



*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.*

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

**Americans with Disabilities Act:** *In compliance with the ADA, if you need special assistance to participate in a City 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.*

**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.

- 13. **CLOSED SESSION**  
**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**

- 14. **CLOSED SESSION**  
**CONFERENCE WITH LABOR NEGOTIATOR**  
Agency Negotiator: City Manager  
Employee Organizations: Santa Fe Springs Firemen’s Association  
Santa Fe Springs Employees’ Association

- 15. **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

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

- 16. **JOINT PUBLIC HEARING**  
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.

- 17. **ORDINANCE FOR PASSAGE**  
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