they are generally characterized as "miscellaneous services" on an "as-needed" basis.

Although from time to time the City uses County services for specific activities, for the most part, this agreement provides the umbrella under which the County Department of Public Works provides building division, plan checking, and field inspection. The agreement provides that with respect to any of these services, including building, plan checking, and inspection services, the City can exercise the cancellation provisions without impacting the totality of the agreement. The effect of this concept is that the agreement can stay in place with regard to all other services of the County even though one specific activity is no longer performed.

The approval of this agreement would be for a five-year term from July 1, 2009 through June 30, 2014. This agreement does not apply to such specialized areas as Law Enforcement and Fire Protection.

A handwritten signature in black ink, appearing to read "Fred Latham", written in a cursive style.

Frederick W. Latham
City Manager

Attachment:
General Services Agreement

GENERAL SERVICES AGREEMENT

THIS AGREEMENT, dated for purposes of reference only, June 18, 2009, is made by and between the County of Los Angeles, hereinafter referred to as the "County", and the City of Santa Fe Springs, hereinafter referred to as the "City."

RECITALS:

(a) The City is desirous of contracting with the County for the performance by its appropriate officers and employees of City functions.

(b) The County is agreeable to performing such services on the terms and conditions hereinafter set forth.

(c) Such contracts are authorized and provided for by the provisions of Section 56½ of the Charter of the County of Los Angeles and Section 51300, *et seq.*, of the Government Code.

THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. The County agrees, through its officers and employees, to perform those City functions, which are hereinafter provided for.

2. The City shall pay for such services as are provided under this agreement at rates to be determined by the County Auditor-Controller in accordance with the policies and procedures established by the Board of Supervisors.

These rates shall be readjusted by the County Auditor-Controller annually effective the first day of July of each year to reflect the cost of such service in accordance with the policies and procedures for the determination of such rates as adopted by the Board of Supervisors of County.

3. No County officer or department shall perform for said City any function not coming within the scope of the duties of such officer or department in performing services for the County.

4. No service shall be performed hereunder unless the City shall have available funds previously appropriated to cover the cost thereof.

5. No function or service shall be performed hereunder by any County officer or department unless such function or service shall have been requested in writing by the City on order of the City Council thereof or such officer as it may designate and approved by the Board of Supervisors of the County, or such officer as it may designate, and each such service or function shall be performed at the times and under circumstances which do not interfere with the performance of regular County operations.

6. Whenever the County and City mutually agree as to the necessity for any such County officer or department to maintain administrative headquarters in the City, the City shall furnish at its own cost and expense all necessary office space, furniture, and furnishings, office supplies, janitorial service, telephone, light, water, and other utilities. In all instances where special supplies, stationery, notices, forms and the like must be issued in the name of the City, the same shall be supplied by the City at its expense.

It is expressly understood that in the event a local administrative office is maintained in the City for any such County officer or department, such quarters may be used by the County officer or department in connection with the performance of its duties in territory outside the City and adjacent thereto provided, however, that the performance of such outside duties shall not be at any additional cost to the City.

7. All persons employed in the performance of such services and functions for the City shall be County employees, and no City employee as such shall be taken over by the County, and no person employed hereunder shall have any City pension, civil service, or other status or right.

For the purpose of performing such services and functions, and for the purpose of giving official status to the performance hereof, every County officer and employee engaged in performing any such service or function shall be deemed to be an officer or employee of said City while performing service for the City within the scope of this agreement.

8. The City shall not be called upon to assume any liability for the direct payment of any salary, wages or other compensation to any County personnel performing services hereunder for the City, or any liability other than that provided for in this agreement.

Except as herein otherwise specified, the City shall not be liable for compensation or indemnity to any County employee for injury or sickness arising out of his employment.

9. The parties hereto have executed an Assumption of Liability Agreement approved by the Board of Supervisors on December 27, 1977 and/or a Joint Indemnity Agreement approved by the Board of Supervisors on October 8, 1991. Whichever of these documents the City has signed later in time is currently in effect and hereby made a part of and incorporated into this agreement as set out in full herein. In the event that the Board of Supervisors later approves a revised Joint Indemnity Agreement and the City executes the revised agreement, the subsequent agreement as of its effective date shall supersede the agreement previously in effect between the parties hereto.

10. Each County officer or department performing any service for the City provided for herein shall keep reasonably itemized and in detail work or job records covering the cost of all services performed, including salary, wages and other compensation for labor; supervision and planning, plus overhead, the reasonable rental value of all County-owned machinery and equipment, rental paid for all rented machinery or equipment, together with the cost of an operator thereof when furnished with said machinery or equipment, the cost of all machinery and supplies furnished by the County, reasonable handling charges, and all additional items of expense incidental to the performance of such function or service.

11. All work done hereunder is subject to the limitations of the provisions of Section 23008 of the Government Code, and in accordance therewith, before any work is done or services rendered pursuant hereto, an amount equal to the cost or an amount 10% in excess of the estimated cost must be reserved by the City from its funds to insure payment for work, services or materials provided hereunder.

12. The County shall render to the City at the close of each calendar month an itemized invoice which covers all services performed during said month, and the City shall pay County therefore within thirty (30) days after date of said invoice.

If such payment is not delivered to the County office which is described on said invoice within thirty (30) days after the date of the invoice, the County is entitled to recover interest thereon. Said interest shall be at the rate of seven (7) percent per annum or any portion thereof calculated from the last day of the month in which the services were performed.

13. Notwithstanding the provisions of Government Code Section 907, if such payment is not delivered to the County office which is described on said invoice within thirty (30) days after the date of the invoice, the County may satisfy such indebtedness,

including interest thereon, from any funds of any such City on deposit with the County without giving further notice to said City of County's intention to do so.

14. This contract shall become effective on the date herein-above first mentioned and shall run for a period ending June 30, 2014, and at the option of the City Council of the City, with the consent of the Board of Supervisors of County, shall be renewable thereafter for an additional period of not to exceed five (5) years.

15. In event the City desires to renew this agreement for said five-year period, the City Council shall not later than the last day of May 2014, notify the Board of Supervisors of County that it wishes to renew the same, whereupon the Board of Supervisors, not later than the last day of June 2014, shall notify the City Council in writing of its willingness to accept such renewal. Otherwise such agreement shall finally terminate at the end of the aforescribed period.

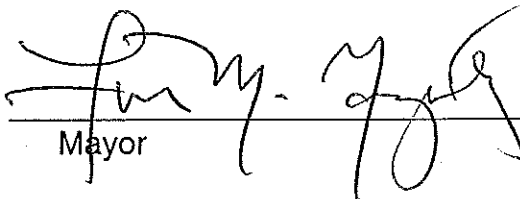
Notwithstanding the provisions of this paragraph herein-above set forth, the County may terminate this agreement at any time by giving thirty (30) days' prior written notice to the City. The City may terminate this agreement as of the first day of July of any year upon thirty (30) days' prior written notice to the County.

16. This agreement is designed to cover miscellaneous and sundry services which may be supplied by the County of Los Angeles and the various departments thereof. In event there now exists or there is hereafter adopted a specific contract between the City and the County with respect to specific services, such contract with respect to specific services shall be controlling as to the duties and obligations of the parties anything herein to the contrary notwithstanding, unless such special contract adopts the provisions hereof by reference.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers.

Executed this _____ day of _____, 2009.

The City of SANTA FE SPRINGS

By 
Mayor

ATTEST:

City Clerk

THE COUNTY OF LOS ANGELES

By _____
Deputy

By _____
Chair Board of Supervisors

ATTEST:

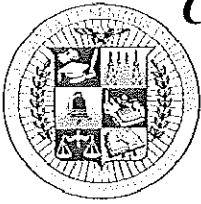
SACHI A. HAMAI
Executive Officer/Clerk
of the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy



City of Santa Fe Springs

City Council Meeting

March 26, 2009

NEW BUSINESS

Adopt Resolution No. 9170 Making a Finding as to the Industrial Disability of Robert Gillis

RECOMMENDATION

That the City Council adopt Resolution No. 9170 making a finding as to the industrial disability of Robert Gillis.

Robert Gillis retired from his position as Fire Captain on July 18, 2006, after 32 years of City service. On August 18, 2006, the City received a letter from CalPERS, asking the City to make a determination of his disability by February 2007.

On October 12, 2007, the Southern California Risk Management Associates (SCRMA), the City's third party workers compensation administrator through the California Joint Powers Authority (CJPIA), sent Mr. Gillis a letter indicating denial of his workers compensation claim, based upon his failure to complete the State Qualified Medical Evaluator process. The QME process would have provided SCRMA and the City with competent medical opinion that would be the basis for making a determination of Mr. Gillis' disability.

On December 14, 2006, a letter was sent to Mr. Gillis informing him of CalPERS' request and the City's inability to make a determination without his cooperation.

On February 6, 2007 and August 28, 2008, CalPERS requested an update on Mr. Gillis' status. On both occasions, the City responded indicating an inability to make a determination based on competent medical opinion. Copies of the City's responses to CalPERS' inquiries were sent to Mr. Gillis.

In February 2009, CalPERS requested that the City make a final determination and adopt a Resolution of the matter. The attached Resolution is sufficient for CalPERS to inform Mr. Gillis that his application for Industrial Disability Retirement will be denied based on insufficient information.

A handwritten signature in black ink, appearing to read "F. Latham", written over a horizontal line.

Frederick W. Latham
City Manager

RESOLUTION NO. 9170

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA
FE SPRINGS MAKING A FINDING AS TO THE INDUSTRIAL
DISABILITY OF ROBERT GILLIS

WHEREAS, the City of Santa Fe Springs (hereinafter referred to as Agency) is a contracting agency of the Public Employees' Retirement System;

WHEREAS, the Public Employees' Retirement Law requires that a contracting agency determine whether an employee of such agency in employment in which he is classified as a local safety member is disabled for purposes of the Public Employee's Retirement Law and whether such disability is "industrial" within the meaning of such Law;

WHEREAS, an application for industrial disability retirement of Robert Gillis, employed by the Agency in the position of Fire Captain, has been filed with the Public Employees' Retirement System; and

WHEREAS, the City of Santa Fe Springs has not received any sufficient medical and other information relevant to such alleged disability;

NOW, THEREFORE, BE IT RESOLVED that the City of Santa Fe Springs find and determine and it does hereby find and determine that Robert Gillis is not incapacitated within the meaning of the Public Employees' Retirement Law for performance of his duties in the position of Fire Captain due to a lack of medical and other information to support his claim.

PASSED AND ADOPTED this 26th day of March, 2009.

MAYOR

ATTEST:

CITY CLERK



City of Santa Fe Springs

City Council Meeting

March 26, 2009

NEW BUSINESS

Adopt Resolution No. 9171 Making a Finding as to the Industrial Disability of Martin Wells

RECOMMENDATION

That the City Council approve Resolution No. 9171 making a finding as to the industrial disability of Martin Wells.

Martin Wells retired from his position as Fire Captain on October 8, 2008, after over 30 years of City service. On October 10, 2008, the City received a letter from CalPERS, asking the City to make a determination of Mr. Wells' disability.

On November 25, 2008, the Southern California Risk Management Associates (SCRMA), the City's third party workers compensation administrator through the California Joint Powers Authority (CJPIA), sent Mr. Wells a letter indicating that he was declared Permanent and Stationary and therefore, his worker compensation permanent disability payments would commence retrospectively to June 24, 2008.

Based on the available competent medical opinion and evidence provided, Mr. Wells is incapacitated within the meaning of the Public Employees Retirement Law for performance of his duties as a Fire Captain. Further, Mr. Wells' disability is a result of injury or diseases that has arisen out of and in the course of his employment.

Staff therefore recommends that the City Council approve the attached Resolution.

A handwritten signature in black ink, appearing to read "F. Latham", written in a cursive style.

Frederick W. Latham
City Manager

RESOLUTION NO. 9171

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SANTA FE SPRINGS
MAKING A FINDING AS TO
THE INDUSTRIAL DISABILITY OF
MARTIN WELLS

WHEREAS, the City of Santa Fe Springs (hereinafter referred to as Agency) is a contracting agency of the Public Employees' Retirement System;

WHEREAS, the Public Employees' Retirement Law requires that a contracting agency determine whether an employee of such agency in employment in which he is classified as a local safety member is disabled for purposes of the Public Employee's Retirement Law and whether such disability is "industrial" within the meaning of such Law;

WHEREAS, an application for industrial disability retirement of Martin Wells, employed by the Agency in the position of Fire Captain, has been filed with the Public Employees' Retirement System; and

WHEREAS, the City of Santa Fe Springs has reviewed the medical and other evidence relevant to such alleged disability;

NOW, THEREFORE, BE IT RESOLVED that the City of Santa Fe Springs find and determine and it does hereby find and determine that Martin Wells is incapacitated within the meaning of the Public Employees' Retirement Law for performance of his duties in the position of Fire Captain; and

BE IT FURTHER RESOLVED that the City of Santa Fe Springs find and determine and it does hereby find and determine that such disability is a result of injury or disease arising out of and in the course of employment. Neither said Martin Wells nor the agency, City of Santa Fe Springs, has applied to the Workers' Compensation Appeals Board for a determination pursuant to Section 21166 whether such disability is industrial.

BE IT FURTHER RESOLVED that the member retired from his employment in the position of Fire Captain, effective October 8, 2008, and that no dispute as to the expiration of such leave rights is pending. His last day on pay status is October 7, 2008. Advanced Disability Pension payments have been made in the amount of \$4,192 for the period October 8-31, 2008 and \$5590 per month, beginning November 1, 2008. There is not a possibility of third party liability. The primary disabling conditions are orthopedic.

PASSED AND ADOPTED this 26th day of March, 2009.

MAYOR

ATTEST:

CITY CLERK



City of Santa Fe Springs

City Council Meeting

March 26, 2009

NEW BUSINESS

Addition of Section 11-3.1 (Appeal Process for Disciplinary Action - Safety Employees) to the City's Policies and Procedures Manual

RECOMMENDATION

That the City Council approve the addition of Section 11-3.1 (Appeal Process for Disciplinary Action - Safety Employees) to the City's Policies and Procedures Manual.

AB 220 was approved by the legislature and went into effect on January 1, 2008, establishing the Firefighters Procedural Bill of Rights. AB220 extends specific procedural protections to safety employees when they are subjected to investigation and interrogation by their employer or certifying agency for alleged misconduct in conjunction with the performance of their job-related duties.

The established City policies and procedures do not differentiate between the Appeal Processes for Disciplinary Action between safety and general employees. To comply with AB220, Section 11-3.1 (Appeal Process for Disciplinary Action - Safety Employees) was developed, incorporating the procedural protections that have been provided to safety employees by AB220 with the existing processes and procedures. The resulting Policy and Procedure Section 11-3.1 is attached for the City Council's consideration.

The Firefighters Association has reviewed with the proposed Policy Section, and concur with Staff's recommendation to add the attached to the Policy and Procedures Manual.

A handwritten signature in black ink, appearing to read "F. Latham", is written over the printed name.

Frederick W. Latham
City Manager

Attachment(s)

Policies & Procedure Manual Section 11-3.1 (Appeal Process for Disciplinary Action - Safety Employees)

**CITY OF SANTA FE SPRINGS
PERSONNEL POLICIES AND PROCEDURES MANUAL**

Effective Date: 03-27-09

Section: 11-3.1

Revision Date:

Subject: Appeal Process for Disciplinary Action
- Safety Employees

Entered By: Council Action

Page: 1 of 7

PURPOSE:

To establish policy on procedures for appeals of disciplinary actions by fire safety employees, as defined by the Firefighters' Bill of Rights. Performance evaluation reports and/or the discharge of probationary employees or rejection of probationary promotional employees shall not be subject to review pursuant to this or any other procedure or personnel policy or procedure.

APPLICABLE FORM OR REFERENCE:

Personnel Resolution No. 5969, Section XI; Firefighters Bill of Rights Act (AB220) (Government Code section 3250, et seq.) All Code references in this Policy are to the California Government Code unless specifically stated to be otherwise.

POLICY:

Any safety employee who has been subject to disciplinary action, excluding written or oral counseling, warning or reprimand, shall be entitled to appeal such action to the Fire Chief, Personnel Advisory Board and the City Manager, in accordance with this Policy.

Informal Hearing Procedure:

The Informal Hearing Procedure, as opposed to the formal procedures, may be used in the City's sole discretion in any of the following circumstances:

1. When there is no disputed issue of material fact, or
2. When there is a disputed issue of material fact, but it is limited to:
 - a. A monetary amount of not more than one thousand dollars (\$1,000) or
 - b. A disciplinary action imposed on an employee that does not involve termination from employment, demotion, or suspension without pay for more than five (5) shifts or five (5) days.

**CITY OF SANTA FE SPRINGS
PERSONNEL POLICIES AND PROCEDURES MANUAL**

Effective Date:	03-13-09	Section:	11-3.1
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Entered By:	Council Action	Page:	2 of 7

This policy constitutes the sole section 11445.30 notice of hearing that states the Department's selection of the informal hearing procedure. Therefore, such notice shall not be repeated in conjunction with each hearing governed by the informal hearing procedure.

The Fire Chief or designee shall be the presiding officer and shall regulate the course of the proceeding. The presiding officer shall permit the parties to offer written or oral comments on the issues. The presiding officer may limit the use of witnesses, testimony, evidence and argument, and may limit or eliminate the use of pleadings, intervention, discovery, pre-hearing conferences and rebuttal.

The presiding officer may deny use of the informal procedure, or may convert an informal hearing to a formal hearing after an informal hearing is commenced, if it appears to the presiding officer that cross-examination is necessary for proper determination of the matter and that delay, burden or complication due to allowing cross-examination in the informal hearing will be more than minimal.

Pursuant to section 11445.50(b), the Fire Department has determined that cross-examination is not necessary for proper determination of the matters subject to review under the informal hearing procedure. However, the presiding officer may allow cross-examination of witnesses in an informal hearing notwithstanding the City's determination, if it appears to a presiding officer that in the circumstances cross-examination is necessary for proper determination of the matter. (Section 11445.50(b).)

If the presiding officer has reason to believe that material facts are in dispute, the presiding officer may require a party to state the identity of the witnesses or other sources through which the party would propose to present proof if the proceeding were converted to a formal hearing procedure. If disclosure of a fact, allegation or source is privileged or expressly prohibited by a regulation, statute or the federal or state constitution, the presiding officer may require the party to indicate that confidential facts, allegations or sources are involved, but not to disclose the confidential facts, allegations or sources. (Section 11445.60(a).)

If a party has reason to believe that essential facts must be obtained in order to permit an adequate presentation of the case, the party may inform the presiding officer regarding the general nature of the facts and the sources from which the party would propose to obtain the facts if the proceeding were converted to a formal hearing procedure. (Section 11445.60(b).)

**CITY OF SANTA FE SPRINGS
PERSONNEL POLICIES AND PROCEDURES MANUAL**

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Formal Hearing Procedure:

The formal appeal shall be conducted in procedural compliance with section 11500 et. seq. Pursuant to section 11512, the City has determined that, in those instances where a formal hearing is required, the City shall continue to hear the case through pre-existing processes (i.e., via the Personnel Advisory Board) with an administrative law judge (ALJ) present during the consideration of the case. (Section 11517(b).) The proceedings governing such an appeal are set forth in detail below.

The following procedure will be followed in the conduct of a formal administrative hearing:

- A. Within 10 calendar days of the receipt of a written Notice of Intent to Suspend, Demote or Dismiss, the employee may submit a written response to the disciplinary action to the Fire Chief or designee. The employee shall set forth all the facts necessary to understand the issues involved. The response shall be signed by the employee and shall be submitted to the Fire Chief's office within 10 calendar days. In lieu of a written appeal, the employee may request a (*Skelly*) meeting with the Fire Chief to make his/her response verbally.
- B. Within 10 calendar days following the receipt of the employee's response, the Fire Chief or designee will set a date and time for the pre-disciplinary (*Skelly*) meeting.
- C. If the response is submitted in writing, the Fire Chief will give consideration to the matter and inform the employee in writing within 20 calendar days, as to whether the intended disciplinary action has been affirmed, revoked or modified.
- D. Following conclusion of a pre-disciplinary (*Skelly*) meeting by the Fire Chief or designee, where the resultant punitive action results in the imposition of punitive action within the jurisdiction of this formal hearing process, the City shall serve the employee with a final Notice of Discipline. At a minimum, Notice of Discipline shall include a post card or other form of notice which, when signed by or on behalf of the employee and returned to the City, will acknowledge service of the Notice. The Notice shall also state that the employee's request for a hearing must be received by the City within fifteen (15) calendar days after the Notice is personally served or mailed. (Please refer to section 11505 for what should be included in the Notice of Discipline.)

**CITY OF SANTA FE SPRINGS
PERSONNEL POLICIES AND PROCEDURES MANUAL**

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- E. The employee may file an appeal of the disciplinary action to the Personnel Advisory Board (Board) by submitting an appeal to the Human Resources Office within fifteen (15) calendar days of being served with the Notice of Discipline. The appeal shall constitute a request for a hearing, any objection to the factual basis for the discipline, objection to the form of the Notice of Discipline, procedural objection, or any other grounds for defense. (See section 11506 for what should be included in a Notice of Defense by the employee.)
- F. Upon receipt of the request from the employee, the Human Resources Office shall set the matter for hearing before the Personnel Advisory Board (Board) as expeditiously as possible and shall give the employee and his representative written notice of the time and place of the hearing.
- G. The Board will conduct the hearing(s) as it deems necessary to determine the pertinent facts related to the disciplinary action with the ALJ presiding. (Section 11512.) The ALJ shall rule on the admission and exclusion of evidence and on matters of law. The Board shall exercise all other powers relating to the conduct of the hearing, but may delegate any or all of them to the ALJ. Such hearing(s) will be closed to the public unless the employee requesting the hearing(s) requests in advance that the hearing(s) be open to the public. The employee(s) and Fire Department representative(s) shall have the right to appear before the Board during such hearings and may have counsel present. If either party appears before the Board, both shall be present.

Conduct of Formal Hearing

- 1. A record of the hearing shall be made and kept by use of a certified shorthand reporter who shall be selected by the City. The per diem fee of the shorthand reporter shall be borne by the City. The costs of transcription shall be borne by the party ordering the transcript.
- 2. All fees and expenses of the ALJ shall be borne by the City.
- 3. All fees and expenses related to the securing of a representative and/or legal counsel, witness fees and other expenses attendant to the presentation of evidence, shall be borne by the party at whose direction said expense is incurred.

**CITY OF SANTA FE SPRINGS
PERSONNEL POLICIES AND PROCEDURES MANUAL**

Effective Date:	03-13-09	Section:	11-3.1
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4. At the time set for the hearing, the Board, with the assistance of the ALJ, shall hear, *de novo*, and consider the evidence presented on behalf of the appointing authority which purportedly constitutes the grounds for the disciplinary action. The employee shall have the right to cross-examine any witness called. Thereafter, the employee shall be given the opportunity to present any competent and relevant evidence and to be represented by an attorney or other person, employed at such employee's expense, in a representative capacity.
5. Proceedings before the Board need not be conducted in strict conformity with the rules of evidence as applied in a court of law, but all parties shall observe the substance of the rules of evidence, to the end that the matter may be fully heard and determined upon reliable evidentiary matter. Hearsay that would be inadmissible in a civil or criminal proceeding cannot in and of itself support a finding by the hearing officer without corroboration. In general, the hearing officer shall admit evidence, including hearsay, which is of such reliability that reasonable persons rely upon it in the conduct of serious matters such as the hearing.
6. The burdens of proof and production of evidence on the charges shall be borne by the Department. The standard of proof shall be by a preponderance of the evidence. The employee will have the burden of proof on any affirmative defenses.
7. The ALJ shall rule on all questions pertaining to procedure, in connection with hearings held before the Board and the administrative law judge, provided that the Board shall retain the right to overrule the ALJ on any determination made by majority vote.
8. No later than ten (10) days prior to the date of commencement of the hearing the parties shall exchange lists of witnesses each intends to call at the hearing, and a list of documents it intends to introduce at the hearing. Copies of such documents shall be attached to the list provided for herein. They shall be served on opposing side on or before the tenth (10th) day prior to commencement of the hearing. Absent a showing of good cause, failure to comply with these requirements shall result in exclusion of witness testimony and/or rejection of exhibits not designated in the

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submissions. These disclosure requirements do not apply to rebuttal witnesses. Neither party to the proceedings shall issue threats or take other actions reasonably calculated to discourage an identified witness from either testifying or from testifying other than consistent with the witnesses' best recollection and honest belief as to matters within his/her knowledge. However, the act of interviewing a witness shall not in and of itself be deemed violative of this section.

9. The Board and/or the ALJ shall be empowered to issue subpoenas for the production of persons and documents. The Board and/or the ALJ shall designate the subpoena form to be utilized in such case. The California Code of Procedure, Evidence Code and other applicable statutes shall apply to the validity and processing of subpoenas and to the method of service of the same.
- H. The Board shall prepare and certify its findings and recommendations in writing and submit them to the City Manager for review. The Secretary of the Board shall give written notice to the employee and the Fire Chief of its determination. A copy of the findings and recommendations shall be provided to the employee.
- I. The Board, with the assistance of the ALJ shall recommend to the City Manager to affirm, reverse or modify the decision appealed. The City Manager's decision shall constitute final administrative action by the City.
- J. Within 21 calendar days of receiving the Board's written findings and recommendations, the City Manager will issue his/her decision adopting, rejecting or modifying the discipline. The City Manager's decision shall become effective thirty (30) days after delivered or mailed to the employee.
- K. Continuances - A party shall apply for any continuance within ten (10) working days following the time the party discovered or reasonably should have discovered the event or occurrence which establishes good cause for the continuance. A continuance may be granted for good cause after the ten (10) working days have elapsed if the party seeking the continuance is not responsible for and has made a good faith effort to prevent the condition or event establishing the good cause. (Section 11524.)

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- L. Judicial Review - Judicial review of the City Manager's decision shall be sought within the time constraints of California Civil Procedure section 1094.6 (mandating that a petition for peremptory writ of mandate shall be filed not later than the 90th day following the date on which the City Manager's decision is mailed by first-class mail, postage pre-paid, including a copy of the affidavit or certificate of mailing).



City of Santa Fe Springs

City Council Meeting

March 26, 2009

NEW BUSINESS

Adoption of Funeral Reception Fees for the Use of Designated City Facilities

RECOMMENDATION

The City Council adopt and establish a fee for funeral reception services at designated City facilities.

BACKGROUND

The Fiscal Year of 2008-09 has seen an increase in the use of the following City facilities for the purpose of funeral reception services: The Betty Wilson Center, the Neighborhood Center, and Town Center Hall. The FY2008-2009 Fee Schedule does not have a specific rate for funeral reception services.

At present, there is neither a formal City Council established nor an administrative policy that addresses the cost of City facilities rented for the use of a funeral reception. In the absence of a policy governing the fees for funeral reception services and in an effort to extend support to local families in their time of grief, the Department of Community Services has been charging a reduced fee rate equivalent to \$30 per hour, which is the non-profit rate of a rental at the aforementioned facilities.

ANALYSIS

The adoption of a specific fee for the use of City facilities for the purposes of activities related to a funeral, such as a funeral reception, an in-memory ceremony, and/or a life celebration, is in accordance with past practice. The adoption of the proposed fee schedule of a \$30 per hour rate for the following public facilities managed by the Department of Community Services accurately recuperates the City's current cost to accommodate the use:

- (a) Betty Wilson Center
- (b) Clarke Estate
- (c) Heritage Park
- (d) Neighborhood Center
- (e) Sculpture Garden
- (f) Town Center Hall/Social Hall
- (g) Town Center Plaza

The use of the Town Center Plaza is subject to City Council authorization.

FISCAL IMPACT

There would be no adverse impact to the City's General Fund. The hourly fee charged would cover the required cost of the facility set-up and breakdown staff, as well as facility monitor, and any utilities utilized by the renters of the facility during the time of the event.



Frederick W. Latham
City Manager

Attachment(s)

None



City of Santa Fe Springs

City Council Meeting

March 26, 2009

PRESENTATION

Proclaiming April 2009 as "Santa Fe Springs Reads" Month

RECOMMENDATION

That the City Council proclaim the month of April to be "Santa Fe Springs Reads" Month.

BACKGROUND

This April 2009 will be the inaugural Santa Fe Springs Reads – "A One Book, One City" program. Santa Fe Springs Library hopes to cultivate a culture of reading and discussion by bringing our diverse City together around one great book, *Enrique's Journey* by Sonia Nazario. Written by a Pulitzer-prize winning reporter, the book recounts the odyssey of a Honduran boy who faces hardship and peril to reach his mother in the United States. The Library & Cultural Services Division of the Department of Community Services invites readers throughout the City to join us as we explore this socially relevant and compelling book.

Since 1998, the "One Book, One City" program has spread to more than 200 American cities and to several cities around the world. This year marks the first program in the City of Santa Fe Springs. The Department of Community Services is proud to be included in this world-wide program that promotes literacy and fosters cultural understanding, as well as a love for reading.

FISCAL IMPACT

This program has been underwritten by a California State Library grant and will have a negligible fiscal impact to the Library budget.

The Mayor may wish to call upon the Director of the Department of Community Services, Ms. Ana Alvarez, to assist in the presentation.


Frederick W. Latham
City Manager

Attachment

Proclamation for the 2009 Santa Fe Springs Reads Program

Santa Fe Springs Reads 2009 Proclamation

WHEREAS, Santa Fe Springs Reads 2009 is the first City-wide reading program that reaches out to all people within Santa Fe Springs to promote enthusiastic discussion of books; and

WHEREAS, the City of Santa Fe Springs and its citizens are committed to promoting reading as an important activity within our community; and

WHEREAS, the title of the book for the Santa Fe Springs Reads program is *Enrique's Journey* by Pulitzer-prize winning author Sonia Nazario; and

WHEREAS, many book discussions and special events are planned around the book and its themes in the month of April; and

WHEREAS, residents of Santa Fe Springs are encouraged to make reading and use of libraries an important part of their everyday lives,

NOW, THEREFORE, I, LOUIE GONZÁLEZ, Mayor of the City of Santa Fe Springs, on behalf of the City Council, do hereby proclaim the month of April 2009 as

SANTA FE SPRINGS READS

And encourage all adults, teens, community members, and staff to take advantage of the opportunity to read a great book, participate in interesting programs, and share in the experience together.

Dated this 26th day of March 2009.

MAYOR

ATTEST:

CITY CLERK



PRESENTATION

The California Park & Recreation Society Awards of Excellence for 2008

BACKGROUND

Founded in 1946, the California Park & Recreation Society (CPRS) was established to provide park, recreation, libraries, human services, community service professionals, and interested citizens with the knowledge and resources to enhance their leadership role in creating community through people, parks, and programs. CPRS is a nonprofit, professional, and public interest organization with more than 4,000 members from municipalities, special districts, universities, county, and state agencies throughout the State of California.

On March 6, 2009, CPRS bestowed upon the Santa Fe Springs Department of Community Services three Awards of Excellence at the annual CPRS conference in Santa Clara, CA. The City was presented Awards of Excellence in the categories of Neighborhood/Community Life and Economic Impact for the Family & Human Services Fund, as well as in the category of Youth Development for the Hispanic Heritage Student Academy. To receive a CPRS Award of Excellence from CPRS is a very prestigious honor. To receive multiple Awards of Excellence is a feat that is not regularly achieved by community services agencies and professionals.

The awards recognize the caliber and the impact of community services and programs that improved neighborhood and community life through social justice of disenfranchised families and the elderly, which occurred in the calendar year of 2008, as follows:

- (a) the unprecedented sense of unity and hope thru the 2008 Mariachi Benefit Concert, which contributed \$60,000 in cash and \$90,000 in in-kind services to the Family & Human Services Fund;
- (b) the effective management of a three-fold increased case load in 2008 to prevent poverty and despair during the recession while extending a sense of unity through the holiday seasons with the Turkey Give Away and the Neighborly Elf programs; and
- (c) the hands-on learning environment to foster cultural awareness through history, performing arts, and visual arts by the Hispanic Heritage Student Academy at the Santa Fe Springs' Fiestas Patrias.

In addition to the aforementioned awards, the City was also presented with the highest honor that CPRS can give a member agency: The Creating Community Award of Distinction. This very prestigious award is selected by the Executive Board of CPRS from among the Award of Excellence recipients. It recognizes the program or event that profoundly impacts the lives of the agency member's residents/users and embodies the core values of community services professionals. Simply described, the recipient of the Award of Distinction is recognized as the best community services agency throughout the entire State of California.

This recognition by CPRS would not have been possible without the commitment and leadership of the City Council; the tremendous contributions of the following City Advisory Committees: The Family & Human Services Advisory Committee, the Heritage Arts Advisory Committee, and the Parks & Recreation Advisory Committee; the continued support of the community volunteers and partners; and the City staff that worked across inter- and intradepartmental lines to touch the lives of the residents that call Santa Fe Springs home.

Ms. Pamela Yugar, Past President of CPRS, is here this evening to present the Awards of Excellence and the Creating Community Award of Distinction to the City Council. The Mayor may wish to call upon Ana Alvarez, the Director of the Department of Community Services, to assist with this presentation.



Frederick W. Latham
City Manager

Attachment(s)

None



City of Santa Fe Springs

City Council Meeting

March 26, 2009

APPOINTMENT TO BOARDS, COMMITTEES, COMMISSIONS

Committee Appointments

Attached is a roster for each active committee, and listed below are current vacancies. Also included for your review is the list of prospective members.

<u>Committee</u>	<u>Vacancy</u>	<u>Councilmember</u>
Beautification	1	Putnam
Beautification	3	Rounds
Beautification	2	Serrano
Beautification	1	Velasco
Community Program	2	Gonzalez
Community Program	1	Serrano
Historical	4	Putnam
Historical	2	Serrano
Parks & Recreation	1	Gonzalez
Senior Citizens Advisory	1	Gonzalez
Senior Citizens Advisory	2	Putnam
Senior Citizens Advisory	1	Rounds
Sister City	1	Gonzalez
Sister City	1	Serrano
Sister City	2	Velasco
Youth Leadership	2	Gonzalez

To date, one application has been received from Victor Becerra who would like to be appointed to the Youth Leadership Committee. Jessica Aguilar has also expressed interest in the Youth Leadership Committee. Please also note that Virginia Serrano has submitted a letter resigning her position on the Sister City Committee; and Hilda Zamora has submitted a letter requesting to be excused from the Parks & Recreation and Community Program Committees until July 2009 for health reasons.

Due to a clerical error, Mayor Pro Tem Putnam appointed Art Escobedo to the Historical Committee at the March 12 meeting. Mr. Escobedo actually was a member of the Committee already. Councilmember Rounds had appointed him in March of 2008.



City of Santa Fe Springs

City Council Meeting

March 26, 2009

Please direct any questions regarding this report to the City Clerk.

A handwritten signature in black ink, appearing to read "F. W. Latham".

Frederick W. Latham
City Manager

Attachments:

Becerra Application
Serrano Resignation Letter
Zamora Excused Absence Letter
Prospective Member List
Active Committee Lists

Barbara Earl

CITY OF SANTA FE SPRINGS
YOUTH LEADERSHIP COMMITTEE
APPLICATION

(Please type or use black ink)

Name: Becerra Victor A.
Last First Middle

School: ST. Paul High School Present Grade: 9

Address: 11142 Sibert St Age: 14

E-mail Address: VICSTAR28@gmail.com

Home Phone No.: (562) 695-4408 Cell Phone No.: _____

Emergency Contact Name: (562) 884-3180 Phone No.: BRENDA BECERRA

Employer Name: N/A Position: N/A

Employer Address: N/A Phone No.: N/A

Hours available for volunteer work: After school (3:00p.m.)

Organizations/Clubs you are currently a member of:

None at this time

Extra Curricular Activities/Sports:

Varsity Soccer team
Freshmen Basketball team

Are you or have you in the past participated as a City Volunteer? (Check One)

☐ YES

☒ NO

If "YES" list below:

Why do you want to be involved?

I feel that I can be a great asset to the Youth Leadership Committee. Also to get involved with teenagers my age in my community.

Talents/Skills of Leadership:

Expressing my ideas. Playing in a team has helped me with understanding and helping people around me.

What ideas do you have for the Committee?

References/Recommendations: (No family members and must know candidate for a minimum of one year)

<u>Name</u>	<u>Address</u>	<u>Telephone</u>	<u>Occupation</u>
Mr. Begany	St. Pius X School SFS	(562) 864-4818	Teacher
Francisco Sanchez	Whittier	(323) 359-4100	Factory worker
John Rodarte	La Mirada	(562) 965-5874	Salesman
Mrs. Sepulveda	St. Pius X School SFS	(562) 864-4818	Teacher Aid
Louis Gonzales	Santa Fe Springs	(562) 868-0511	Teacher

Include a letter of recommendation from an adult who is not a family member and has known you at least 1 year. This person should be able to address your leadership potential and ability to manage the demands of both school and the Committee.

SIGNATURES:

I have read and understand the time commitment required for the Youth Leadership Committee. I am able to make such a commitment.

Victor Becerra
Student Signature

11/30/08
Date

Parent/Legal Guardian Permission

I give my permission for Victor Becerra to seek appointment for the
(Student Name)
position of representative of the Youth Leadership Committee.

Brenda Becerra
Parent/Legal Guardian Name (Print)

Brenda Becerra
Parent/Legal Guardian Signature

11/30/08 2/17/09
Date



St. Pius X Parish School

10855 SO. PIONEER BLVD.
SANTA FE SPRINGS, CA 90670

(562) 864-4818

December 10, 2008

To Whom It May Concern,

This letter of recommendation and character reference has been written with reference Mr. Victor Becerra. During the past six years I have become acquainted with Victor as well as his family. It was during this duration of time that I also served as Victor's instructor in the area of Science, at St. Pius X Elementary school.

Within the confines of an academic status, Victor always excelled in taking charge when he was part of any type of cooperative working group. Victor embodies extremely admirable leadership potential and definitely can manage the demands that are solicited of him. This fact is clearly evident and represented by Victor's current grades which have received an above average status, which thus exemplifies his ability to be responsible.

With respect to the academic aspect of Mr. Becerra, his socialization skills are beyond reproach. This is furthered by his wherewithal to strive for academic excellence meanwhile maintaining a sense of proper balance by participating on the varsity soccer team at St. Paul High School. I truly feel that Victor embodies an example of what modern America strives to have their future aspire to be, which is a promise of greatness mixed with a sense of balance.

I whole heartedly recommend Victor Becerra for the City of Santa Fe Springs Youth Leadership Committee. Should you have any questions or are in need of clarification, please feel free to contact me at (562)864-4818.

Respectfully,

A handwritten signature in black ink, appearing to read "Bryant J. Begany - Pardo".

Bryant J. Begany - Pardo
Instructor

March 2, 2009

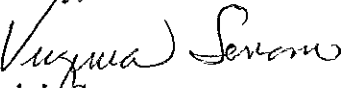
Sister City Committee
Santa Fe Springs, CA 90670

Dear Sister City Committee:

It is with great regret that I resign as a volunteer. I have had many great experiences as a volunteer, but due to job responsibilities I am unable to devote the time and energy this great committee deserves!

I wish you much success and I know you will continue doing great service in our community

Sincerely,


Virginia Serrano

To the City Council

I was recently diagnosed with shingles, I am asking to be excused from Park and Rec committee and Community Program Committee.

Thank ~~you~~ you for your consideration.

Hilda Zamora

3/17/09

Clarified by telephone conversation
Mrs. Zamora is requesting an excused
absence until July 2009.

B. Enf

DEA # AP9583116

RONALD E. PINKERTON, M.D.
8337 TELEGRAPH ROAD
SUITE 315
PICO RIVERA, CA 90660
352-928-5882 FAX: 352-928-5928

NAME Elizabeth H. Jones DATE 3/16/09
ADDRESS _____

R (Please Print)

No Work
801/388
8/2/09

RTA 6/1/09

☐ LABEL

REFILL _____ TIMES PRN NR

M.D.

☐ DO NOT SUBSTITUTE
TO INSURE BRAND NAME DISPENSING,
CHECK AND INITIAL BOX.

17-FEB-08

TR060217_100137189-40_01_51139_0005

PROSPECTIVE MEMBERS FOR VARIOUS COMMITTEES/COMMISSIONS

Beautification

Community Program

Family & Human Services

A.J. Hayes
Jimmy Mendoza
Jessica Belmonte
Lisa Sanchez
Jose Zamora
Gilbert Aguirre

Heritage Arts

Mary Jo Haller
Mary Clegg
Jessica Belmonte

Historical

Personnel Advisory Board

Parks & Recreation

Lisa Sanchez
Mark Scoggins
Art Escobedo

Planning Commission

Art Escobedo
Lynda Short

Senior Citizens Advisory

Sister City

Frank Carbajal, Sr.
Michele Carbajal

Traffic Commission

Art Escobedo
Jose Zamora

Youth Leadership

Sarah Llanes
Victor Becerra
Jessica Aguilar

Overall interest in the City

BEAUTIFICATION COMMITTEE

Membership: 25

() indicates term expiration date

Appointed by:

Name

Gonzalez

Juanita Montes (10)
Irene Pasillas (10)
May Sharp (09)
Jesse Serrano (10)
Marlene Vernava (09)

Putnam

Lupe Lopez (09)
Guadalupe Placencia (09)
Juliet Ray (10)
Ruth Gray (09)
_____ (10)

Rounds

Annette Ledesma (09)
_____ (09)
_____ (10)
_____ (10)
Paula Minnehan * (09)

Serrano

Wanda Leong (10)
Vada Conrad (09)
Martha Ohanesian (10)
_____ (09)
_____ (10)

Velasco

Rosalie Miller (09)
Sylvia Takata (10)
Eleanor Connelly (10)
_____ (10)
A. J. Hayes (09)

The Beautification Committee meets the fourth Wednesday of each month, except in the months of July, August and December, at 9:30 a.m. at Town Center Hall.

*Asterisk indicates person serves on three committees

COMMUNITY PROGRAM COMMITTEE

Membership: 25

() indicates term expiration date

Appointed by:

Name

Gonzalez

_____(09)
Josefina Canchola (09)
A.J. Hayes (10)
_____(09)
Annette Ledesma (10)

Putnam

Mary Jo Haller (09)
Rosalie Miller (10)
Lynda Short (09)
Jose Zamora (09)
Luigi Trujillo (10)

Rounds

Mark Scoggins (10)
Denise Vega (09)
Marlene Vernava (10)
Sylvia Takata (10)
Annette Rodriguez (09)

Serrano

Sally Gaitan * (09)
Mary Anderson (09)
Dolores H. Romero * (09)
_____(09)
Ruth Gray (10)

Velasco

Eleanor Connelly(10)
Wanda Leong (09)
Hilda Zamora (10)
Lisa Sanchez (09)
Naomi Torres (10)

The Community Program Committee meets the third Wednesday of every other month beginning in January at 7:00 p.m. in City Hall. The committee is dark during the months of June, July and August.

*Asterisk indicates person serves on three committees

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Membership: 15 residents appointed by Council
5 social service agency representatives appointed by the Committee

() indicates term expiration date

Appointed by:

Name:

González

Mercedes Diaz (10)
Toni Vallejo (09)
Josephine Santa-Anna (10)

Putnam

Laurie Rios* (09)
Arcelia Miranda (10)
Margaret Bustos (09)

Rounds

Annette Rodriguez (10)
Janie Aguirre (09)
Michele Carbajal (09)

Serrano

Lydia Gonzales (10)
Francis Carbajal* (09)
Modesta Viero (09)

Velasco

Alicia Mora (09)
Dolores Romero (10)
Gloria Duran (10)

Organizational
Representatives:

Nancy Stowe
Evelyn Castro-Guillen
Irene Redondo Churchward/
SPIRRIT Family Services

The Family & Human Services Advisory Committee meets the third Wednesday of every month at 5:30 p.m. at the Neighborhood Center.

***Asterisk indicates person serves on three committees**

HERITAGE ARTS ADVISORY COMMITTEE

Membership: 9 voting and 6 non-voting members

Appointed by:

Gonzalez

Putnam

Rounds

Serrano

Velasco

Name:

Laurie Rios *

May Sharp

Amat Barcelon

Paula Minnehan *

Amparo Oblea

Beautification Committee
Historical Committee
Planning Commission
Chamber of Commerce

Sylvia Takata
Larry Oblea
Richard Moore
Tom Summerfield

Betty Putnam, Councilmember
Frederick W. Latham, City Manager
Ana Alvarez, Director of Community Services
Paul Ashworth, Director of Planning and Development

The Heritage Arts Advisory Committee meets the last Tuesday of the month, except in December, at 9:00 a.m. at the Train Depot.

***Asterisk indicates person serves on three committees**

HISTORICAL COMMITTEE

Membership: 20

() indicates term expiration date

Appointed by:

Name:

Gonzalez

Gilbert Aguirre (09)
Janie Aguirre (09)
Sally Gaitan * (09)
Jessica Belmonte (10)

Putnam

_____ (10)
_____ (10)
_____ (09)
_____ (09)

Rounds

Art Escobedo (10)
Mark Scoggins (09)
Janice Smith (09)
Paula Minnehan * (10)

Serrano

Gloria Duran (10)
_____ (10)
Larry Oblea (09)
_____ (10)

Velasco

Merrie Hathaway (09)
Marv Clegg (10)
Susan Johnston (09)
Alma Martinez (10)

The Historical Committee meets quarterly (the first Wednesday of the month in the months of April, July and October; the second Wednesday in January) at 5:30 p.m. at the Train Depot.

***Asterisk indicates person serves on three committees**

PARKS & RECREATION ADVISORY COMMITTEE

Membership: 25

() indicates term expiration date

Appointed by:

Name

Gonzalez

Ruben Madrid (09)
Jennie Carlos (10)
Frank Leader (10)
Michael Madrigal (09)
_____ (10)

Putnam

Frank Regalado (09)
Carlene Zamora (09)
Jimmy Mendoza (10)
Hilda Zamora (09)
Michele Carbajal (10)

Rounds

Kenneth Arnold (10)
Richard Legarreta, Sr. (10)
Don Mette (09)
Luigi Trujillo (10)
Francis Carbajal* (09)

Serrano

Lynda Short (10)
Juanita Trujillo (09)
Joe Avila (10)
Sally Gaitan* (09)
Bernie Landin (10)

Velasco

Art Escobedo (09)
Annette Ledesma (10)
Lillian Puentes (10)
Jose Zamora (09)
Arcelia Miranda (10)

The Parks and Recreation Committee meets the first Wednesday of the month, except for July, August and December. The subcommittee meets at 6:00 p.m. and the regular committee at 7:00 p.m. in Council Chambers.

***Asterisk indicates person serves on three committees**

PERSONNEL ADVISORY BOARD

Membership: 5 (2 appointed by Council, 1 by Board, 1 by Firemen's Association, 1 by Employees' Association)

Appointed by:

Name:

Personnel Advisory Board

Jim Contreras

Council

Angel Munoz

Council

Ron Biggs

Firemen's Association

Wayne Tomlinson

Employees' Association

Donn Ramirez

The Personnel Advisory Board meets quarterly on an as-needed basis.

PLANNING COMMISSION

Membership: 5 residents appointed by Council

Appointed by:

Name:

Gonzalez

Laurie Rios

Putnam

Larry Oblea

Rounds

Richard Moore

Serrano

Michael Madrigal

Velasco

Lillian Puentes

The Planning Commission meets the second and fourth Mondays of every month at 4:30 p.m. in Council Chambers.

SENIOR CITIZENS ADVISORY COMMITTEE

Membership: 25

() indicates term expiration date

Appointed by:

Name:

González

_____ (10)
Gloria Duran* (10)
Toni Vallejo (09)
Josephine Santa-Anna (10)
Janie Aguirre (09)

Putnam

_____ (10)
Pete Vallejo (09)
Jennie Valli (10)
_____ (10)
Martha Ohanesian (10)

Rounds

_____ (10)
Josephine G. Ramirez (10)
Gloria Vasquez (09)
Connie Stimmell (09)
Lorena Huitron (09)

Serrano

Gusta Vicuna(10)
Amelia Acosta (09)
Louis Serrano (10)
Mary Bravo (10)
Jessie Serrano (09)

Velasco

Modesta Viero (09)
Gilbert Aguirre (09)
Julia Butler (10)
Margaret Bustos (09)
James Hogan (10)

The Senior Citizens Advisory Committee meets the second Wednesday of every month at 10:00 a.m. at the Neighborhood Center.

***Asterisk indicates person serves on three committees**

SISTER CITY COMMITTEE

Membership: 25 appointed by Council

() indicates year term expires year

<u>Appointed By:</u>	<u>Name</u>		<u>Expiration</u>
González	Luigi	Trujillo	(10)
	Hank	Hanh Ly	(09)
	Jimmy	Mendoza	(09)
	Kimberly	Mette	(10)
			(10)
Putnam	Mary K.	Reed	(09)
	Peggy Jo	Radoumis	(09)
	Jeannette	Wolfe	(09)
	Martha	Villanueva	(10)
	Gloria	Duran	(10)
Rounds	Manny	Zevallos	(10)
	Ted	Radoumis	(09)
	Jose	Avila	(09)
	Susan	Johnston	(10)
	Francis	Carbajal	(10)
Serrano	Laurie	Rios*	(09)
	Doris	Yarwood	(09)
	Charlotte	Zevallos	(10)
	Juanita	Trujillo	(09)
			(10)
Velasco			(09)
	Dolores	Romero*	(09)
	Alicia	Mora*	(10)
			(10)
	Marcella	Obregon	(09)

The Sister City Committee meets the first Monday of every month at 6:30 p.m. in Town Center Hall, Meeting Room #1. When the meeting falls on a Monday holiday, the meeting is held on the second Monday of the month. No meeting is held in the month of December.

***Asterisk indicates person serves on three committees**

TRAFFIC COMMISSION

Membership: 5 residents appointed by Council

Appointed by:

Name:

Gonzalez

Arcelia Valenzuela

Putnam

Manny Zevallos

Rounds

Ted Radoumis

Serrano

Sally Gaitan

Velasco

Sarah Garcia

The Traffic Commission meets the third Thursday of every month at 7:00 p.m. in Council Chambers.

YOUTH LEADERSHIP COMMITTEE

Membership: 20 **residents** of Santa Fe Springs between the ages of 13 and 18

Appointed by:

Name:

Gonzalez

Brianna Tavera

Jeanneth Guerrero

Putnam

Ashley Ortiz
Robert Wolfe
Lupe Pasillas
Krystal Aguilar

Rounds

Carina Gonzalez
Amanda Fry
Stephanie Gilbert
Karina Saucedo

Serrano

Kimberly Romero
Alyssa Trujillo
Alyssa Berg
Dominique Velasco

Velasco

Erica Janes
Victor Ramos
Heidy Romero
Aaron Turner

The Youth Leadership Committee meets the first Monday of every month at 6:00 p.m. in Council Chambers.