



AGENDA

FOR THE REGULAR MEETINGS OF THE: COMMUNITY DEVELOPMENT COMMISSION CITY COUNCIL

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

APRIL 8, 2010
6:00 P.M.

Betty Putnam, Mayor
Joseph D. Serrano, Sr., Mayor Pro Tem
Luis M. Gonzalez, Councilmember
William K. Rounds, Councilmember
Juanita A. Trujillo, 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. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. 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 meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

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

1. **CALL TO ORDER**

2. **ROLL CALL**

Luis M. Gonzalez, Commissioner/Councilmember
William K. Rounds, Commissioner/Councilmember
Juanita A. Trujillo, Commissioner/Councilmember
Joseph D. Serrano, Sr., Vice-Chairperson/Mayor Pro Tem
Betty Putnam, Chairperson/Mayor

COMMUNITY DEVELOPMENT COMMISSION

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

AWARD OF CONTRACT

4. Neighborhood Center Renovation and Modernization

Recommendation: That the Community Development Commission accept the bids for the subject project and award the contract to the lowest responsible bidder, if acceptable.

JOINT PUBLIC HEARING

5. Approval of the Proposed Amendment to the Section 8 Administrative Plan

Recommendation: That the City Council and Community Development Community 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 amendment to the Section 8 Administrative Plan.; 2) Approve the proposed amendment to the Section 8 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.; and 3) Authorize the Executive Director of the Community Development Commission to submit the approved amendment 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 2010.

NEW BUSINESS

6. Reconsideration of Development Approval Case No. 31

Recommendation: Staff recommends that the Community Development Commission take the following actions: 1) Find and determine that the proposed test rack and appurtenant improvements will not be detrimental to persons or properties in the surrounding area or the City in general, and will be in conformance with the

overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.; 2) Find that approval of Reconsideration of DPA Case No. 31 is pursuant to and in furtherance of the Redevelopment Plan for the Consolidated Redevelopment Project Area and is within the scope of the Program EIR which was prepared for said Redevelopment Project Area, and that no new significant effects could occur or no new mitigation measures or environmental document would be required.; and 3) Approve Reconsideration of DPA Case No. 31 subject to the conditions of approval as contained within this staff report.

7. Reconsideration Of Development Approval Case No. 310

Recommendation: Staff recommends that the Community Development Commission take the following actions: 1) Find and determine that the proposed addition and appurtenant improvements will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.; 2) Find that approval of Reconsideration of DPA Case No. 310 is pursuant to and in furtherance of the Redevelopment Plan for the Consolidated Redevelopment Project Area and is within the scope of the Program EIR which was prepared for said Redevelopment Plan and Final Subsequent EIR for the Consolidated Redevelopment Project Area, and that no new significant effects could occur or no new mitigation measures or environmental document would be required.; and 3) Approve Reconsideration of DPA Case No. 310 subject to the conditions of approval as contained within this staff report.

8. Designation of Developer with Whom Staff Will Initiate Negotiations for the Construction of Affordable Housing on the 3.9 acre CDC-owned property at 13231 & 13241 Lakeland Road

Recommendation: That the Community Development Commission (CDC) designate the joint venture team of East LA Community Corporation (ELACC) and National Community Renaissance (CORE) as the Developer with whom Staff will negotiate an agreement to construct affordable housing on the 3.9 acre site owned by the CDC at 13231 & 13241 Lakeland Road.

CITY COUNCIL

ORDINANCE FOR PASSAGE

9. Ordinance No. 1009 – Adding a New Section (10.99) to Title 1, Chapter 10 of the City Code Relating to the Payment of Taxes, Fees, and Fines to the City

Recommendation: That the City Council waive further reading and introduce Ordinance No. 1009, an ordinance amending the City's Municipal Code.

NEW BUSINESS

10. Extension of Section 190 Agreement for the Valley View Avenue Grade Separation Project

Recommendation: That the City Council take the following actions: 1) Approve the Extension Agreement with the California Department of Transportation for the allocation of Section 190 funds to the Valley View Avenue Grade Separation; and 2) Authorize the Director of Public Works to execute the Agreement.

11. Consideration of Resolution No. 9249 Authorization Application Amendments and the Expenditure of Funds in Order to Move Forward with an Energy Efficiency and Conservation Block Grant Funds (EECBG) project

Recommendation: That the City Council approve Resolution No. 9249, which authorizes the expenditure of funds on the proposed EECBC project, and authorizes the amendments to the January 12, 2010 EECBG application.

CLOSED SESSION

12. CONFERENCE WITH LABOR NEGOTIATOR

| | |
|-------------------------|---|
| Agency Negotiator: | City Manger |
| Employee Organizations: | Santa Fe Springs Firemen's Association |
| | Santa Fe Springs Employee's Association |

Please note: Item Nos. 13-24 will commence in the 7:00 p.m. hour

13. **INVOCATION**

14. **PLEDGE OF ALLEGIANCE** -Youth Leadership Committee Members

City of Santa Fe Springs

Community Development Commission/City Council

April 8, 2010

INTRODUCTIONS

- 15. Representatives from the Chamber of Commerce
- 16. Representatives from the Youth Leadership Committee

ANNOUNCEMENTS

PRESENTATIONS

- 18. Introduction of New Santa Fe Springs Policing Team Member
- 19. Proclaiming April 22, 2010 as "Earth Day in Santa Springs"
- 20. Proclaiming the Month of April 2010, as "Fair Housing Month"

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

ORAL COMMUNICATIONS

This is the time when comments may be made by interested persons on matters not on the agenda having to do with City business.

EXECUTIVE TEAM REPORTS

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.



Vivian J. De Leon
Deputy City Clerk

April 1, 2010

Date



City of Santa Fe Springs

Community Development Commission Meeting

April 8, 2010

AWARD OF CONTRACT

Neighborhood Center Modernization and Renovation

RECOMMENDATION

That the Community Development Commission accept the bids for the subject project and award the contract to the lowest responsible bidder, if acceptable.

BACKGROUND

The Community Development Commission originally authorized the City Engineer to advertise for construction bids at its meeting of October 22, 2009 for the Neighborhood Center Renovation and Modernization Project. Construction bids were opened on January 14, 2010 and the Community Development Commission, at its meeting of February 25, 2010, rejected the bids and authorized the City Engineer to re-bid the subject project.

Bids were opened on March 30, 2010, however there has not been sufficient time to evaluate the bid results. The apparent low bidder plus all of the bids received, and a recommendation will be presented by an addendum to this report prior to the time of the Community Development Commission meeting.

Frederick W. Latham
City Manager

Paul Ashworth
Executive Director

Attachment(s)

None.



City of Santa Fe Springs

Community Development Commission/City Council

April 8, 2010

JOINT PUBLIC HEARING

NEW BUSINESS

Approval of the Proposed Amendment 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 amendment to the Section 8 Administrative Plan.
2. Approve the proposed amendment to the Section 8 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 approved amendment 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 2010.

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 the

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 ADMENDMENTS TO THE ADMINISTRATIVE PLAN

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

ENTERPRISE INCOME VERIFICATION SYSTEM

HUD recently released a new module to its computer-matching system, the enterprise Income Verification (EIV) System, that allows housing authorities to report families who were terminated for adverse actions or who left the program owing money to the Housing Authority.

The Housing Authority will now report all families to the EIV System who were terminated for adverse actions or who left the program owing money to the HA.

PUBLIC HEARING NOTICE

The proposed changes to the Section 8 Annual Plan for FY 2010-2011, including the proposed amendments to the Administrative Plan, were released for public review on February 4, 2010. A copy of the amended Section 8 Annual Plan for FY 2010-2011, 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, 2010 through March 22, 2010. 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 2010-2011, and the proposed amendment 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 2010-2011 and the proposed revision to the Administrative Plan at a joint public hearing beginning at 6:00 p.m. in the City Council Chambers on Thursday, April 8, 2010.



Frederick W. Latham
City Manager



Paul R. Ashworth
Executive Director

Attachments:
Certifications (2)

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

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

**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

CA 147

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 | Betty Putnam |
| Title | Mayor |
| Signature | Date 04/08/2010 |



City of Santa Fe Springs

Community Development Commission Meeting

April 08, 2010

NEW BUSINESS

Reconsideration of Development Approval Case No. 31

A request to construct a temporary test rack 135' wide by 144' long by 135' tall at the westerly end of the most southerly building at 10805 Painter Avenue (APN: 8011-015-005) in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project Area. (Diane Henderson for Westmont Industries)

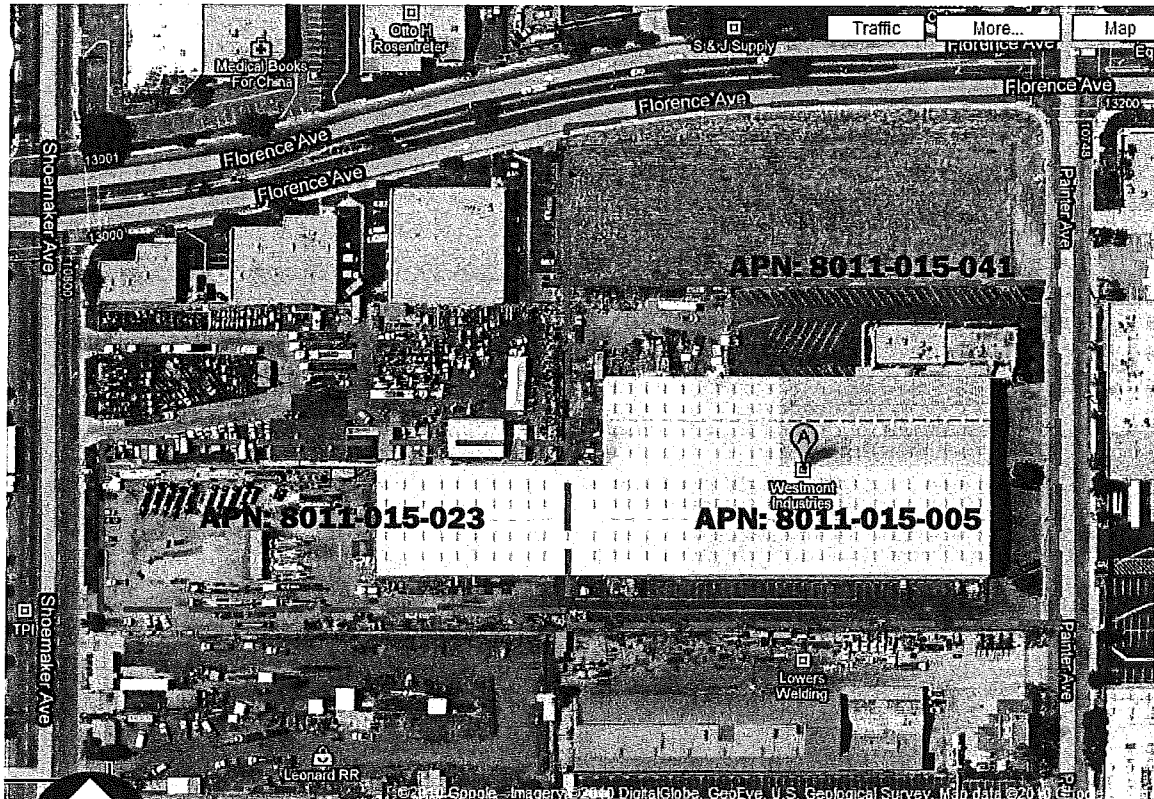
RECOMMENDATIONS

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

1. Find and determine that the proposed test rack and appurtenant improvements will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
2. Find that approval of Reconsideration of DPA Case No. 31 is pursuant to and in furtherance of the Redevelopment Plan for the Consolidated Redevelopment Project Area and is within the scope of the Program EIR which was prepared for said Redevelopment Plan and Final Subsequent EIR for the Consolidated Redevelopment Project Area, and that no new significant effects could occur or no new mitigation measures or environmental document would be required.
3. Approve Reconsideration of DPA Case No. 31 subject to the conditions of approval as contained within this staff report.

BACKGROUND/DESCRIPTION OF REQUEST

The property is located at 10805 Painter Avenue, at the southwest corner of Painter Avenue and Florence Avenue in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project Area. The property is developed with a stud and plaster office building and several large metal buildings. Westmont Industries, which also owns APN: 8011-015-041 and APN 8011-015-049 (all contiguous parcels) is a custom manufacturing shop that designs, manufactures and installs large high quality specialty equipment for government, industrial, and commercial customers. The properties have frontage on Florence Avenue, Painter Avenue and Shoemaker Avenue.

Location Aerial – Westmont Industries

The Planning Commission originally approved Development Plan Approval (DPA) Case No. 31 on February 28, 1966 to erect a metal building within the setback area along Painter Avenue. At its meeting of April 13, 1981, the Planning Commission approved Modification Case No. 682, a request to provide less than the required number of improved off-street parking spaces, and reconsidered Development Plan Approval Case No. 31, a request to construct a metal addition and open crane way to the existing building.

The current request is to construct a temporary test rack 135' wide by 144' long by 135' tall at the westerly end of the most southerly building. The structure was designed by Caltrans and will be used to test traveling platforms. Duration of the project is approximately six months for construction and 1 to 2 years of intermittent testing.

Additional Information:

Westmont Industries will build five Traveling Maintenance Platforms for Caltrans.

These platforms will travel on rails that are mounted to the bottom of the Self Anchored Suspension (SAS) Bridge that is under construction in Oakland. For more information about the SAS, visit <http://baybridgeinfo.org/>. Since the platforms are based on a design that has features that have not been used on previous platforms, Caltrans has decided to test the platform by designing the aforementioned test rack (135' wide by 144' long by 35' tall) that is the subject of this entitlement. Caltrans will build the structure and erect it at the Westmont property.

The testing rack is a steel structure consisting of five main girders supported by columns with five rails suspended from the girders. There will be no requirement for electrical service or other utilities since the testing is done during day light and the platforms are driven by air motors that get the air supply from existing compressors. Westmont will build the five platforms and test two of them on this temporary structure. The tests will take approximately 2 to 5 days each and adjustments will be made based on Caltrans input. Once Caltrans approve the platforms, Westmont will remove them along the test structure.

The proposed entitlement is before the CDC for approval because it is located within the Consolidated Redevelopment Project Area, which requires development plan approval to assure that proper attention is given to the siting of new structures, additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

DEVELOPMENT PLAN PROPOSAL:

Site Plan: According to the site plan, the proposed test rack will be located west of the existing 30,463 sq ft shop building. The structure measures 144'-4 1/4" x 135'-1 1/16" and is located approximately 772 feet from Painter Avenue and approximately 200 feet from Shoemaker Avenue.

Elevation (Sheet 746S2): The architectural elevations submitted for the proposed test platform shows a structure that is 45' tall, 135' wide and 144' long.

Driveway/Circulation (Sheet C1.1): Seven driveways serve the property: six are located on Painter Avenue and 1 on Shoemaker Avenue. Based on the "partial east elevation at access driveway" a fire truck is capable of driving under the test rack unimpeded.

Parking: Parking will not be impacted by the proposed test rack.

DEVELOPMENT PLAN APPROVAL - CDC'S CONSIDERATION.

Pursuant to Section -§ 155.739 of the Zoning Regulations, in studying any application for development plan approval, the Commission shall give consideration to the

following:

(A) That the proposed development is in conformance with the overall objectives of this chapter.

Pursuant to -§ 155.736 of the Zoning Regulations, the purpose of development plan approval is to assure that proper attention is given to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

The architectural elevations submitted for the proposed test rack is not especially architecturally attractive when compared to that of a typical new building. It should be noted, however, that the structure is not a building so such a comparison would be inappropriate. The structure is designed for a specified purpose; therefore, functionality and not appearance was the determining design factor. Notwithstanding, the structure is 772± feet from Painter Avenue, 200± feet from Shoemaker Avenue and 300± feet from Florence Avenue. Additionally, the height of the structure is less than that of the height of the adjacent building.

(B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.

See response (A) above.

(C) That the proposed structures be considered on the basis of their 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 buildings or structures.

See response (A) above.

(D) That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.

The proposal does not involve the installation of landscaping, fencing or other elements. None of these elements are germane to the proposed test structure. It should be noted, however, that the entire area along Florence Avenue was recently landscaped and provided with an irrigation system with a timer. Such landscaping included new berms, new groundcover, shrubs and trees. This area previously consisted of dirt and weeds.

GENERAL PLAN/ ZONING CONSISTENCY:

The proposed Project will also be in conformance with the General Plan land use designation of "Industrial" and Zoning designation of M-2, Heavy Manufacturing, for the subject property, and with Goal 2 & 5 and Policy 2.3 of the Land Use Element:

General Plan Land Use Element:

Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.

Although the proposed test structure would not increase local employment opportunities, it would be a financial boost to the bottom line of Westmont Industries, which like so many other companies are subject to the current economic downturn. Additionally, the nature and size of the project would provide continuous employment for current employees.

General Plan Noise Element:

Goal 2. Incorporate noise consideration into land use planning decisions.

Policy 2.3: Use noise/land use compatibility standards as a guide for future planning and development.

Condition No. 9 of the conditions of approval requires "all noises generated by the proposed facility shall not exceed the maximum decibel levels established for the M-2, Heavy Manufacturing Zone." A copy of the Noise Level Table was provided to the applicant.

For the reasons enumerated above, Staff is recommending approval of the Reconsideration of Development Plan Approval Case No. 31, subject to the conditions of approval as contained within the staff report.

STREETS AND HIGHWAYS

The property is located at the southwest corner of Painter Avenue and Florence Avenue with additional street frontage on Shoemaker Avenue. All aforementioned Avenues are listed as "Major Arterial" within the Circulation Element of the City's General Plan.

ZONING, GENERAL PLAN AND LAND USE

Zoning on the subject property is M-2, Heavy Manufacturing. The zoning, general plan and land use of the surrounding properties are as follows:

Table1: Surrounding Zoning, General Plan Designation, Zoning District

| Direction | Zoning District | General Plan | Land Use |
|-----------|---------------------------|--------------|---|
| North | M-2 (Heavy Manufacturing) | Industrial | Supplier of pipeline materials |
| South | M-2 (Heavy Manufacturing) | Industrial | Welding and fabrication; building material supplier |
| East | M-2 (Heavy Manufacturing) | Industrial | Maker of custom hand crafted mattresses; manufacture, design and sale of corrugated packaging |
| West | M-2 (Heavy Manufacturing) | Industrial | Equipment and tool rental |

CONDITIONS OF APPROVAL:**ENGINEERING / PUBLIC WORKS DEPARTMENT:****(Contact: Noe Negrete 562.868-0511 x7611)**

1. That the applicant shall provide a drainage plan for review and approval by the City Engineer. Drainage plan review fees will apply. The drainage plan shall show elevations to ensure that no water puddles occur due to the proposed facility.
2. 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.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)**(Contact: Bil Murphy 562.868-0511 x3703)**

3. That the applicant shall provide a site plan for Fire Department review. The site plan shall show access roadway and on-site fire hydrants locations. The site plan shall be drawn to scale between 20 to 40 feet per inch and include all entrance gates that would be installed.

WASTE MANAGEMENT:**(Contact: Anita Jimenez 562.868-0511 x7361)**

4. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or resident from contracting with any solid waste company that does not hold a current permit with the City.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Wayne Morrell 562.868-0511 x7362)

5. That the applicant shall provide a revised site plan that accurately reflects the boundaries of the three (3) parcels that comprise the overall project site.
6. 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. Vehicles associated with the property shall not obstruct or impede any traffic.
7. That pursuant to Condition No. 5 of DPA Case No. 31, ingress or egress to the subject property from Painter Avenue shall be limited to forward movement of all vehicles. The backing in from Painter Avenue or backing out onto Painter Avenue shall be expressly prohibited.
8. That ingress and egress to the subject property from Shoemaker Avenue shall be limited to forward movement of all vehicles. The backing in from Shoemaker Avenue or the backing out onto Shoemaker Avenue shall be expressly prohibited.
9. That noises generated by the facility shall not exceed the maximum decibel levels established for the M-2 Heavy Manufacturing Zone. (See attached Noise Level Table).
10. That the proposed development of the facility should be substantially in accordance with the plot plan and elevations submitted and on file with the City.
11. That if the time frame for the proposed facility extends beyond the projected two (2) years, the Director of Planning and Development shall be notified as soon as possible.
12. 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.
13. That Reconsideration of DPA Case No. 31 shall not be valid until approved by the Planning Commission and shall be subject to any other conditions the Community Development Commission may deem to impose.
14. That Westmont Properties, Inc. 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 form 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 Reconsideration of DPA Case No. 31, 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 owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

15. That it is hereby declared to be the intent that if any of these conditions of approval are violated or held to be invalid, or if any law, statute or ordinance is violated, approval of Reconsideration of DPA Case No. 31 shall be void and the privileges granted shall lapse.



Frederick W. Latham
City Manager



Paul R. Ashworth
Executive Director

Attachments:

1. Site Plan/Partial East Elevation
2. Plan View
3. Partial East Elevation(Enlarged)
4. Elevations
5. Sample Bridge with Platform
6. Application

C:\Documents and Settings\wmorrell\My Documents\DPA\RDPA 31
Westmont Industries\RDPA 31 Cdc Report\3/30/2010 2:55:33 PM\ WM

SITE PLAN/PARTIAL EAST ELEVATION

J.T. WALTHOUR
ARCHITECTURE PLANNING INTERIORS

10805 PAINTER AVENUE
SANTA FE SPRINGS, CA

INTERIOR IMPROVEMENT:

SITE PLAT
SHEET NO.

C1.1

DRAINAGE NOTE:
EXISTING SITE DRAINAGE TO REMAIN. PROPOSED
DRAINAGE SHALL BE LIMITED TO EXCAVATION FOR CON-

SITE PLAN

SCALE 1" = 100'

FLORENCE AVE

PAINTER AVE

SHOEMAKER AVE

PARTIAL EAST ELEVATION AT ACCESS DRIVEWAY

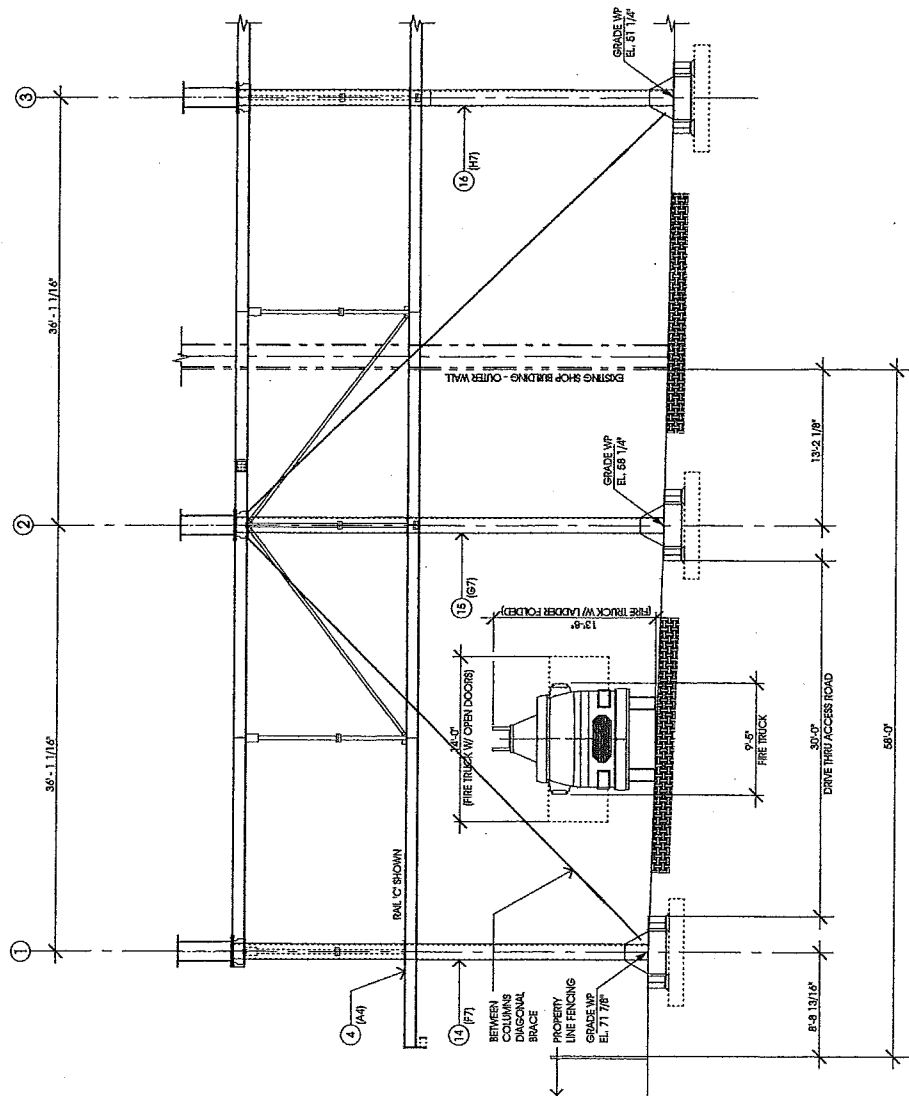
Report By: W. Morrell, Planning and Development Dept.

Date of Report: March 30, 2010

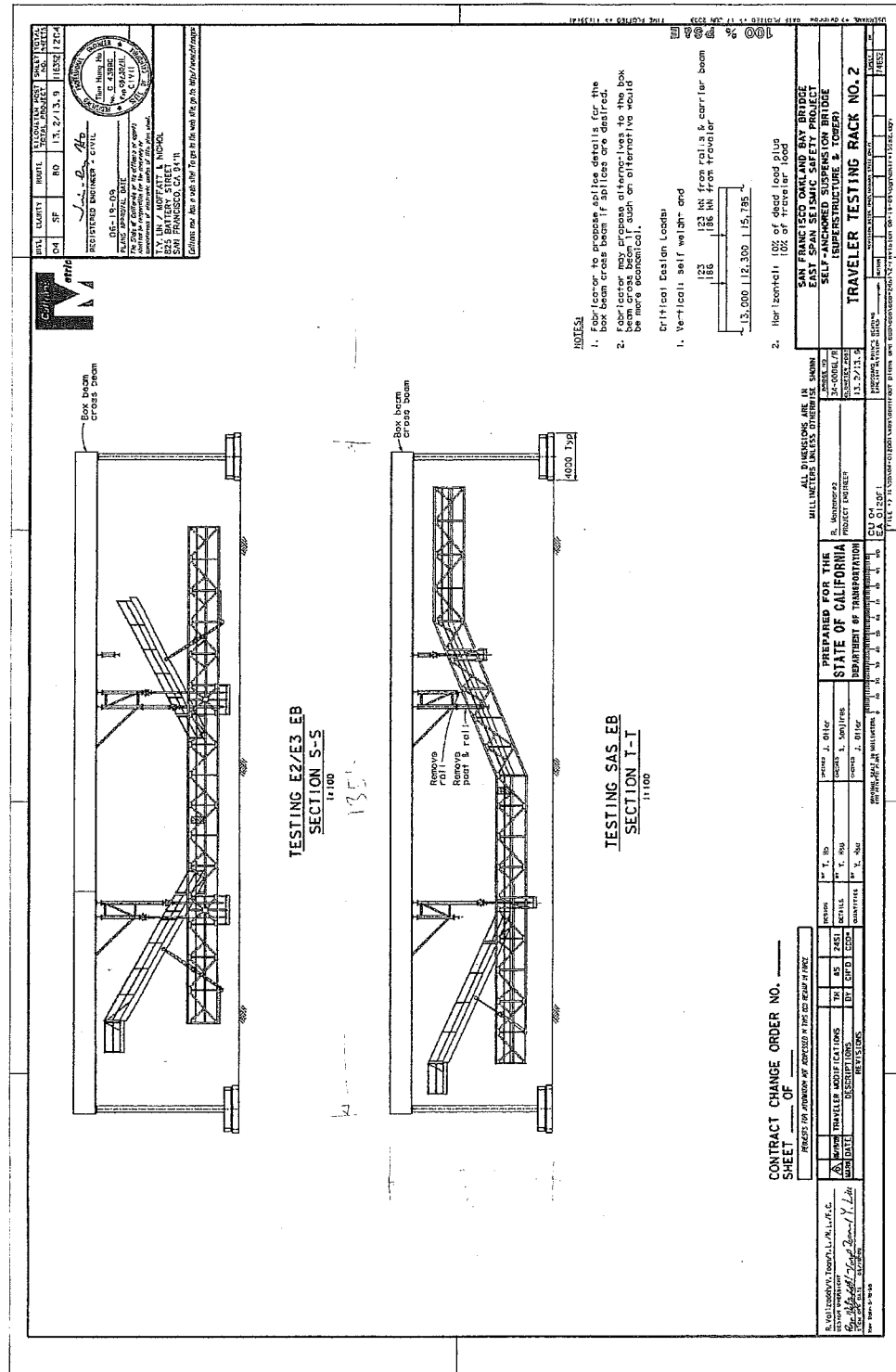
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PARTIAL EAST ELEVATION AT ACCESS DRIVEWAY

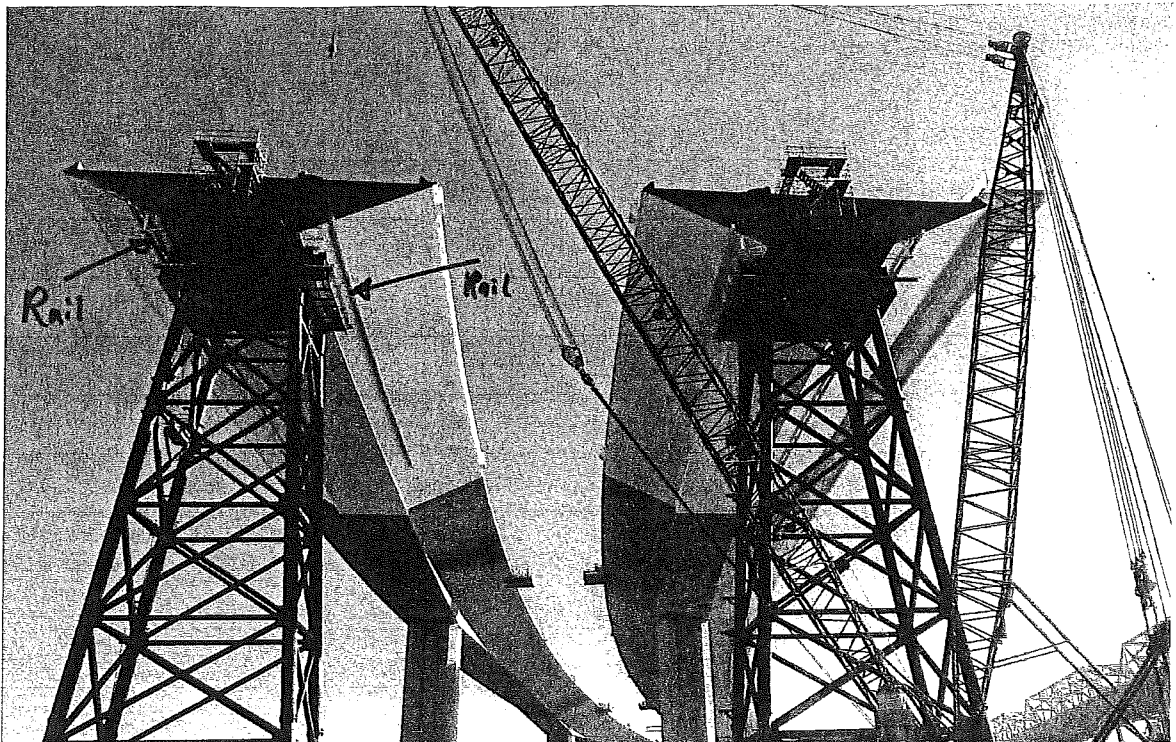
SCALE 1/8" = 1'-0"



ELEVATION



**Bridge Under Construction
With Rail Where Platform Will be Attached**





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

10805 S. PAINTER AVE.
SANTA FE SPRINGS CA 90670

RECORD OWNER OF THE PROPERTY:

Name: WESTMONT INDUSTRIES Phone No: 562-944-6137
Mailing Address: 10805 S. PAINTER AV
SANTA FE SPRINGS, CA 90670
Fax No: 562-946-5299 E-mail: WESTMONT@WESTMONT.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.)

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

RECEIVED

OCT 08 2009

Planning Dept.

Signed: _____

Signature

DIANE HENDERSON

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."

10-08-09 1017455 CHECK 2209.00

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): Westmont Industries
Mailing Address: 12805 S. Tanager Ave Santa Fe Springs, CA 92670
Phone No: (562) 944-4137
Fax No: (562) 944-5299 E-mail: Westmont@Westmont.com
Signature: J. Henderson

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, Jane Henderson, 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: J. Henderson
(If signed by other than the Record Owner, written authorization must be attached to this application)

RECEIVED

OCT 08 2009

Planning Dept.

(seal)

On 9-22-09 before me, Jody Hamlow
Personally appeared Jane Henderson
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Jody Hamlow
Notary Public



| | |
|-------------------------|-------------------|
| FOR DEPARTMENT USE ONLY | |
| CASE NO: | <u>DPA 863</u> |
| DATE FILED: | <u>10/08/2009</u> |
| FILING FEE: | <u>\$2,209.00</u> |
| RECEIPT NO: | |
| APPLICATION COMPLETE? | |

10-08-09 1017455 CHECK 2209.00



City of Santa Fe Springs

Community Development Commission Meeting

April 8, 2010

NEW BUSINESS

Reconsideration of Development Approval Case No. 310

A request for a reconsideration of Development Plan Approval to allow a 1,425 sq ft lunchroom addition and appurtenant improvements, including an expansion of an equipment area, the addition of two entry canopies, mechanical equipment on the roof and an ADA path of travel, to the existing 253,129 sq ft concrete tilt-up building located on the west side of Norwalk Boulevard, at 9501 Norwalk Boulevard, approximately 47 feet south of Pike Street, in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project Area.

(Todd Kleinow for McKesson Corporation)

RECOMMENDATIONS

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

1. Find and determine that the proposed addition and appurtenant improvements will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
2. Find that approval of Reconsideration of DPA Case No. 310 is pursuant to and in furtherance of the Redevelopment Plan for the Consolidated Redevelopment Project Area and is within the scope of the Program EIR which was prepared for said Redevelopment Plan and Final Subsequent EIR for the Consolidated Redevelopment Project Area, and that no new significant effects could occur or no new mitigation measures or environmental document would be required.
3. Approve Reconsideration of DPA Case No. 310 subject to the conditions of approval as contained within this staff report.

BACKGROUND/DESCRIPTION OF REQUEST

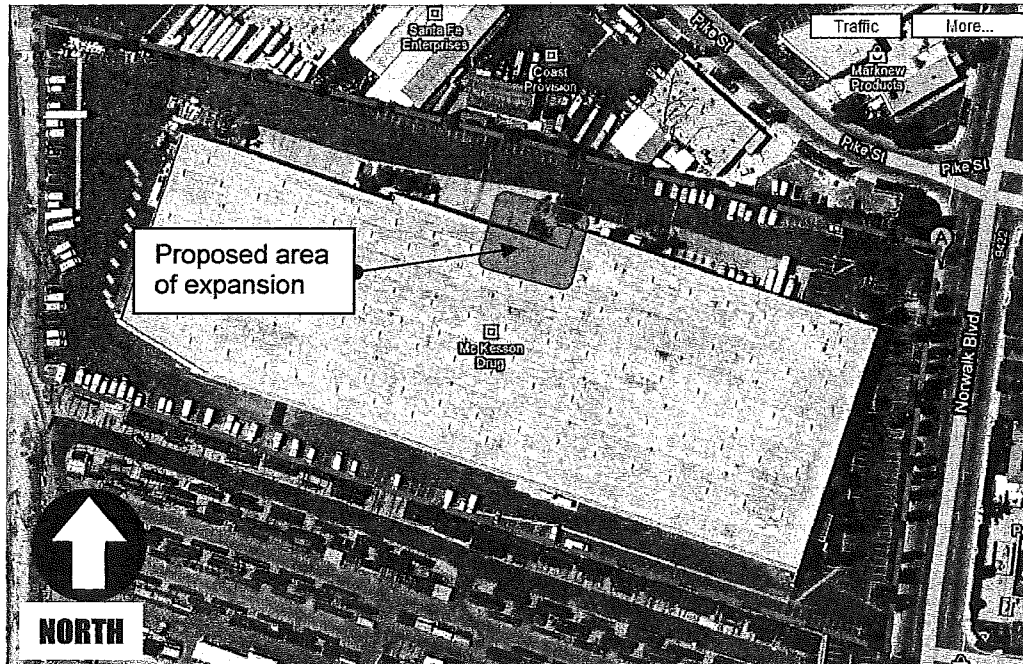
The 11.69-acre property is improved with a 253,129 sq ft concrete tilt-up building that was constructed in 1982 under DPA Case No. 310, approved by the Planning Commission and Redevelopment Agency at their respective meetings of April 27, 1981 and May 14, 1981. The applicant and owner, McKesson Corporation, is a pharmaceutical product wholesaler. Product description include: drug proprietary's, sundries, pharmacy compounder, ampoule filling equipment, bottle cappers, cotton inserters, safety seal applicators, capsulating machines, reactors, fermenters,

digesters, filling, sealing auger dose machines, pharmaceutical filters, ultra filters, freeze dryers, lyophilizers. McKesson has annual sales between 100 to 500 million and employs approximately 120 employees in Santa Fe Springs.

McKesson is proposing to add a 1,425 sq ft lunchroom to the existing warehouse. Other improvements include the expansion of an equipment area, the addition of two entry canopies, mechanical equipment on the roof and an ADA path of travel to the street.

The proposed entitlement is before the CDC for approval because it is located within the Consolidated Redevelopment Project Area, which requires development plan approval to assure that proper attention is given to the siting of new structures, additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

Location Aerial – 9501 Norwalk Boulevard



DEVELOPMENT PLAN PROPOSAL:

Site Plan (A1.1, 1.3): According to the site plan, the lunchroom addition is proposed at the northerly side of the building, almost at the mid section of the building. The northerly wall of the addition will be located approximately 68 feet from the northerly property line. The easterly wall will be approximately 420 feet from the property line along the Norwalk Boulevard street frontage. As shown, the addition will not encroach into the aisle width for onsite emergency vehicle maneuvering. (See Site Plan Notes on Sheet A1.3 for the entire scope of work)

Elevation (A1.3, 4.1, 4.2): The architectural elevations submitted for the proposed 1,425 sq foot lunchroom expansion is compatible with the architecture of the existing building. The new aluminum storefront window will match the existing windows and the height of the addition will align with the existing height. The plaster will also match.

Floor Plan (A2.1): According to the floor plan, the lunchroom addition is an expansion of an exiting lunchroom. Aside from seating, no sinks or cabinets or any other equipment or machinery is shown.

Roof Plan (A3.1): According to the roof plan, 15 new mechanical units are proposed.

Line of Sight (A5.1): As shown on the line-of-sight drawing, none of the mechanical units will be visible. It should be noted that the views are from the east and west.

Driveway/Circulation/Traffic (A1.1, 1.3): Two driveways serve the property: both of which are on Norwalk Boulevard. The distance between the driveways is approximately 400 feet. None of the driveways terminates in a dead end.

Parking: According to the project's summary data, based on a total building area of 263,385 sq ft, (includes the 1,425 sq ft lunchroom expansion), 365 parking spaces are required; however, 160 parking spaces are provided with the potential for an additional 206 parking spaces. Combined, 366 parking spaces can be provided.

| Parking Tabulation: | Parking Spaces Required |
|--|--------------------------------|
| First 20,000 sq ft at 1/500 sq ft | 40 |
| Remaining 243,385 sq ft at 1/750 sq ft | 325 |
| Total Parking Required | 365* |

* Assumes office area of 15% or less

DEVELOPMENT PLAN APPROVAL - CDC'S CONSIDERATION.

Pursuant to Section -§ 155.739 of the Zoning Regulations, in studying any application for development plan approval, the Commission shall give consideration to the following:

(A) That the proposed development is in conformance with the overall objectives of this chapter.

Pursuant to -§ 155.736 of the Zoning Regulations, the purpose of development plan approval is to assure that proper attention is given to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

The architectural elevations submitted for the proposed 1,425 square foot lunchroom expansion is compatible with the architecture of the existing building. The new aluminum storefront window will match the existing and the height of the addition will align with the existing height. The entry canopies will accent and exemplify the entries. None of the proposed air conditioning units will be visible from the street. Additionally, the entire building, including the exterior of the addition will be painted.

(B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.

See response (A) above.

(C) That the proposed structures be considered on the basis of their 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 buildings or structures.

The proposed 1,425 square foot lunchroom expansion will be an expansion of the existing lunchroom facility. The exterior walls of the proposed addition will be plastered to match the adjacent exterior walls. Additionally, the proposed height of the addition will match the height of the existing lunchroom wall.

(D) That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.

Adjacent to the area of the proposed 1,425 square foot expansion is an existing equipment area that houses several transformers and other equipments. A new 15-foot high painted steel picket fence with a new 7-foot-high steel picket gate is proposed to screen the equipment from view. In addition, new landscaping is proposed in front of the fence. This new landscaping will further screen the equipment area from view. Upon completion, the expansion areas will be indistinguishable from the existing building.

GENERAL PLAN/ ZONING CONSISTENCY:

The proposed expansions and appurtenant improvements will also be in conformance with the General Plan land use designation of "Industrial" and Zoning designation of M-2, Heavy Manufacturing, for the subject property, and with Goal 5 of the Land Use Element and Policy 5.3 and 6.1 of the Safety Element:

General Plan Land Use Element:

Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.

The total valuation of all improvements is 1.6 million. The project has a potential to increase local employment opportunities, property taxes and generate tax increment funds for the redevelopment project area.

General Plan Safety Element:

Policy 5.3: Review all new developments in regards to urban fire risks.

Goal 6.1: Continue to protect the Santa Fe Springs community from the loss of life and property from fire damage.

Condition No. 1 of the conditions of approval requires "that the proposed building addition shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code."

For the reasons enumerated above, Staff is recommending approval of the Reconsideration of DPA Case No. 310, subject to the conditions of approval as contained within the staff report.

STREETS AND HIGHWAYS

The property is located on the west side of Norwalk Boulevard at 9501 Norwalk Boulevard, approximately 47 feet south of Pike Street. Norwalk Boulevard is listed as a "Major Arterial" within the Circulation Element of the City's General Plan. Pike Street is a local industrial street.

ZONING, GENERAL PLAN AND LAND USE

Zoning on the subject property is M-2, Heavy Manufacturing. The zoning, general plan and land use of the surrounding properties are as follows:

| Table1: Surrounding Zoning, General Plan Designation, Zoning District | | | |
|--|---------------------------|---------------------|--|
| Direction | Zoning District | General Plan | Land Use |
| North | M-2 (Heavy Manufacturing) | Industrial | Manufacture of cabinets; Long distance transporter |
| South | M-2 (Heavy Manufacturing) | Industrial | Distributors of carbon steel pipe |
| East | M-2 (Heavy Manufacturing) | Industrial | Industrial and commercial brokers |
| West | M-2 (Heavy Manufacturing) | Industrial | Railroad right-of-way |

CONDITIONS OF APPROVAL:**DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)**

(Contact: Bil Murphy 562.868-0511 x3703)

1. That the proposed building addition shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
2. That the owner 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.

3. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
4. 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.
5. 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 this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform 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.
6. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

POLICE SERVICES DEPARTMENT:

(Contact: Fernando Tarin 562.409-1850 x3301 or Phillip De Rouse at x3319)

7. 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.
8. That the proposed building addition, 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 adjacent surfaces.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Wayne Morrell 562.868-0511 x7362)

9. That if a double-check detector assembly is required, the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two feet surrounding the detector assembly; however, **the area in front of the OS and Y valves shall not be screened.** The screening shall also 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.
10. 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.
11. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
12. That all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet 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 prior approval shall be required by the Director of Planning and Development.
13. That the owner 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 shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage.
14. 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.

15. That all activities shall occur inside the building. 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.
16. 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 would 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.
17. That all of the required off-street parking spaces shall be used exclusively for vehicle parking in conjunction with a permitted use, shall be made continuously available and shall not be reduced or encroached upon in any manner.
18. That all fences, walls, gates and similar improvements for the proposed building addition shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
19. That the Department of Planning and Development shall first review and approve all sign proposals. The sign proposal 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.
20. 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.
21. That the existing building shall be painted and the proposed building addition shall be designed to be architecturally compatible with the existing building (including color scheme) and shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.

22. 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. Owner/developer 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, 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. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer 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. Owner/developer 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, 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. Owner/developer understands and agrees that any representations, actions or approvals by the City, 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, Commission, Planning Commission or their employees do not

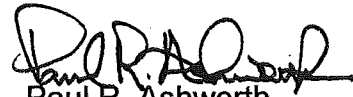
release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

23. 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 shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.***
24. 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. A business license application can also be downloaded at www.santafesprings.org.
25. That the proposed building addition and all appurtenant improvements shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
26. That the final plot plan, floor plan and elevations of the proposed building addition and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.
27. 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.

28. That Reconsideration of Development Plan Approval Case No. 310 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.
29. That the owner, McKesson Corporation, 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 Reconsideration of Development Plan Approval Case No. 310, 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 owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
30. It is hereby declared 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.



Fred W. Latham
City Manager



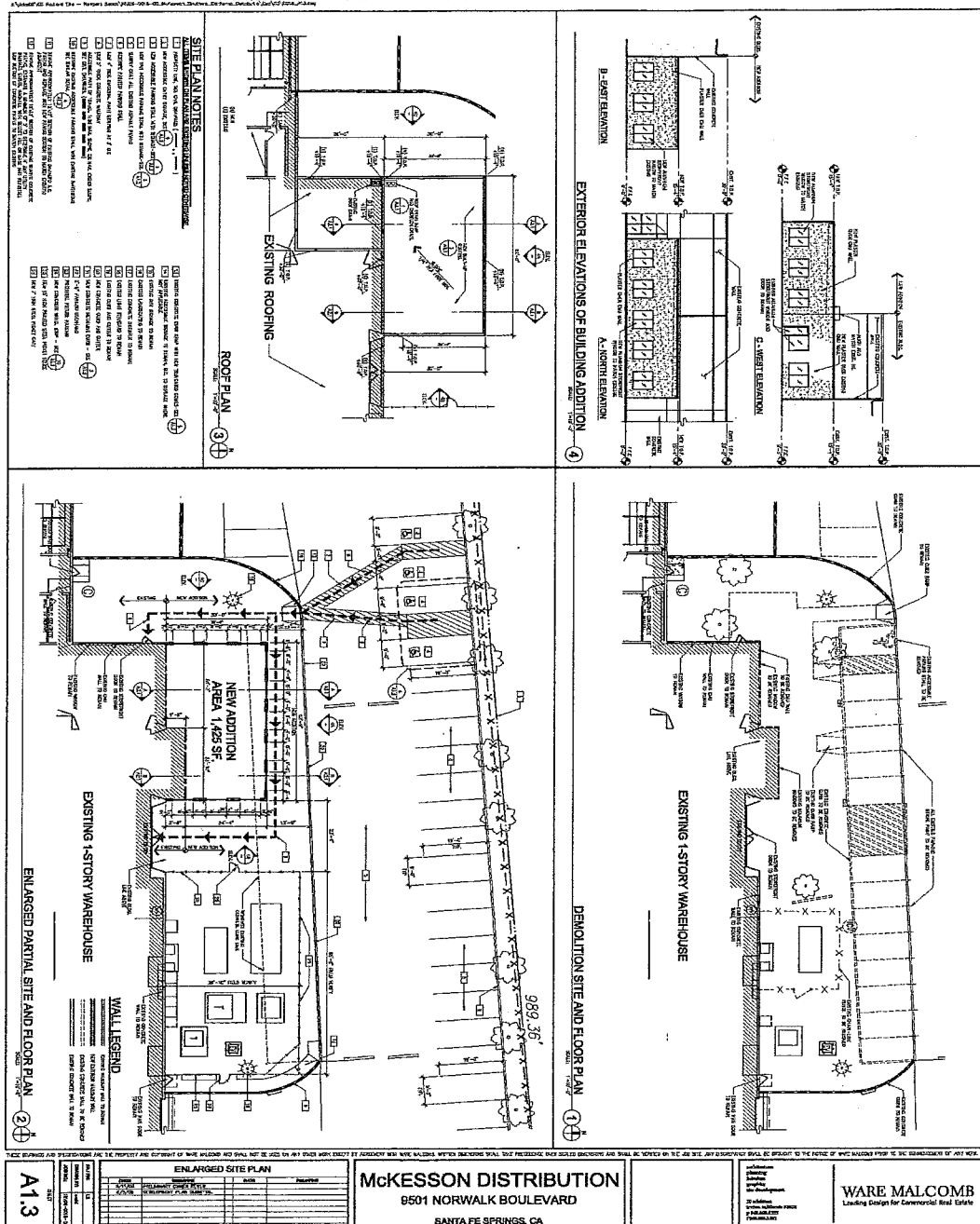
Paul R. Ashworth
Executive Director

Attachments:

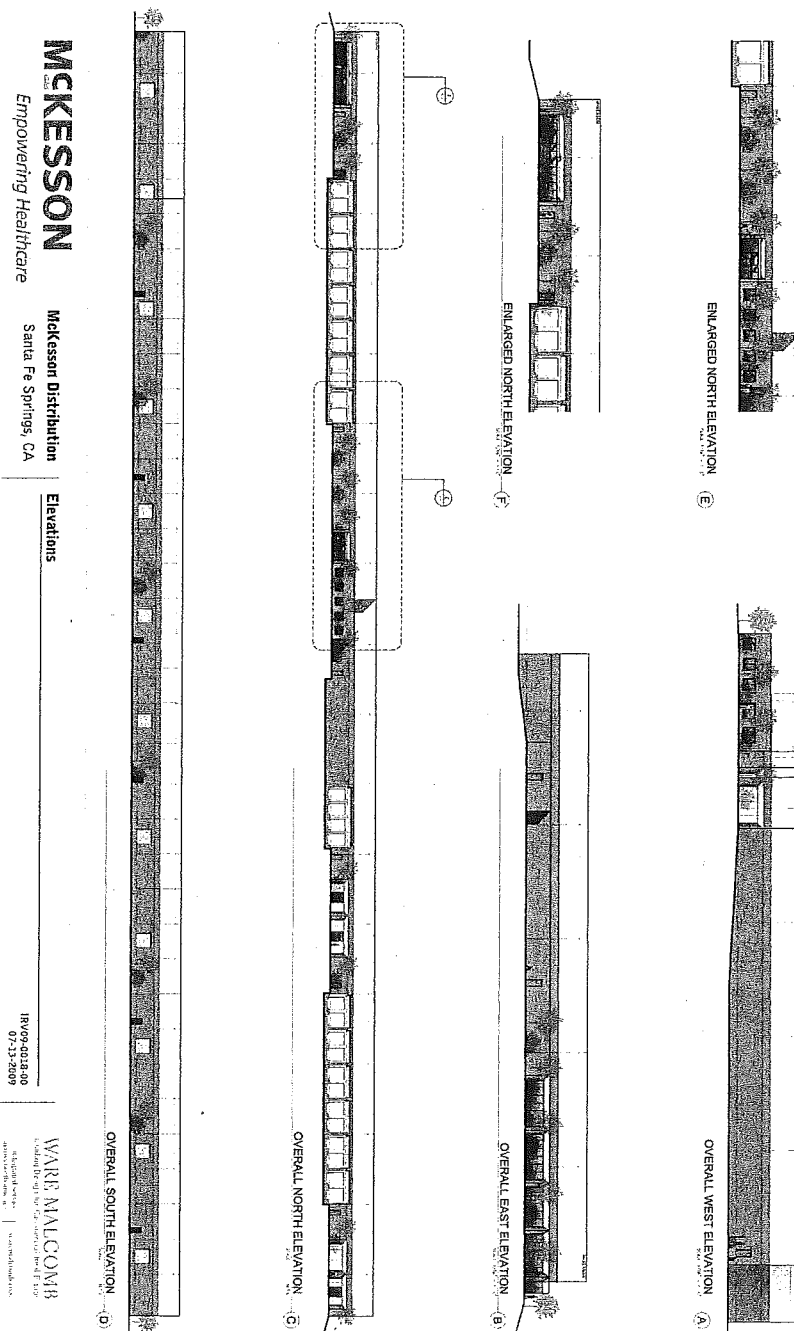
1. Site Plan
2. Enlarged Partial Site/Floor Plan
3. Elevations
4. Application

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ENLARGED PARTIAL SITE/FLOOR PLAN



ELEVATIONS





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

DPA 302

RECEIVED

AUG 05 2009

Planning Dept.

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:

9501 NORWALK BOULEVARD

RECORD OWNER OF THE PROPERTY:

Name: McKesson Corporation Phone No: (562) 463-2125

Mailing Address: 9501 Norwalk Blvd

Santa Fe Springs, CA

Fax No: (562) 463-2113 E-mail: todd.kleinow@mckesson.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.)

ADDITION OF APPROXIMATELY 1,400 S.F. TO AN
EXISTING WAREHOUSE FACILITY & ADDITION OF
TWO ENTRY CANOPIES & ADDITION OF ADA PATH OF TRAVEL
TO STREET.

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

Signed: Todd Kleinow Signature

Todd Kleinow

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."

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): Todd Kleinow
 Mailing Address: 9501 Norwalk Blvd.
 Phone No: (562) 463-2125
 Fax No: (562) 463-2125 E-mail: todd.kleinow@mckesson.com
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, ~~MICHAEL A. GARCIA~~ TODD KLEINOW 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: [Signature]
 (If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

On 8-3-2009 before me, MICHAEL A. GARCIA - NOTARY PUBLIC
 Personally appeared TODD KLEINOW
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Notary Public



RDPA 310

| | |
|-------------------------|-------------------|
| FOR DEPARTMENT USE ONLY | |
| CASE NO. | <u>RDPA 310</u> |
| DATE FILED | <u>08/05/2009</u> |
| FILING FEE | <u>\$ 1118.00</u> |
| RECEIPT NO. | <u>7013414</u> |
| APPLICATION COMPLETE? | |



City of Santa Fe Springs

Community Development Commission

April 8, 2010

NEW BUSINESS

Designation of Developer With Whom Staff Will Initiate Negotiations for the Construction of Affordable Housing on the 3.9 acre CDC-owned property at 13231 & 13241 Lakeland Road.

RECOMMENDATION

That the Community Development Commission (CDC) designate the joint venture team of East LA Community Corporation (ELACC) and National Community Renaissance (CORE) as the Developer with whom Staff will negotiate an agreement to construct affordable housing on the 3.9 acre site owned by the CDC at 13231 & 13241 Lakeland Road.

BACKGROUND

At its meeting of March 12, 2009, the CDC directed staff to issue a Request for Qualifications seeking qualified affordable housing developers for construction of affordable ownership housing on the 3.9 acre CDC-owned property at 13231 & 13241 Lakeland Road. The RFQ generated six responses, from which the top three respondents were invited to participate in a more detailed Phase II vetting. After extensive review, the City Council subcommittee (comprised of Councilmembers Rounds and Serrano) is recommending that the CDC enter into negotiations with the joint venture team of East LA Community Corporation (ELACC) and National Community Renaissance (CORE).

By designating the team of ELACC and National CORE as the potential developer, the CDC is authorizing staff to initiate negotiations with the Developer to be set forth in a Disposition and Development Agreement (DDA). This DDA will describe in detail the mutual responsibilities for the development of the site with affordable housing and the sale of said units to income eligible Low and Moderate Income first-time homebuyers. Once the DDA terms have been established, Redevelopment Law requires that the final DDA be scheduled for a Public Hearing before the CDC for approval.

FISCAL IMPACT

There is no anticipated fiscal impact as a result of designating the development team to negotiate a potential DDA. If a development proposal is submitted for approval in the future, it will take a separate action of the CDC.



City of Santa Fe Springs

Community Development Commission

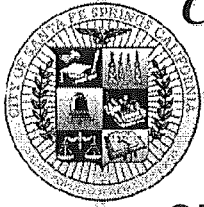
April 8, 2010

INFRASTRUCTURE IMPACT

There is no anticipated infrastructure impact as a result of designating the developer with whom to negotiate a potential development agreement.

Frederick W. Latham
City Manager

Paul R. Ashworth
Executive Director



City of Santa Fe Springs

City Council Meeting

April 8, 2010

ORDINANCE FOR PASSAGE

Ordinance No. 1009 – Adding a New Section (10.99) to Title 1, Chapter 10 of the City Code Relating to the Payment of Taxes, Fees, and Fines to the City

RECOMMENDATION

That the City Council waive further reading and adopt Ordinance No. 1009, an ordinance requiring persons challenging the payment of taxes, fees, fines, and other payments to the City to make such payments prior to commencing any actions to recover such payments.

BACKGROUND

Recently, a number of online travel companies challenged the City of Anaheim's demand for payment of more than \$21 million in Transient Occupancy Taxes (TOTs). The case generated an opinion from the Court of Appeals (City of Anaheim v. Sup. Ct., No. B216250) that changed the predominant understanding of the California Constitution and language that has historically been understood to protect cities and their collection efforts.

The opinion asserts that a City must have its own "pay first, litigate later" code provision in order to protect its rights to collect. Without this provision, challenges to payments may be made without first paying the disputed amount(s). Obviously, this could generate frivolous fee and tax challenges that negatively impact City revenue flows.

PROPOSED ORDINANCE

Ordinance No. 1009, which was introduced at the March 25 Council meeting, would establish that no person may challenge a tax, fee, fine or any other type of payment required to be made without first making the full payment to the City.

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

Frederick W. Latham
City Manager

Attachment

Ordinance No. 1009



City of Santa Fe Springs

City Council Meeting

March 25, 2010

NEW BUSINESS

Ordinance No. 1009 – Adding a New Section (10.99) to Title 1, Chapter 10 of the City Code Relating to the Payment of Taxes, Fees, and Fines to the City

RECOMMENDATION

That the City Council adopt Ordinance No. 1009 requiring persons challenging the payment of taxes, fees, fines, and other payments to the City to make such payments prior to commencing any actions to recover such payments.

BACKGROUND

Recently, a number of online travel companies challenged the City of Anaheim's demand for payment of more than \$21 million in Transient Occupancy Taxes (TOTs). The case generated an opinion from the Court of Appeals (City of Anaheim v. Sup. Ct., No. B216250) that changed the predominant understanding of the California Constitution and language that has historically been understood to protect cities and their collection efforts.

The opinion asserts that a City must have its own "pay first, litigate later" code provision in order to protect its rights to collect. Without this provision, challenges to payments may be made without first paying the disputed amount(s). Obviously, this could generate frivolous fee and tax challenges that negatively impact City revenue flows.

PROPOSED ORDINANCE

Given the recent court opinion, our City Attorney has brought forth the attached ordinance addressing this need. Ordinance No. 1009 establishes that no person may challenge a tax, fee, fine or any other type of payment required to be made without first making the full payment to the City.


Frederick W. Latham
City Manager

Report Submitted By: Jose Gomez

Finance and Administrative Services

Date of Report: March 17, 2010

ORDINANCE NO. 1009

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS TO REQUIRE PERSONS CHALLENGING THE PAYMENT OF TAXES, FEES, FINES AND OTHER PAYMENTS TO THE CITY TO MAKE SUCH PAYMENTS PRIOR TO COMMENCING ANY ACTIONS TO RECOVER SUCH PAYMENTS

WHEREAS, Article XIII, Section 32, of the California Constitution sets forth what is commonly known as a 'pay first, litigate later' requirement; and

WHEREAS, while such requirement has heretofore been assumed to be applicable to actions against cities, in a recent opinion involving the City of Anaheim the Court of Appeal held that such Constitutional protection does not protect a city which does not have its own 'pay first, litigate later' code provision,

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

SECTION 1. The following new Section 10.99 is hereby added to Title 1, Chapter 10 of the City Code:

10.99. PAYMENT REQUIRED PRIOR TO COMMENCEMENT OF ACTION.

Except as may be otherwise be provided specifically in this Code, no person shall commence any action to challenge all or any portion of any tax, fee, fine or any other type of payment required to be made pursuant to any provision in this Code, without first making such full payment to the City.

SECTION 2. The City Council hereby declares it would have passed this Ordinance word by word, sentence by sentence, paragraph by paragraph and section by section, and does hereby declare the provisions of this Ordinance to be severable, and if for any reason any portion of this Ordinance should be held invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 3. The City Clerk shall certify to the adoption of this Ordinance. The City Council hereby finds and determines there are no newspapers of general circulation both published and circulated within the City and, in compliance with Section 36933 of the Government Code, directs the City Clerk to cause said Ordinance within fifteen (15) days after its passage to be posted in at least three (3) public places within the City as established by ordinance. This Ordinance shall take effect 30 days after its adoption.

PASSED, APPROVED AND ADOPTED THIS _____ DAY OF _____ 2010.

AYES:

NOES:

ABSENT:

Mayor

ATTEST:

Deputy City Clerk



City of Santa Fe Springs

City Council Meeting

April 8, 2010

NEW BUSINESS

Extension of Section 190 Agreement for the Valley View Avenue Grade Separation Project

RECOMMENDATION

That the City Council take the following actions:

1. Approve the Extension Agreement with the California Department of Transportation for the allocation of Section 190 funds to the Valley View Avenue Grade Separation; and
2. Authorize the Director of Public Works to execute the Agreement.

BACKGROUND

The Valley View Grade Separation Project will involve the modification of the existing at-grade crossing of the BNSF Railroad on Valley View Avenue south of Stage Road. The estimated project cost is \$75,177,000. Plans have been completed and right-of-way acquisition is in progress. The project is fully funded and construction is expected to start in January 2011.

The funding plan for the Valley View Grade Separation Project includes \$5,000,000 in Section 190 funding. The allocation was authorized by the Public Utilities Commission on April 18, 2008. The agreement executed by the City requires the City to award a construction contract within two years from the date of the allocation. That deadline expires on April 18, 2010.

Due to delays in securing the right-of-way, the City will not be able to award a construction contract by April 18, 2010. In order to keep the Section 190 funds committed to the project, the City requested a one-year extension to award a construction contract.

The current project schedule calls for a contract to be awarded in November 2010. The attached agreement will extend the deadline to award a construction contract from April 18, 2010 to April 18, 2011. All other terms and conditions stated in the original agreement still apply.

FISCAL IMPACT

The Section 190 funds will supplement the existing County, State and Federal funds that have been committed for the construction of this project.

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

Date of Report: March 30, 2010

INFRASTRUCTURE IMPACT

The project will result in the elimination of an at-grade railroad crossing. Benefits to be gained from the project include improved safety for motorists, better traffic circulation and enhanced rail operations.



Frederick W. Latham
City Manager

Attachment(s)

Agreement No. 75GS6107, Amendment No. 2

GRADE SEPARATION FUND
Valley View Ave. Underpass
Grade Separation Project
Priority No.2, 2007-2008
Agreement No. 75GS6107
Amendment No. 2
EA 918314

| I hereby certify upon my own personal knowledge that budgeted funds are available for this encumbrance. | | | | | | | |
|---|------|--------------|-----------|---------------|----------|----------------|-----------------|
| Accounting Officer | | | | | | Total Amount | |
| | | | | | | \$5,000,000.00 | |
| Chap | Stat | Item | FY | Program Code | Category | Fund Source | Amount |
| 171 | 2007 | 2660-102-042 | 2007-2008 | 20.30.010.400 | 21800 | 114-042-T | \$ 4,280,236.00 |
| 268 | 2008 | 2660-102-042 | 2008-2009 | 20.30.010.400 | 21800 | 114.042.T | \$ 719,764.00 |

AGREEMENT

THIS AMENDMENT made and entered into by and between the STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, hereinafter referred to as "State", and the CITY OF SANTA FE SPRINGS, a political subdivision of the State of California, hereinafter referred to as "City".

WITNESSETH

WHEREAS, the State and City entered into Agreement No.75GS6107, dated April 18, 2008, for the construction of a grade separation at Valley View Avenue, under the tracks of the Burlington Northern and Santa Fe Railroad Company, hereinafter referred to as "Project"; and

WHEREAS, construction of said Project and final disbursements will not be completed by April 18, 2010, due to delays in awarding the construction contract; and

WHEREAS, the State and City hereto agree that the date for completion of construction, and the final accounting and disbursement of funds for the Project, as stated in Agreement No. 75GS6107, shall now be extended to April 18th, 2011 after which time all unexpended funding for this project will lapse; and

NOW THEREFORE, in consideration of the premises and mutual undertakings of the parties hereto, as hereinafter set forth, State and City agree as follows:

1. This Amendment to Agreement No. 75GS6107 hereby extends the expiration date of Agreement No. 75GS6107 until April 18, 2011.
2. All other terms and conditions shall remain as stipulated in Agreement No. 75GS6107.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

By

William D. Bronte – Chief
Division of Rail

CITY OF SANTA FE SPRINGS

By

Donald K. Jensen
Director of Public Works

Attest



City of Santa Fe Springs

City Council Meeting

April 8, 2010

NEW BUSINESS

Consideration of Resolution No. 9249 Authorizing Application Amendments and the Expenditure of Funds in Order to Move Forward with an Energy Efficiency and Conservation Block Grant Funds (EECBG) project

RECOMMENDATION

That the City Council approve Resolution No. 9249, which authorizes the expenditure of funds on the proposed EECBG project, and authorizes the amendments to the January 12, 2010 EECBG application.

BACKGROUND

The American Recovery and Reinvestment Act has provided \$787 billion nationally to stimulate the economy and provide jobs to Americans. Included in these funds are nearly \$300 million that have been released for energy efficiency to the following programs, including \$49.6 million to the Energy Efficiency and Conservation Block Grant.

The City of Santa Fe Springs is among the 265 California cities and 44 counties eligible for funds under the EECBG. The Block Grant funds are distributed on a formula basis based on population. Specifically, Santa Fe Springs is eligible for \$95,064 of these funds, which are to be used for a project that will result in increased energy efficiency.

The City's proposed project is the replacement of 35 outdated heating and air conditioning (HVAC) units in public facilities throughout Santa Fe Springs with new, energy efficient systems. The application was submitted and received by the grant's deadline on Jan. 12, 2010, a date set by the California Energy Commission. Since that time, it has been under review by the Commission, and several amendments have been made to the application to satisfy ongoing changes to the process.

Among the recommendations is to update our resolution to include a more detailed description of the project, and describe the funding needs.

Another recommendation calls for the designation that this is a project as defined by the California Environmental Quality Act (CEQA), though it was found to be categorically exempt.

FISCAL IMPACT

The total cost to replace all 35 HVAC units is \$173,475, of which \$95,064 will be derived from the EECBG grant. The remaining \$78,411 will be paid for by the City.

INFRASTRUCTURE IMPACTS

The proposed replacements of the 35 outdated HVAC systems will result in increased energy efficiency, which in turn will result in long term cost savings to the city. According to estimates provided by the Department of Public Works, it is estimated the total annual energy savings will be 60,942 kWh. The annual cost savings as a result of this energy efficiency is projected at \$8,531.

STAFF COMMENTS

Staff Recommends that the City Council adopt Resolution No.9249.



Fred Latham
City Manager

Attachment(s)

Resolution No. 9249

RESOLUTION NO. 9249

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AUTHORIZING APPLICATION AMENDMENTS AND THE EXPENDITURE OF FUNDS IN ORDER TO MOVE FORWARD WITH AN ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) FUNDS PROJECT

WHEREAS, the City of Santa Fe Springs recognizes that it is in the interest of the region, State and Nation to stimulate the economy; create and retain jobs, reduce fossil fuel emissions; and reduce total energy usage and improve energy efficiency within every jurisdiction; and

WHEREAS, Energy Efficiency and Conservation Block Grants (EECBG) funds are available through the California Energy Commission's EECBG Program for grants to eligible local governments for cost-effective energy efficiency projects; and

WHEREAS, the City of Santa Fe Springs is eligible for EECBG funding under the California Energy Commission's EECBG Program; and

WHEREAS, the City of Santa Fe Springs has redefined its energy efficiency project to now include the replacement of 35 outdated Heating, Ventilating, and Air Conditioning units, which will qualify for EECBG funds from the California Energy Commission; and

WHEREAS, the total cost of the project is \$173,475, and the EECBG grant allocates \$95,064 to the City; and

WHEREAS, the City of Santa Fe Springs agrees to pay any and all costs that exceed the EECBG funding allotted to the City as it relates to the identified HVAC replacements; and

WHEREAS, the City of Santa Fe Springs has considered the applicability of the California Environmental Quality Act (CEQA) to the approval of the application under the EECBG Program.

WHEREAS, the Planning Commission of the City of Santa Fe Springs approved Resolution 26-2010 on February 9, 2010, approving a categorical exemption according to the requirements of Class 2, §15302, in that it involves the replacement of existing outdated air conditioning units with new, energy efficient HVAC units, and all new HVAC units will be installed in existing buildings with the same purpose and effective capacity as the units that will be replaced; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Santa Fe Springs does resolve as follows:

Section 1: The City Council hereby authorizes the submittal of the application to the California Energy Commission's EECBG Program for Block Grant funds to implement energy efficient improvements by means of updating HVAC systems in several public facilities, including but not limited to Santa Fe Springs City Hall, Los Nietos Park, Heritage Park, and Police Services Center.

Section 2: The City Council hereby finds that the submission of the grant application under the Energy Efficiency and Conservation Block Grant program is a project under CEQA but is found to be categorically exempt as defined by CEQA. A Notice of Exemption has been filed with the County of Los Angeles, and the Planning Commission approved this exemption in Resolution 26-2010 on February 26, 2010.

Section 3: The total cost of the project is \$173,475. If recommended for funding by the California Energy Commission, the City Council hereby authorizes the City of Santa Fe Springs to accept the grant award projected to be \$95,064, and the Council authorizes the expenditure of \$78,411 to account for the remaining cost of the project.

Section 4: The City Manager is hereby authorized and empowered to execute in the name of the City of Santa Fe Springs all necessary contracts and agreements, and amendments hereto, to implement and carry out the purposes specified in the EECBG application.

Section 5: The City Clerk shall certify to the adoption of the resolution.

PASSED, APPROVED, AND ADOPTED this 8th day of April 2010.

MAYOR

ATTEST:

CITY CLERK



City of Santa Fe Springs

City Council Meeting

April 8, 2010

PRESENTATION

Introduction of New Santa Fe Springs Policing Team Member

The Mayor may wish to call upon Fernando Tarin, Director of Police Services to introduce the newest members of the Santa Fe Springs Policing Team.

Jason Zuhlke, Whittier Police Corporal
Anthony Gonzalez, Whittier Police Officer

Frederick W. Latham
City Manager



City of Santa Fe Springs

City Council Meeting

April 8, 2010

PROCLAMATION

Proclaiming April 22, 2010, as "Earth Day in Santa Fe Springs"

BACKGROUND

Earth Day was first launched as an environmental awareness day in the United States on April 22, 1970, and is now celebrated as the birth of the environmental movement. Subsequent Earth Day and environmental education events helped lead to the first environmental legislation – the Clean Air Act and Clean Water Acts. Due in large part to the efforts of hundreds of local organizers, Earth Day is now the most celebrated environmental event worldwide.

In recognition of April 22, 2010, as Earth Day in Santa Fe Springs, a proclamation will be presented by the Council. The following activities have been scheduled to heighten community awareness of Earth Day:

- An Earth Day Education Booth will promote recycling at home and in school as part of the Children's Day program at Heritage Park on April 17.
- The City will provided Earth Day education materials for children at each of the City's childcare centers.
- Enviro-Wise, the City's environmental newsletter is dedicated to Earth Day and conservation activities.
- A free Earth Day Compost delivery is scheduled at the Community Gardens on April 22.

The Mayor may wish to call upon the Environmental Programs Coordinator to assist with the presentation.

Frederick W. Latham
City Manager

Attachment: Earth Day Proclamation

***WHEREAS**, Earth Day was first observed 40 years ago as a grassroots movement by concerned citizens to positively change the Earth's "Environmental Climate;" and*

***WHEREAS**, April 22nd, is nationally celebrated as an environmental awareness day, observed throughout the nation and the world; and*

***WHEREAS**, Earth Day and every day, is a time to act to protect our planet; and*

***WHEREAS**, educating our residents on the importance of resource conservation will improve the health of our community and our planet; and*

***WHEREAS**, the City of Santa Fe Springs is committed to establishing an environmentally-conscious community, through recycling programs, education, and other efforts; and*

***NOW, THEREFORE** I, Betty Putnam, Mayor of the City of Santa Fe Springs, on behalf of the City Council, do hereby proclaim April 22nd, 2010, as*

EARTH DAY

in the City of Santa Fe Springs and urge all its residents to support efforts to recycle and protect our environment.

Dated this 8th day of April, 2010.

Mayor

Attest:

Deputy City Clerk



City of Santa Fe Springs

City Council Meeting

April 8, 2010

PROCLAMATION

Proclaiming the Month of April, 2010, as "Fair Housing Month"

RECOMMENDATION

Call upon the City Clerk to read the proclamation. The Mayor will present the proclamation to Martha Soto, Director of Investigations for the Fair Housing Foundation.

BACKGROUND

It has been requested by the Fair Housing Foundation that, to mark the 42nd anniversary of the Federal Fair Housing Act, the City Council proclaim the month of April, 2010, as "Fair Housing Month" in Santa Fe Springs.

The Mayor may wish to call on Martha Soto, Director of Investigations for the Fair Housing Foundation, to receive the proclamation.

Frederick W. Latham
City Manager

WHEREAS, one of the greatest freedoms enjoyed by Americans is the freedom to live in a home of one's choice; and

WHEREAS, this promise made to us by the Nation's Fair Housing Law which requires that all people be treated equally in connection with sale or rental of housing, regardless of race, color, national origin, sex, gender identity, disability, sexual orientation, marital status, age, familial status or religion; and

WHEREAS, this year marks the 42nd anniversary of the Federal Fair Housing Act, the original legislation targeting the elimination of housing discrimination in America; and

WHEREAS, since the adoption of the fair housing legislation in April 1968, April has been designated Fair Housing Month. Each year the U.S. Department of Housing and Urban Development and the Fair Housing Foundation organizes events and activities during this month to focus attention on the issue of equal opportunity in housing; and

WHEREAS, April is Fair Housing Month throughout the nation, we are asking each residents of the City of Santa Fe Springs to support efforts to put into practice the principles of freedom, justice and quality upon which this great nation was founded; and

NOW, THEREFORE, I, BETTY PUTNAM, Mayor of the City of Santa Fe Springs, on behalf of the City Council and its citizens, do hereby proclaim April

FAIR HOUSING MONTH

DATED this 8th day of April, 2010.

MAYOR

ATTEST:

CITY CLERK



City of Santa Fe Springs

City Council

April 8, 2010

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.

| Committee | Vacancy | Councilmember |
|--------------------------|---------|---------------|
| Beautification | 1 | Gonzalez |
| Beautification | 1 | Putnam |
| Beautification | 2 | Rounds |
| Beautification | 3 | Serrano |
| Community Program | 4 | Gonzalez |
| Community Program | 2 | Serrano |
| Community Program | 2 | Trujillo |
| Historical | 3 | Putnam |
| Historical | 2 | Serrano |
| Parks & Recreation | 2 | Gonzalez |
| Senior Citizens Advisory | 1 | Gonzalez |
| Senior Citizens Advisory | 2 | Putnam |
| Senior Citizens Advisory | 1 | Rounds |
| Senior Citizens Advisory | 1 | Trujillo |
| Sister City | 2 | Gonzalez |
| Sister City | 1 | Trujillo |

Eleanor Connelly has resigned from the Community Program Committee.

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

Frederick W. Latham
City Manager

Attachments:

Active Committee Lists

Submitted By:

Vivian J. De León
Deputy City Clerk

March 31, 2010

Prospective Members for Various Committees/Commissions

Beautification

Community Program

Henrieta Abajian

Family & Human Services

A.J. Hayes

Jimmy Mendoza

Jose Avila

Berta Sera

Heritage Arts

Marlene Vernava

Historical

Personnel Advisory Board

Parks & Recreation

Cecilia Uribe Gonzalez

Christina Avila

Paula Minnehan

Planning Commission

Art Escobedo

Lynda Short

Hector Renteria

Senior Citizens Advisory

Sister City

Frank Carbajal, Sr.

Michele Carbajal

Traffic Commission

Art Escobedo

Jose Zamora

Hector Renteria

Lynda Short

Youth Leadership

Veronica Cruz

Gabriela Rodriguez

Ignacio Herrera

BEAUTIFICATION COMMITTEE

Meets the fourth Wednesday of each month, at 9:30 a.m., Town Center Hall

Membership: 25

| APPOINTED BY | NAME | TERM EXPIRATION YR. |
|--------------|---------------------|------------------------|
| Gonzalez | Juanita Montes | (10) |
| | Irene Pasillas | (10) |
| | Vacant | (10) |
| | May Sharp | (11) |
| | Marlene Vernava | (11) |
| Putnam | Juliet Ray | (10) |
| | Vacant | (10) |
| | Lupe Lopez | (11) |
| | Guadalupe Placensia | (11) |
| | Ruth Gray | (11) |
| Rounds | Vacant | (10) |
| | Vacant | (10) |
| | Annette Ledesma* | (11) |
| | Paula Minnehan* | (11) |
| | Henrietta Abajian | (11) |
| Serrano | Martha Ohanesian | (10) |
| | Vacant | (10) |
| | Vacant | (10) |
| | Vada Conrad | (11) |
| | Vacant | (11) |
| Trujillo | Sylvia Takata* | (10) |
| | Eleanor Connelly | (10) |
| | Margaret Bustos* | (10) |
| | Rosalie Miller | (11) |
| | A.J. Hayes | (11) |

*Asterisk indicates person currently serves on three committees

COMMUNITY PROGRAM COMMITTEE

Meets the third Wednesday of every other month, at 7:00 p.m., in City Hall.

Membership: 25

| APPOINTED BY | NAME | TERM EXPIRATION YR. |
|--------------|--------------------|------------------------|
| Gonzalez | A.J. Hayes | (10) |
| | Vacant | (10) |
| | Vacant | (10) |
| | Vacant | (11) |
| | Vacant | (11) |
| Putnam | Rosalie Miller | (10) |
| | Luigi Trujillo* | (10) |
| | Mary Jo Haller | (11) |
| | Lynda Short | (11) |
| | Jose Zamora | (11) |
| Rounds | Mark Scoggins* | (10) |
| | Marlene Vernava | (10) |
| | Sylvia Takata* | (10) |
| | Denise Vega | (11) |
| | Annette Rodriguez | (11) |
| Serrano | Ruth Gray | (10) |
| | Mary Anderson | (11) |
| | Dolores H. Romero* | (11) |
| | Vacant | (11) |
| | Vacant | (11) |
| Trujillo | Vacant | (10) |
| | Hilda Zamora | (10) |
| | Naomi Torres | (10) |
| | Lisa Sanchez | (11) |
| | Vacant | (11) |

*Asterisk indicates person currently serves on three committees

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Meets the third Wednesday of every month at 5:30 p.m., Neighborhood Center

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

| APPOINTED BY | NAME | TERM EXPIRATION YR. |
|--------------|----------------------|---------------------|
| Gonzalez | Mercedes Diaz | (10) |
| | Josephine Santa-Anna | (10) |
| | Toni Vallejo | (11) |
| Putnam | Arcelia Miranda | (10) |
| | Laurie Rios* | (11) |
| | Margaret Bustos* | (11) |
| Rounds | Annette Rodriguez | (10) |
| | Janie Aguirre* | (11) |
| | Michele Carbajal | (11) |
| Serrano | Lydia Gonzales | (10) |
| | Francis Carbajal | (11) |
| | Gilbert Aguirre | (11) |
| Trujillo | Dolores H. Romero* | (10) |
| | Gloria Duran* | (10) |
| | Alicia Mora | (11) |

Organizational Representatives: Nancy Stowe
Evelyn Castro-Guillen
Irene Redondo Churchward
(SPIRRIT Family Services)

**Asterisk indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the Month at 9:00 a.m., at the Train Depot

Membership: 9 Voting Members
 6 Non-Voting Members

APPOINTED BY

NAME

Gonzalez

Laurie Rios*

Putnam

May Sharp

Rounds

Gustavo Velasco

Serrano

Paula Minnehan*

Trujillo

Amparo Oblea

Committee Representatives

Beautification Committee

Sylvia Takata*

Historical Committee

Larry Oblea

Planning Commission

Richard Moore

Chamber of Commerce

Tom Summertield

Council/Staff Representatives

Council

Betty Putnam

City Manager

Frederick W. Latham

Director of Library & Cultural Services

Hilary Keith

Director of Planning & Development

Paul Ashworth

**Asterisk indicates person currently serves on three committees*

HISTORICAL COMMITTEE

Meets Quarterly - The First Tuesday of the Month in April, July, October, and January at 5:30 p.m., Carriage Barn

Membership: 20

| APPOINTED BY | NAME | TERM EXPIRATION YR. |
|--------------|-----------------|------------------------|
| Gonzalez | Richard Moore | (10) |
| | Gilbert Aguirre | (11) |
| | Janie Aguirre | (11) |
| | Sally Gaitan | (11) |
| Putnam | Astrid Gonzalez | (10) |
| | Vacant | (10) |
| | Vacant | (11) |
| | Vacant | (11) |
| Rounds | Art Escobedo | (10) |
| | Paula Minnehan* | (10) |
| | Mark Scoggins* | (11) |
| | Janice Smith | (11) |
| Serrano | Gloria Duran* | (10) |
| | Vacant | (10) |
| | Vacant | (10) |
| | Larry Oblea | (11) |
| Trujillo | Marv Clegg | (10) |
| | Alma Martinez | (10) |
| | Merrie Hathaway | (11) |
| | Susan Johnston | (11) |

**Asterisk indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, 7:00 p.m., Council Chambers.

Subcommittee Meets at 6:00 p.m., Council Chambers

Membership: 25

| APPOINTED BY | NAME | TERM EXPIRATION YR. |
|--------------|------------------------|------------------------|
| Gonzalez | Jennie Carlos | (10) |
| | Frank Leader | (10) |
| | Vacant | (10) |
| | Michael Madrigal | (11) |
| | Vacant | (11) |
| Putnam | Jimmy Mendoza | (10) |
| | Michele Carbajal | (10) |
| | Frank Realado | (11) |
| | Carlene Zamora | (11) |
| | Hilda Zamora | (11) |
| Rounds | Kenneth Arnold | (10) |
| | Richard Legarreta, Sr. | (10) |
| | Luigi Trujillo* | (10) |
| | Don Mette | (11) |
| | Mark Scoggins* | (11) |
| Serrano | Lynda Short | (10) |
| | Bernie Landin | (10) |
| | Joe Avila | (10) |
| | Sally Gaitan | (11) |
| | Fred Earl | (11) |
| Trujillo | Hector Renteria | (10) |
| | Andrea Lopez | (10) |
| | Art Escobedo | (11) |
| | Jose Zamora | (11) |
| | Arcelia Miranda | (11) |

*Asterisk indicates person currently serves on three committees

PERSONNEL ADVISORY BOARD

Meets Quarterly on an As-Needed Basis

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

APPOINTED BY

NAME

Council

Angel Munoz
Ron Biggs

Personnel Advisory Board

Jim Contreras

Firemen's Association

Wayne Tomlinson

Employees' Association

Donn Ramirez

**Asterisk indicates person currently serves on three committees*

PLANNING COMMISSION

Meets the Second and Fourth Mondays of every Month at 4:30 p.m.,
Council Chambers

Membership: 5

| APPOINTED BY | NAME |
|--------------|------------------|
| Gonzalez | Laurie Rios |
| Putnam | Larry Oblea |
| Rounds | Richard Moore* |
| Serrano | Michael Madrigal |
| Trujillo | Frank Ybarra |

**Asterisk indicates person currently serves on three committees*

SENIOR CITIZENS ADVISORY COMMITTEE

Meets the second Wednesday of the month at 10:00 a.m.,
Neighborhood Center

Membership: 25

| APPOINTED BY | NAME | TERM EXPIRATION YR. |
|--------------|----------------------|------------------------|
| Gonzalez | Gloria Duran* | (10) |
| | Josephine Santa-Anna | (10) |
| | Toni Vallejo | (11) |
| | Janie Aguirre* | (11) |
| | Vacant | (11) |
| Putnam | Jennie Valli | (10) |
| | Martha Ohanesian | (10) |
| | Vacant | (10) |
| | Vacant | (10) |
| | Pete Vallejo | (11) |
| Rounds | Josephine G. Ramirez | (10) |
| | Vacant | (10) |
| | Gloria Vasquez | (11) |
| | Lorena Huitron | (11) |
| | Berta Sera | (11) |
| Serrano | Gusta Vicuna | (10) |
| | Louis Serrano | (10) |
| | Mary Bravo | (10) |
| | Amelia Acosta | (11) |
| | Jessie Serrano | (11) |
| Trujillo | Julia Butler | (10) |
| | James Hogan | (10) |
| | Gilbert Aguirre* | (11) |
| | Margaret Bustos* | (11) |
| | Vacant | (11) |

*Asterisk indicates person currently serves on three committees

SISTER CITY COMMITTEE

Meets the First Monday of every month at 6:30 p.m., Town Center Hall, Mtg. Room #1.
When there is a Monday holiday, the meeting is held on the second Monday of the month.

Membership: 25

| APPOINTED BY | NAME | TERM EXPIRATION YR. |
|--------------|------------------------|------------------------|
| Gonzalez | Luigi Trujillo* | (10) |
| | Kimberly Mette | (10) |
| | Jimmy Mendoza | (11) |
| | Vacant | (11) |
| | Vacant | (11) |
| Putnam | Martha Villanueva | (10) |
| | Gloria Duran* | (10) |
| | Mary K. Reed | (11) |
| | Peggy Jo Radoumis | (11) |
| | Jeannette Wolfe | (11) |
| Rounds | Manny Zevallos | (10) |
| | Susan Johnston | (10) |
| | Francis Carbajal | (10) |
| | Ted Radoumis | (11) |
| | Jose Avila | (11) |
| Serrano | Charlotte Zevallos | (10) |
| | Cecilia Uribe Gonzalez | (10) |
| | Laurie Rios* | (11) |
| | Doris Yarwood | (11) |
| | Vacant | (11) |
| Trujillo | Alicia Mora | (10) |
| | Andrea Lopez | (10) |
| | Dolores H. Romero* | (11) |
| | Marcella Obregon | (11) |
| | Vacant | (11) |

*Asterisk indicates person currently serves on three committees

TRAFFIC COMMISSION

Meets the Third Thursday of every month, at 7:00 p.m., Council Chambers

Membership: 5

APPOINTED BY

NAME

Gonzalez

Arcelia Valenzuela

Putnam

Manny Zevallos

Rounds

Ted Radoumis

Serrano

Michael Madrigal

Trujillo

Donn Ramirez

**Asterisk indicates person currently serves on three committees*

YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, at 6:00 p.m., Council Chambers

Membership: 20

| APPOINTED BY | NAME | TERM EXPIRATION YR. |
|--------------|-------------------|------------------------|
| Gonzalez | Victor Becerra | (11) |
| | Jessica Aguilar | (11) |
| | Jeanneth Guerrero | (11) |
| | Marilyn Llanos | (12) |
| Putnam | Ashley Ortiz | (10) |
| | Lupe Pasillas | (10) |
| | Wendy Pasillas | (13) |
| | Daniel Wood | (13) |
| Rounds | Carina Gonzalez | (11) |
| | Stephanie Gilbert | (11) |
| | Karina Saucedo | (12) |
| | Lisa Baeza | (13) |
| Serrano | Kimberly Romero | (11) |
| | Alyssa Trujillo | (11) |
| | Alyssa Berg | (11) |
| | Ariana Gonzalez | (13) |
| Trujillo | Madalin Marquez | (11) |
| | Omar Rodriguez | (12) |
| | Jose Rocha | (12) |
| | Martin Guerrero | (13) |