

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

October 24, 2013

1. CALL TO ORDER

Mayor Moore called the meetings to order at 6:05 p.m.

2. ROLL CALL

Present: Councilmembers/Directors González, Rios, Rounds, Mayor Pro Tem/Vice Chair Trujillo, Mayor/Chair Moore

Also present: Thaddeus McCormack, City Manager; Steve Skolnik, City Attorney; Cuong Nguyen, Planning; Noe Negrete, Director of Public Works; Dino Torres, Director of Police Services; Maricela Balderas, Director of Community Services; Jose Gomez, Asst. City Manager/Director of Finance; Mike Crook, Fire Chief; Anita Jimenez, Deputy City Clerk

The Deputy City Clerk announced that members of the Public Financing Authority and Water Utility Authority receive \$150 for their attendance at meetings.

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the September 26, 2013 Regular Public Financing Authority Meeting

Recommendation: That the Public Financing Authority approve the minutes as submitted.

Monthly Report

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

Recommendation: That the Public Financing Authority receive and file the report.

Director Rios moved the approval of Items 3A and B; Vice Chair Trujillo seconded the motion which passed unanimously.

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the September 26, 2013 Regular Water Utility Authority Meeting

Recommendation: That the Water Utility Authority approve the minutes as submitted.

Monthly Report

- B. Status Update of Water-Related Capital Improvement Projects

Recommendation: That the Water Utility Authority receive and file the report.

- C. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority

Recommendation: That the Water Utility Authority receive and file the report.

Director González moved the approval of Items 4A, B & C; Director Rounds seconded the motion which passed unanimously.

NEW BUSINESS

5. Agreement for Assignment of Non-Consumptive Water Use Permit with Ashland Chemical Company

Recommendation: That the Water Utility Authority: 1). Approve the Agreement for Assignment of Non-Consumptive Water Use Permit with Ashland Chemical Company; and 2). Authorize the City Manager to sign the Agreement for Assignment of Non- Consumptive Water Use Permit.

Director Rounds moved the approval of Item 5; Director Rios seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

Chair Moore requested information from staff regarding the location and boundaries of the contaminant. Staff will forward this information to Council. Chair Moore asked if the City inspects the tanks. The Fire Chief confirmed that all tanks are inspected by Fire Department staff. He added that all tanks in use are double-walled. Director González commented that the City's CUPA is one of the best in the State and that former employee Steve Koester was named CUPA employee of the year. Chair Moore asked if double-walled tanks are required to have electric monitoring. Cuong Nguyen stated that if they have a CUP, then they would be required to have electric monitoring.

6. Equipping Water Well No. 12 - Award of Contract

Recommendation: That the Water Utility Authority: 1). Reject all Bids; and 2). Authorize the City Engineer to re-advertise for Bids for Equipping Water Well No. 12.

Director González moved the approval of Items 6 & 7; Director Rios seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

Director Rios pointed out a typo on page three. Chair Moore asked what causes high temperatures at Well 4. Noe Negrete stated that its location and proximity to chemical exposure. He stated that different treatments have been tried, but none successfully.

7. Destruction of Water Well Nos. 4 and 309 - Authorization to Advertise for Construction Bids

Recommendation: That the Water Utility Authority authorize the Director of Public Works to issue Specifications and Bid Documents to Destroy Water Well Nos. 4 and 309.

See item 6.

HOUSING SUCCESSOR

There were no items on the Housing Successor agenda for this meeting.

SUCCESSOR AGENCY

There were no items on the Housing Successor agenda for this meeting.

CITY COUNCIL

8. **CITY MANAGER REPORT**

The City Manager reported that a court date regarding the Redevelopment case has been set for March 2014. He also reported that he has suspended the street sweeping contract due to poor performance. An alternate company is being used. The City Manager directed American Sweeping to bring an upgraded vehicle to the City by Wednesday for inspection or the suspension would remain in place.

9. **CONSENT AGENDA**

Approval Minutes

A. Minutes of the September 26, 2013 Regular City Council Meeting

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

Councilmember Rounds moved the approval of Item 9A; Councilmember González seconded the motion which passed unanimously.

ORDINANCE FOR PASSAGE

10. Ordinance No. 1046 – An Ordinance of the City of Santa Fe Springs Amending the City Zoning Code as it Pertains to Banners and the Time Periods Permitted to Display Such

Recommendation: That the City Council pass the second reading of Ordinance No. 1046, relating to the amendment to the City Zoning Code as it pertains to banners and the time periods permitted to display such.

The City Attorney read the Ordinance by title and stated that the motion should be to waive further reading and approve Item 10.

Councilmember Rios moved the approval of Item 10; Mayor Pro Tem Trujillo seconded the motion which passed by the following roll call vote: González, Rios, Rounds, Trujillo, Moore.

NEW BUSINESS

11. Approve Artwork Concept for "Journey," LeFiell Development

Recommendation: That the City Council approve the artwork concept by James Russell for the LeFiell Development Project at 13700 Firestone Boulevard, Santa Fe Springs.

This item was tabled.

12. On-Call Surveying Services - Award of Contract

Recommendation: That the City Council: 1). Award a contract to execute a Professional Services Agreement with Coory Engineering and Huitt-Zollars to provide on-call Surveying Services on an as-needed basis for a three-year term, with the option to renew the Agreement for an additional two years based on their performance and City Council approval; and 2). Authorize the Director of Public Works to execute the Professional Services Agreements.

Councilmember Rounds moved the approval of Item 12; Councilmember González seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

13. Community Facilities District No. 2004-1 (Bloomfield-Florence) – Annual Special Tax Levy Report for Fiscal Year 2012-13

Recommendation: That the City Council receive and file the Special Tax Levy Annual Report for Community Facilities District 2004-1 for Fiscal Year 2012-13.

Councilmember Rounds moved the approval of Items 13 & 14; Councilmember Rios seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

14. Community Facilities District No. 2002-1 (Bloomfield-Lakeland) – Annual Special Tax Levy Report for Fiscal Year 2012-13

Recommendation: That the City Council receive and file the Special Tax Levy Annual Report for Community Facilities District 2002-1 for Fiscal Year 2012-13.

See item 13.

15. Street Light Construction at 13700 Firestone Blvd (LeFiell Manufacturing) – Authorization to Advertise Request for Bids

Recommendation: That the City Council: 1). Approve the Request for Bids; and 2). Authorize the City Engineer to advertise for construction bids.

Mayor Pro Tem Trujillo moved the approval of Item 15; Councilmember González seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

16. Authorize the Disposal of Surplus Vehicles & Equipment by Way of Public Auction

Recommendation: That the City Council authorize the City Manager or his designee to dispose of three surplus vehicles, one utility trailer, and five miscellaneous pallets of obsolete IT equipment by way of public auction.

Mayor Pro Tem Trujillo moved the approval of Item 16; Councilmember Rios seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

17. Authorize the Purchase of Two Hundred Fifty Copies of Microsoft Office Pro Plus 2013 from GovConnection

Recommendation: That the City Council authorize the Director of Purchasing Services to issue a purchase order in the amount of \$77,919.20 to GovConnection for the acquisition of two-hundred fifty copies of Microsoft Office Pro Plus 2013.

Councilmember González moved the approval of Items 17 & 18; Councilmember Rounds seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

18. Authorize the Purchase of Ninety-Five Personal Computers from Golden Star Technology

Recommendation: That the City Council authorize the Director of Purchasing Services to issue a purchase order in the amount of \$115,213 to Golden Star Technology, Inc. (GST) for the acquisition of ninety-five (95) Hewlett Packard personal computers.

See Item 17.

Mayor Moore recessed the meetings 6:18 p.m.

Mayor Moore reconvened the meetings at 7:00 p.m.

19. INVOCATION

Councilmember Rios gave the Invocation.

20. PLEDGE OF ALLEGIANCE

The Youth Leadership committee led the Pledge of Allegiance.

INTRODUCTIONS

21. Representatives from the Youth Leadership Committee

Members of the Youth Leadership Committee introduced themselves.

22. Representatives from the Chamber of Commerce
The Mayor introduced Chamber Representatives Liz Buckingham (Friendly Hills Bank) and Joanne Klemm (Comet Employment Agency).

ANNOUNCEMENTS

23. Mayor Moore called on Tammy Murray, Event Chair for the Relay for Life, and Paul Hesse, Past Chair. They presented the City with a token of appreciation for its support of the event. At this year's event, \$109,000 was raised for the American Cancer Society. Councilmember Rounds thanked the event coordinators for the many hours they put into organizing the event. Councilmember González thanked the business community and City staff for their support of the event. Mayor Moore also thanked everyone who supported the event.

Maricela Balderas called on the members of the Youth Leadership Committee to give the Community Announcements.

PRESENTATIONS

24. Proclamation Declaring October 2013 as "National Breast Cancer Awareness Month"
Julie Herrera introduced Monique Barraza from the Abigail Barraza Foundation. She thanked the Council for their support of the foundation. Mayor Moore presented the proclamation to Ms. Barraza.
25. Proclamation Declaring October 20-26, 2013 as "Fire Prevention Week"
Chief Crook introduced the staff from Fire Station #4 to accept the Proclamation.
26. Introduction of New Department of Police Services Employees
Dino Torres introduced Margarita Munoz as the new Management Assistant. Cee Del Toro introduced the new Public Safety Officer Apprentices.
27. Presentation on Ridgeline Waste Water Treatment Facility and Recent Odor Issues
The City Attorney gave an explanation of the sequence of presentations for the item and the rules regarding public speaking.

The City Manager stated that he was pleased to see such a large turnout for this presentation. He began by stating that this issue was decades old. The odors from RDX, formerly Ridgeline, stem from the remnants of Powerine refinery equipment that remains on the property. The solution to the odor problem is tied to the removal of the old tanks from the prior business. The time frame for the removal of the tanks is about one year.

The Fire Chief gave an overview of the RDX operations of industrial waste water treatment. He stated that the water that is released after being treated is not hazardous; it is industrial waste as classified by the State. It is treated with chemicals before it can be released into the sewer system. The Fire Dept responded to numerous complaints of odor issues. The Air Quality Management District (AQMD) also monitored the site and found heightened levels Hydrogen Sulfide. RDX was ordered to cease water treatment. RDX added phosphates that

reduced the odor and sealed the leaks in the tanks. The City used the Rapid Notify system to inform residents of the situation as well as posting this information to the City's website. The AQMD ordered that the tanks in question be emptied. RDX is no longer allowed to use any of the historic tanks for water treatment. They will begin using the new system that has been installed.

Mayor Pro Tem Trujillo stated that the City Council wants the tanks removed as soon as possible and asked why the water can't simply be drained out. The Fire Chief stated that the AQMD has limitations on the release amounts and there are capacity limits to the pipelines. The City Manager stated that if the water is drained, but not treated, the problem is just being spread to a larger area. Mayor Moore asked what caused the odors. The Fire Chief stated that stagnant water containing organic wastes was in the tanks. Holes in tanks allowed the odor to escape. Mayor Moore asked how much water can be discharged. The Fire Chief replied 200,000 gals per day; it should take three months to empty the tanks. The City Manager stated that the City will make an announcement when all the water has been drained. Mayor Pro Tem Trujillo asked what would happen if RDX did not comply with this timeline. The Fire Chief stated that they would be penalized by AQMD. Mayor Pro Tem Trujillo stated that the residents would like to hear from the AQMD.

Mr. Moussin from AQMD addressed the Council. He stated that the Fire Chief did a good job summarizing the requirements. RDX must use the maximum allowable discharge amount to get rid of the water or face further penalties. They have been issued 9 to 10 violations this year. Legal Counsel from AQMD explained the penalty process, but did not give any dollar amounts. The City Manager stated that the City has forged a strong relationship with the AQMD and the Sanitation Districts to solve this problem in a responsible manner. Mr. Moussin thanked the City for its cooperation.

Mayor Moore asked why we don't just shut them down. The City Manager stated that the tanks and water would remain on the facility. The City wants the tanks removed and RDX is a viable entity to do that. Mayor Moore asked what role Lakeland Development has. The City Manager stated that they have the responsibility of cleaning up the ground water and land contamination.

Councilmember González recommended that residents get organized and write letters to their representatives in an effort to secure State and County funding to assist with the clean up of the property. The City Manager underscored the lack of funding due to the loss of redevelopment. Councilmember Rounds added that he has lived in Santa Fe Springs for 60 years and raised his family here. He is concerned with the effects of this issue as much as anyone. He is aware that the Sanitation Districts have used the same chemical process to reduce hydrogen sulfide for many years.

Regarding the presentation of video, if anyone would like the Council to view any material, it should be left with the City Clerk.

Mayor Moore opened Public Comments at 8:07 p.m.

Laura Manrique, Fulton Wells Ave, SFS, spoke about concerns regarding the smell and how it affects her life.

Dave Fellhoelter, Shoemaker Ave, SFS, spoke about how the City's decisions affect public health.

Ron Beilke, Heritage Springs Ave, SFS, asked if the Council sees this type of facility as the future of the City.

Lynn Williams, Olive Ln, SFS, stated that she hopes accountability is prominent in the Council's future decisions.

Christine Hester, Fulton Wells, SFS described the effects of the odors on her health.

Ken Johnson, Lowe Dr, La Mirada, stated that the smell is evident in La Mirada.

Annette Rodriguez, Bradwell St, SFS, thanked the staff for the description of the removal of the tanks, but heard a conflicting timeline from Councilmember González.

Ahmad Ullah, Elderberry Ln, SFS, stated that the Council has a fiduciary responsibility to monitor dangerous businesses. He referred to a company in Richmond, Virginia that has recently installed detectors at a water treatment facility and asked the Council to consider doing the same.

Gloria Duran, Roxabel St, SFS, asked the Council to help the residents facilitate meetings with higher elected officials.

Janie Aguirre, Clarkman St, SFS, stated that the Council has done nothing shameful and that many of the residents are in support of them.

A.J. Hayes, Claymore St, SFS, stated that he shared Ms. Aguirre's sentiments.

Doug Bead of RDX stated that his was the only company that has stepped up to deal with problem and they have only been here for six months. The company wants to function as good corporate citizens, but this issue will take more time and money.

Sandra Novea stated that a definite plan is needed and it should be monitored to ensure that it is followed.

Daniel Williams, Olive Ln, SFS, stated that in Richmond, VA, funds were approved for the purchase of six monitors to detect the release of gases.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

28. Committee Appointments

Councilmember González appointed David Diaz-Infante to the Parks & Recreation Committee.

Councilmember Rios appointed David Diaz-Infante to the Community Program Committee.

29. ORAL COMMUNICATIONS

Mayor Moore opened Oral Communications at 8:40 p.m.

David Placencia, Westman St, SFS, stated that it seems like the residents that live in his area don't count. They are concerned about several issues in this area, especially the proposed Materials Recovery Facility and the additional truck traffic it will bring. They are also concerned about flooding on Dice Road.

Christine Amira, Walnut St, Los Nietos, conveyed her concerns about the Materials Recovery Facility.

Benjamin Martinez, Vicki Dr, Whittier, spoke against the proposed location of the Materials Recovery Facility citing too much traffic.

Francella Aguilar, on behalf of Consolidated Disposal, introduced herself.

Mayor Moore closed Oral Communications at 8:48 p.m.

30. EXECUTIVE TEAM REPORTS

Cuong Nguyen gave an update on two Class A industrial buildings.

Noe Negrete reminded the public of the full closure of Valley View Ave between Gannett and Rosecrans.

Dino Torres thanked participants in the Red Ribbon Parade.

Mike Crook reported on a Boy Scout Merit Badge Day held on Oct. 16 at Fire Dept.

Jose Gomez stated that the auditors are working on preliminary year-end numbers.

Maricela Balderas reported that the Mormon Church will participate in a Clean-up on Oct. 26 in the Community Gardens.

Councilmember Rios thanked the Fire retirees for their years of service.

Councilmember Rounds thanked audience for their participation and stated that Council wants to hear from residents.

Councilmember González thanked the audience for letting the Council know their thoughts about current issues. He praised the Fire Department for the Statewide CUPA recognition.

Mayor Pro Tem Trujillo thanked the audience for their involvement.

Mayor Moore stated that the Council works for the residents and wants to be responsive. At times, it may have seemed that nothing was being done, but the Fire Chief and City Manager were at RDX every day during the recent incident. He thanked the Fire Chief for his kind comments, and commended Dino Torres for the Red Ribbon activities.

31. ADJOURNMENT

At 8:58 p.m., Mayor Moore adjourned the Housing Successor, Successor Agency, and City Council meetings in memory of long-time resident and senior volunteer Dolores Chavez to Wednesday, November 13 at 6:00 p.m.

Richard J. Moore, Mayor

ATTEST:

Anita Jimenez, CMC
Deputy City Clerk

Date



City of Santa Fe Springs

Public Financing Authority Meeting

November 26th, 2013

NEW BUSINESS

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

RECOMMENDATION

That the Public Financing Authority receive and file the report.

BACKGROUND

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

Consolidated Redevelopment Project 2001 Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 10/31/13	None
Outstanding principal at 10/31/13	\$17,050,000

Consolidated Redevelopment Project 2002 Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 10/31/13	None
Outstanding principal at 10/31/13	\$7,190,000

Consolidated Redevelopment Project 2003 Taxable Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 10/31/13	None
Outstanding principal at 10/31/13	\$3,225,000

Water Revenue Bonds, 2005 Series A

Financing proceeds available for appropriation at 10/31/13	None
Outstanding principal at 10/31/13	\$2,630,000

Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 10/31/13	None
Outstanding principal at 10/31/13	\$33,844,429

Consolidated Redevelopment Project 2006-B Taxable Tax Allocation Bonds

Financing proceeds available for appropriation at 10/31/13	None
Outstanding principal at 10/31/13	\$10,480,000

Consolidated Redevelopment Project 2007-A Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 10/31/13	None
Outstanding principal at 10/31/13	\$40,170,000

Bond Repayment

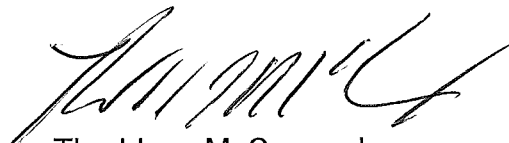
The City budget includes sufficient appropriations and adequate revenues are expected to be collected to meet the debt service obligations associated with the 2005 Water Revenue Bonds.

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

Unspent Bond Proceeds

Unspent bond proceeds in the amount of \$18,197,265 are held by the Successor Agency to the former Community Development Commission. Under the redevelopment dissolution legislation, unspent bond proceeds cannot be spent until a "Finding of Completion" is issued by the California Department of Finance (DOF). The Finding of Completion is available to successor agencies upon completion of required reports and payment of required balances to the Los Angeles County Auditor-Controller.

Given the uncertainty surrounding the use of redevelopment bonds in the post-dissolution era, the various projects for which prior appropriations exist will be re-examined in the context of current legislation. In addition to Successor Agency approval, the Oversight Board and DOF will need to approve any future use of the former CDC bond proceeds.



Thaddeus McCormack
City Manager/Executive Director

PLEASE SEE ITEM 3A



City of Santa Fe Springs

Water Utility Authority Meeting

November 26, 2013

CONSENT AGENDA

Status Update of Water-Related Capital Improvement Projects

RECOMMENDATION

That the Water Utility Authority receive and file the report.

BACKGROUND

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

Equipping Water Well No. 12

Staff is currently reviewing the lowest responsive and responsible bidder's documentation as a result of the November 19, 2013 bid opening.

Abandonment of Water Well No. 4, and No. 309

Staff is currently reviewing the lowest responsive and responsible bidder's documentation as a result of the November 19, 2013 bid opening.

Water Rate Study

As a separate item, staff is recommending to award a contract to RAFTELIS Financial Consultants.

I-5 Water Main Relocation Project: Alondra Boulevard

GRF Co., Inc., is currently under contract and installing the relocated water main on the project.

FISCAL IMPACT

All projects are fully funded through the Water Fund and State Transportation Utility Agreements.

INFRASTRUCTURE IMPACT

A fully functioning water production well will provide a source of potable water within Zone II and enhance the reliability of the City's water system. The installation of new water mains due to the I-5 widening project will update and enhance the City's water system.


Thaddeus McCormack
Executive Director

Attachment:

None

Report Submitted By:

Noe Negrete, Director
Department of Public Works

Date of Report: October 18, 2013

4B



City of Santa Fe Springs

Water Utility Authority Meeting

November 26, 2013

NEW BUSINESS

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

RECOMMENDATION

That the Water Utility Authority receive and file the report.

BACKGROUND

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

Water Revenue Bonds, 2013

Financing proceeds available for appropriation at 10/31/13

None

Outstanding principal at 10/31/13

\$6,890,000

In May 2013 the Water Utility Authority issued the 2013 Water Revenue Bonds in the amount of \$6,890,000. The bonds refunded the existing 2003 Water Revenue Bonds (issued through the Public Financing Authority) and provided additional funds for water improvement projects in the amount of \$2,134,339. The funds are restricted for use on water system improvements. In August 2012 the Water Utility Authority Board appropriated the proceeds for the Equipping Water Well No. 12 Project.

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

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

Thaddeus McCormack
City Manager/Executive Director



City of Santa Fe Springs

Water Utility Authority Meeting

November 26, 2013

NEW BUSINESS

Water Rate Study – Award of Contract

RECOMMENDATION

That the Water Utility Authority (WUA) take the following actions:

1. Award a contract to RAFTELIS Financial Consultants, Inc., in the amount of \$52,170, to perform a Water Rate Study.
2. Authorize the Director of Public Works to execute a contract with RAFTELIS Financial Services, Inc. to perform the Water Rate Study.

BACKGROUND

The Water Utility Authority (WUA) at their meeting of September 26, 2013, authorized the Director of Public Works to issue a Request for Proposals (RFP) to perform a Water Rate Study.

Three proposals were received on October 22, 2013. A three-member Proposal Evaluation Team (Team) reviewed and rated each proposal based on the RFP scope of work. The Team consisted of Frank Beach, Water Utility Supervisor, Travis Hickey, Assistant Director, Finance and Administrative Services, and Al Fuentes, Onward Engineering.

After completing the proposal rating forms, the Team met to discuss the three (3) proposals. The Team's consensus was that RAFTELIS Financial Consultants, Inc. had the broadest range of experience conducting water rate studies within California, was most knowledgeable of applicable California legal requirements, and finally, submitted the lowest bid to perform the water rate study. A summary of the Team's individual ratings for each proposal is attached.

Based on the Team's average score for each proposal (summary attached), Staff is recommending that the WUA award a contract to RAFTELIS Financial Consultants, Inc. to perform the Water Rate Study for a fee of \$52,170.00.

The WUA approved the following goals for the Study:

- Provide revenue for capital improvements;
- Ensure that the revenues cover the cost of services;
- Meet the debt coverage requirements;
- Water rates comply with Proposition 218.

Report Submitted By:

Noe Negrete, Director
Department of Public Works

A handwritten signature in black ink, appearing to be "N. Negrete", is written over the printed name of the Director.

Date of Report: November 19, 2013

The following is the proposed Water Rate Study schedule:

WUA Awards Contract	November 26, 2013
Notice to Proceed	December 16, 2013
Preliminary Report	February 14, 2014
Final Report	March 14, 2014

FISCAL IMPACT

The funding to cover the cost of the Water Rate Study is included in the approved Water Fund budget for FY 2013-2014.

INFRASTRUCTURE IMPACT

The Water Rate Study will identify the revenue needed to maintain the WUA's water infrastructure.



Thaddeus McCormack
Executive Director

Attachments:

1. Summary of Interview Panel Ratings
2. Proposed Contract with RAFTELIS Financial Consultants, Inc.

City of Santa Fe Springs
Water Rate Study
Proposal Ratings

Written Proposals

Criteria	Pacifica Services			Municipal/Financial Svcs.			RAFTELLIS		
	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3
Qualifications of Firm	10	15	10	12	15	12	14	15	14
Project Team	15	15	13	17	15	15	18	20	19
Key Personnel	15	10	13	17	12	15	15	15	19
Project Understanding/ Approach	17	20	15	17	20	17	18	20	19
Past Experience/ References	8	5	7	7	5	8	10	10	10
Pricing	12	8	13	10	5	12	15	15	14
Subtotal scores	77	73	71	80	72	79	90	95	95
Average Score, Written Prop.:	73.66			77			93.33		

CITY OF SANTA FE SPRINGS WATER UTILITY AUTHORITY
PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered into this 26th day of November, 2013 by and between the City of Santa Fe Springs Water Utility Authority (AGENCY), and RAFTELIS Financial Consultants, Inc. (CONSULTANT), AGENCY and CONSULTANT (PARTIES) hereby enter into in consideration of the mutual covenants and promises contained herein. The PARTIES do mutually agree as follows:

1. CONSULTANT will provide services (SERVICES) as outlined in the proposal submitted on October 22, 2013 which is hereby incorporated by reference and CONSULTANT shall organize, supervise, prepare and complete said SERVICES as set forth therein. Said services shall be referred to as "Water Rate Study".
2. It is the AGENCY intent to enter into a "not to exceed" AGREEMENT with CONSULTANT in the amount of **\$52, 170.00.**
3. AGENCY shall compensate CONSULTANT for the SERVICES as detailed in the schedule of hourly rates attached and made part of this Agreement. The hourly rate includes full compensation for direct labor and overhead costs. Any such compensation shall become payable on a periodic time schedule as approved and agreed to by AGENCY and the CONSULTANT.
4. The parties hereto acknowledge and agree that the relationship between AGENCY and CONSULTANT is one of principal and independent CONSULTANT and no other. CONSULTANT is solely responsible for all labor and expenses associated with the performance of the SERVICES. Nothing contained in the Agreement shall create or be construed as creating a partnership, joint venture, employment relationship, or any other relationship except as set forth between the PARTIES. This includes, but is not limited to the application of the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provision of the Internal Revenue Code, the State Revenue and Taxation Code relating to income tax withholding at the source of income, the Workers' Compensation Insurance Code, 401(k) and other benefit payments and third party liability claims. CONSULTANT specifically acknowledges that AGENCY is not required to, nor shall, provide Worker's Compensation Benefits Insurance for CONSULTANT. Notwithstanding the above, CONSULTANT hereby specifically waives any claims and/or demands for such benefits.
5. CONSULTANT shall, indemnify, hold free and harmless the AGENCY and its appointed and elected officials, officers, and employees from and against any and all damages to property or injuries to or death of any person or persons, including reasonable attorney fees and shall indemnify, save and hold harmless AGENCY and its appointed and elected officials, officers, and employees from damages and expenses, including but not by way of limitation, all civil claims, worker's' compensation claims, and all other claims resulting from or arising out of the acts, errors or omission of CONSULTANT, whether intentional or negligent, in the performance of this Agreement.

6. CONSULTANT will not be required to follow or establish a regular or daily work schedule. Any advice given to the CONSULTANT regarding the accomplishment of SERVICES shall be considered a suggestion only, not an instruction. The AGENCY retains the right to inspect, stop, or alter the work of the CONSULTANT to assure its conformity with this Agreement.

7. CONSULTANT shall comply with City of Santa Fe Springs' Harassment Policy. The City of Santa Fe Springs prohibits any and all harassment in any form.

9. CONSULTANT shall submit to the AGENCY the required insurance certificates for the CONSULTANT and its team. The CONSULTANT shall indemnify and hold AGENCY and the City of Santa Fe Springs and its officers, employees, and assigns harmless from any liability imposed for injury whether arising before or after completion of work hereunder or in any manner directly or indirectly caused, occasioned, or contributed to, or claims to be caused, occasioned, or contributed to, in whole or in part, by reason of any negligent act or omission of CONSULTANT, or of anyone acting under CONSULTANT'S direction or control or on its behalf, in connection with, or incident to, or arising out of the performance of this contract. Notwithstanding the foregoing, any duty to indemnify shall not include a duty to defend until a finding, by a court of competent jurisdiction, that CONSULTANT's willful misconduct, negligent performance, or failure to perform was a legal cause of claimant's damages, but only to the extent thereof.

The CONSULTANT shall maintain the following levels of insurance coverage for the duration of the services provided, as well as any sub-consultants hired by the Consultant:

(a) Worker's Compensation insurance with statutory limits, and employer's liability insurance with limits not less than \$1,000,000 per accident

(b) Commercial general liability insurance or equivalent form, with a combined single limit of not less than \$2,000,000 per occurrence

(c) Business automobile liability insurance, or equivalent form, with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.

(d) Professional liability (errors and omissions) insurance, with a combined single limit of not less than \$1,000,000 per claim.

CONSULTANT shall maintain the required insurances throughout the term of the contract, and shall have insurance agent send Certificate of Insurance to AGENCY, with City of Santa Fe Springs Water Utility Authority and City of Santa

Fe Springs named as additional insured (not applicable on professional liability).
A 30 day notice of cancellation is required.

10. This AGREEMENT may be terminated by either party for any reason at any time by providing written notice of such termination to the other party.

IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed by and through their respective authorized officers, as of the date first above written.

CONSULTANT Signature

Date

Name (Print)

Title

Company Name

Corporation ☐ Sole Proprietor ☐ Partnership ☐ LLC ☐

SSN or Tax ID#

Address

City, State, Zip

Telephone

City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Date

PLEASE SEE ITEM 3A



PUBLIC HEARING/ORDINANCE FOR INTRODUCTION

Ordinance No. 1048 – Zoning Ordinance Amendment – Density Bonuses and Affordable Housing Incentives

An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15 and Adding Section 155.625.1 to Chapter 155: Zoning, to Establish the City's Code Provisions for Density Bonuses and Affordable Housing Incentives in Accordance with State Density Bonus Laws

RECOMMENDATIONS

That the City Council take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1048, and thereafter close the Public Hearing;
2. Find that the proposed amendment to the text of the City's Zoning Regulations relating to standards for Density Bonus/Affordable Housing Incentives is in compliance with the City's General Plan, the State's density bonus laws and will help to implement the affordable housing goals contained within the City's 2014-2021 Housing Element; and
3. Introduce Ordinance No. 1048 and pass its first reading on adding Section 155.625.1 to the Santa Fe Springs Municipal Code establishing Density Bonus and other incentives for Affordable Housing.

BACKGROUND

The proposed Zoning Text Amendment is a City-initiated amendment proposed to implement Section 65915 et seq. of the California Government Code which requires all cities to adopt an ordinance to provide a mechanism for offering density bonuses and/or other incentives to developers who propose to construct affordable housing to very low, low, and moderate-income households. In addition to implementing State law, the proposed ordinance will help to implement the affordable housing goals contained within the City's 2014-2021 Housing Element.

Implementation of a density bonus ordinance for affordable housing is identified as Program #14 (Affordable Housing Density Bonus) in the Draft Housing Element. With certain exceptions, Government Code Section 65915 requires that cities and counties provide for a density bonus and other incentives or concessions if a developer, among other things, agrees to construct specific numbers of affordable housing units at various levels of affordability.

State Density Bonus Law History

California first passed the Density Bonus Law in 1979. The law was subsequently amended in 1989. It mandated that every city and county adopt a density bonus

ordinance consistent with state law and required all local governments to grant developers who offer affordable units in their new developments a 25% density bonus. The density bonus is above the density range in the zoning code and General Plan.

In 2004, the State enacted significant changes to the Density Bonus Law, which went into effect on January 1, 2005. The legislation SB 1818 (Government Code Section 65915) required cities and counties to overhaul their ordinances to bring them into conformance with new State mandates. Cities and counties must comply with, and developers may take advantage of, the State Density Bonus law, even if local regulations do not conform to State law. The changes in the law significantly reduced the amount of units that a developer must provide in order to receive a density bonus and required cities and counties to provide between one to three concessions or incentives, depending upon the percentage of affordable units that the developer provided. It also imposed a new land donation rule and statewide parking standards.

Summary of SB 1818 (State Density Bonus Law)

The overall purpose of SB 1818 is to encourage developers to build affordable housing by requiring local governments to provide meaningful incentives. A density bonus means an increase of 20 to 35 percent over the maximum allowable residential density under the applicable zoning ordinance and General Plan. There are five components to SB 1818: (1) density bonus for affordable housing developments that meet prescribed affordability levels; (2) incentives or concessions; (3) waiver of development standards; (4) imposition of maximum parking standards; and (5) bonuses for land donation or childcare facilities. Units for low or very low-income must be income-restricted for a minimum of 30 years or longer term under another regulatory agreement, such as a development or housing agreement. In the case of "for sale" moderate-income units, the initial occupant must meet income qualifications. However, upon sale, the seller of the unit retains the value of any improvements, the down payment, and the seller's proportionate share of the appreciation. The unit generally then becomes a market-rate home. A summary of the major provisions is as follows:

Land Uses Qualifying for a Density Bonus

A density bonus applies to housing developments with five or more dwelling units. The density bonus requirements are triggered when the developer sets aside:

- a) Minimum of 5% of the total units as affordable to very low-income households; or
- b) Minimum of 10% of the total units as affordable to low-income households; or
- c) At least 35 units for occupancy by qualifying residents (senior housing); or
- d) Minimum of 10% of total dwelling units in a condominium or planned development project affordable to moderate-income households.
- e) Additional density bonus is allowed for qualified housing developments that include a child care facility within and/or adjacent to the development and for land donations for affordable housing to local jurisdiction.

Calculating the Bonus: The amount of the density bonus is based on a sliding scale that corresponds to the number of affordable units. These bonuses reach a maximum of 35% when a project provides either 11% Very Low-income units, 20% Low-income units, or 40% Moderate-income units. Senior housing developments are granted up to a 20% density bonus if at least 35 senior-only units are constructed. The density bonus is calculated on the maximum allowable density under the applicable zoning ordinance. An applicant may opt to accept a lower percentage.

SB 1818 was further amended by SB 435 in 2005 and AB 2280 in 2008. Most notably, SB 435 clarified that the density bonus for senior developments applied to senior mobile home parks as well. It also clarified that upon resale of a moderate-income unit, the local government shall recapture both the initial subsidy and a proportionate share of appreciation, unless it conflicts with another funding source or law. Additionally, it altered the density bonus for moderate-income units by expanding it to all common-interest developments, as opposed to just condominium or planned developments, and also required that the units be for sale as opposed to rented by the developer.

AB 2280 required a developer to request a density bonus at the same time of submitting the application for the initial discretionary approval. Additionally, the legislation instituted a 10% across-the-board increase in the percentage of affordable units that must be included in a housing development project to qualify for incentives. The legislation also provided that local governments may grant density bonuses greater than what is provided under State law, or lower for developments that do not meet the requirements of State law.

Since the law was enacted, the City has not had any request for the State Density Bonus Program. Notwithstanding, the proposed ordinance will be consistent with State law and will help to implement the affordable housing goals contained within the City's 2014-2021 Housing Element.

DISCUSSION:

The draft ordinance is proposed as Section 155.625.1 of the Santa Fe Springs Municipal Code and is applicable City-wide to all residential developments. Applications for density bonuses and additional incentives would be processed concurrently with any other application required for new housing. The requests would be reviewed by the Planning Commission with final action by the City Council.

The provisions contained within the draft ordinance mirror State law as to what type of "other incentives" are to be made available, the definitions of the various household types that qualify for the housing units, the target rents or mortgage payments for the affordable housing units, the total number of units required to be affordable, the period of time that the subject units must remain affordable, and the requirement for a "Density Bonus Housing Agreement" guaranteeing the continued affordability of the units.

Upon the adoption of this Ordinance, developers will have the option of requesting a 5% to 35% density bonus in return for providing affordable units for a guaranteed period of time. The range is based on the developer's option in providing units for very-low, low, or moderate-income families. Generally, the lower the affordability provided by the developer, the higher the density bonus. For example, if a property is currently zoned to permit 50 units, a developer may build 50 market rate units, or request a density bonus to allow more units provided a certain percentage of the units are restricted to lower income families. If developers choose to request a density bonus, they may also request that certain development standards or development fees be reduced or waived. In return for the City's grant of the density bonus, the developer would be required to record a "Density Bonus Housing Agreement" on the property assuring that a specific number of units would be maintained at rents affordable to very low, low, or moderate-income households for the specified number of years.

Adoption of this ordinance is not intended to serve as a comprehensive affordable housing program by itself, but is intended to provide a voluntary affordable housing program for interested developers. Further, the adoption of this ordinance will bring the City into compliance with State law by providing a mechanism for the City to approve density bonuses and provide other incentives to developers in return for providing assured affordable housing.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Section 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing was posted in Santa Fe Springs City Hall, the City Library and Town Center on November 15, 2013, and published in a newspaper of general circulation (Whittier Daily News) on November 15, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. The Notice was also placed on the City's website.

SUMMARY

Ordinance No. 1048 establishes definitions and development provisions for affordable housing projects with various incentives for density bonuses and long term affordability. With the adoption of the new Ordinance, the proposed amendment will indirectly provide assistance to lower income households in the City of Santa Fe Springs, and will bring the City further into compliance with the goals and policies cited in the City's Housing Element.

FISCAL IMPACT

The proposed Code Amendment would establish regulations and guidelines for density bonus and incentives for affordable housing developments in accordance with

State Density Bonus Law. There would be minimal fiscal impact to the City resulting from administration or processing of an application for a density bonus, incentive, waiver, or revised parking standard. Each application for a housing development must be accompanied by application fees as established in the City of Santa Fe Springs Fee Schedule.



Thaddeus McCormack
City Manager

Attachment:
Ordinance No. 1048

ORDINANCE NO. 1048

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, AMENDING SANTA FE SPRINGS MUNICIPAL CODE TITLE 15 AND ADDING SECTION 155.625.1 TO CHAPTER 155: ZONING, TO ESTABLISH THE CITY'S CODE PROVISIONS FOR DENSITY BONUSES AND AFFORDABLE HOUSING INCENTIVES IN ACCORDANCE WITH STATE DENSITY BONUS LAW

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

SECTION 1. Section 155.625.1 entitled Residential Density Bonus/Affordable Housing Incentives and its following sub-sections are added to read as follows:

SECTION 155.625.1 RESIDENTIAL DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES

155.625.1.010 Intent

(A) In enacting this Section, it is the intent of the City of Santa Fe Springs to encourage the development of affordable housing to meet a variety of economic needs within the City and to implement the goals, objectives, and policies of the City's Housing Element of the General Plan. The provisions of Section 155.625.1 is intended to facilitate the construction of residential developments that will be long lasting, quality places to live, and compatible with surrounding land uses and residential neighborhoods. This Section provides incentives for the production of housing for very low-, lower-, and moderate-income households and senior citizen housing in accordance with Sections 65915 through 65917 of the California Government Code.

(B) The regulations and procedures set forth in this Section shall be publicized by the City and shall apply throughout the City. Sections of the California Government Code referenced in this Section and application forms for complying with this Section, shall be available to the public.

155.625.1.020 Definitions

Whenever the following terms are used in this Chapter, they shall have the meaning established by this Section.

(A) **"Additional Incentives"** means the regulatory concessions and incentives as specified in California Government Code Subsections 65915 (k) to include, but not be limited to, the reduction of site development standards or zoning code requirements, direct financial assistance, approval of mixed-use zoning in conjunction with the Housing Development, and any other regulatory incentive which would result in identifiable cost avoidance or reductions that are offered in addition to a density bonus.

(B) **"Affordable"** means housing units offered at an affordable rent or affordable sales price.

(C) **"Affordable Rent"** means monthly housing expenses, including a reasonable allowance for utilities, for rental target units reserved for very low- and lower-income households, not exceeding the following calculations:

(1) Very low-income: 50 percent of the area median income for Los Angeles County, adjusted for household size appropriate for the unit, multiplied by 30 percent and divided by 12.

(2) Lower-income: 60 percent of the area median income for Los Angeles County, adjusted for household size appropriate for the unit, multiplied by 30 percent and divided by 12.

(D) **“Affordable Sales Price”** means a sales price at which very low- or lower-income households can qualify for the purchase of target units, calculated on the basis of underwriting standards of mortgage financing available for the development.

(E) **“Childcare Facility”** means a child daycare facility other than a family daycare home, including, but not limited to, infant centers, preschools, extended daycare facilities, and school age childcare centers.

(F) **“Density Bonus”** means a minimum density increase over the otherwise maximum allowable residential density.

(G) **“Density Bonus Housing Agreement”** means a legally binding agreement between a developer and the City to ensure that the requirements of this Chapter are satisfied. The agreement, among other things, shall establish the number of target units, their size, location, terms and conditions of affordability, and production schedule. See Section 155.625.1.100.

(H) **“Density Bonus Units”** means those residential units granted pursuant to the provisions of this Section which exceed the maximum allowable residential density for the development site.

(I) **“Equivalent Financial Incentive”** means a monetary contribution, based upon a land cost per dwelling unit savings that would otherwise result from a density bonus or additional incentive(s).

(J) **“Household Size”** means the number of persons assumed, as detailed in the table below, in determining the affordable rent or affordable sales price of target units, unless the housing development is subject to different assumptions imposed by other government regulations.

Housing Unit Type	Assumed Persons Per Housing Unit	
	Non-Senior Units	Senior Units
SRO (residential hotel) unit	75% of 1 person	75% of 1 person
0 bedroom (studio)	1 person	1 person
1 bedroom	2 persons	1 person
2 bedrooms	3 persons	2 persons

(K) **“Housing Cost”** means the sum of actual or projected monthly payments for all of the following associated with for-sale target units, principal and interest on a mortgage loan, including any loan insurance fees, property taxes and assessments, fire and casualty insurance, property maintenance and repairs, homeowner association fees, and a reasonable allowance for utilities.

(L) **“Housing Development”** means construction projects consisting of five or more residential units, including single-family, multi-family, and mobile homes for sale or rent.

(M) **“Lower-Income Household”** means households whose income does not exceed the lower income limits applicable to Los Angeles County, as published and periodically updated by the State’s Department of Housing and Community Development pursuant to Section 50079.5 of the California Health and Safety Code.

(N) **“Maximum Allowable Residential Density”** means the maximum number of residential units permitted by the City’s General Plan and Zoning Ordinance on the project site at the time of application, excluding the provisions of this Section. If the housing development is within a planned development overlay zone, the maximum residential density shall be determined on the basis of the General Plan and the maximum density of the underlying zoning district.

(O) **“Moderate-Income Household”** means households whose income does not exceed the moderate-income limits applicable to Los Angeles County, as published and

periodically updated by the State's Department of Housing and Community Development pursuant to Section 50093 of the California Health and Safety Code.

(P) **"Non-restricted Units"** mean all units within a housing development excluding the target units.

(Q) **"Qualified Housing Development"** means a housing development in which the applicant agrees to provide the following:

(1) At least five percent of the total units of the housing development as target units affordable to very low-income households; or

(2) At least ten percent of the total units of the housing development as target units affordable to lower-income households; or

(3) At least ten percent of the total units in a common interest development, as defined in Section 1351 of the Civil Code, as target units affordable to moderate-income households, provided that all units in the development are offered to the public for sale subject to the equity sharing and restrictions specified in Government Code Section 65915(c)(2).

(4) Senior Citizen Housing.

(R) **"Qualifying Resident"** means senior citizens or other persons eligible to reside in a senior citizen housing.

(S) **"Senior Citizen Housing"** means a senior citizen housing development as defined in Sections 51.3 and 51.12 of the Civil Code, or mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.

(T) **"Target Unit"** means a dwelling unit in a housing development which will be reserved for sale or rent to, and affordable to, very low-, lower-income or moderate-income households, and qualifying residents, so as to qualify for a density bonus and additional incentives pursuant to this Section.

(U) **"Very Low-Income Household"** means households whose income does not exceed the very low-income limits applicable to Los Angeles County, as published and periodically updated by the State's Department of Housing and Community Development pursuant to Section 50105 of the California Health and Safety Code.

155.625.1.030 Density Bonus

(A) This Section describes the minimum density bonus, which shall be provided, at the request of an applicant of a qualified housing development when that applicant agrees to provide the following:

(1) At least five percent of the total units of the housing development as target units affordable to very low-income households; or

(2) At least ten percent of the total units of the housing development as target units affordable to lower-income households; or

(3) At least ten percent of the total units in a common interest development, as defined in Section 1351 of the Civil Code, as target units affordable to moderate-income households, provided that all units in the development are offered to the public for sale subject to the equity sharing and restrictions specified in Government Code Section 65915(c)(2).

(4) Senior Citizen Housing.

(B) For purposes of calculating the amount of density bonus, the applicant who requests a density bonus pursuant to this Chapter shall elect whether the bonus shall be awarded on the basis of 1, 2, 3, or 4 of Subsection A above.

(C) In determining the minimum number of density bonus units to be granted to a housing development in a residential district pursuant to above Subsection A, the maximum allowable residential density for the site shall be multiplied by a density bonus percentage. The density bonus percentage is determined according to the percentage of units in the housing development provided as target units affordable to very low-income households, lower-income

households, and moderate-income households if a common interest development, or the housing development's status as senior citizen housing. The density bonus percentages for very low-income households, lower-income households, and moderate-income households if a common interest development are as shown below in Tables 155.625.1.030 A through 155.625.1.030 C, and the density bonus percentages for senior citizen housing are set forth in Subsection D below.

Table 155.625.1.030 A Very Low Income Units	
Percentage of Very Low-Income Units	Density Bonus Percentage
5	20.0
6	22.5
7	25.0
8	27.5
9	30.0
10	32.5
11	35.0

Table 155.625.1.030 B Lower-Income Units	
Percentage of Lower-Income Units	Density Bonus Percentage
10	20.0
11	21.5
12	23.0
13	24.5
14	26.0
15	27.5
16	29.0
17	30.5
18	32.0
19	33.5
20	35.0

Table 155.625.1.030 C Moderate-Income Common Interest Development	
Common Interest Development Percentage of Moderate-Income Units	Density Bonus Percentage
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35

(D) For senior citizen housing, the density bonus shall be 20 percent of the number of senior housing units.

(E) The density bonus units shall not be included when determining the total number of target units in the housing development. When calculating the number of permitted density bonus units, any fractions of units shall be rounded to the next larger integer.

(F) The granting of a density bonus shall not be interpreted, in or of itself, to require a General Plan Amendment, Change of Zone, or other discretionary approval.

(G) Each housing development meeting the criteria of above Subsection A is entitled to only one bonus density and may not combine density bonuses from more than one category listed above in Subsection A.

(H) The applicant may elect to accept a lesser density bonus percentage than what is shown in the above tables. If the applicant elects to accept a lesser density bonus percentage, no reduction will be allowed in the number of target units required.

155.625.1.040 Target Unit Requirements

(A) Target units should be constructed concurrently with non-restricted units unless both the City and applicant agree within the density bonus housing agreement to an alternative scheduled for development.

(B) Target units shall remain restricted and affordable to the designated group for a period of 30 years (or longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program).

(C) In determining the maximum affordable rent or affordable sales price of target units the following household and unit size assumptions shall be used, unless the housing development is subject to different assumptions imposed by other governmental regulations:

Housing Unit Type	Assumed Persons Per Housing Unit	
	Non-Senior Units	Senior Units
SRO (residential hotel) unit	75% of 1 person	75% of 1 person
0 bedroom (studio)	1 person	1 person
1 bedroom	2 persons	1 person
2 bedrooms	3 persons	2 persons

(D) Target units shall be built on-site and, when practical, be reasonably dispersed within the housing development. Where feasible, the number of bedrooms in the target units should be equivalent to the bedroom mix of the non-target units of the housing development; except that the applicant may include a higher proportion of target units with more bedrooms. The design and appearance of the target units shall be compatible with the design of the total housing development. Housing developments shall comply with all applicable development standards, except those which may be modified as provided by this Section.

(E) Circumstances may arise in which the public interest would be served by allowing some or all of the target units associated with one housing development to be produced and operated at an alternative site. Where the applicant and the City form such an agreement, the resulting linked developments shall be considered a single housing development for purposes of this Section. Under these circumstances, the applicant shall be subject to the same requirements of this Section for the target units to be provided on the alternative site.

(F) A density bonus housing agreement shall be made a condition of the discretionary planning permits (e.g., tract maps, parcel maps, site plans, planned development or conditional use permits, etc.) for all housing developments provided a density bonus or a development incentive pursuant to this Section. The agreement shall be recorded as a restriction on the parcel or parcels on which the target units will be constructed. The density bonus agreements shall be consistent with Section 155.625.1.100. In the event that the applicant enters into an inclusionary or other regulatory agreement with the City, then a separate density bonus housing agreement shall not be required.

155.625.1.050 Senior Citizen Housing Development Standards

The following development standards apply to senior citizen housing that qualifies the applicant for a density bonus pursuant to this Section, except if otherwise reduced/revised at the request of the applicant and approved by the City as an additional incentive(s) pursuant to Section 155.625.1.060.

- (A) Minimum Floor Area per Dwelling Unit:
 - (1) 0-bedroom: 400 sq. ft.
 - (2) 1-bedroom: 450 sq. ft.
 - (3) 2-bedroom: 600 sq. ft.
- (B) Minimum Building Facilities and Features:
 - (1) Laundry facilities – One washer and dryer per 5 dwelling units or fraction thereof.
 - (2) Elevator(s) – required for 2+ story buildings, number dependent on design.
 - (3) Lounge, lobby & group recreation facilities, including kitchen & bathrooms - 20 sq. ft. per dwelling unit
 - (4) Private storage space in interior or exterior of units in addition to clothes closets: 150 cu. ft. per dwelling unit
 - (5) 24-hour medical, security, and smoke detector alarm system to central location required in each unit
 - (6) Grab bars installed per standards of California Administrative Code Title 24 required in all bathrooms.
 - (7) Handrails required in all public hallways.
- (C) Minimum Open Space:
 - (1) Private open space per unit, in a patio or balcony: 60 sq. ft.
 - (2) Common open space per unit with minimum 15' dimension: 125 sq. ft.

155.625.1.060 Additional Incentives

(A) This Section includes the provision for providing additional incentives as specified in California Government Code Section 65915(d), (e) and (h) for qualified housing developments. An applicant may request specific incentives pursuant to this Section only when the housing development is eligible for a density bonus pursuant to Section 155.625.1.030.

(B) By Right Parking Incentives.
Qualified housing developments shall be granted the following maximum parking standards listed below, inclusive of handicapped and guest parking, which shall apply to the entire development, not just the restricted target units, when requested by the project applicant.

- (1) Studio and one bedroom dwelling units: One on-site parking space
- (2) Two to three bedroom dwelling units: Two on-site parking spaces
- (3) Four or more bedroom dwelling units: Two and one-half on-site parking spaces.

If the total number of spaces required results in a fractional number, it shall be rounded up to the next whole number. For purposes of the above subsection A, this parking may be provided through tandem parking or uncovered parking, but not through on-street parking.

(C) By Right Additional Incentives.
In addition to by right parking incentives identified in the above Subsection A, qualified housing developments shall be granted one, two or three additional incentives as follows:

- (1) For qualified housing developments with target units affordable to very low-income households:
 - (a) One additional incentive if five percent of the units (not including the density bonus units) are target units affordable to very low-income households.
 - (b) Two additional incentives if ten percent of the units (not including the density bonus units) are target units affordable to very low-income households.

(c) Three additional incentives if 15 percent of the units (not including the density bonus units) are target units affordable to very low-income households.

(2) For qualified housing developments with target units affordable to lower-income households:

(a) One additional incentive if ten percent of the units (not including the density bonus units) are target units affordable to lower-income households.

(b) Two additional incentives if 20 percent of the units (not including the density bonus units) are target units affordable for lower-income households.

(c) Three additional incentives if 30 percent of the units (not including the density bonus units) are target units affordable to lower-income households.

(3) For qualified housing developments in a common interest development with target units affordable to moderate-income households:

(a) One incentive if ten percent of the units (not including the density bonus units) are target units affordable to moderate-income households.

(b) Two additional incentives if 20 percent of the units (not including the density bonus units) are target units affordable for moderate-income households.

(c) Three additional incentives if 30 percent of the units (not including the density bonus units) are target units affordable to moderate-income households.

(D) Other Concession or Incentives

An applicant of a qualified housing development may also submit a proposal for other concessions or incentives necessary to make the development economically feasible and to accommodate the density bonus and additional incentives otherwise permitted by this Section. The need for other additional incentives will vary for different housing developments and shall be determined on a case-by-case basis. The applicant shall provide evidence that the proposed concessions and incentives result in identifiable, financially sufficient, and actual cost reduction. A proposal for concessions or incentives pursuant to this Subsection shall neither reduce nor increase the number of additional incentives the applicant is otherwise entitled to pursuant to the above Subsections (B) and (C). Concessions or incentives proposed pursuant to this Subsection may include, but are not limited to, any of the following:

(1) A reduction of site development standards or a modification of zoning code or architectural design requirements which exceed the minimum building standards provided in Part 2.5 (commencing with Section 18901) of Division 13 of the California Health and Safety Code. These may include, but are not limited to, one or more of the following:

(a) Reduced minimum lot sizes and/or dimensions.

(b) Reduced minimum lot setbacks.

(c) Reduced minimum outdoor and/or private outdoor living area.

(d) Increased maximum lot coverage.

(e) Increased maximum building height and/or stories.

(f) Reduced on site-parking standards, including the number or size of spaces and covered parking requirements.

(g) Reduced minimum building separation requirements.

(h) Reduced street standards; e.g. reduced minimum street widths.

(i) Minimum floor area requirements.

(j) Location of walls/fences in setbacks.

(k) Exterior noise standards for second and third story balconies.

(2) Approval of mixed-use zoning in conjunction with the qualified housing development if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the qualified housing development will be located.

(3) Other regulatory incentives or concessions proposed by the applicant or the City that result in identifiable, financially sufficient, and actual cost reductions or avoidance.

(E) The City may approve or deny the additional incentive(s) requested by the applicant pursuant to Subsection D in its sole and absolute discretion.

(F) The granting of an additional incentive(s) pursuant to this Section shall not be interpreted to require a General Plan Amendment, a change of zone, or other discretionary approval.

(G) Equivalent Financial Incentive.

The City may offer an equivalent financial Incentive in lieu of granting a density bonus and/or a development incentive(s). The value of the equivalent financial incentive shall be equal to at least the land cost per dwelling unit savings that would result from a density bonus and must contribute significantly to the economic feasibility of providing the target units pursuant to this Section.

155.625.1.070 Qualified Housing Developments with Childcare Facilities

(A) A qualified housing development that includes a childcare facility, which will be located on the premises of, as part of, or adjacent to, the housing development, is eligible for either of the following:

(1) An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the childcare facility.

(2) One additional incentive to that otherwise allowed pursuant to Section 155.625.1.060 that contributes significantly to the economic feasibility of the construction of the childcare facility.

(B) If an additional density bonus or development incentive is granted pursuant to this Section, the following conditions of approval are required of the development:

(1) The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the target units are required to remain affordable pursuant to Section 155.625.1.040.

(2) Of the children who attend the childcare facility, the number children of the very low-, lower- and moderate-income households shall equal a percentage that is equal to or greater than the percentage of target units in the housing development for very low-, lower-, or moderate-income households.

(C) Notwithstanding any provisions of this Section, the City shall not be required to grant the additional density bonus or addition development incentive if it finds, based upon substantial evidence, that the City has adequate childcare facilities.

155.625.1.080 Donation of Land for Very Low-Income Units

(A) An applicant for a tentative parcel map, parcel map, or other residential development project, that donates land to the City is eligible for a density bonus above the otherwise maximum allowable residential density for the applicant's development project, if all of the following conditions are met:

(1) The applicant donates and transfers the land to the City or a housing developer approved by the City no later than the date of approval of the final subdivision map, parcel map, or residential development application for the applicant's project.

(2) The developable acreage and zoning classification of the land transferred are sufficient to permit construction of units affordable to very low-income households in an amount that is equal to ten percent or more of the number of residential units in the applicant's project.

(3) The land transferred is at least one acre in size or is of sufficient size to permit development of at least 40 target units, has the appropriate General Plan designation, is appropriately zoned for residential development at the density of no less than 30 units per acre, and is or will be served by adequate public facilities and infrastructure.

(4) The land transferred shall have, no later than the date the land is transferred, all of the permits and approvals that are necessary for the development of the very low-income housing units on the transferred land, other than architectural review and building permits.

(5) The land transferred and the target units shall be subject to a deed restriction ensuring continued affordability and restricted use of the target units consistent with the requirements set forth in Subsection C of Section 155.625.1.100.

(6) The land transferred is within the boundary of the residential development, or if the City agrees, within one-quarter mile of the boundary of the applicant's project.

(7) The proposed source of funding for the very low-income residential units is identified before the land is transferred.

(8) The bonus density mandated by this Section is in addition to a density bonus to which the applicant may otherwise be entitled for a qualified housing development pursuant to Section 155.625.1.030, up to a maximum combined density bonus of 35 percent if an applicant requests a bonus density pursuant to this Section and Section 155.625.1.030. The density bonus provided by this Section is determined by the number of units affordable to very low-income households on the transferred land that is equal to a percentage of the number of units in the applicant's project. When the number of target units is equal to ten percent or more of units in the applicant's project before the density bonus, the maximum allowable residential density of the applicant's project is multiplied by the density bonus percentage shown below in Table 155.625.1.080.

Table 155.625.1.080 Density Bonus for Land Transferred for Very Low-Income Units	
Percentage of Units in Applicant's Project Equal to Number of Very Low-Income Units on Transferred Land	Density Bonus Percentage
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

155.625.1.090 Application Process

(A) An application for a density bonus and additional incentives pursuant to this Section shall be processed concurrently with any other application(s) required for the housing development.

(B) Preliminary Plan and Pre-application Meeting.

An applicant proposing a housing development pursuant to this Section may submit a preliminary plan prior to submittal of any formal request for approval of a qualified housing development. Applicants are encouraged to schedule a pre-application conference with the Director of Planning, or designated staff, to discuss and identify potential application issues, and for early feedback and guidance on the means for complying with this Section. No charge shall be required for the pre-application conference. The preliminary plan shall be made on forms provided by the Planning and Development Department and shall include the following information:

(1) A brief description of the proposed housing development, including the number of units, target units, density bonus units proposed, and additional incentive(s) requested.

(2) The zoning and General Plan designations and assessors parcel number(s) of the project site.

(3) A vicinity map and preliminary site plan, drawn to scale, including building footprints, driveway and parking layout.

(C) Residential Density Bonus Application and Filing Fee

(1) Filing

Application for a density bonus and additional incentives for a qualified housing development shall be made on forms provided by the Planning and Development Department. The application shall include such plans as may reasonably be required for a complete understanding of the proposal.

(2) Reapplication

A person may not file and the Planning and Development Department shall not accept an application which is the same, or substantially the same, as an application on which final action has been taken by the City of Santa Fe Springs within 12 months prior to the date of said application, unless accepted by a motion of the City Council.

(3) Filing Fee

The filing fee shall be established by resolution of the City Council and paid at the time the application is submitted.

(D) Application Review

(1) Upon receipt of an application for a density bonus and additional incentives, City staff shall review the application and inform the applicant as to the completeness of the submittal, of additional materials required, if any, and project issues of concern. City staff shall also inform applicant of the procedures for compliance with this Section.

(2) Public Hearings

When an application for a density bonus and additional incentives is deemed complete, the matter shall be set for public hearings to be held by the Planning Commission and City Council. Notices of the hearings shall be given pursuant to Government Code Section 65091. Notices shall include the dates, times, and places of the public hearings. Also included shall be a general explanation of the matter to be considered and a general description of the location of the subject property as specified in Government Code Section 65094. Notices shall be sent no less than ten days prior to any action taken on the application. Signs, at least eight inches by ten inches, shall be posted on the subject property setting forth substantially the same information included in the mailed notice. There shall be a minimum of two such signs on the subject property. Said signs shall be posted at least ten days prior to the public hearings.

(3) Prior to the public hearing by the Planning Commission, City staff shall inform the applicant that the requested development incentive(s) shall be recommended for approval with the proposed housing development or, if City staff believes that one of the findings

for City Council denial of the request can be made pursuant to Subsection (F) (2) below, that alternative or modified incentives pursuant to Section 155.625.1.060 shall be recommended in lieu for the requested incentives, or recommended for denial. If alternative or modified incentives are recommended, the recommendation shall establish how the alternative or modified incentives can be expected to have an equivalent affordability effect as the requested incentive(s).

(E) Planning Commission Review

(1) The Planning Commission shall investigate the facts bearing on each case to determine if the proposed housing development, density bonus, and additional incentives requested by the applicant are consistent with the intent and purpose of this Section, and shall accordingly recommend approval of the application with conditions, or recommend denial of the application if any one of findings for City Council denial of the application can be made pursuant to Subsection G below.

(2) The Planning Commission shall announce its findings by formal resolution. Said resolution shall recite the recommendation of the Commission and set forth the recommended conditions of approval. The Planning Commission's recommendation shall be filed with the City Council, and a copy shall be mailed to the applicant.

(F) City Council Approval

(1) Final approval or disapproval of an application for a density bonus and additional incentive(s) requested by the applicant for a qualified housing development shall be made by the City Council. Before taking final action, the City Council shall consider the recommendation of the Planning Commission on the application.

(2) The City Council shall grant the density bonus and additional incentive(s) requested by the applicant unless the Council makes a written finding, based on substantial evidence, of any of the following:

(a) The additional incentive(s) is not required in order to provide affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or affordable rents for the target units to be set as specified in Section 155.625.1.040.

(b) The additional incentive(s) would have a specific adverse impact upon the public health or safety, or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact with rendering the development unaffordable to low- and moderate-income households. For purposes of this Subsection, a "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions, as they existed on the date the application was deemed complete. Inconsistency with the City's Zoning Ordinance, or General Plan land use designation, shall not constitute a specific adverse impact upon the public health or safety or the physical environment or on any real property that is listed in the California Register of Historical Resources.

(c) The incentive(s) would be contrary to state or federal law.

(G) Conditions of Approval

(1) In reviewing an application for a density bonus and additional incentive(s), the Planning Commission shall recommend, and the City Council shall impose in approving an application, such conditions deemed necessary to ensure implementation and compliance with this Chapter.

(2) Approval of an application for a density bonus and additional incentive(s) shall require execution of a density bonus housing agreement pursuant to Section 155.625.1.100 to ensure the continued affordability and restricted use of target units during the restricted period in accordance with Section 155.625.1.040.

155.625.1.100 Density Bonus Housing Agreement

(A) Applicants requesting a density bonus and additional incentive(s) pursuant to this Section shall agree to enter into a density bonus housing agreement with the City. A density bonus housing agreement shall be made a condition of approval for all discretionary City approvals related to the housing development (i.e., tentative maps, parcel maps, planned unit developments, conditional use permits). The terms of the draft agreement shall be reviewed and revised as appropriate by the Director of Planning, who shall formulate a recommendation to the City Council for final approval. Following execution of the agreement by all parties, the completed density bonus housing agreement, or memorandum thereof, the agreement shall be recorded and the conditions therefrom filed on the parcel or parcels designated for the construction of the target units. The approval and recordation shall take place prior to final map approval, or, where a map is not being processed, prior to issuance of building permits for such parcels or units. The density bonus housing agreement shall be binding to all future owners and successors in interest.

(B) The density bonus housing agreement shall include at least the following:

(1) The total number of units approved for the housing development, including the number of target units.

(2) A description of the household income group or qualifying residents to be accommodated by the target units as outlined in Section 155.625.1.030.

(3) The location, unit sizes (square feet), and number of bedrooms of the target units.

(4) Tenure of use restrictions for target units of at least 30 years, in accordance with Section 155.625.1.040.

(5) Schedule for completion and occupancy of target units.

(6) Description of the development incentive(s) or equivalent financial incentives being provided by the City.

(7) A description of remedies for breach of the agreement by either party (the City may identify tenants or qualified purchasers as third party beneficiaries under the agreement).

(8) Other provisions to ensure implementation and compliance with this Section.

(C) The density bonus housing agreement shall also include provisions to ensure the continued affordability and restricted use of target units during the restricted period as follows:

(1) Rents for target units that qualified the housing development for a density bonus shall be set at an affordable rent as defined in Section 50053 of the Health and Safety Code.

(2) Owner-occupied target units shall be available at an affordable housing cost as defined in Section 50052.5 of the Health and Safety Code.

(3) The initial occupants of moderate-income target units in common interest development, which qualified the housing development for a bonus density, shall be persons and families of moderate-income, as defined in Section 50093 of the Health and Safety Code.

(4) Units in senior citizen housing that qualified for a density bonus shall be occupied by qualifying residents during the use restriction period.

(5) The initial owner/occupant of each owner-occupied target unit shall execute an instrument or agreement approved by the City restricting the sale of the target unit in during the applicable use restriction period in accordance with this Section. Such instrument or agreement shall be recorded against the parcel containing the target unit, and shall contain such provisions as the City may require in order to ensure continued compliance with this Section and the state's density bonus law.

(6) The City shall enforce an equity sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following shall apply to the equity sharing agreement:

(a) Upon resale, the seller of unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture any initial subsidy, and its proportionate share of appreciation.

(b) For purposes of this Subsection, the City's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any down payment assistance or mortgage assistance.

(c) For purposes of this Subsection, the City's proportional share of appreciation shall be equal to the ratio of the City's initial subsidy to the fair market value of the unit at the time of initial sale.

(7) In the case of rental target units, the density bonus housing agreement shall provide for the following provisions governing the use of target units during the use restriction period:

(a) The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies, and maintaining target units for qualified tenants.

(b) Provisions requiring owners to verify tenant incomes, when applicable, and maintain books and records to demonstrate compliance with this Section.

(c) Provisions requiring owners to submit an annual report to the City, which includes the name, address, and income, when applicable, of each person occupying a target unit, and the bedroom size and monthly rent or cost of the target unit occupied by such person."

SECTION 2. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

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

The foregoing Ordinance was adopted this _____ day of November, 2013, by the following vote:

AYES
NOES
ABSENT
ABSTAIN

Richard J. Moore, Mayor

ATTEST:

Deputy City Clerk



PUBLIC HEARING/ORDINANCE FOR INTRODUCTION

Ordinance No. 1049 – Zoning Ordinance Amendment-Reasonable Accommodations for Disabled Persons

An Ordinance of the City Council of the City of Santa Fe Springs, California, amending Santa Fe Springs Municipal Code Section 155.003 and adding Section 155.659 to Chapter 155: Zoning, to establish procedures for disabled persons to request a reasonable accommodation from the City's zoning and land use regulations.

RECOMMENDATIONS

That the City Council take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1049, and thereafter close the Public Hearing.
2. Find that the proposed text amendment to the City's Municipal Code would codify the process outlined in the 2014-20121 Housing Element of the General Plan, and provide a mechanism through which the City can grant reasonable adjustments to its zoning and land use regulations to avoid unequal treatment towards individuals with disabilities.
3. Find that the proposed text amendment to the City's Municipal Code is consistent with State and Federal fair housing laws and would comply with State Housing Element law and enable the City to receive certification of its Housing Element Update from HCD.
4. Introduce Ordinance No. 1049 and pass its first reading on adding Section 155.659 to the Santa Fe Springs Municipal Code establishing procedures for disabled persons to request a reasonable accommodation from the City's zoning and land use regulations.

BACKGROUND

State law recognizes the vital role local governments play in the availability, adequacy, and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing development. As a result, State housing policy rests largely upon the effective implementation of local General Plans and in particular, local Housing Elements.

Both the federal Fair Housing Act and the California Fair Employment and Housing

Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The City of Santa Fe Springs is in the process of updating the Housing Element of the General Plan for the 2014-2021 period as required by State law. The proposed Zoning Text Amendment is a City initiated amendment that establishes a procedure for individuals with disabilities to request reasonable accommodations in the application of the City's zoning and building regulations. Implementation of a reasonable accommodation procedure is identified as Goal 2.0 (Promote the continued availability of a range of housing types to meet the needs of existing future residents) and Policy 2.6 (Encourage the development of residential units accessible to persons with disabilities or are adaptable for conversions for persons with disabilities) in the Draft Housing Element.

This amendment would add Section 155.659 to the Santa Fe Springs Municipal Code and would apply to all properties zoned and used for housing. The process would allow a disabled individual, as defined under State and Federal fair housing laws, to request deviations from zoning and building regulations in order to make improvements to a property or dwelling to accommodate a disability.

Federal and State fair housing laws prohibit local and regional jurisdictions from discriminating against individuals with disabilities through land use and zoning regulations and actions. The proposed reasonable accommodation ordinance would provide a process to consider whether a development standards or building code regulation can be modified or exempted in order to allow an individual with a disability to occupy their home. Requiring procedures such as variances and conditional use permits in such cases has been found to be inconsistent with State and Federal fair housing laws. SB 520 (2002) was enacted to require jurisdictions to identify governmental constraints that hinder a jurisdiction from meeting the housing need for persons with disabilities. The statute also requires jurisdictions to include programs in the Housing Element that remove these constraints or provide reasonable accommodations for housing designed for persons with disabilities.

In recognition of this, the 2014-2021 Draft Housing Element provides a process for individuals with disabilities to request a reasonable accommodation in the application of the City's zoning and building standards and regulations. If the City does not adopt a reasonable accommodation procedure, the California Department of Housing and Community Development (HCD) would likely determine that the Housing Element is not in compliance and would not certify the Housing Element Update.

If the California Department of Housing and Community Development determines that a Housing Element fails to substantially comply with the State's Housing Element law,

there are potentially serious consequences that extend beyond the realm of residential land use planning. When a jurisdiction's Housing Element is found to be out of compliance, its General Plan is at risk of being deemed inadequate, and therefore invalid. Because there must be findings of General Plan consistency in most planning and development decisions, a local government may run the risk of approving projects based on a noncompliant General Plan. If a jurisdiction is sued over an inadequate General Plan the court may impose requirements for land use decisions until the jurisdiction brings its General Plan, including its Housing Element, into compliance with State law. Other repercussions may include limited access to state funding for such community needs as economic development and transportation, and lawsuits from developers and housing advocates.

The process of requesting a reasonable accommodation would require approval of a no-fee administrative permit. The application is required to be accompanied by a description of the standard or regulation for which the reasonable accommodation is requested, the basis for the claim that the individual is considered disabled, and a statement detailing why the reasonable accommodation is necessary. The Director of Planning would forward a written decision on the request with findings, and conditions where applicable. Required findings would ensure that the reasonable accommodation would not pose an undue financial or administrative burden on the City or result in the fundamental alteration in the nature of the City's codes and regulations.

The process would not exempt an applicant from complying with other applicable regulations that are not part of the reasonable accommodation request and any required entitlement not part of the reasonable accommodation request must be obtained. However, the reasonable accommodation request itself would not require the need for approval of a variance or conditional use permit.

Example Reasonable Accommodation Requests

Below is a list of reasonable accommodation requests that are representative of typical requests the City may expect based on examples cited in the HCD guidance documents as well as other cities that have already implemented these procedures.

- Request to exceed the 42-inch front yard height requirement to accommodate wheelchair ramp access to a dwelling entrance
- Request to construct a bedroom addition on the first floor within the required rear yard setback to accommodate a disabled person unable to climb stairs
- Request to exceed the maximum building height to accommodate an elevator shaft for access to upper floors of a dwelling
- Request to exceed maximum lot coverage requirements to accommodate construction of a bathroom on the first floor for a mobility impaired disabled person
- Request to exceed maximum 42-inch wall height within the front yard setback to accommodate a secure play area for a special needs disabled child.

Through the proposed reasonable accommodation ordinance, the City would have the ability to grant accommodations such as the examples above consistent with State and Federal fair housing laws, State Housing Element law and the City's Housing Element. It should be noted that HCD guidance documents and model ordinances were utilized in preparing the proposed reasonable accommodation ordinance.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Section 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing was posted in Santa Fe Springs City Hall, the City Library, and Town Center on November 15, 2013, and published in a newspaper of general circulation (Whittier Daily News) on November 15, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. The Notice was also placed on the City's website.

SUMMARY

Ordinance No. 1049 establishes a process for individuals with disabilities to request a reasonable accommodation in the application of the City's zoning and building standards and regulations. This amendment will be consistent with State and Federal fair housing laws and would comply with State Housing Element law and enable the City to receive certification of the Housing Element Update from HCD. The reasonable accommodation procedure would implement the Housing Element goals and policies for the provision of equal housing opportunity and would eliminate governmental constraints in meeting the City's housing need for persons with disabilities.

FISCAL IMPACT

Little or no impact is anticipated. Staff time associated with processing requests for reasonable accommodations will be incurred by the City in much the same manner as current Administrative Approvals are processed. The City does not anticipate being inundated with reasonable accommodation requests and therefore does not anticipate any significant fiscal impact to the City by adopting this Ordinance.



Thaddeus McCormack
City Manager

Attachment:

1. Ordinance No. 1049

ORDINANCE NO. 1049

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, AMENDING MUNICIPAL CODE SECTION 155.003 AND ADDING SECTION 155.659 TO CHAPTER 155: ZONING TO ESTABLISH PROCEDURES FOR DISABLED PERSONS TO REQUEST A REASONABLE ACCOMMODATION FROM THE CITY'S ZONING AND LAND USE REGULATIONS

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

SECTION 1. The City Council hereby amends Section 155.003 (Definitions) of Chapter 155 (Zoning) of Title 15 of the Santa Fe Springs Municipal Code by adding the following definitions, with all other definitions in that Section to remain unchanged:

"DISABLED; DISABLED PERSON. A person who has a Physical or Mental Impairment that limits or substantially limits one or more Major Life Activities, anyone who is regarded as having such impairment, or anyone who has a record of such impairment, as those terms are defined in the Fair Housing Laws."

"FAIR HOUSING LAWS. The "Fair Housing Act" (42 U.S.C § 3601 et seq.), the "Americans with Disabilities Act" (42 U.S.C. § 12101 et seq.), and the "California Fair Employment and Housing Act" (California Government Code § 12900 et seq.), as these statutes now exist or may be amended from time to time, and the implementing regulations for each of these statutes."

"FAMILY. Two or more persons living together as a single housekeeping unit in a single dwelling unit; persons living together in a licensed residential facility as that term is defined in Health and Safety Code Section 1502(a) (1), which serves six or fewer persons, excluding the licensee, the members of the licensee's family, and persons employed as facility staff who reside at the facility."

"MAJOR LIFE ACTIVITY. Physical, mental, and social activities, such as the operation of major bodily functions, seeing, hearing, eating, sleeping, walking, standing, sitting, reaching, lifting, bending, speaking, breathing, learning, reading, concentrating, thinking, communicating, interacting with others, and working."

"PHYSICAL OR MENTAL IMPAIRMENT. Any physiological disorder or condition and any mental or psychological disorder, including, but not limited to, orthopedic, visual, speech and hearing impairments, cosmetic disfigurement, anatomical loss, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, intellectual disabilities (formerly termed "mental retardation"), emotional or mental illness, learning disabilities, HIV disease (whether symptomatic or asymptomatic), tuberculosis, and alcoholism and drug addiction (but not including current use of illegal drugs). A temporary condition, such as a broken leg, pregnancy, use of crutches, etc. does not qualify as a Physical or Mental Impairment."

"REASONABLE ACCOMMODATION. Any deviation requested and/or granted from the City's zoning and land use laws, rules, regulations, policies, procedures, practices, or

any combination thereof, that may be reasonable and necessary for a Disabled Person to have an equal opportunity to use and enjoy a dwelling.”

SECTION 2. The City Council hereby adds a new Section 155.659 to Chapter 155 of Title 15 of the Santa Fe Springs Municipal Code to read as follows:

155.659 REASONABLE ACCOMMODATION PROCEDURES FOR DISABLED PERSONS

155.659.010. Purpose and Applicability:

- (A) Purpose. The purpose of this Section is to establish a procedure for Disabled Persons, or their representatives, to request a Reasonable Accommodation from the City's zoning laws, building codes, and land use regulations, policies, and procedures to provide Disabled Persons with an opportunity to use and enjoy housing equal to that of non-disabled persons.
- (B) Who May Apply. A request for a Reasonable Accommodation may be made by any Disabled Person, his/her representative, or a developer or provider of housing for Disabled Persons, when the application of a zoning law, building code provision, or other land use regulation, policy, or practice acts as a barrier to a Disabled Person's equal opportunity to use and enjoy housing.
- (C) What Can Be Requested. A request for a Reasonable Accommodation may include a modification to or exception from the rules, standards, or practices for the siting, development, or use of housing or housing related facilities, in order to allow a Disabled Person an equal opportunity to use and enjoy housing in accordance with the Fair Housing Laws. Requests for a Reasonable Accommodation shall be made in the manner prescribed by this Section.

155.659.020: Reviewing Authority:

- (A) A request for a Reasonable Accommodation shall be reviewed by the Director of Planning or the Director's designee, unless it is related to a discretionary land use application for the same Site Area that requires review by the Planning Commission, in which case the Planning Commission shall be the reviewing authority. The Director of Planning may, in his/her discretion, refer applications to the Planning Commission for consideration.
- (B) Variance Not Required. Where the improvements or modifications approved through a request for a Reasonable Accommodation would otherwise require a variance, a variance shall not be required.

155.659.030: Review Procedure:

- (A) Director Review. The Director, or designee, shall consider an application and issue a written determination. At least ten (10) calendar days before issuing a written determination on the application, the Director shall mail notice to the applicant and adjacent property owners that the City will be considering the application, advising of the standards for issuing an accommodation, and inviting written comments on the requested accommodation.

- (B) Planning Commission Review. The processing procedures for the discretionary land use application before the Planning Commission shall govern the processing of the request for a Reasonable Accommodation. If the Reasonable Accommodation is referred to the Planning Commission by the Director and there is no other discretionary application, then the Planning Commission shall hold a public hearing within forty-five (45) days after the application is deemed complete and shall issue a written determination within sixty (60) calendar days after such public hearing. Written notice of a hearing to consider the application shall be mailed ten (10) calendar days prior to the meeting to the applicant and adjacent property owners.
- (C) Ability to Require Additional Information. If the reviewing authority believes that additional information is necessary to reach a determination on any request for a Reasonable Accommodation, then the reviewing authority may request further information from the applicant. The reviewing authority's request shall specify in detail the requested information. In the event a request for further information is made, the applicable time period to issue a written determination shall be stayed until the applicant fully responds to the request for information. If an individual needs assistance in submitting the application for a Reasonable Accommodation, the City shall provide assistance to ensure that the process is accessible. The applicant and the City may agree at any time to extend the time period(s) set forth in this section.

155.659.040: Application Submittal

Notwithstanding any other requirements of this Section, a request for a Reasonable Accommodation shall be made on a form supplied by the Planning and Development Department and shall include the following information:

- (A) The applicant's or representative's name, mailing address, daytime phone number, and email address, if applicable;
- (B) The address of the property for which the request is being made;
- (C) The specific code section, regulation, procedure, or policy of the City from which relief is sought;
- (D) A site plan or illustrative drawing showing the proposed accommodation, if applicable;
- (E) An explanation of why the specified code section, regulation, procedure, or policy is denying, or will deny a Disabled Person equal opportunity to use and enjoy the dwelling;
- (F) The basis for the claim that the Fair Housing Laws apply to the applicant and evidence satisfactory to the City supporting the claim, which may include a letter from a medical doctor or other licensed health care professional, a disabled license, or any other appropriate evidence;
- (G) A detailed explanation of why the accommodation is reasonable and necessary to afford the Disabled Person an equal opportunity to use and enjoy the dwelling; and
- (H) Any other information required to make the findings required by Section 155.659.050, consistent with the Fair Housing Laws.

- (I) A Reasonable Accommodation does not affect or negate an individual's obligation to comply with other applicable regulations that are not the subject of the requested accommodation.
- (J) No application fee shall be required to process an application for a request for a Reasonable Accommodation pursuant to this Section. However, application fees shall be required for any concurrent development application and any other permits that may be required to construct or otherwise implement the Reasonable Accommodation.
- (K) While a request for a Reasonable Accommodation is pending, all laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.

155.659.050: Findings and Conditions of Approval

Required Findings. The Reasonable Accommodation shall be approved, with or without conditions, if the reviewing authority finds, based upon all of the evidence presented, that all of the following findings can be made:

- (A) The dwelling that is the subject of the request for Reasonable Accommodation will be occupied by a Disabled Person;
- (B) The requested accommodation is necessary to provide a Disabled Person with an equal opportunity to use and enjoy a dwelling;
- (C) The requested accommodation will not impose an undue financial or administrative burden on the City, as defined in the Fair Housing Laws; and
- (D) The requested accommodation will not require a fundamental alteration to the City's zoning or building laws, policies, and/or procedures, as defined in the Fair Housing Laws. In considering whether the accommodation would require such a fundamental alteration, the reviewing authority may consider, among other factors:
 - (1) Whether the requested accommodation would fundamentally alter the character of the neighborhood;
 - (2) Whether the requested accommodation would result in a substantial increase in traffic or insufficient parking;
 - (3) Whether the requested accommodation would substantially undermine any express purpose of either the City's General Plan or an applicable specific plan; and
 - (4) Whether the requested accommodation would create an institutionalized environment due to the number of, and distance between, facilities that are similar in nature or operation.

155.659.060: Decision

The reviewing authority's written decision shall set forth the findings and any conditions of approval. The decision and notice of the right to appeal shall be mailed to the applicant, and to any person having provided written comment on the application. The approval of a Reasonable Accommodation shall be subject to any reasonable conditions imposed on the approval that are consistent with the purposes of this Section or the General Plan, or are appropriate to protect the public health, safety, or welfare. The reviewing authority may approve an alternative Reasonable Accommodation that provides the applicant an opportunity to use and enjoy a dwelling equivalent to that provided by the specific accommodation requested by the applicant, where such

alternative accommodation would reduce impacts to neighboring properties or the surrounding area. The written decision of the reviewing authority shall be final, unless appealed or ordered for Council review in the manner set forth in Section 155.865 of this Code.

Prior to the issuance of any permits related to an approved Reasonable Accommodation, the applicant, or property owner if different, shall record a covenant in the County Recorder's Office, in a form approved by the City Attorney, acknowledging and agreeing to comply with the terms and conditions of the approved Reasonable Accommodation. A Reasonable Accommodation is granted to an individual(s) and shall not run with the land, unless the Director of Planning finds, at the time of approval of the accommodation, that the modification is physically integrated with the structure and cannot feasibly be removed or altered.

155.659.070: Expiration and Discontinuance

- (A) Expiration. Any Reasonable Accommodation approved in accordance with the terms of this Section shall expire within twelve (12) months from the effective date of the approval, or at an alternative time specified in the approval, unless:
 - (1) A building permit has been issued and construction has commenced; or
 - (2) The right granted by the accommodation has been exercised; or
 - (3) A time extension has been granted by the Director of Planning.
- (B) Discontinuance. A Reasonable Accommodation shall lapse if the exercise of rights granted by it is discontinued for 180 consecutive days. In addition, if the Disabled Person for whom the Reasonable Accommodation was granted vacates the residence, the Reasonable Accommodation shall remain in effect only if: (1) the Director of Planning determined pursuant to Section 155.659.060 that the Reasonable Accommodation shall run with the land, or (2) another Disabled Person who requires the accommodation to have an equal opportunity to use and enjoy the dwelling now occupies the dwelling. The Director may request that the person seeking to retain the accommodation provide documentation that the occupants are Disabled Persons and the existing accommodation is necessary for them to have an equal opportunity to use and enjoy the dwelling. Failure to provide such documentation within 10 days of the date of a request by the City shall constitute grounds for discontinuance by the City of a previously approved Reasonable Accommodation.

155.659.080: Revocation or Modification

- (A) If the Director determines that evidence could be presented to the Planning Commission that may support grounds for revocation or modification of an approved Reasonable Accommodation, and the Director believes that the Planning Commission may find that such evidence is adequate to support revocation or modification of the Reasonable Accommodation, then the Director may initiate a revocation proceeding before the Planning Commission.
- (B) Upon initiation of a revocation proceeding, the Planning Commission shall hold a public hearing regarding the possible revocation or modification of the Reasonable Accommodation. Notice of such hearing shall be provided in the same manner as the notice required to be provided in Section 155.659.030. The Planning Commission, after such hearing, may revoke or modify the Reasonable Accommodation if the Planning Commission determines that:

- (1) There has been a change in the Disabled Person's use of the property or need for the Reasonable Accommodation that negates the basis for the approval of the Reasonable Accommodation; or
 - (2) The application, or other information presented to the City in conjunction with the request for a Reasonable Accommodation, included false information; or
 - (3) Any of the conditions or terms of such approval are violated, or any law or ordinance is violated in connection therewith.
- (C) Upon revocation of the Reasonable Accommodation, the property shall be brought into compliance with any zoning regulation or other laws, policies, or procedures from which a deviation was granted in order to allow the Reasonable Accommodation.

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

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

The foregoing Ordinance was adopted this _____ day of November, 2013, by the following vote:

AYES
NOES
ABSENT
ABSTAIN

Richard J. Moore, Mayor

ATTEST:

Deputy City Clerk



PUBLIC HEARING/ORDINANCE FOR INTRODUCTION

Ordinance No. 1050 – Zoning Ordinance Amendment-Emergency Shelters and Transitional and Supportive Housing

An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code, Sections 155.003, 155.061, 155.091, 155.180, and 155.181, and Adding Section 155.629.1 Relating to Emergency Shelters and Transitional and Supportive Housing

RECOMMENDATIONS

That the City Council take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1050, and thereafter close the Public Hearing;
2. Find that the proposed amendment to the text of the City's Zoning Regulations relating to the standards for Emergency Shelters, Transitional and Supportive Housing, are in compliance with the City's General Plan;
3. Find that proposed amendment to the text of the City's Zoning Regulations establishes definitions and development standards for new Emergency Shelters and Transitional and Supportive Housing uses in accordance with SB 2 and the policies and programs of the City's Housing Element;
4. Find that the ML, Limited Manufacturing, Administration and Research Zone, has been identified as the zone best suited for emergency shelters and that objective standards and operational guidelines have been established to prevent adverse impacts on surrounding properties; and
5. Introduce Ordinance No. 1050 and pass its first reading relating to Emergency Shelters, Transitional and Supportive Housing.

BACKGROUND

State law recognizes the vital role local governments play in the availability, adequacy, and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing development. As a result, State housing policy rests largely upon the effective implementation of local General Plans and in particular, local Housing Elements. Housing Element statutes also require the State Department of Housing and

Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

Housing Element law requires each jurisdiction to develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. Housing Element law also specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing.

The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the SCAG RHNA cycle, the Santa Fe Springs Housing Element is an eight-year plan extending from 2014 to 2021. The previous cycle was a seven-year plan extending from 2008 to 2014.

The City of Santa Fe Springs has begun the process of updating the Housing Element of the General Plan for the 2014-2021 period as required by State law. The proposed text amendment addresses the requirements of Senate Bill (SB) 2, which modified California Government Code Section 65583, effective January 1, 2008, requiring all California jurisdictions to identify at least one zone that will permit Emergency Shelter uses without a Conditional Use Permit (CUP) or other discretionary action. Pursuant to Health and Safety Code Section 50801, Emergency Shelter is defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. ***No individual or household may be denied emergency shelter because of an inability to pay.***

Summary: SB 2 strengthens state law by ensuring that every jurisdiction identifies potential sites where new emergency shelters can be located without discretionary review by the local government. It also increases protections for providers seeking to open a new emergency shelter, transitional housing or supportive housing development, by limiting the instances in which local governments can deny such developments. Applicable to all cities and counties in California, SB 2 took effect January 1, 2008, and will impact all housing element updates due after this date, as well as those that were due prior to 2008, but are being submitted for the first time after January 1, 2008. Subject to important limitations described below, SB 2:

- Requires all cities and counties ("localities") to provide at least one zoning category in which emergency shelters can be located without discretionary approval from the local government. The zoning category must be identified in the locality's housing element, and include sites with sufficient capacity to meet the local need for emergency shelter.

- Requires that all localities provide at least one such site.
- Expands the Housing Accountability Act, to prohibit localities from denying a proposal to build an emergency shelter, transitional housing, or supportive housing if it is needed and otherwise consistent with the locality's zoning and development standards.

In compliance with SB 2, City staff conducted a review of its zoning districts and determined that the ML, Limited Manufacturing, Administration and Research Zone is best suited to house an emergency homeless shelter. The ML zone serves as a transitional district separating industrial uses from more sensitive commercial and residential uses, and provides for administrative offices, scientific research offices and laboratories, restricted manufacturing and appurtenant uses compatible to the development of an industrial park. ML zone districts are centrally located in the city and are transit accessible. While there are a limited number of vacant ML parcels, numerous ML properties are either underutilized or have existing structures which could potentially be suitable for conversion to shelter use, providing capacity for at least one emergency shelter.

Pursuant to SB 2, the Housing Element also identified the need to add Supportive Housing and Transitional Housing in the definitions section of the City's Municipal Code and lists such uses as permitted within Residential-zoned districts. The proposed amendment will bring the City's Municipal Code into compliance with the requirements of SB 2 and the objective of the 2014-2021 Draft Housing Element.

As required by State law, the proposed amendment establishes a definition of an Emergency Shelter, identifies it as a Principal Permitted Use within the ML, Limited Manufacturing, Administration and Research Zone, and creates objective standards and operational guidelines to prevent adverse impacts on surrounding properties.

Supportive Housing and Transitional Housing

The proposed Zoning Text Amendment adds Emergency Shelter, Supportive Housing and Transitional Housing definitions within Section 155.003, Definitions, as well as Supportive Housing and Transitional Housing as Principal Permitted Uses within Section 155.061 (R-1 District) and Section 155.091 (R-3 District).

Transitional Housing (Health and Safety Code Section 50675.2(h)): "Transitional housing" and "transitional housing development" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Supportive Housing (Health and Safety Code Section 50675.14(b)): Housing with no limit on length of stay, that is occupied by the target population, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" mean persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code.

State law requires that Supportive Housing and Transitional Housing be allowed in residential areas, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Thus, Supportive Housing and Transitional Housing uses would be subject to the same development standards and processing requirements for the type of project and residential zone in which they are proposed. The development standards include, but are not limited to, setbacks, maximum height, lot coverage, and parking requirements. Per processing requirements, CUPs would not be required for many, if not most, of these projects.

From a land use perspective, residential uses are analyzed for compliance with applicable development standards as well as the impact of the use on surrounding properties. Staff supports the inclusion of these uses in the residential districts for the following reasons:

- Supportive Housing and Transitional Housing uses will be subject to the same analysis and regulations as other residential uses;
- These uses would increase the diversity of housing types available to residents in need;
- These uses would not necessarily conflict or impede the range of uses allowed within residential districts

By establishing Supportive Housing and Transitional Housing definitions within the Santa Fe Springs Municipal Code and allowing such uses in residential districts, the City will better facilitate the development of such uses in order to provide services to very low, low, and moderate-income households without negatively impacting surrounding residential uses. As proposed, Supportive Housing and Transitional Housing uses will be subject to the same development standards as other residential uses under identical zoning classification, preventing incompatibilities of development standards and intensity. The proposed amendments will comply with several goals and policies of the 2014-2021 Draft Housing Element and would also promote a number of specific General Plan Goals and Policies as described in Table 1.

Table 1

<u>2014-2021 Housing Element</u>	<u>Goal</u>	<u>Policy</u>
	2.0: Promote the continued availability of a range of housing types to meet the needs of existing and future residents	2.5: Provide zoning which facilitates the following uses: manufactured housing, community care facilities, transitional and supportive housing, and emergency shelters. 2.7: Coordinate with local service providers and the Gateway Cities COG to address the needs of the homeless and persons at-risk of homelessness. Provide zoning to facilitate the provisions of emergency, transitional and supportive housing.
<u>General Plan Element</u>	<u>Goal</u>	<u>Policy</u>
Housing Element	2.0: Promote the continued availability of a range of unit types and sizes regardless of income, race or ethnic background.	2.2: Encourage the production of housing in Santa Fe Springs through offering density bonus and other financial incentives, with particular emphasis on housing affordable to lower income households, as well as on the needs of the handicapped, the elderly, large families, female-headed households, and the homeless. 2.8: Coordinate with local service providers to address the needs of the homeless population. Continue to encourage the development of transitional housing in areas with a Planned Development (PD) overlay through flexibility in development standards.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Section 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing was posted in Santa Fe Springs City Hall, the City Library and Town Center on November 15, 2013, and published in a newspaper of general circulation (Whittier Daily News) on November 15, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. The Notice was also placed on the City's website.

SUMMARY

Ordinance No. 1050 establishes definitions and development standards for new Emergency Shelters and Transitional and Supportive Housing uses in accordance with SB 2 and the policies and programs of the City's Draft Housing Element. With the adoption of the new Ordinance, the proposed amendment will indirectly provide assistance to special groups, such as the elderly, physically challenged, and those in need of temporary shelter in the City of Santa Fe Springs.

FISCAL IMPACT

No direct fiscal impact will result from the proposed amendment.



Thaddeus McCormack
City Manager

Attachment:

Ordinance No. 1050

ORDINANCE NO. 1050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SANTA FE SPRINGS, CALIFORNIA, AMENDING SANTA FE
SPRINGS MUNICIPAL CODE SECTIONS 155.003, 155.061,
155.091, 155.180, 155.181, AND ADDING SECTION 155.629.1
RELATING TO EMERGENCY SHELTERS AND TRANSITIONAL
AND SUPPORTIVE HOUSING

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

SECTION 1. Section 155.003 (Definitions) of Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code, is amended, in part, by adding the following definitions, with all other definitions in that section to remain unchanged:

Emergency Shelter (Health and Safety Code Section 50801): Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Transitional Housing (Health and Safety Code Section 50675.2(h)): "Transitional housing" and "transitional housing development" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Supportive Housing (Health and Safety Code Section 50675.14(b)): Housing with no limit on length of stay, that is occupied by the target population, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" mean persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code.

SECTION 2. Part 7 ML LIMITED MANUFACTURING ADMINISTRATION AND RESEARCH ZONE DISTRICT, Section 155.180 **PURPOSE** is hereby amended, in its entirety, to read as follows:

The purpose of the ML Zone is to provide an environment suitable for the establishment of administrative offices of business and industrial concerns, scientific research offices and laboratories, restricted manufacturing, and appurtenant uses compatible to the development of an industrial park, **and to provide for special needs housing in the form of emergency shelters.** The restrictions and conditions applied to this zone shall be those designed to develop a park-like atmosphere which will be conducive to the erection of industrial buildings pleasing in appearance and which will harmonize with other surrounding land uses.

SECTION 3. Section 155.181 **PRINCIPAL PERMITTED USES** is hereby amended to read as follows:

(HH) Emergency Shelters in conformance with Section 155.629.1 of Miscellaneous Uses.

~~(HH)~~ **(II)** Other similar uses which the Commission after study and deliberation finds not to be inconsistent with the purpose of this section, and which would be similar to the uses listed as permitted uses, and would be compatible to these uses.

SECTION 4. Section 155.629.1 is hereby added to read as follows:

155.629.1 EMERGENCY SHELTER FACILITIES.

A. Purpose and Intent: The overall design, construction, appearance, operation and maintenance of the Emergency Shelter facility should provide an environment that is safe, secure, functional, and appropriate to the surrounding community.

B. Development Standards: The shelter shall comply with all development standards of the zoning district in which it is located except as modified by these Special Regulations.

C. Maximum Number of Persons/Beds: The shelter shall contain a maximum of 74 beds and serve no more than 74 people per night. An Emergency Shelter containing more than 74 beds and serving more than 74 people per night shall be subject to a Conditional Use Permit as outlined in Sections 155.710 through 155.722 of the City's Municipal Code.

D. Parking Requirement: One space per employee, plus one space per 5 beds.

E. Management Standards. The Emergency Shelter shall meet the following management standards.

(1) No more than one shelter shall be permitted within a radius of 300 feet from another such shelter.

(2) No resident can stay more than 180 nights per calendar year.

(3) Hours of Operation: The shelter may only operate between 5:00 p.m. and 8:00 a.m. daily. Clients shall vacate the facility by 8:00 a.m. and have no guaranteed bed for the next night.

(4) The shelter shall provide the following mandatory facilities: a separate intake area of a minimum 250 square feet, office areas for administrative purposes, restrooms, and general storage.

(5) Adequate outdoor lighting shall be provided for security purposes. Lighting shall be stationary, permanent, directed away from adjacent properties and public rights-of-way, and of intensity compatible with and similar to the surrounding area.

(6) Bike rack parking shall also be provided.

(7) The facility may provide the following services in a designated area separate from sleeping areas:

(a) A recreational area either inside or outside the shelter.

(b) A counseling center for job placement, educational, health care, legal, or mental health services.

(c) Laundry facilities to serve the number of clients at the shelter.

(d) Kitchen for the preparation of meals.

(e) Or similar services geared to homeless clients.

(8) Facility Management shall include the following:

- a. On-site management and on-site security shall be provided during all hours when the shelter is in operation.
 - b. The facility shall have a written management plan which includes at a minimum: provisions for staff training; neighborhood outreach; screening of residents; eligibility and admission procedures; operating schedule; rules regarding smoking, access to the facility, visitors, and guests; and a written policy outlining the consequences of rules violations or infractions.
 - c. Facility shall be designed and rules in place to avoid loitering on or adjacent to the site by patrons.
 - d. The facility shall clearly post written eligibility and admission policies and procedures as well as dates, times, and services available.
- (9) The facility shall conform to and maintain all applicable State and local building codes, fire codes, occupancy standards and other relevant codes and regulations and permits.
- (10) The facility shall maintain staffing levels consistent with industry standards.
- (11) The facility shall be maintained in a safe and sanitary condition.

SECTION 5. Section 155.186 POPULATION DENSITY is hereby amended, in its entirety, to read as follows:

Residential uses are not permitted in the ML Zone **except for Emergency Shelters cited under Section 155.181 and Accessory Uses under Section 155.182.**

SECTION 6. Section 155.061 PRINCIPAL PERMITTED USES (R-1 DISTRICT) is hereby amended, in its entirety, to read as follows:

The principal permitted use in the R-1 Zone shall be single-family dwellings. **Supportive Housing and Transitional Housing shall be permitted and shall be subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district.**

SECTION 7. Section 155.091 PRINCIPAL PERMITTED USES (R-3 DISTRICT) is hereby amended, to read as follows:

(D) Supportive Housing and Transitional Housing shall be permitted and shall be subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district.

SECTION 8. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 9: The Deputy City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage hereof.

The foregoing Ordinance was adopted this _____ day of November, 2013, by the following vote:

AYES
NOES
ABSENT
ABSTAIN

Richard J. Moore, Mayor

ATTEST:

Deputy City Clerk



City of Santa Fe Springs

City Council Meeting

November 26, 2013

ORDINANCE FOR INTRODUCTION

Ordinance 1051 – Adopting the 2013 Edition of the California Fire Code and Repealing Ordinance 1020 of the City of Santa Fe Springs and All Other Ordinances and Parts of the Ordinances in Conflict Therewith.

RECOMMENDATION

That the City Council waive further reading and introduce Ordinance 1051.

BACKGROUND

In 2007, the State of California and local jurisdictions within the state adopted the International Fire Code, with State and local amendments. The International Fire Code is part of a greater series of model codes that includes the International Building Code, also published by the International Code Council (ICC). The code is on a three-year revision cycle and in 2007 and 2010, we revised the California version of the international codes and readopted them under Ordinance 984 and 1020 respectively. The codes are once again at the end of a three-year cycle and the new California Codes will go into effect January 1, 2014. The State of California has completed amendments to the codes as of July 1, 2013 and local jurisdictions have 180 days to further amend them before they become law. In 2007 and 2010, Council adopted the California Fire Code, which was further amended based on local conditions as the City of Santa Fe Springs Fire Code.

Local jurisdictions may amend the Code, as allowed by Health and Safety Code Sections 17922 and 17958, as necessary to mitigate local discrepancies, and continue to protect and preserve the quality of life for our citizens, business community, and first responders. The amendments, as attached, have been thoroughly researched and are deemed necessary to maintain the current level of protection throughout the City of Santa Fe Springs.

FISCAL IMPACT

A one-time fiscal impact to the Department of Fire-Rescue will be incurred to replace reference documents and update pre-printed forms. This cost is estimated not to exceed \$2,000.


Thaddeus McCormack
City Manager

Attachment:
Ordinance No. 1051

ORDINANCE NO. 1051

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS ADOPTING THE 2013 EDITION OF THE *CALIFORNIA FIRE CODE*, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE CITY OF SANTA FE SPRINGS PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE REPEALING ORDINANCE NO. 1020 OF THE CITY OF SANTA FE SPRINGS AND ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH.

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

Section 1. That a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Santa Fe Springs being marked and designated as the *California Fire Code*, 2013 edition, including Chapters 1 through 80, in addition to Appendix Chapter 4, Appendices A,B, BB, C, CC, D in part, G, H, I, K and L as published by the International Code Council, and is hereby adopted as the Fire Code of the City of Santa Fe Springs in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Santa Fe Springs are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any prescribed in Section 2 of this ordinance.

Section 2. That the following sections of Chapter 1 Division II are hereby revised: Section 101.1. Insert: City of Santa Fe Springs

Section 109.4. Insert: Misdemeanor, \$1,000.00, 180 days Section 111.4. Insert: \$100.00, \$1,000.00

Section 3. That the geographic limits referred to in certain sections of the 2013 *California Fire Code* are hereby established as follows:

Section 3404.2.9.6.1. Insert: In all portions of the City of Santa Fe Springs which are not zoned for industrial purposes by the zoning ordinances of the City, unless completely screened from view from all public streets and is not located within any required parking or vehicle circulation area, shall have safety features such as detection and alarm systems, automatic shut off valves and other safety systems as deemed necessary by the Fire Code Official.

Section 3406.2.4.4 Insert: In all portions of the City of Santa Fe Springs which are not zoned for industrial purposes by the zoning ordinances of the City, unless completely screened from view from all public streets and is not located within any required parking or vehicle circulation area, shall have safety features such as detection and alarm systems, automatic shut off valves and other safety systems as deemed necessary by the fire code official.

Section 3506.2 Insert: In all portions of the City of Santa Fe Springs which are not zoned for industrial purposes by the zoning ordinances of the City, unless completely screened from view from all public streets and is not located within any required parking or vehicle circulation area, shall have safety features such as detection and alarm systems, automatic shut off valves and other safety systems as deemed necessary by the Fire Code Official.

Section 3804.2 Insert: In all portions of the City of Santa Fe Springs which are not zoned for industrial purposes by the zoning ordinances of the City shall be limited to 125 gallons.

Section 4. That Ordinance No. 1020 of the City of Santa Fe Springs entitled Adoption of California Fire Code and other Recognized Standards, and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 6. That nothing in this ordinance of in the Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 4 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 7. The Fire Code is amended and changed in the following respects:
Section 103.1 is amended to read as follows:

General. The department of fire prevention is established within the jurisdiction under the direction of the fire code official. The function of the department shall be the implementation, administration and enforcement of the provisions of this Code, in addition to environmental programs, including the Certified Unified Program Agency.

Section 105.3.1 is amended to read as follows:

Expiration. An operational permit shall remain in effect until reissued, renewed, or revoked or for such a period of time as specified in the permit. Construction permits

shall automatically become invalid unless the work authorized by such permit is commenced within 120 days after issuance, or if the work authorized by such permit is suspended or abandoned for a period of 120 days after the time the work is commenced. Before such work recommences, a new permit shall be first obtained and the fee to recommence work shall be one hundred percent the amount required for a new permit for such work, and provided further that such suspension or abandonment has not exceeded one year. Permits are not transferrable and any change in occupancy, operation, tenancy or ownership shall require that a new permit be issued.

Section 105.6 is amended to read as follows:

Required operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Section 105.6.1 through 105.6.47, or as required by the fire code official.

Section 105.6.14 is amended to read as follows:

Explosives. An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of explosives, explosive materials, fireworks or pyrotechnic special effects within the scope of Chapter 56, or when a local permit or approval for the fire code official is required per CCR Title 19, Division 1, Chapter 6-Fireworks, or Chapter 10-Explosives.

Section 105.6.48 is added to read as follows:

Pallet yards. An operational permit is required to store, manufacture, refurbish or otherwise handle wooden or plastic pallets in excess of 200 cubic feet on the exterior of any site.

Section 105.7 is amended to read as follows:

Required construction permits. The fire code official is authorized to issue construction permits for the work set forth in Section 105.7.1 through 105.7.16, in addition to the construction, addition, alteration, installation, modification or repair of any building, or building system and equipment, or as required by the fire code official.

Section 109.4 is amended to read as follows: Insert: misdemeanor, \$1,000.00, 180 days.

Section 113.1 is amended to read as follows:

Fees. A fee for service shall be charged for the review, plan check and permitting of documents as required by the Code, or as required by the fire code official. A permit shall not be issued until the fees have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

Section 113.6 is added to read as follows:

False fire alarm response. A service charge for the response and investigation of false alarms shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

Section 202 is amended to read as follows:

Addition. An extension or increase in floor area or height of a building or structure.

False Alarm. In addition, the activation of any fire alarm system which results in a response by the Fire Department, and which is caused by the negligence or intentional misuse of the fire alarm system by the owner, its employees, agents or any other activation of a fire alarm system not caused by heat, smoke or fire, exclusive of a nuisance fire alarm.

Fire apparatus access road. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, parking lot lane, access roadway, and anything that augments fire ground operations.

Repair. The reconstruction or renewal of any part of an existing building for the purpose of maintenance.

Section 301.3 is added to read as follows:

Hazard discontinuation. The fire code official is authorized to require the discontinuance of any hazardous, offensive or nuisance condition.

Section 503.2.1 is amended to read as follows:

Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 26 feet (7924 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4114.8mm).

Section 503.2.9 is added to read as follows:

Traffic calming features. Traffic calming features shall be approved by the Fire Code Official.

Section 504.5 is added to read as follows:

Access signage. When required by the fire code official, exterior and interior doors shall be identified as to function of that room or area, or when the door is not functional.

Section 505.1 is amended to read as follows:

Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible from the street, road fronting the property or alley. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of .5 inches. Where access is by means of a private road and the building can not be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Section 605.3.1.1 is added to read as follows:

Labeling maintenance. Labeling required per 605.3.1, and as required for photovoltaic installations shall be legibly maintained at all times.

Section 5004.1.1 is added to read as follows:

Lead-Acid Battery Storage. Based on the pathway for toxicity (sulfuric acid is toxic by inhalation), the Department has made a determination that lead-acid batteries do not constitute a significant toxicity threat because the acid is fully enclosed in a sealed battery, therefore lead acid batteries will be regulated as a corrosive only.

- The Fire Department adds the following exemption to Table 5003.1.1(1), footnote p:
p. the following shall not be included in determining the maximum allowable quantities:
5. Lead acid batteries on motorized equipment operated in accordance with this Code.

Section 901.1.1 is added to read as follows:

Aesthetics. Aesthetics of fire protection systems shall be taken into consideration by designers and installers, and to provide consistency with all relevant City codes and standards.

Section 901.11 is added to read as follows:

Fire Protection Equipment Access. Unobstructed access and adequate working space to fire protection equipment shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to any fire protection system.

Section 903.2.1.1 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.1.3 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.1.4 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.3 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.4 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.7 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.9 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.9.1 is amended to read as follows:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 5,000 square feet (465 sq. m)
2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 5,000 square feet (465 sq. m)

Section 903.2.9.2 is amended to read as follows:

Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 5,000 cubic feet shall be equipped with an automatic fire sprinkler system in accordance with Section 903.3.1.1.

Section 903.2.10 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.3.1.3 is amended to read as follows:

NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one and two-family dwellings and townhomes shall be permitted to be installed throughout in accordance with NFPA 13D, including garages per NFPA 13D A8.6.4.

Section 903.6.1 is added to read as follows:

Retrofit requirements. In existing building(s) when additions, alterations and /or repairs to such building(s) causes the floor area to exceed 5,000 square feet or the height to exceed 40 feet or three or more stories irrespective of height.

In existing buildings(s) over 5,000 square feet when alterations and/or addition to such buildings exceed 25% of the current assessed value of said building(s) in accordance with the Los Angeles County Assessor's records.

For the purpose of clarification, additions, alterations and repairs, or where a change of use and/or occupancy is taking place, the entire building shall be made to comply with the provisions of this section.

Section 903.6.2 is added to read as follows:

Consideration for separation walls. Requirements for automatic fire sprinkler systems may be waived by the fire code official if the building is divided into areas of less than 5,000 square feet, provided the building is not considered a three story or higher building,. Such divisions shall be made by the construction of a four-hour fire resistive area separation wall(s) which meet the requirements of the *California Building Code*. Four hour walls shall be required regardless of type of building construction type used.

Area separation walls shall be without openings or penetrations. Area separation walls shall extend from the foundation to a point at least 30 inches above the roof.

Section 905.3 is amended to read as follows:

Required installations. Standpipe systems shall be installed where required by Section 905.3.1 through 905.3.11 and in locations indicated in 905.4, 905.5 and 905.6. Standpipe systems are allowed to be combined with automatic fire sprinkler systems.

Section 905.3.12 is added to read as follows:

High pile storage areas. An area greater than 12,000 square feet within a building which is designated, intended, proposed or actually used for high pile combustible storage shall be equipped with a Class I wet standpipe system in accordance with NFPA 13 or in accordance with NFPA 14.

Section 905.4 is added to read as follows:

7. At every other access door, or as deemed necessary by the Fire Code Official.

Section 907.2 is amended to read as follows:

Where Required-new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this Code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant alarm initiation, notification and annunciation, in accordance with 907.6, unless other requirements are provided by another section of this code.

A minimum of one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for the fire alarm system employing automatic fire detectors of water-flow detection devices. Where other sections of this Code allow elimination of fire alarm boxes due to fire sprinkler or automatic fire alarm systems, a single fire alarm box shall be installed at a location approved by the enforcing agency.

Section 907.2.1 is amended to read as follows: Delete Exceptions.

Section 907.2.2 is amended to read as follows: Delete Exception.

Section 907.2.2.1 is amended to read as follows: Delete Exception.

Section 907.2.2.2 is amended to read as follows: Delete Exception.

Section 907.2.3 is amended to read as follows: Delete Exceptions.

Section 907.2.4 is amended to read as follows: Delete Exception.

Section 907.2.7 is amended to read as follows:

Group M. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies.

Section 907.2.7.1 is amended to read as follows:

Occupant notification. During times that the building is occupied, the initiation of a signal from a manual fire alarm box or from a water flow switch shall be required to activate the occupant notification appliances in accordance with Section 907.5.2.2

Section 907.9 is amended to read as follows:

Where required in existing buildings and structures. An approved fire alarm system shall be provided in existing buildings and structures where required by Chapter 11, in addition to existing buildings under going a change of use, change of occupancy or fire alarm system modification.

Section 907.4.2 is amended to read as follows:

Manual fire alarm boxes. Where a manual fire alarm system is required by another section of the Code, or as required by the Fire Code Official, it shall be activated by fire alarm boxes installed in accordance with Sections 907.4.2.1 through 907.4.2.6.

Section 907.5.2.3 is amended to read as follows:

Visible alarms. Visible alarm notification appliances shall be provided in accordance with Sections 907.5.2.3.1 through 907.5.2.3.5. Notification appliances shall remain activated when the fire alarm system has been silenced.

Section 907.6.3.1.1.1 is added to read as follows:

Annunciator panel signage. Approved graphic signage including building and fire alarm features shall be mounted at each annunciator panel.

Section 913.5.4 is amended to read as follows:

Pump room environmental conditions. Tests of pump room environmental conditions, including heating, natural and mechanical ventilation, natural and powered illumination shall be made to endure proper manual or automatic operation of the associated equipment.

Section 2810 is added to read as follows:

STORAGE OF COMBUSTIBLE IDLE PALLETS

Section 2810.1 is added to read as follows:

General. Storage of combustible idle pallets shall be in accordance with this section. A permit shall be obtained in accordance with Section 105.6.

Section 2810.2 is added to read as follows:

Storage location. Pallets shall be stored outside or in a separate building designed for pallet storage, unless stored indoors in accordance with 2810.3.

Section 2810.3 is added to read as follows:

Indoor storage. Pallets stored in a building shall be in accordance with high hazard commodity high pile combustible storage per Chapter 32.

Section 2810.4 is added to read as follows:

Outdoor storage. Pallets stored outside shall be stored in accordance with Table 2810.4.1 and Table 2810.4.2, and Sections 2810.5 and 2810.6.

Section 2810.5 is added to read as follows:

Outdoor pile dimensions. Pallet stacks shall not exceed 15 feet (4.6m) in height nor shall cover an area greater than 500 square feet (46.5m²). Pallet stacks shall be arranged to form stable piles. Piles shall be separated by a minimum of 8 feet (2.5m). Piles shall be a minimum of 10 feet (3.1m) from property lines.

Section 2810.6 is added to read as follows:

Fire department access. Fire department access roadways shall be maintained within 150' of all pallet storage.

Table 2810.4.1

Required Clearance Between Outside Idle Pallet Storage and Other Yard Storage

Pile Size	Minimum Distance, feet (m)
Under 50 pallets	20 (6.1m)
50-200 pallets	30 (9.2m)
Over 200 pallets	50 (15.2)

Table 2810.4.2

Required Clearance Between Outside Idle Pallet Storage and Structures

Wall Construction	Distance of Wall from Storage, feet (m)		
	Under 50 Pallets	50 to 200 Pallets	Over 200 Pallets
Blank Masonry	0	0	10 (3.1m)
Masonry, 1 Hour Openings	0	10 (3.1m)	20 (6.2m)
Masonry, < 1 Hour Openings	10 (3.1m)	20 (6.2m)	30 (9.3m)
Other Construction with Exposure Protection	10 (3.1m)	20 (6.2m)	30 (9.3m)
Other Construction without Exposure Protection	20 (6.2m)	30 (9.3m)	50 (15.5m)

Section 5004.1.1 is added to read as follows:

Rail cars used as a stationary tank. For the purpose of this chapter, a rail car shall be considered a stationary tank if the rail car is connected into a chemical manufacturing, blending, or filling process. Storage requirements may be waived if the rail car off-loads its product into a designated storage tank and is connected in line to the storage tank for a period of less than 24 hours for off loading purposes.

Section 5004.2.2 is amended to add the following:

Secondary containment for hazardous material liquids and solids. Where required by Table 5004.2.2, buildings, rooms or areas used for the storage of hazardous material liquids or solids shall be provided with secondary containment in accordance with this section when the capacity of an individual vessel or the aggregate capacity of multiple vessels exceeds the following:

1. Liquids: Capacity of an individual vessel exceeds 55 gallons (208L) or the aggregate capacity of multiple vessels exceeds 1,000 gallons (3785L); and
2. Solids: Capacity of an individual vessel exceeds 550 pounds (250kg) or the aggregate capacity of multiple vessels exceeds 10,000 pounds (4540kg).

In addition, there shall be a minimum of three feet between the toe of the tank and any other structures, berms or tanks. For Purposes of this article, anhydrous ammonia storage or process tanks shall comply with section 5004.2.2.

Section 5601.2 is added to read as follows:

Permits. Permits shall be required as set forth in Section 105.6, and regulated in accordance with this section.

Section 6203.3 is added to read as follows;

SADT. Areas with organic peroxides with self-accelerating decomposition temperatures (SADT) less than 125°F shall be provided with supervised temperature controls and alarms. Stand-by power shall be provided for control systems.

Section 6603.3 is added to read as follows:

SADT. Areas with unstable reactive materials with self-accelerating decomposition temperatures (SADT) less than 125°F shall be provided with supervised temperature controls and alarms. Stand-by power shall be provided for control systems.

Appendix D is amended to read as follows: Delete Figure D103.1.

Delete Table D103.4.

Appendix L is added to read as follows:

Solar Photovoltaic Installation Guidelines. Photovoltaic installations shall be in accordance with guidelines as published by the Office of the State Fire Marshal.

PASSED, APPROVED and ADOPTED THIS _____ day of _____, 2013, by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Richard J. Moore, Mayor

ATTEST:

Anita Jimenez, CMC, Deputy City Clerk



NEW BUSINESS

Consideration of Appeal of CUP Case Number 694-4, Amendment 4

RECOMMENDATION

That the City Council consider the subject appeal and take one of the actions listed in Section 155.866 of the City Code.

BACKGROUND

On October 26, 2009, the Planning Commission approved CUP Case No. 694 to allow a planned development of a new 50-unit residential condominium project on a 2.67± acres site located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058).

Section 155.721 of the City's Zoning Regulations specifies that a conditional use permit, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action (see Code Section next page).

City of Santa Fe Springs – Zoning Regulations

Section 155.721 – Expiration

(A) Unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized within 12 months from the effective date shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

Due to the challenging economic conditions and a downturn in the housing market, the build-out of the 50-unit residential condominium project stalled, ultimately needing three separate one (1) year CUP extensions before enough progress could be made by the applicant to bring the project to a point where construction is likely, if not imminent. The applicant has indicated, and it has been confirmed, that they are negotiating with a proven housing developer to sell the land with the entitlements. However, due to the approaching (at the time of the Planning Commission Meeting) expiration of the CUP, another CUP extension would be needed to allow the soon-to-be purchaser of the project to move forward into construction.

On November 12, 2013, the Planning Commission considered the CUP extension request by the applicant. Staff's recommendation was for approval of the one (1) year time extension until November 12, 2014, subject to the conditions of approval. A majority vote to provide a one (1) year time extension, however, did not carry.

After some discussion, the Planning Commission voted to provide only a 60-day time extension.

The applicant, Shane Astani of Astani Enterprises, has since filed a formal appeal of the Planning Commission's November 12, 2013 decision to deny their request for a one-year time extension. As indicated above, the applicant intends to sell the land with the existing entitlements to a potential home developer and currently has several offers; however, the applicant anticipates that they will need more than 60-days to finalize negotiations with a potential developer and also provide the developer time to initiate the project.

CITY COUNCIL CONSIDERATION

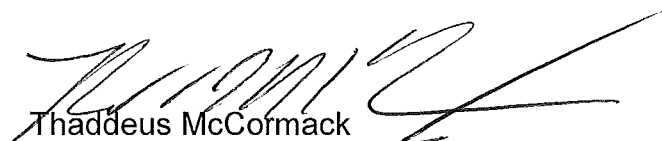
Section 155.866 of the City Code governs the processing of this appeal. It reads:

Upon receipt of an appeal from any Planning Commission determination, the City Council shall choose one of the following courses of action:

- (A) Approve and ratify the action of the Planning Commission.*
- (B) Refer the matter back to the Planning Commission with or without instructions for further proceedings.*
- (C) Set the matter for hearing by itself. Notice of said hearing shall be given in accordance with the provisions of this subchapter for all matters which have previously been subject to a public hearing before the Planning Commission. If no public hearing has been previously held, the City Council shall give such notice as it deems appropriate. At such hearing, the City Council shall hear and decide the matter as if it were sitting as the Planning Commission, and shall make the same findings and consider the same criteria as required of the Planning Commission. The decision of the City Council shall be final.*

In making its decision, the City Council cannot consider any new evidence (i.e., evidence beyond the scope of the record of the Planning Commission action), unless the City Council decides to set the matter for a hearing at a future Council meeting, pursuant to sub (C), above.

It is recommended that the City Council consider the subject appeal and take one of the actions listed in Section 155.866 of the City Code.


Thaddeus McCormack
City Manager

Attachment:

CUP 694-4 – Planning Commission Staff Report



CONSENT ITEM

Conditional Use Permit Case No. 694-4

Request for a time extension of Conditional Use Permit (CUP) Case No. 694 to allow the planned development of a new 50-unit residential condominium project (totaling approximately 107,384 sq. ft.) for property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058), in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area. (Astani Enterprises)

RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

Approve a one (1) year extension of time for CUP Case No. 694 to November 12, 2014, subject to the conditions of approvals as contained within this staff report and in the original staff report dated October 26, 2009.

BACKGROUND

On October 26, 2009, the Planning Commission approved CUP Case No. 694 to allow a planned development of a new 50-unit residential condominium project on a 2.67± acres site located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058).

Section 155.721 of the City's Zoning Regulations specifies that a conditional use permit, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Planning Commission or City Council action (see Code Section next page).

City of Santa Fe Springs – Zoning Regulations

Section 155.721 – Expiration

(A) Unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized within 12 months from the effective date shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

Due to the challenging economic conditions and a downturn in the housing market, the applicant decided to delay construction of the 50-unit residential condominium project. As stated previously, CUPs become null and void, if not utilized within 12 months or otherwise granted an extension of time by the Planning Commission or City Council.

In October of 2010, the Planning Commission granted the applicant a one (1) year extension of their CUP until October 26, 2011. However, since the housing market was still in recovery mode, the Planning Commission granted a second one (1) year extension in October of 2011. Last November, the applicant was granted a third time extension. With the housing market stabilizing, the applicant had planned to move forward with the project.

At this time, however, the applicant is currently negotiating with a potential housing developer to sell the land with the entitlements. The potential developer has a proven track record of housing development in the City. However, since the last time extension granted on November 13, 2012 will soon expire, the applicant is seeking approval to further extend the CUP so they may sell the land with existing and valid entitlements.

STAFF CONSIDERATIONS

Although, staff would agree that it is not common to continue providing time extensions for ongoing inactivity, staff firmly believes that further time extensions will not be necessary if said developer acquires the property. Given the established track record of the potential housing developer, staff is confident that the project will move forward in the upcoming year. Providing the applicant with an extension to their CUP will keep the CUP valid and thus, help facilitate the sale of the property.

It should be noted that condition #42 (see condition below) from the original conditions required the applicant to offer the City's Community Development Commission (CDC) a minimum of two (2) of the fifty (50) residential condominium units for purchase, which was then to be resold under the City's Housing Acquisition and Rehabilitation Program (HARP). With the elimination of redevelopment, the City has since discontinued the HARP program. For that reason, staff is recommending that condition #42 be eliminated.

Condition #42 was worded as follows:

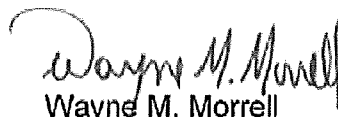
That a minimum of two (2) of the fifty (50) residential condominium units shall be offered to the City's Community Development Commission for purchase, which will then be resold under the City's Housing Acquisition and Rehabilitation Program for Low/Mod income first-time homebuyers.

CONDITIONS OF APPROVAL

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868.0511 x 7359)

1. That with the exception to condition #42, which is being eliminated, the applicant shall continue to adhere to the conditions of approval as stated within the original staff report date October 26, 2009.
2. That CUP Case No. 694, if not utilized within 12 months from the effective date, shall become null and void. Also, the abandonment or nonuse of CUP Case No. 694 for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder, shall become null and void. However, an extension of time may be granted by Commission or Council Action.
3. 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.


Wayne M. Morrell
Director of Planning

Attachments:

1. Letter Requesting Time Extension
2. Copy of Original Staff Report dated October 26, 2009

Time Extension Request Letter

Page 1 of 1

Cuong H. Nguyen

From: Shane Astani [Shane@astanienterprises.com]
Sent: Monday, October 07, 2013 7:30 PM
To: Wayne M. Morrell; Cuong H. Nguyen
Cc: Greg Nordbak; Jeremy Dupree; Provenza, Sal (Sal.Provenza@colliers.com)
Subject: Sante Fe Springs - Jersey/Alburtis Development Update - CUP 694 & TTM 70726
Mr. Morrell;

Please consider this as our formal request for the extension of the above mentioned CUP and tentative tract map. As an update to the status of the property and its development plans, please note that we are currently in escrow to sell the land with entitlements to Comstock Homes, which has had a tremendous track record in the neighborhood and was the reason they were selected as the final bidder.

In the interim, we have kept the tenants fully engaged and updated on all fronts, including a certain rent refund per their occupancy history. We appreciate your understanding in expediting our final request for the extension in presenting to the planning commission as soon as possible since this will remain a condition of the buyer's closing.

Thank you once again and should you have any questions and/or concerns, please don't hesitate to contact me at 310-273-2999 ext. 12.



ASTANI

SHANE ASTANI

shane@astanienterprises.com

www.astanienterprises.com

t 310.273.2999 ext. 12 | f 310.550.4564

9595 Wilshire Blvd., | Penthouse 1010 | Beverly Hills, CA 90212

Time Extension Request Letter (Cont.)

DISTRIBUTION					
FUND	Q/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
111	200	200	200		10,000.00

City of Santa Fe Springs

NAME: John P. Nguyen

ADDRESS: 10000 Santa Fe Springs Blvd

CITY AND STATE: Santa Fe Springs, CA

DESCRIPTION: Time Extension Request

RECEIPT

10-16-13 1013061 CHECK 563.00



City of Santa Fe Springs

Planning Commission Meeting

October 26, 2009

NEW BUSINESS

PUBLIC HEARING

Conditional Use Permit Case No. 694

Request for approval to allow the planned development of a new 50-unit residential condominium project (totaling approximately 107,384 sq. ft.) on property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058), in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area (Keana Development, LLC)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that Conditional Use Permit Case No. 694, upon approval of General Plan Amendment Case No. 23, will be consistent with the purpose, intent, goals and policies set forth in the City's General Plan and the Consolidated Redevelopment Project Area.
2. Approve and adopt the Initial Study/Mitigated Negative Declaration, based on the findings of the Initial Study, which indicates that, within the meaning as defined in the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project will not have a significant adverse effect on the environment because potentially significant impacts could be mitigated to less than significant levels.
3. Adopt the Mitigation and Monitoring and Reporting Program for the proposed project in order to mitigate or avoid significant effects on the environment, and that the Planning Commission attach the mitigation measures to the conditions of approval for Conditional Use Permit Case No. 694.
4. Find that Conditional Use Permit Case No. 694, because it also involves a Zone Change of the subject site from ML (Limited Manufacturing Administration and Research) to R-3-PD (Multi-Family Residential – Planned Development), does satisfy the intent and purpose of the PD, Planned Development Overlay Zone District, as set forth in Section 155.325 et seq of the Zoning Regulations.
5. Approve Conditional Use Permit Case No. 694 subject to the conditions of approval as contained within this report.
6. Find that Conditional Use Permit Case No. 694 shall not be effective until the City Council approves Zone Change Case No. 131, General Plan Amendment Case No. 23 and Vesting Tract Map Case No. 070726.

BACKGROUND

The subject site is made up of three separate parcels measuring approximately 2.67± acres and is located east of Jersey Avenue, north of Telegraph Road, and west of Alburdis Avenue at 9830 Jersey Avenue and 9841-51 Alburdis Avenue (APNs: 8005-002-059, 8005-002-016, 8005-002-058), in the ML (Limited Manufacturing Administration and Research) Zone and within the Consolidated Redevelopment Project Area. The subject site is currently developed with six, one-story buildings (approximately 65,000 sq. ft.) consisting of 18 separate rentable units that are currently used for various light manufacturing/warehouse uses. All of the leases are either month-to-month or will be expiring within the near future. Upon expiration, the leases automatically convert to month-to-month tenancies.

The applicant, Keana Development LLC, is proposing to demolish the entire site and develop a new 50-unit residential condominium project. The proposed project will need approval of the following four entitlements: a General Plan Amendment (GPA), a Zone Change (ZC), a Conditional Use Permit (CUP), and a Vesting Tentative Tract Map (VTTM). Below are the case numbers as well as a brief description of each entitlement request:

General Plan Amendment Case No. 23

A request for approval of a General Plan Amendment to change the General Plan, land use designation for properties located at 9830 Jersey Avenue and 9841-51 Alburdis Avenue from "Business Park" to "Multi-Family Residential".

Zone Change Case No. 131

A request for approval to change the zone designation for properties located at 9830 Jersey Avenue and 9841-51 Alburdis Avenue from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development).

Conditional Use Permit Case No. 694

A request for approval of a Conditional Use Permit to allow the construction of a new 50-unit residential condominium project (approximately 107,384 sq. ft) with a pool, clubhouse (approximately 1,099 sq. ft.), parking (100 covered resident parking spaces and 19 open guest parking stalls) on a 2.67± acre property located at 9830 Jersey Avenue and 9841-51 Alburdis Avenue.

Vesting Tentative Tract Map Case No. 070726

A request for approval of a Vesting Tentative Tract Map to consolidate three existing parcels measuring approximately 2.67± acres into one parcel and create an airspace subdivision of 50 residential condominium units for 12 buildings.

DESCRIPTION OF PROPOSED DEVELOPMENT

The applicant/developer, Keana Development, LLC, is requesting conditional use permit approval to construct a new 50-unit residential condominium project with a pool, clubhouse, parking, and landscaping and driveways on the approximately 2.67± acre site.

PLOT PLAN: The site plan for the proposed 50-unit residential condominium project indicates that the project would be comprised of 13 buildings (approximately 107,384 sq. ft.), including six type A buildings, two type B buildings, two type C buildings, two type D buildings, and a clubhouse building.

All of the units would be 3 bedrooms and 2.5 bathrooms and range from 1,479 to 1,728 sq. ft. Each unit would have approximately 100 to 170 sq. ft. of private open space (patio/balcony) in addition to approximately 5,000 square feet of public open space (community area) that would be provided throughout the development. Within the public open space area, the amenities would include a 1,100 sq. ft. clubhouse, pool, and spa.

The main entrance to the condominium development would be from Jersey Avenue. A secondary entrance and an additional emergency access point would be from Alburts Avenue. A total of approximately 119 parking spaces are proposed for the site. Of these spaces, 100 (2 per unit) would be covered resident parking and the remaining 19 spaces would be guest spaces, including one handicap stall. Guest parking will be dispersed throughout the development.

FLOOR PLAN: The floor plan for the proposed development is summarized in the following table (Table 1).

Table 1
Jersey Alburts Condominium Project

Building	Story	Floor Plan	Sq Ft	Bedroom (Up To)	Bathroom (Up To)
1	3	Type A	1,479 to 1,728	3	2.5
2	3	Type A	1,479 to 1,728	3	2.5
3	2	Type D	1,479 to 1,728	3	2.5
4	2	Type D	1,479 to 1,728	3	2.5
5	2	Type C	1,479 to 1,728	3	2.5
6	2	Type C	1,479 to 1,728	3	2.5
7	3	Type A	1,479 to 1,728	3	2.5
8	3	Type B	1,479 to 1,728	3	2.5
9	3	Type A	1,479 to 1,728	3	2.5
10	3	Type A	1,479 to 1,728	3	2.5
11	3	Type A	1,479 to 1,728	3	2.5
12	3	Type B	1,479 to 1,728	3	2.5
Clubhouse	1	--	1,099	--	--

ELEVATION:***California Spanish Style:***

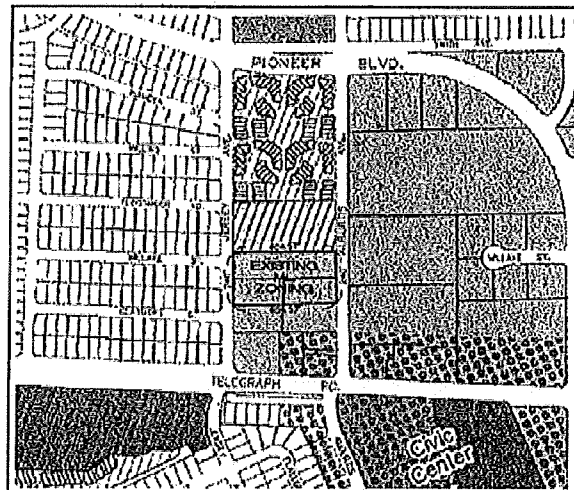
The architecture incorporates various details of California Spanish style. Varied massing and offsets, as well as roof eaves and recessed windows, create strong shadow lines. Stepped up entries and porches provide an opportunity for lower scale elements at the first story of the townhomes. Wrought iron and wood detailing creates texture as well as adds to a rich collection of materials. Design features include arched windows and shutters. Other materials include tile roofing, clay accents, and stucco in an earth tone color palette.

STREETS AND HIGHWAYS

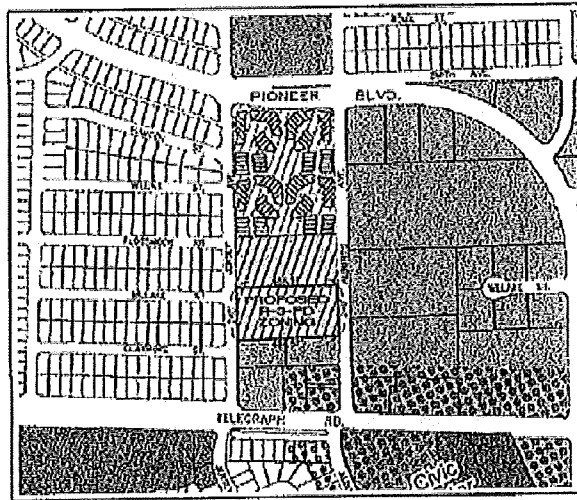
The subject property fronts onto both Jersey Avenue and Alburis Avenue. The main entrance to the condominium development would be from Jersey Avenue. A secondary entrance and an additional emergency access point would be from Alburis Avenue. Both Jersey Avenue and Alburis Avenue are designated as a "Local Street" within the Circulation Element of the City's General Plan.

ZONING DESIGNATION

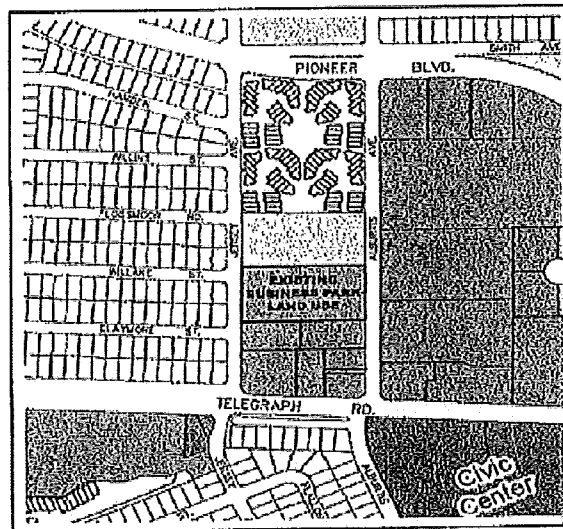
The subject property, as well as the adjoining properties to the south and east are zoned ML, Limited Manufacturing Administration and Research, and are currently used for various light manufacturing/warehouse uses. The property to the north is zoned R-3-PD, Multi-Family Residential – Planned Development, and is currently developed with a condominium development. The properties to the west, across from Jersey Avenue, are zoned R-1, Single-Family Residential, and are developed with single-family homes.

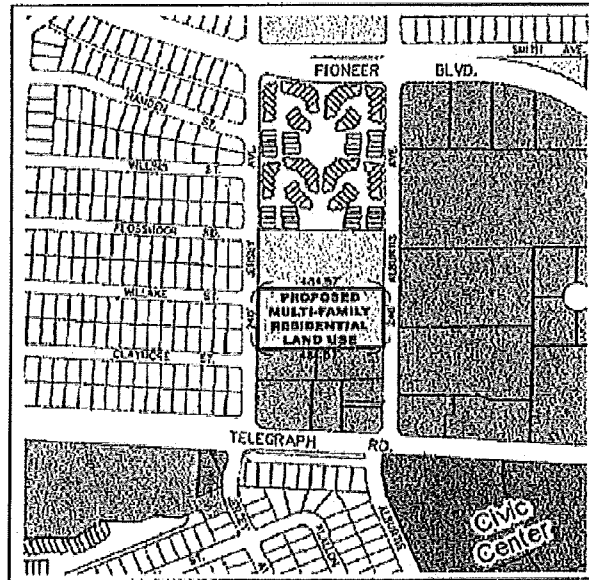


Zoning Map

**Proposed Zoning Map****GENERAL PLAN LAND USE DESIGNATION**

The general plan land use designation for the site is "Business Park." Properties to the south and east also have a general plan land use designation of "Business Park." The property to the north has a general plan land use designation of "Multi-Family Residential." The properties to the west, across Jersey Avenue, have a general plan land use designation of "Single-Family Residential."

**General Plan Map**



Proposed General Plan Map

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Government Code Section 65905 and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal Notice of a Public Hearing for the proposed Conditional Use Permit (CUP 694) was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessors Roll within 500 feet of the exterior boundaries of the property. The Legal Notice of the Public Hearing was mailed to said property owner(s), published in a newspaper of general circulation (Whittier Daily News) and posted in Santa Fe Springs City Hall, the City Library and Town Center Hall on August 28, 2009, as required by the City's Zoning Regulation and the State Zoning and Development Laws. Additionally, the Public Hearing notice was posted on the subject site.

ADDITIONAL NOTIFICATION

In addition to the notification as stated above, notification of the proposed Conditional Use Permit was sent to the surrounding cities, the unified school district within and outside the area covered by the proposed project, special districts, area-wide planning agencies and each agency expected to provide water, sewage, streets, roads or other essential facilities or services to the project. Notification was also mailed to all the owners of the properties that are the subject of the proposed Conditional Use Permit.

ENVIRONMENTAL IMPACT ASSESSMENT

An Initial Study/Mitigated Negative Declaration was prepared to determine the project's impact on the environment and whether an Environmental Impact Report or a Negative Declaration (or Mitigated Negative Declaration) was needed. Based on the Initial Study, it was determined that there were no potentially significant impacts that could not be mitigated to a level of insignificance; consequently, a Mitigated Negative Declaration was prepared. Areas of the proposed project subject to mitigation measures are: Aesthetics, Air Quality, Cultural Resources, Hazards and Hazardous Materials, Noise, Traffic and Transportation, and Utilities and Service Systems. The reasons to support the finding of the Mitigated Negative Declaration are contained in the Initial Study which is provided as an attachment to this report.

To begin the public review and comment period, a Notice of Intent (NOI) to adopt the draft Mitigated Negative Declaration for the proposed project was sent to the State Clearinghouse on July 27, 2009. The NOI was also posted with the County Clerk, posted in Santa Fe Springs City Hall, the City Library and the City's Town Center, and also published in the Whittier Daily News on July 24, 2009, pursuant to Section 15072 of the CEQA Guidelines.

The public comment period ended on August 25, 2009. There were comments received from The Department of Toxic Substance Control, the County of Los Angeles Public Library, and the Department of Transportation. All comments have been addressed and are provided as Exhibit "A" of the environmental document.

ZONING ORDINANCE REQUIREMENT

The Planned Development procedure set forth in Section 155.325 et seq of the Zoning Regulations requires Conditional Use Permit approval for the establishment of any use, structure or improvement in the PD, Planned Development Overlay Zone. This procedure requires the Planning Commission to review the development proposed for the subject property and to establish those conditions deemed necessary to ensure a high standard of design for the proposed development and that the proposed development will be harmonious with the adjoining land uses and not be detrimental to adjoining persons or properties. It should be noted that the Planned Development provisions also permit minor deviation from the development standards of the underlying zone where it can be determined that the resulting development will be beneficial and will be in compliance with the purpose and intent of the Planned Development Overlay Zone.

Conditional Use Permit Approval

A Conditional Use Permit is being used to convey the subject entitlements because through Zone Change Case No. 131 and General Plan Amendment No. 23, the proposed zoning designation and land use designation for the 2.67± acre property is proposed to be R-3-PD, Multiple-Family Residential-Planned Development. The establishment of any use or structure in a PD, Planned Development Zone requires

a Conditional Use Permit. Accordingly, the subject conditional use permit request is for the architectural review and design of the proposed 50-unit residential condominium project on the property.

Additionally, Section 155.330 of the Zoning Regulations requires that the Planning Commission also take the following criteria into consideration:

1. The location, siting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.
2. The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.
3. Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.
4. The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.

FINDINGS

Staff finds that the proposed condominium project will be in compliance with the purpose and intent of the Planned Development Overlay Zone and address the criteria provided within Section 155.330 of the Zoning Regulations.

1. *The location, siting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.*

The site plan for the proposed 50-unit residential condominium project indicates that the project would be comprised of 13 buildings (approximately 107,384 sq. ft.) including a centralized community area with a 1,100 sq. ft. clubhouse, pool, and spa. The main entrance to the condominium development would be from Jersey Avenue. A secondary entrance and an additional emergency access point would be from Alburty Avenue. A total of approximately 119 parking spaces are proposed for the site.

As proposed, the arrangement of uses, buildings, structures and facilities on the site provide for maximum efficiency, convenience, and safety. The architect/developer has maximized the potential units for the site without impacting the quality of the project. Staff is confident that the high quality architectural design will complement the adjoining properties and surrounding areas well.

2. *The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.*

The project will provide 50 new residential condominium units. The new multiple family units will be consistent with existing multiple family units immediately north of the project site. Staff finds the quality of the new units, in addition to the well landscaped open space areas throughout the site, will enhance the subject site and surrounding area.

3. *Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.*

The current land use designation and zoning designation for the subject site is ML, Limited Manufacturing Administration and Research. If the proposed General Plan Amendment and Zone Change are approved, the land use designation will be Multiple-Family Residential and the zoning designation will be R-3-PD, Multiple-Family Residential-Planned Development." This will be consistent with the properties to the north which also have the same "R-3 PD" zoning and "Multiple-family Residential" land use designation.

4. *The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.*

The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation and 7) Noise. There is no evidence to suggest that the proposed General Plan Amendment and associated Zone Change will disturb the relationship between these elements and/or be inconsistent with the goals and policies of the General Plan. Approval of the Conditional Use Permit Case No. 694 would promote a number of specific General Plan Goals and Policies as described in "Table 2" on the following page:

Table 2
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	<u>15.1</u> Encourage and promote owner-occupancy of homes.	Consistent: 50 new condominium units will be constructed.
	<u>9.4</u> Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	Consistent: Three Assessor's Parcels (APNs: 8005-002-059, 8005-002-016 and 8005-002-058) will be combined to form the project site.
Housing	<u>2.3</u> Continue to provide for flexibility in the density and mix of land uses through the Planned Development overlay, and encourage the development of higher density, affordable housing in this zone.	Consistent: The proposed condominium project involves a zone change request to change the zone designation of the site from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential - Planned Development). The applicant is also planning to offer/designate a few units for affordable housing.
Open Space/ Conservation	<u>2.3</u> Promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: In addition to approx. 100 to 170 sq. ft. of private open space (patio/balcony), approx. 5,000 square feet of public open space (community area with clubhouse, pool and spa) will be provided throughout the development.
Safety	<u>5.3</u> Review all new developments with regards to urban fire risks.	Consistent: In addition to meeting current Fire Code regulations for the construction of the proposed buildings, the project has been designed to provide adequate emergency access throughout the site.
Circulation	<u>3.7</u> Minimize pedestrian and vehicular conflicts.	Consistent: Sidewalks setback from curb face will be provided along both Jersey Avenue and Alburis Avenue. In addition, on-site walkways will be placed away from proposed driveways.
Noise	<u>3.2</u> Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity.	Consistent: During construction, all construction activities will be consistent with the permitted hours established in the City's noise ordinance.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that the development is consistent with and in furtherance of the policies and goals set forth in the City General Plan and will meet the purposes and intent of the PD, Planned Development Zone and is therefore recommending approval of Conditional Use Permit Case No. 694.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission, based on its evaluation of the plans and evidence submitted and its own study and knowledge of the circumstances and the applicable provisions of the zoning regulations, shall have the authority to grant, conditionally grant, or deny the subject conditional use permit.

CONDITIONS OF APPROVAL

NOTE: the conditions provided below represents the comprehensive list of conditions for both Conditional Use Permit Case No. 694 and Vesting Tract Map Case No. 70726

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

1. That the owner shall pay a flat fee of \$22,400 to resurface the existing street frontage to centerline for Alburdis Avenue and Jersey Avenue.
2. That the owner shall design and construct a 5-foot wide sidewalk at the back of the property line (offset from the curb) along the Jersey Avenue and Alburdis Avenue street frontage. This shall include the removal of unused driveways and construction of curb and gutter where the driveway(s) were removed.
3. That the owner shall remove and reconstruct all damaged curb and gutter on both Jersey Avenue and Alburdis Avenue.
4. That the owner shall execute an affidavit agreeing to the addition of a cost-of-living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County and will not exceed 3% per year.
5. That the owner shall execute an affidavit agreeing to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface and reconstruct the street frontage on regular intervals (5-year, 10-year and 20-year intervals, respectively, as determined by the City Engineer). The owner shall retain the right to challenge the costs and method of spreading future assessments.
6. That adequate "on-site" parking shall be provided per City requirements, and streets abutting the development (Jersey Avenue) shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation.
7. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of street lights along the project street

frontage (Jersey Avenue). The City will design and cause construction of said street light(s).

8. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
9. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
10. The owner/developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
11. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
12. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
13. That the owner/developer shall pay the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service.
14. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
15. That a hydrology study shall be submitted to the City and shall be prepared by a Professional Civil Engineer.

16. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
17. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.
18. Final parcel map checking of \$4,574 plus \$275 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
19. The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

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

20. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
21. 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.

22. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
23. 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.
24. 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 California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
25. That prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
26. That Knox boxes are required on all new construction. All entry gates shall all be equipped with Knox boxes or Knox key switches for power-activated gates.
27. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

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

28. That prior to issuance of building permits, the applicant shall assess and mitigate any contamination of the soil and/or groundwater to an acceptable level for residential development.
29. That the developer will conduct a soil gas survey in accordance with the most recent Department of Toxic Substances Control/Los Angeles Regional Water Quality Control Board Active Soil Gas Investigation Advisory.
30. That an approved vapor barrier/ventilation system, as determined by the Fire Chief, shall be installed if required to mitigate soil gas contaminants that would otherwise pose an unacceptable indoor air risk to future residents. The requirements for a vapor barrier/ventilation system will be dependent on the

data obtained from Condition 21 & 29 (soil vapor survey to assess vapor intrusion risk to indoor air).

31. That all future residents be notified of any mitigation measures or barriers installed within or about the structure in order to mitigate human health risks posed by residual or regional contamination.
32. That a Soils Management Plan (SMP) addressing site monitoring and remediation actions during site grading is required. The SMP shall be submitted to the Santa Fe Springs Fire Department for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the Fire Department for final approval.
33. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
34. That a "Closure Letter," "No Further Action Letter," or other appropriate documentation certifying that all soil, soil gas, and/or groundwater assessment and mitigation requirements are complete is issued by the Santa Fe Springs Department of Fire-Rescue and any other appropriate regulatory agency.

POLICE SERVICES DEPARTMENT:
(Contact: Phillip De Rousse at x3319)

35. That the applicant shall submit and obtain approval of a proposed lighting (photometric) for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (as close to 2 foot candle power as possible) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plan shall be submitted to the Director of Police Services prior to the issuance of any building permits related to the proposed condo project.
36. 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.

37. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of vehicles and indicate that vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
38. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
39. That all conditions related to parking and maintenance on lighting throughout the property shall be established in the CC&R's.
40. That parking shall be prohibited along the east curblane of Jersey Ave in front of the complex and the west curblane of Alburtis Ave. in front of the complex.
41. That controlled access gates shall be equipped with an approved device to permit remote controlled and/or keyed access for police and fire.

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

42. That within the parking lot area, all compact and visitor spaces shall be clearly identified either by striping and/or upright signage.
43. That the proposed buildings shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
44. That approved address numbers shall be placed on the proposed buildings in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background.

45. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
46. That prior to the issuance of a building permit for the project, the owner shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City.
47. 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.
48. That all landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
49. That there shall be no roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and visible from a public street. Satellite dish antennae and similar devices will be addressed within the CC&Rs.
50. That the electrical plans, which show the location of electrical transformer(s) shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development. The electrical transformer shall be screened with shrubs. As measured from the base of the transformer's pad, all shrubs shall be planted 8 feet away from the door and 18 inches away from the sides.
51. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
52. That the Department of Planning and Development shall review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in

accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

53. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the prior 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.
54. That trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be planted with vines if located adjacent to or within a landscapes area to help screen the enclosure. Trellises or other covered structures are recommended to minimize the visual impact of trash bins from dwelling units.
55. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials; 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.
56. 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.
57. That the owner/developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.
58. That in conformance with City Ordinance No. 909, the applicant shall comply with the City's "Heritage Artwork in Public Places Program".
59. 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.
60. That the owner/developer 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

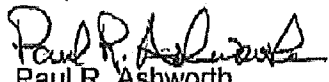
development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.

61. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application.
62. 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.
63. That Conditional Use Permit Case No. 694 shall not be valid until approved by the Community Development Commission and shall be subject to any other conditions the Community Development Commission may deem to impose.
64. That Zone Change Case No. 131, General Plan Amendment Case No. 23, and Vesting Tentative Tract Map Case No. 70726 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem to impose.
65. That Conditional Use Permit Case No. 694, Zone Change Case No. 131, General Plan Amendment Case No. 23, and Vesting Tentative Tract Map Case No. 70726 shall not be effective for any purpose until the owner/developer 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.
66. That the applicant, Keana Development, LLC, 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 Conditional Use Permit Case No. 694, Zone Change Case No. 131, General Plan Amendment Case No. 23, and Vesting Tentative Tract Map Case No. 70726, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865 for the Conditional Use Permit, Zone Change, and General Plan Amendment and within the time period provided for in the Government Code Section 66499.37 for the Vesting Tentative Tract Map. 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.

67. That prior to the recordation of Final Tract Map No. 70726, the applicant shall pay all printing costs incurred to print the City's existing General Plan and Zoning Ordinance. Per State Law, copies shall be calculated at a cost of .10 per page.
68. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the tract map is prepared using a computerized drafting system, the owner/developer's engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
69. That Vesting Tentative Tract Map No. 70726 shall expire 24 months after Planning Commission approval, on October 26, 2009, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Vesting Tentative Tract Map No. 70726 shall not be effective until such time that a final map is recorded.
70. That the applicant shall provide Covenant, Conditions, & Restrictions (CC&Rs) for the proposed multi-tenant residential development. The CC&Rs must be approved by the Director of Planning and Development prior to obtaining occupancy.
71. The CC&R's shall contain a condition prohibiting the storage or parking of any boat, recreational vehicle, trailer, trailer coach or house car as defined in the State of California Vehicle Code anywhere on the project area except within garages.
72. That the CC&Rs and other Agreements governing the common area shall be subject to the approval of the City Attorney, and the owner/developer shall pay all City costs in reviewing, modifying, and approving the CC&Rs, Agreements and related documents.
73. That upon the formation of the Association, the owner shall provide the name, phone number, e-mail address, and building address of each member comprising the Association.

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



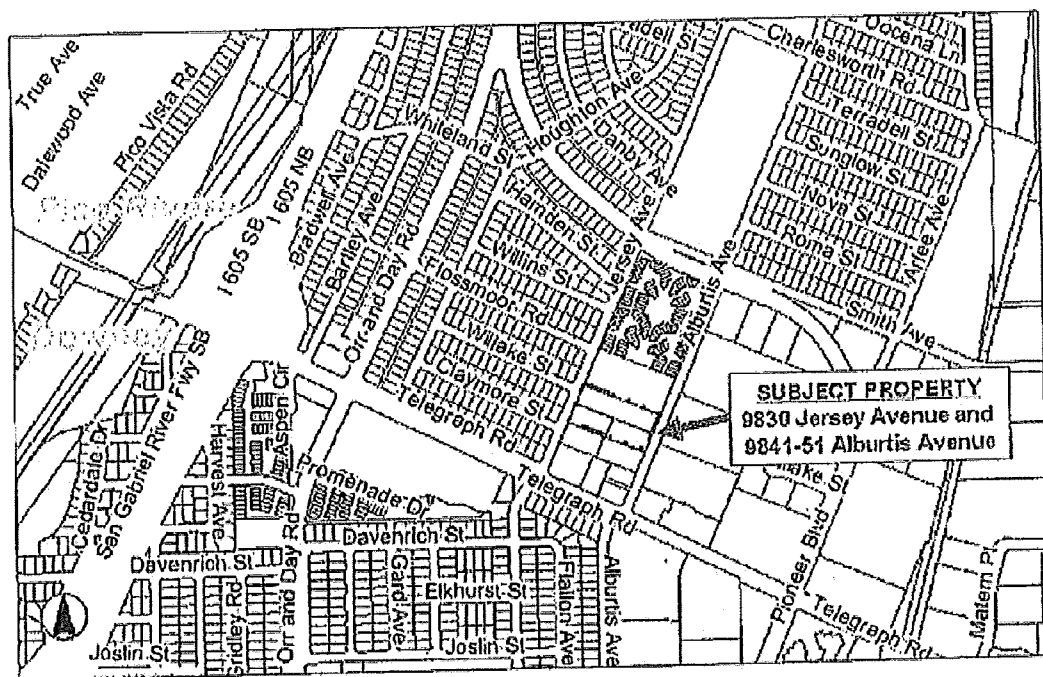
Paul R. Ashworth

Director of Planning and Development

Attachments:

1. Vicinity Map
2. Aerial Photograph
3. Site Plan
4. Floor Plans
5. Elevations
6. Conditional Use Permit Application
7. Proposed Initial Study / Mitigated Negative Declaration

VICINITY MAP

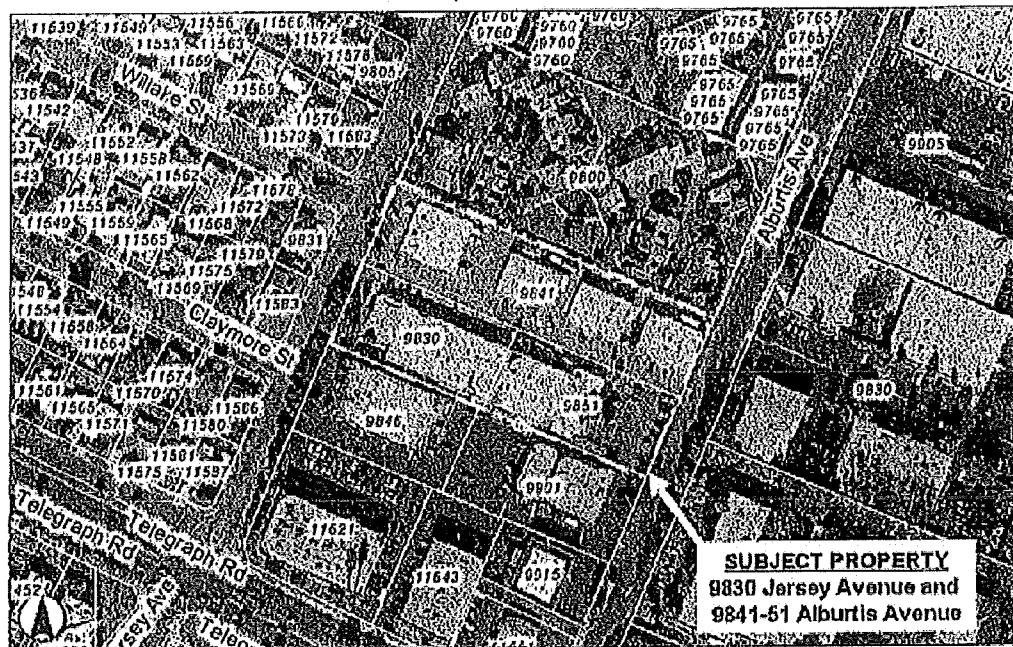


CITY OF SANTA FE SPRINGS

Jersey / Alburdis Condominium Development



AERIAL PHOTOGRAPH

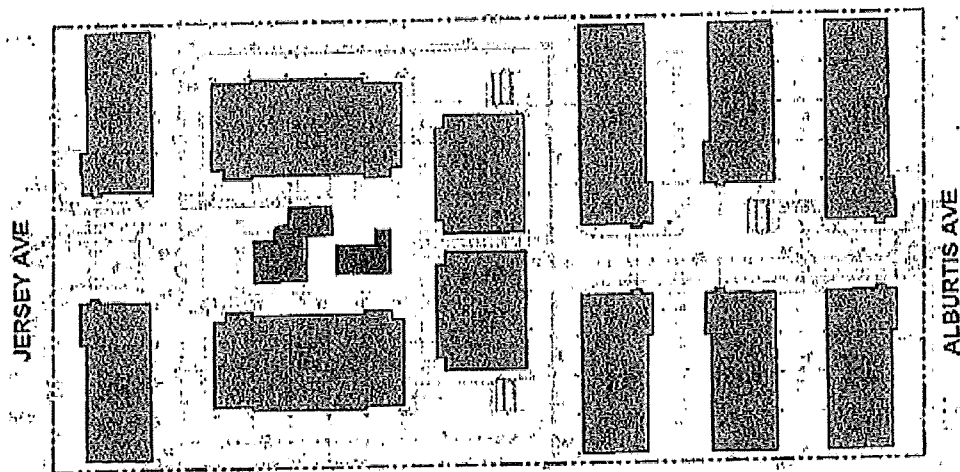


CITY OF SANTA FE SPRINGS

Jersey / Alburts Condominium Development



SITE PLAN

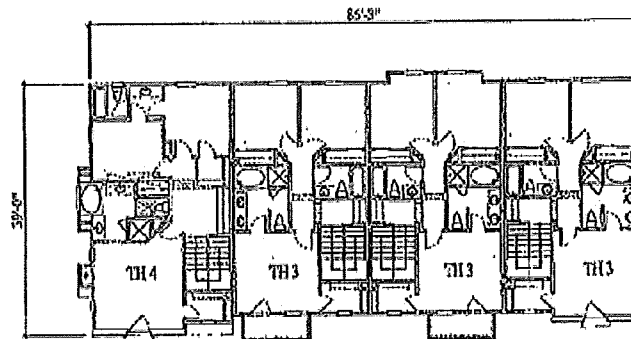


CITY OF SANTA FE SPRINGS

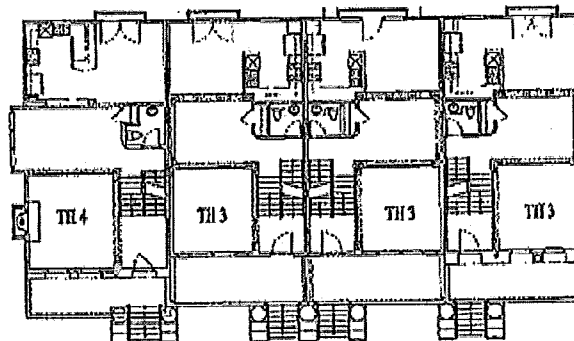
Jersey / Alburdis Condominium Development
9830 Jersey Avenue and 9841-51 Alburdis Avenue



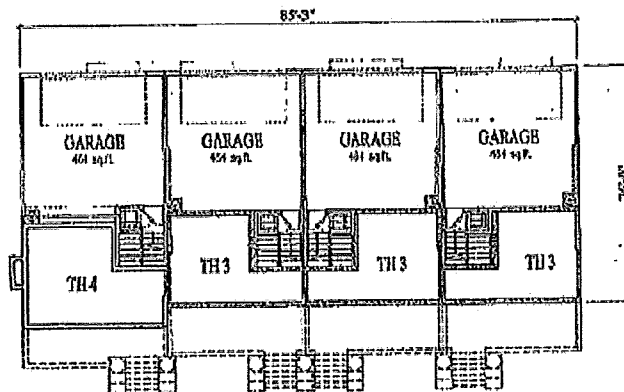
FLOOR PLANS



THIRD FLOOR



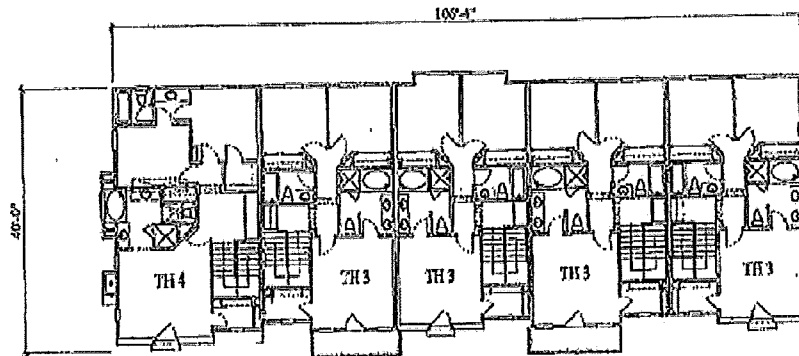
SECOND FLOOR



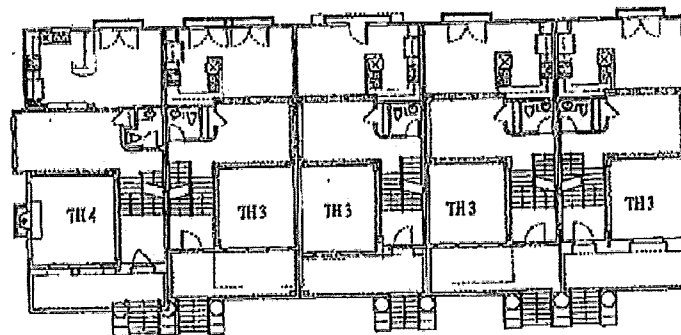
FIRST FLOOR

Building A - 1st, 2nd, & 3rd Floor Plan

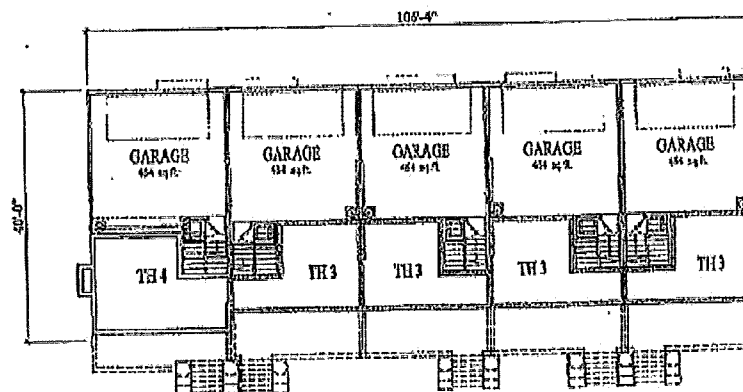
FLOOR PLANS (Cont.)



THIRD FLOOR



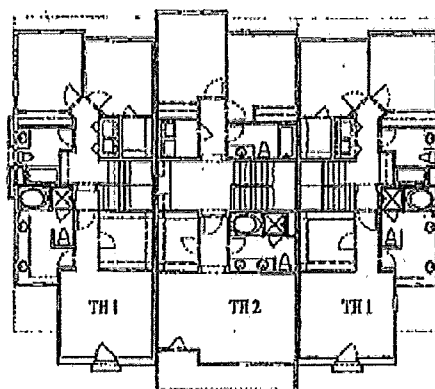
SECOND FLOOR



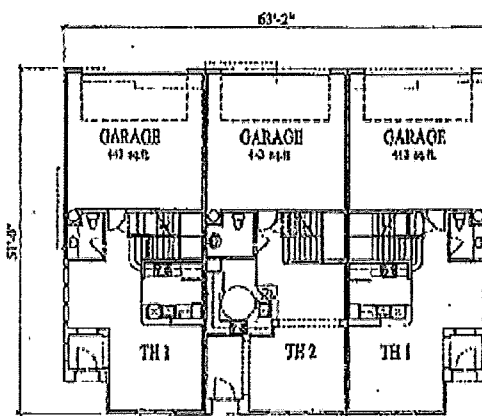
FIRST FLOOR

Building B - 1st, 2nd, & 3rd Floor Plan

FLOOR PLANS (Cont.)



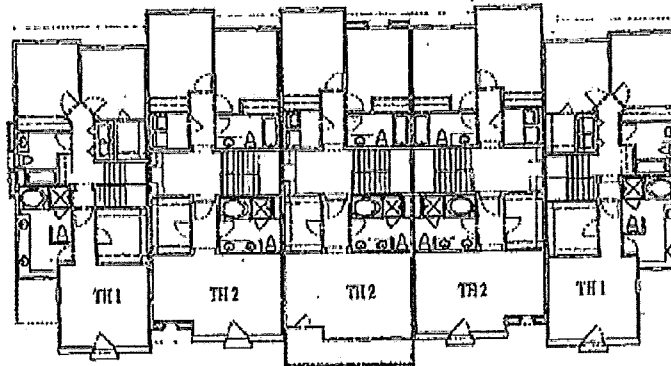
SECOND FLOOR



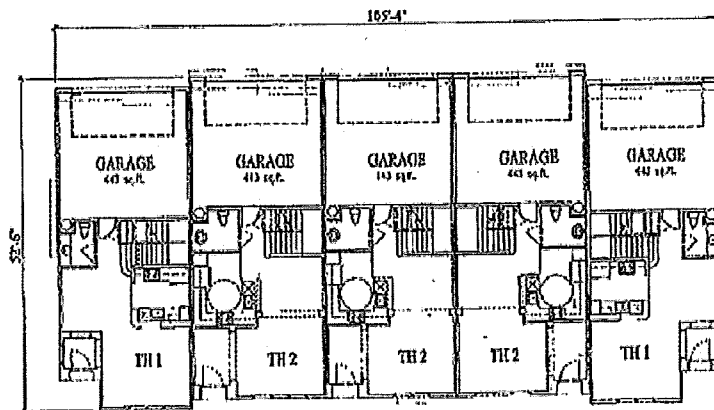
FIRST FLOOR

Building C - 1st & 2nd Floor Plan

FLOOR PLANS (Cont.)



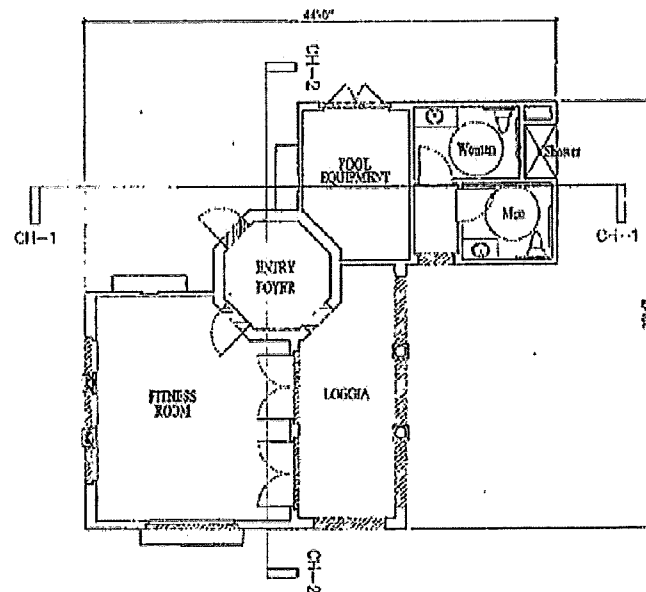
SECOND FLOOR



FIRST FLOOR

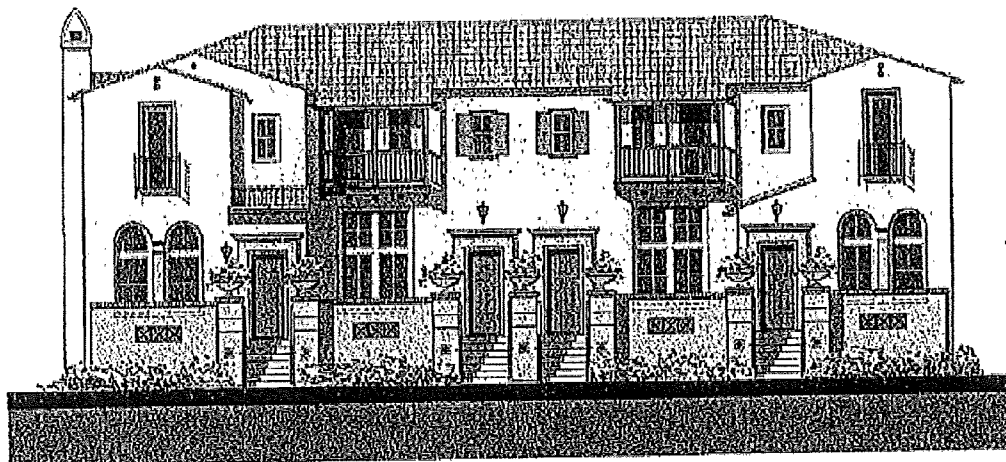
Building D - 1st & 2nd Floor Plan

FLOOR PLANS (Cont.)

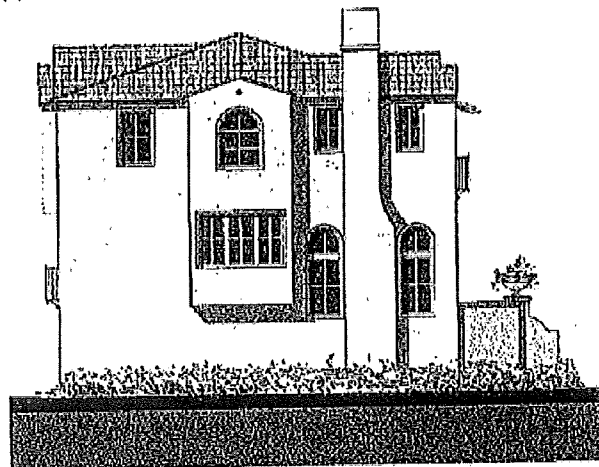


Clubhouse - Floor Plan

ELEVATIONS



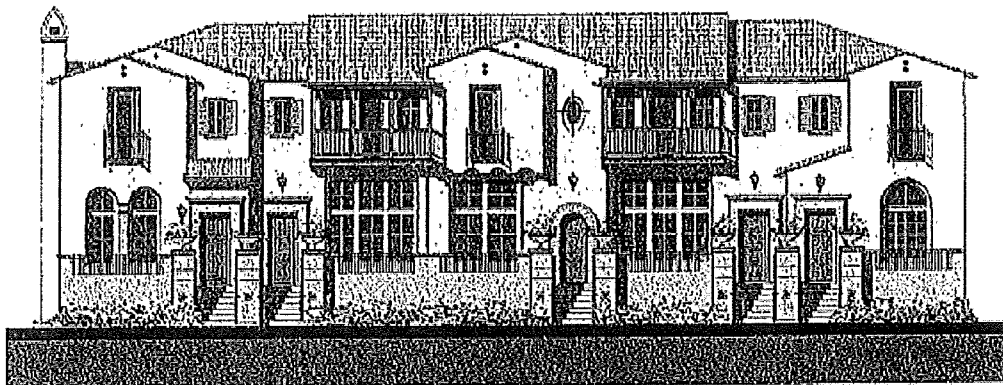
FRONT ELEVATION



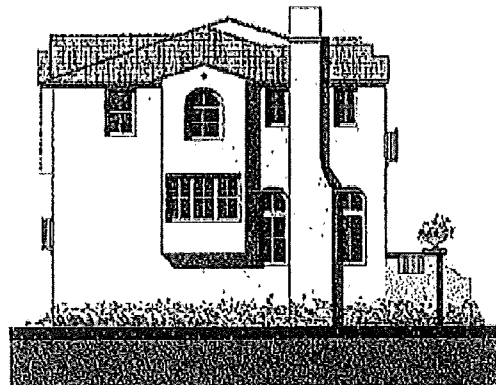
LEFT ELEVATION

Building A – 3-story, 4-plex

ELEVATIONS (cont.)



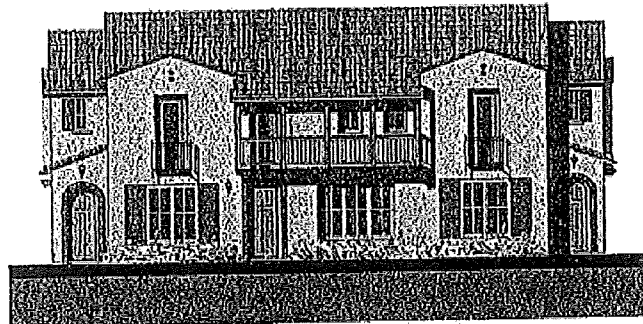
FRONT ELEVATION



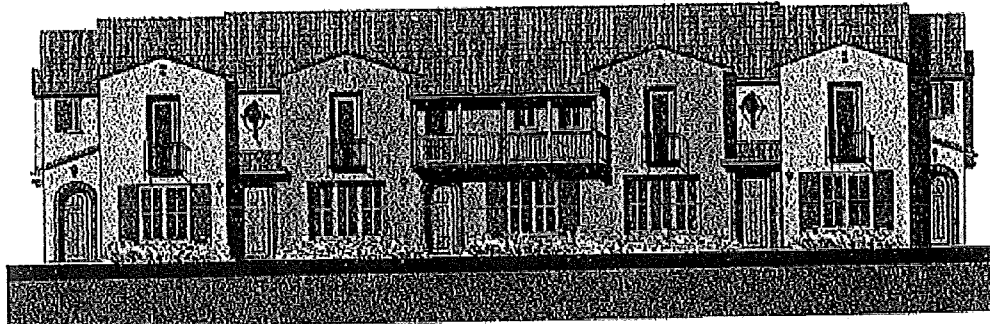
LEFT ELEVATION

Building B – 3-story, 5-plex

ELEVATIONS (cont.)



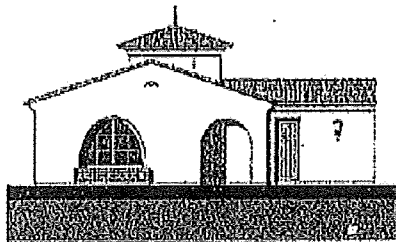
BUILDING C FRONT ELEVATION



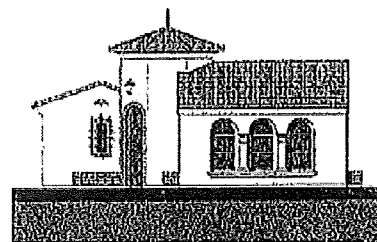
BUILDING D FRONT ELEVATION

***Typical Elevation for
Building C – 2-story, 3-plex and Building D – 2-story 5-plex***

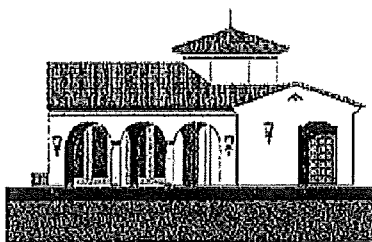
ELEVATIONS (cont.)



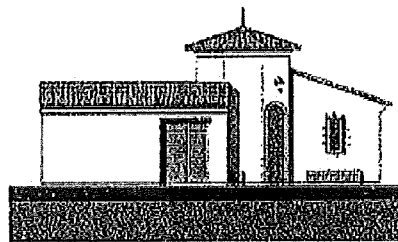
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Clubhouse

CONDITIONAL USE PERMIT APPLICATION



City of Santa Fe Springs
Application for
CONDITIONAL USE PERMIT (CUP)

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street):

EAST OF JERSEY AVE., SOUTH OF TELEGRAPH RD., & WEST OF ALBURTIS AVE.

Give the correct legal description of the property involved (include only the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) SEE ATTACHED TITLE REPORT DATED JUNE 19, 2008

Record Owner of the property: KEANA DEVELOPMENT, LLC.
Name: SHANE ASTANI Phone No: (310) 278-2999
Mailing Address: 9595 WILSHIRE BLVD. SUITE 1010 Date of Purchase: 9-20-05 AND 8-01-08
Fax No: (310) 560-4584 E-mail: SHANE@ASTANIENTERPRISES.COM
Is this application being filed by the Record Owner? NO
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:
Name: ALLIANCE LAND PLANNING & ENGINEERING, INC. Phone No: (760) 431-9896
Mailing Address: 2248 FARADAY AVE., CARLSBAD CA 92008
Fax No: (760) 431-9802 E-mail: CWHITTEKER@ALLIANCEENG.COM
Describe any easements, covenants or deed restrictions controlling the use of the property:

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):
FOR 50 TWO-STORY RESIDENTIAL CONDOMINIUMS WITH ASSOCIATED PRIVATE DRIVES, PARKING, POOL AREA WITH CLUBHOUSE AND LANDSCAPE AREAS.

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Conditional Use Permits."

CONDITIONAL USE PERMIT APPLICATION (Cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT

1. Explain why the proposed use is essential or desirable in the location requested.

- THE PROPOSED PROJECT IS DESIRABLE AT THIS LOCATION DUE TO ITS PROXIMITY TO EXISTING RESIDENTIALS ALONG WITH NEARBY COMMERCIAL AND RETAIL USES.
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

- THE PROPOSED PROJECT WILL COMPLIMENT EXISTING ADJACENT RESIDENTIAL USES AND WILL HAVE A POSITIVE IMPACT ON THE COMMUNITY BY PROVIDING NEW HOUSING.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?

- THE PROPOSED PROJECT WILL BE RESIDENTIAL TOWNHOMES, THEREFORE IT SHOULD NOT CREATE HARMFUL NOISE, DUST, ODORS, AND/OR OTHER UNDESIRABLE FEATURES THAT MIGHT AFFECT ADJOINING PROPERTIES.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

- THIS PROJECT WILL REDEVELOP AN EXISTING OLDER BUSINESS PARK AREA INTO A NEW RESIDENTIAL HOUSING AREA, WHICH WILL CONTINUE THE REDEVELOPMENT PROCESS WITHIN THIS AREA OF SANTA FE SPRINGS.
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.

- THE PROPOSED RESIDENTIAL PROJECT WILL NOT CREATE SIGNIFICANT TRAFFIC AND IS CURRENTLY SERVED BY TWO ADJACENT LOCAL COLLECTOR STREETS, JERSEY AVE. AND ALBURTIS AVE.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

- THE PROPERTY OWNER WILL BE SELLING THE TOWNHOMES TO INDIVIDUAL BUYERS. A HOMEOWNER'S ASSOCIATION WILL BE CREATED.

CONDITIONAL USE PERMIT APPLICATION (Cont.)

CUP Application
Page 3 of 3

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): KEANA DEVELOPMENT, LLC
 Mailing Address: 8585 WILSHIRE BLVD., BEVERLY HILLS CA 90212 Ste 1010
 Phone No: (310) 273-2090
 Fax No: (310) 650-4554 E-mail: SHANE@ASTANIENTERPRISES.COM
 Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, SHANE ASTANI, being duly sworn, depose and say that I am the petitioner in this application for a Conditional Use Permit, 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: _____
 (If signed by other than the Record Owner, written authorization must be attached to this application)

On October 23, 2009 before me, M. Beene, Notary Public (sec);
 personally appeared Shane Astani who
 proved to me on the basis of satisfactory evidence to be the
 person whose name(s) 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 on the instrument the person(s), or the
 entity upon behalf of which the person(s) acted, executed
 the instrument.



I certify under PENALTY OF PERJURY under the laws of the
 State of California that the foregoing paragraph is true
 and correct.

WITNESS my hand and official seal.

M. Beene
 Notary Public

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

CONDITIONAL USE PERMIT APPLICATION (Cont.)

CERTIFIED PROPERTY OWNERS LIST
AFFIDAVIT

RECEIVED

OCT 27 2018

Planning Dept.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

I, SHANE ASTANI, HEREBY STATE THAT the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available Assessment Roll of the County of Los Angeles within the area described and for a distance of five-hundred (500) from the exterior boundaries of property legally described as:

SEE ATTACHED TITLE REPORT DTD 6/19/08

Signature

SHANE ASTANI

Printed Name

KEANA DEVELOPMENT

Company / Address

9595 WILSHIRE BLVD #1010BEVERLY HILLS, CA 90210

On October 23, 2008, before me, M. Beene, Notary Public.

Date

Name/Title

Personally appeared Shane Astani

Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

M. Beene
Notary Public





City of Santa Fe Springs

City Council Meeting

November 26, 2013

NEW BUSINESS

Street Light Construction - 13700 Firestone Boulevard (Le Fiell Manufacturing) – Award of Contract

RECOMMENDATION

That the City Council take the following actions:

1. Accept the bids; and
2. Award a contract to Steiny & Company, Inc. of Baldwin Park, California, in the amount of \$56,484.00.

BACKGROUND

The City Council, at their meeting of October 24, 2013 authorized the City Engineer to advertise for construction bids for the subject project.

Bids were opened on November 12, 2013 and a total of four (4) bids were received. The low bidder for the project was Steiny & Company, Inc. of Baldwin Park, California in the amount of \$56,484.00. The following represents the bids received and the amount of each bid:


<u>Company Name</u>	<u>Bid Amount</u>
Steiny & Company, Inc.	\$ 56,484.00
California Professional Engineering, Inc.	\$ 73,728.00
Select Electric, Inc.	\$ 77,454.00
PTM Engineering	\$101,997.00

The bid submitted by Steiny & Company, Inc. is approximately 25% below the Engineer's Estimate of \$76,000.00.

The Department of Public Works has reviewed the bids and has determined the low bid submitted by Steiny & Company, Inc. to be satisfactory.

FISCAL IMPACT

The installation of the street lights is fully funded by the owner of the Le Fiell Manufacturing site and there is no requirement for a City match. There will be additional energy and maintenance costs to the City associated with the installation of nine (9) street lights.


Thaddeus McCormack
City Manager

Attachment:

1. Agreement

Report Submitted By: Noe Negrete, Director
Public Works



Date of Report: November 19, 2013

CITY OF SANTA FE SPRINGS

CONTRACT AGREEMENT

FOR

**STREET LIGHT CONSTRUCTION AT
13700 FIRESTONE BOULEVARD
(LE FIELL MANUFACTURING)**

IN THE CITY OF SANTA FE SPRINGS

This Contract Agreement is made and entered into the above-stated project this 26th day of November, 2013, BY AND BETWEEN the City of Santa Fe Springs, as AGENCY, and Steiny and Company, Inc., as CONTRACTOR in the amount of \$56,484.00.

WITNESSETH that AGENCY and CONTRACTOR have mutually agreed as follows:

ARTICLE I

The contract documents for the aforesaid project shall consist of the Notice Inviting Sealed Bids, Instructions to Bidders, Proposal, General Specifications, Standard Specifications, Special Provisions, Plans, and all referenced specifications, details, standard drawings, CDBG contract provisions and forms, and appendices; together with this Contract Agreement and all required bonds, insurance certificates, permits, notices, and affidavits; and also including any and all addenda or supplemental agreements clarifying, or extending the work contemplated as may be required to ensure its completion in an acceptable manner. All of the provisions of said contract documents are made a part hereof as though fully set forth herein.

ARTICLE II

For and in consideration of the payments and agreements to be made and performed by AGENCY, CONTRACTOR agrees to furnish all materials and perform all work required for the above-stated project, and to fulfill all other obligations as set forth in the aforesaid contract documents.

ARTICLE III

CONTRACTOR agrees to receive and accept the prices set forth in the Proposal as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder. Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of the work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the aforesaid contract documents; and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work.

ARTICLE IV

AGENCY hereby promises and agrees to employ, and does hereby employ, CONTRACTOR to provide the materials, do the work and fulfill the obligations according to the terms and conditions herein contained and referred to, for the prices aforesaid, and hereby contracts to pay the same at the time, in the manner, and upon the conditions set forth in the contract documents. No work or portion of the work shall be paid for until it is approved for payment by the City Engineer. Payment made for completed portions of the work shall not constitute final acceptance of those portions or of the completed project.

ARTICLE V

CONTRACTOR acknowledges the provisions of the State Labor Code requiring every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that code and certifies compliance with such provisions. Contractor further acknowledges the provisions of the State Labor Code requiring every employer to pay at least the minimum prevailing rate of per diem wages for each craft classification or type of workman needed to execute this contract as determined by the Director of Labor Relations of the State of California. The Contractor is required to pay the higher of either the State or Federal Wages.

ARTICLE VI

CONTRACTOR agrees to indemnify, defend and hold harmless AGENCY and all of its officers and agents from any claims, demand or causes of action, including related expenses, attorney's fees, and costs, based on, arising out of, or in any way related to the work undertaken by CONTRACTOR hereunder.

ARTICLE VII

CONTRACTOR affirms that the signatures, titles and seals set forth hereinafter in execution of this Contract Agreement represent all individuals, firm members, partners, joint venturers, and/or corporate officers having principal interest herein.

IN WITNESS WHEREOF, the parties hereto for themselves, their heirs, executors, administrators, successors, and assigns do hereby agree to the full performance of the covenants herein contained and have caused this Contract Agreement to be executed in triplicate by setting hereunto their name, titles, hands, and seals as of the date noted above.

By: _____
CONTRACTOR

ADDRESS

THE CITY OF SANTA FE SPRINGS

By: _____
MAYOR

ATTEST:

DEPUTY CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

(Contractor signature must be notarized with proper acknowledgement attached.)



City of Santa Fe Springs

City Council Meeting

November 26, 2013

NEW BUSINESS

Award Bid to Wondries Fleet Group for the Purchase of Three (3) 2014 Chevrolet Caprice Police Pursuit Vehicles (PPV) and one (1) Chevrolet Tahoe Police Pursuit Command Vehicle

RECOMMENDATION

That the City Council award a bid to Wondries Fleet Group for the purchase of three (3) Chevrolet Caprice police pursuit vehicles for \$104,264.64 and one (1) Chevrolet Tahoe police pursuit command vehicle for \$32,369.76.

BACKGROUND

Police replacement vehicles are budgeted annually for vehicles that have reached the end of their mileage and/or service use life cycle. The City Council approved in the FY 2013/14 budget for the replacement of three (3) Chevrolet Caprice police pursuit vehicles and one (1) Chevrolet Tahoe police pursuit command vehicle. These vehicles will be used by the Whittier Police Department for the contract patrol of Santa Fe Springs.

The Director of Purchasing Services contacted dealerships ahead of the bid and found six (6) dealerships showing interest in bidding on these police vehicles.

The Director of Purchasing Services requests approval to award a bid to Wondries Fleet Group based on the below received bids. Bid amounts include all taxes and fees.

Three (3) Chevrolet Caprices:

<u>VENDOR</u>	<u>BID AMOUNT</u>
Wondries Fleet Group	\$104,264.64
Chevrolet of Montebello	107,505.21
George Chevrolet	109,403.28
Mark Christopher Auto Center	No Response
Sierra Chevrolet	No Response
Camino Real Chevrolet	No Response



City of Santa Fe Springs

City Council Meeting

November 26, 2013

One (1) Chevrolet Tahoe:

<u>VENDOR</u>	<u>BID AMOUNT</u>
Wondries Fleet Group	\$32,369.76
Chevrolet of Montebello	33,514.70
George Chevrolet	No Response
Mark Christopher Auto Center	No Response
Sierra Chevrolet	No Response
Camino Real Chevrolet	No Response

FISCAL IMPACT

In the FY 2013-14 Budget, the City Council approved \$111,000 for the acquisition of the three (3) Chevrolet Caprices and \$39,000 for one (1) Chevrolet Tahoe.

Additional budgeted costs will be incurred to outfit and transfer equipment including radios, emergency lights, and mobile data computers to the replacement vehicles.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack".

Thaddeus McCormack
City Manager

Attachments:

Wondries Fleet Group bid for Caprices
Wondries Fleet Group bid for Tahoe



City of Santa Fe Springs

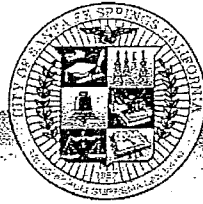
11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

Qty.	Description	Exceptions
3	2014 Chevrolet Police Caprice (9C1)	
<input type="checkbox"/>	Police Patrol Caprice PPV (9C1)	_____
<input type="checkbox"/>	Ballistic Front doors (L-3)	_____
<input type="checkbox"/>	Gasoline V8>6.0L Flex Fuel Engine	_____
<input type="checkbox"/>	Rear Wheel Drive	_____
<input type="checkbox"/>	118.5" Wheelbase	_____
<input type="checkbox"/>	6-Spd. Automatic transmission w/Column Shift	_____
<input type="checkbox"/>	Power Brakes with 4-Wheel ABS	_____
<input type="checkbox"/>	Air Conditioning	_____
<input type="checkbox"/>	Power Windows & Door Locks	_____
<input type="checkbox"/>	Power Seats & Mirrors	_____
<input type="checkbox"/>	170-amp High output Alternator	_____
<input type="checkbox"/>	18" Standard Wheels w/ Full-size Spare Tire	_____
<input type="checkbox"/>	Driver & Passenger Air Bags	_____
<input type="checkbox"/>	Cloth Dark Interior-Front	_____
<input type="checkbox"/>	Black Paint (41U) with White Doors/Roof (W012)	_____
<input type="checkbox"/>	Vinyl Floor Covering	_____
<input type="checkbox"/>	Keyed Alike --	_____
<input type="checkbox"/>	Full-size Spare Tire	_____
<input type="checkbox"/>	Extended Warranty	_____

3-Extra Spare Keys to Open and Start above Vehicle
(In addition to standard issue, key fobs not needed)

Cost:135.00

CONTINUED ON NEXT PAGE



City of Santa Fe Springs

11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

OPTIONS TO BE CONSIDERED

Note Exceptions below

Extended Warranty

Details & Cost: _Standard 5 yr 100,000 power train N/C

VEHICLE BASE COST	\$ 31,595.00
ANY FEES ? Tire fee	\$ 8.95
TAXES 9.0%	\$ 2,843.55
TOTAL COST Less Options	\$ 34,447.50 each

3 total units \$ 103,342.50

Note here are some options you may want to consider:

Dual Batteries 240.00

Door Locks inop 60.00

Rear Windows inop 62.00

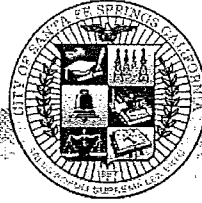
Dual Spots 700.00

Daytime running lights a delete 25.00

Summary

Base price	\$ 31,595.00
Door Locks Inoperable	\$ 60.00
Rear Windows Inoperable	\$ 62.00
Daytime Running Lights Delete	\$ 25.00
Keys	\$ 135.00
Tax	\$ 2,868.93
Tire Fee (non-taxable)	\$ 8.95
Total Each Vehicle	\$ 34,754.88
Three (3) Vehicle Total	\$ 104,264.64

CONTINUED ON NEXT PAGE



City of Santa Fe Springs

11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

**Any Specification questions can be directed to
Tim Rodriguez –Fleet Operations Supervisor (562) 868-0511 x-3620**

You may attach any documents you wish to this form.

COMPANY Wondries Fleet Group
ADDRESS 1247 West Main St.

PHONE 626-457-5590
FAX 626-457-5590

CITY Alhambra ZIP 91803

TERMS Net 30

SIGNATURE_

DELIVERY (ARO) 180-250 days

John Oviyach Fleet Sales Manager
PRINT NAME AND TITLE OF SIGNATURE

DATE 10/4/13

TERMS: The City of Santa Fe Springs reserves the right to reject any or all bids, or to accept separate items in bid unless this right is conditioned by the bidder. All prices must be F.O.B. Destination



FLEET GROUP

1247 W. Main Street, P.O. Box 3850, Alhambra, CA 91803

*

626/457-5590

626/457-5593 Fax

October 4, 2013

Mr. Paul Martinez
City of Santa Fe Springs
11710 E. Telegraph Road,
Santa Fe Springs, CA
Delivery Via Email

Dear Mr. Martinez,

In response to your inquiry, we are pleased to submit the following for your consideration:

Wondries Fleet Group will sell, service and deliver at Santa Fe Springs, new/unused 2013 Chevrolet Tahoe PPV responding to your requirements with the attached specifications for:

Vehicle	\$ 29,689.00
Sales tax	\$ 2,672.01
tire tax (non-taxable)	\$ 8.75
Total	\$ 32,369.76

These vehicles are available under the Cooperative Purchase Provision of the County of Los Angeles PO DP-SH-13321655-1 Pricing includes black and white paint to your scheme.

Terms are net 30 days.

Sincerely

John Oviyach
Wondries Fleet Group



TOYOTA





2013 Chevrolet Tahoe

• VEHICLE REPORT

2013 Chevrolet Tahoe CC10706 4x2 Police Vehicle

SELECTED MODEL

Code	Description
------	-------------

CC10706	2013 Chevrolet Tahoe 4x2 Police Vehicle
---------	---

SELECTED VEHICLE COLORS

Code	Description
------	-------------

-	Interior: EBONY, PREMIUM CLOTH SEAT TRIM
-	Exterior 1: BLACK
-	Exterior 2: No color has been selected.

SELECTED OPTIONS

Code	Description	Class
------	-------------	-------

1FL	PACKAGES Preferred Equipment Group 1FL SiriusXM Satellite Radio Delete; Black Rubberized Vinyl Floor Covering; SEO: 100 Amp Main Power Supply Ignition Wiring : At instrument panel and trunk cargo area.; On-Star Delete; SEO: Vinyl Rear Seats w/Cloth Front : Provides cloth front seats with power driver-side but retains standard vinyl trim on 2nd row seats.; Ship-Thru: Kerr Industries; Auxiliary Ground Studs : 2 per vehicle in the rear compartment.; Luggage Rack Delete; Radio Suppression : Includes braided brass straps attached to various body locations.; Front Frame-Mounted Recovery Hooks; (QAR) Tires: P265/60R17 AS Police V-Rated; Spare P265/60R17 AS Police V-Rated; (QV9) Wheels: 17" x 7.5" Steel Police (5) : (43.2 cm x 19.1 cm).; High-Capacity Air Cleaner; HD Air-to-Oil Auxiliary Transmission Oil Cooler; HD Air-to-Oil External Engine Oil Cooler : Integral to driver side of radiator.; (LMG) Engine: Vortec 5.3L SFI V8 Iron Block Flex-Fuel : Includes Active Fuel Management. Capable of running on unleaded or up to 85% ethanol. With gas - 320 hp (238.6 kW) @ 5400 rpm, 335 lb-ft of torque (452.2 N-m) @ 4000 rpm, with E85 ethanol - 326 hp (243.1 kW) @ 5300 rpm, 348 lb-ft of torque (469.8 N-m) @ 4400 rpm.; (C5U) GVWR: 6,800 lbs (3,084 kgs); Skid Plate Package : Includes only aluminum front underbody shield starting behind front bumper and running to 1st cross-member, protecting front underbody and oil pan.; (Z56) HD	OPT
-----	--	-----

EMISSIONS

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions. PC Carbook®, Data Version: 27.0, Data updated 04/08/2013 10:56:18 PM ©Copyright 1988-2012 Chroma Data Solutions, LP. All rights reserved.
October 02, 2013



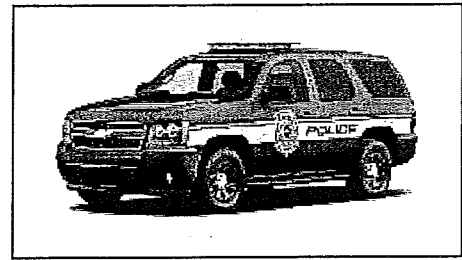
2013 Chevrolet Tahoe

• VEHICLE REPORT

2013 Chevrolet Tahoe CC10706 4x2 Police Vehicle

SELECTED OPTIONS

Code	Description	Class
EMISSIONS (Continued)		
YF5	California State Emissions Requirements	OPT
POWERTRAIN		
LMG	Engine: Vortec 5.3L SFI V8 Iron Block Flex-Fuel Includes Active Fuel Management. Capable of running on unleaded or up to 85% ethanol. With gas - 320 hp (238.6 kW) @ 5400 rpm, 335 lb-ft of torque (452.2 N-m) @ 4000 rpm, with E85 ethanol - 326 hp (243.1 kW) @ 5300 rpm, 348 lb-ft of torque (469.8 N-m) @ 4400 rpm.	INC
MYC	Transmission: Electronic 6-Speed Automatic w/OD Heavy-Duty. Includes tow/haul mode.	STD
GU4	3.08 Rear Axle Ratio	STD
C5U	GVWR: 6,800 lbs (3,084 kgs)	INC
WHEELS & TIRES		
QAR	Tires: P265/60R17 AS Police V-Rated	INC
QV9	Wheels: 17" x 7.5" Steel Police (5) (43.2 cm x 19.1 cm).	INC
SEATS & SEAT TRIM		
A95	Front High-Back Reclining Bucket Seats 6-Way Power Front Passenger Seat Adjuster. Includes 6-way power driver seat adjuster, outboard adjustable head restraints, floor console, rear storage pockets and vinyl rear bench.	STD
~C	Premium Cloth Seat Trim	STD
OTHER OPTIONS		
ZY1	Solid Paint	STD
Z56	HD Police-Rated Suspension Includes front independent torsion bar, stabilizer bar and rear, multi-link with coil springs.	INC
US8	Radio: AM/FM Stereo w/MP3 Compatible CD Player Includes seek-and-scan, digital clock, auto-tone control, Radio Data System (RDS), speed-compensated volume, THEFTLOCK and auxiliary audio input jack.	STD



2013 Chevrolet Tahoe

• VEHICLE REPORT

2013 Chevrolet Tahoe CC10706 4x2 Police Vehicle

SELECTED OPTIONS

Code	Description	Class
OTHER OPTIONS (Continued)		
AMF	Remote Fleet Package Keyless Entry Programmable. Includes 6 additional remotes.	OPT
B85	Color-Keyed Bodyside Moldings	OPT
K5T	Dual 660 Cold Cranking Amps Battery Includes 80 amp hour rating.	OPT
SEO OPTIONS		
PPV	SEO: Police Vehicle Identifier Utilized to identify a vehicle as a police/fire for marketing, order-build process and emission certification purposes. Must be specified.	OPT
UTQ	SEO: Content Theft Alarm Disable	OPT
6B2	SEO: Inoperative Inside Rear Door Handles Doors can only be opened from outside.	OPT
6N6	SEO: Inoperative Inside Rear Door Locks	OPT
6E2	SEO: Complete Special Service Common Key 6E2 Provides a single key with a specific code that is common to the door locks and ignition of all the vehicles in the vehicle fleet. Key code is an alternate to SEO (6E8) complete vehicle fleet common key. NOTE: Compatible with 2008 and beyond Impala police vehicles.	OPT
6N5	SEO: Inoperative Rear Window Switches Rear windows can only operate from driver's position.	OPT
9G8	SEO: Day Running Lamp/Auto Headlamp Control Delete Deletes the standard daytime running lamps and automatic headlamp control features from the vehicle for police stealth surveillance.	OPT
7X7	SEO: Left & Right-Hand Spotlamps	OPT
INTERNAL OPTIONS		
PNTTBL	Paint Table : Solid Paint	OPT
INTERIOR COLORS FOR : PRIMARY W/POLICE		
19C	Ebony	OPT



2013 Chevrolet Tahoe

• VEHICLE REPORT

2013 Chevrolet Tahoe CC10706 4x2 Police Vehicle

SELECTED OPTIONS

Code	Description	Class
EXTERIOR COLORS FOR : PRIMARY W/POLICE		
41U	Black	OPT

OPTIONS TOTAL



2013 Chevrolet Tahoe

• VEHICLE REPORT

2013 Chevrolet Tahoe CC10706 4x2 Police Vehicle

STANDARD EQUIPMENT

Powertrain

- Vortec 320hp 5.3L OHV 16 valve V-8 engine with variable valve control, SMPI, cylinder deactivation
- Recommended fuel : regular unleaded
- Emissions Type: federal
- 6 speed automatic transmission with overdrive, sequential sport shift, driver mode select
- Rear-wheel drive
- Fuel Economy City: 15mpg
- Fuel Economy Highway: 21mpg
- Fuel Tank Capacity: 26.0gal.

Suspension/Handling

- Front independent short and long arm suspension with anti-roll bar, premium shocks
- Rear rigid axle multi-link suspension with anti-roll bar, premium shocks
- HD suspension
- Hydraulic power-assist rack-pinion steering
- Front and rear 17" x 7.5" black steel wheels with hub covers
- P265/60VR17.0 BSW AS front and rear tires

Body Exterior

- 4 doors
- Driver and passenger power remote heated door mirrors
- Black door mirrors
- Rear lip spoiler



2013 Chevrolet Tahoe

• VEHICLE REPORT

2013 Chevrolet Tahoe CC10706 4x2 Police Vehicle

STANDARD EQUIPMENT

Body Exterior (Continued)

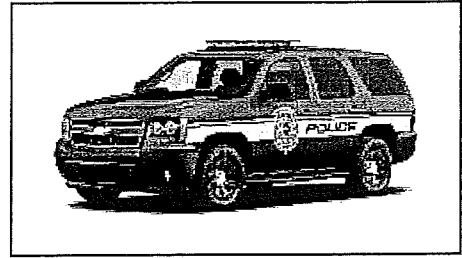
- Body-colored bumpers
- Running boards
- Body-colored bodyside moldings
- 1 skid plate
- Clearcoat paint

Convenience

- Dual zone front manual air conditioning
- Rear HVAC with separate controls
- Auxiliary rear heater
- Cruise control with steering wheel controls
- Power windows
- Driver 1-touch down
- Remote power door locks with 2 stage unlock and illuminated entry
- Manual tilt steering wheel
- Day-night rearview mirror
- Front and rear cupholders
- Dual visor vanity mirrors
- Driver and passenger door bins

Seats and Trim

- Seating capacity of 5



2013 Chevrolet Tahoe

• VEHICLE REPORT

2013 Chevrolet Tahoe CC10706 4x2 Police Vehicle

STANDARD EQUIPMENT

Seats and Trim (Continued)

- *Front bucket seats*
- *8-way (6-way power) driver seat adjustment*
- *Manual driver lumbar support*
- *Power height adjustable driver seat*
- *8-way (6-way power) passenger seat adjustment*
- *60-40 folding rear split-bench seat*
- *Premium cloth seat upholstery*
- *Metal-look instrument panel insert*

Entertainment Features

- *AM/FM stereo radio with radio data system*
- *Single CD player*
- *MP3 decoder*
- *8 speakers*
- *Window grid antenna*

Lighting, Visibility and Instrumentation

- *Halogen aero-composite headlights*
- *Variable intermittent front windshield wipers*
- *Fixed interval rear windshield wiper*
- *Rear window defroster*
- *Fixed rearmost windows*



2013 Chevrolet Tahoe

• VEHICLE REPORT

2013 Chevrolet Tahoe CC10706 4x2 Police Vehicle

STANDARD EQUIPMENT

Lighting, Visibility and Instrumentation (Continued)

- Deep tinted windows
- Front and rear reading lights
- Tachometer
- Voltmeter
- Low tire pressure warning
- Trip computer
- Trip odometer

Safety and Security

- 4-wheel ABS brakes
- 4-wheel disc brakes
- StabiliTrak w/Proactive Roll Avoidance electronic stability
- ABS and driveline traction control
- Dual front impact airbag supplemental restraint system
- Dual seat mounted side impact airbag supplemental restraint system
- Curtain 1st and 2nd row overhead airbag supplemental restraint system
- Airbag supplemental restraint system occupancy sensor
- Power remote door locks with 2 stage unlock
- PASS-Key III immobilizer
- Manually adjustable front head restraints
- Manually adjustable rear head restraints



2013 Chevrolet Tahoe

• VEHICLE REPORT

2013 Chevrolet Tahoe CC10706 4x2 Police Vehicle

STANDARD EQUIPMENT

Specs and Dimensions

- Engine displacement: 5.3L
- Engine horsepower: 320hp @ 5,400RPM
- Engine torque: 335 lb.-ft. @ 4,000RPM
- Bore x stroke : 3.78" x 3.62"
- Compression ratio: 9.90:1
- Gear ratios (1st): 4.03
- Gear ratios (2nd): 2.36
- Gear ratios (3rd): 1.52
- Gear ratios (4th): 1.15
- Gear ratios (5th): 0.85
- Gear ratios (6th): 0.67
- Gear ratios (reverse): 3.06
- Curb weight: 5,285lbs.
- GVWR: 6,800lbs.
- Front GAWR: 3,250lbs.
- Rear GAWR: 3,600lbs.
- Payload: 1,516lbs.
- Exterior length: 202.0"
- Exterior body width: 79.0"



2013 Chevrolet Tahoe

• VEHICLE REPORT

2013 Chevrolet Tahoe CC10706 4x2 Police Vehicle

STANDARD EQUIPMENT

Specs and Dimensions (Continued)

- Exterior height: 73.9"
- Wheelbase: 116.0"
- Front tread: 68.2"
- Rear tread: 67.0"
- Turning radius: 19.5'
- Min ground clearance: 8.0"
- Front legroom: 41.3"
- Rear legroom: 39.0"
- Front headroom: 41.1"
- Rear headroom: 39.2"
- Front hiproom: 60.3"
- Rear hiproom: 60.6"
- Front shoulder room: 65.2"
- Rear shoulder room: 65.2"
- Interior cargo volume: 60.3cu.ft.
- Interior cargo volume seats folded: 108.9cu.ft.
- Interior maximum cargo volume: 108.9cu.ft.



NEW BUSINESS

Authorize the Use of Electronic Reporting Grant Funds to Purchase Computers and Accessories from GovConnection

RECOMMENDATION

That the City Council authorize the Director of Purchasing Services to issue a purchase order in the amount of \$29,751.96 to GovConnection for the acquisition of computer devices and accessories.

BACKGROUND

In February, 2011, the Department of Fire-Rescue's Certified Unified Program Agency (CUPA) received a grant from the California Environmental Protection Agency (Cal/EPA) in the amount of \$68,760. These funds are to be used to implement the requirements of Assembly Bill 2286 (Electronic Reporting Act). The Electronic Reporting Act requires all businesses subject to any environmental program regulated by the CUPA to submit reports electronically directly into the California Electronic Reporting System (CERS). In addition, any local database system used by a CUPA must be capable exchanging inspection and enforcement data with CERS electronically.

The grant allocates \$35,632.28 of the \$64,760 for the purchase of computer devices and other ancillary electronic hardware associated with electronic data entry and data exchange with CERS. Mobile computer devices will be used in the field to record electronic inspection, document enforcement action, access the CUPA's new internet-based regulatory program database, and access CERS. They will also be used to assist regulated businesses with electronic data entry into CERS.

The Director of Technology Services requests approval to purchase the computer devices and accessories requested by the CUPA from GovConnection based on the bids received. Remaining grant funds will be used to purchase containers and cases to protect these devices in the field.

VENDOR – COMPUTERS & ACCESSORIES

BID AMOUNT

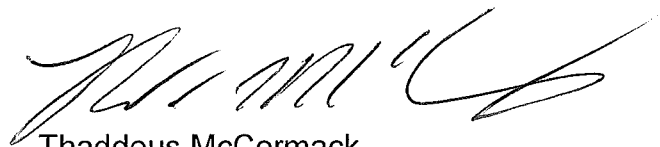
GovConnection	\$29,751.96
CDWG	\$30,351.25
Quill	\$28,605.95*

*Although Quill was the low bidder, it was an incomplete bid. There were four (4) areas of concern with Quill's bid.

- 1) The HP Elite Desk 800 G1 desktop was quoted with a 3-year, 3rd party warranty instead of the requested Hewlett Packard 5-year warranty. In addition, the City also requested an additional 4 GB of memory for the computer and the item was not included in the bid.
- 2) The City requested pricing on Microsoft approved parts and services for the Surface Pro 2 (hardware agreement, VGA adapter and USB car charger) and Quill responded with aftermarket items and services.
- 3) The City requested the Microsoft Touch Cover 2 keyboard/cover and Quill responded with the previous version of the keyboard/cover for Surface Pro 1.
- 4) Quill is not a Microsoft-authorized volume license reseller thus cannot offer the 2013 Office Professional Plus version of the software.

FISCAL IMPACT

The purchase will be funded by the City's general fund; however, all expenses will be 100% reimbursed by the State through the existing grant agreement.



Thaddeus McCormack
City Manager

Attachments:

Bid Summary
GovConnection Quote

Bid Summary to purchase computers and accessories with Electronic Reporting Grant Funds.

GovConnection

Model	Quantity	Unit Price	Total
MS Office Professional Plus 2013 (Select Agreement)	10	\$340.83	\$3,408.30
HP Elite Desk 800 G1 Desktop with 5 yr warranty service, additional 4 GB of memory and 21.5" monitor	1	1,316.48	\$1,316.48
Microsoft Surface Pro 2 Tablet	10	1,241.28	\$12,412.80
State environmental fee	10	3.00	\$30.00
Microsoft Surface Pro Hardware service plan	10	263.02	\$2,630.20
Microsoft Touch cover 2 for surface tablet	10	98.47	\$984.70
Microsoft Surface Mini displayport to VGA adapter	10	32.81	\$328.10
Microsoft Car Charger with USB for Surface 2	10	41.03	\$410.30
Microsoft Docking station for Surface Pro2	10	164.04	\$1,640.40
HP Office 150 Mobile all-in-one printer pack (includes printer, usb cable, paper, and 2 extra printer cartridges)	10	413.41	\$4,134.10
<i>Sub Total</i>			\$27,295.38
<i>Sales Tax (9%)</i>			\$2,456.58
GovConnection Bid Total			\$29,751.96

CDWG

Model	Quantity	Unit Price	Total
MS Office Professional Plus 2013 (Select Agreement)	10	\$344.87	\$3,448.70
HP Elite Desk 800 G1 Desktop with 5 yr warranty service, additional 4 GB of memory and 21.5" monitor	1	1,433.28	\$1,433.28
Microsoft Surface Pro 2 Tablet	10	1,245.83	\$12,458.30
State environmental fee	10	3.00	\$30.00
Microsoft Surface Pro Hardware service plan	10	270.79	\$2,707.90
Microsoft Touch cover 2 for surface tablet	10	98.80	\$988.00
Microsoft Surface Mini displayport to VGA adapter	10	34.79	\$347.90
Microsoft Car Charger with USB for Surface 2	10	41.16	\$411.60
Microsoft Docking station for Surface Pro2	10	163.03	\$1,630.30
HP Office 150 Mobile all-in-one printer (includes printer only)	10	366.00	\$3,660.00
HP 95 and 98 Cartridge, 1 ream of HP Multipurpose paper, and 6 foot USB cable	10	72.92	\$729.20
<i>Sub Total</i>			\$27,845.18
<i>Sales Tax (9%)</i>			\$2,506.07
CDWG Bid Total			\$30,351.25

Quill

Model	Quantity	Unit Price	Total
MS Office Professional 2013 (not an authorized Microsoft Volume Licensing partner and cannot offer the Professional plus version). The price shown is their web pricing for Office Professional 2013 version only.	10	\$399.99	\$3,999.90
HP Elite Desk 800 G1 Desktop with 3 yr warranty service and 21.5" monitor only. No 5 year was offered and did not submit pricing for additional memory.	1	1,700.99	\$1,700.99
Microsoft Surface Pro 2 Tablet	10	1,269.00	\$12,690.00
State environmental fee	10	3.00	\$30.00
Surface Pro Hardware service plan offered by 3 rd party	10	104.90	\$1,049.90
Microsoft Touch cover 1 for surface tablet	10	59.99	\$599.90
Sabrent Multi Display USB to VGA adapter	10	71.99	\$719.90
Brackerton Car Charger with USB for Surface 2	10	8.49	\$84.90
Microsoft Docking station for Surface Pro2	10	159.99	\$1,599.90
Office 150 Mobile all-in-one printer (includes printer only)	10	299.99	\$2,999.90
HP 95 and 98 Cartridge, 1 ream of HP Multipurpose paper, and 6 foot USB cable	10	76.96	\$769.60
<i>Sub Total</i>			\$26,243.99
<i>Sales Tax (9%)</i>			\$2,361.96
Quill Bid Total			\$28,605.95

Although Quill was the low bidder, it was an incomplete bid. There were four areas of concern with Quill's bid.

- 1) The HP Elite Desk 800 G1 desktop was quoted with a three years 3rd party warranty instead of the requested Hewlett Packard's 5 year warranty. In addition, the City also requested an additional 4 GB of memory for the computer and the item was not included in the bid.
- 2) The City requested pricing on Microsoft approved parts and services for the Surface Pro 2 (hardware agreement, VGA adapter and USB car charger) and Quill responded with aftermarket items and services.
- 3) The City requested the Microsoft Touch Cover 2 keyboard/cover and Quill responded with the previous version of the keyboard/cover for Surface Pro 1.
- 4) Quill is not a Microsoft authorized volume license reseller thus cannot offer the City the 2013 Office Professional Plus version of the software.



7503 Standish Place
Rockville, MD 20855

QUOTATION

Quote # 23535838.06

PLEASE REFER TO THE ABOVE
QUOTE NUMBER WHEN ORDERING

Date: November 20, 2013
Valid through: December 20, 2013
Account #: Los Angeles

Account Executive: Kevin Baldwin
Phone: (800) 800-0019 ext. 75054
Fax: 603-683-0847
Email: kbaldwin@govconnection.com

QUOTE PROVIDED TO:

AB#: 6014477
CITY OF SANTA FE SPRINGS
FINANCE DEPARTMENT
11710 TELEGRAPH RD
SANTA FE SPRINGS, CA 90670

SHIP TO:

AB#: 8337097
CITY OF SANTA FE SPRINGS
ALEX TONG
CITY HALL
11710 TELEGRAPH RD
SANTA FE SPRINGS, CA 90670

DELIVERY		FOB		TERMS		CONTRACT ID #	
1-30 Days A/R/O		Destination		NET 30			
* Line #	Qty	Item #	Manuf. Part #	Description		Price	Ext
1	10	16329222	94X-00001	Surface Pro 2 Tablet Core i5 / 8GB / 256GB / abgn / BT / 2xWC / 10.6" FHD MT / W8.1 Pro Microsoft Surface		\$1,241.28	\$12,412.80
1	10	Fee: 8		State Environmental Fee		\$3.00	\$30.00
2	10	16421150	A9W-00005	MS SURFACE PRO COMM HWSERVICE PLAN ADH Microsoft Surface/Service		\$263.02	\$2,630.20
3	10	16329290	M5Z-00001	Touch Cover 2 for Surface Tablet, Charcoal Microsoft Surface		\$98.47	\$984.70
4	10	15983661	R7X-00001	Surface Mini DisplayPort to VGA Adapter Microsoft Surface		\$32.81	\$328.10
5	10	16329273	M6Z-00001	Car Charger with USB for Surface 2 Commercial Microsoft Surface		\$41.03	\$410.30
6	10	16329281	N5Z-00001	Docking Station for Surface Pro / Pro2 Microsoft Surface		\$164.04	\$1,640.40



7503 Standish Place
Rockville, MD 20855

QUOTATION

Quote # 23535838.06

PLEASE REFER TO THE ABOVE
QUOTE NUMBER WHEN ORDERING

Date: November 20, 2013
Valid through: December 20, 2013
Account #: Los Angeles

Account Executive: Kevin Baldwin
Phone: (800) 800-0019 ext. 75054
Fax: 603-683-0847
Email: kbaldwin@govconnection.com

QUOTE PROVIDED TO:

AB#: 6014477
CITY OF SANTA FE SPRINGS
FINANCE DEPARTMENT
11710 TELEGRAPH RD
SANTA FE SPRINGS, CA 90670

SHIP TO:

AB#: 8337097
CITY OF SANTA FE SPRINGS
ALEX TONG
CITY HALL
11710 TELEGRAPH RD
SANTA FE SPRINGS, CA 90670

DELIVERY		FOB		TERMS		CONTRACT ID #	
1-30 Days A/R/O		Destination		NET 30			
* Line #	Qty	Item #	Manuf. Part #	Description		Price	Ext
7	10	15776899	CN550A#B1H/PP	Officejet 150 Mobile All-In-One Printer Pack Hewlett Packard Printing & Imaging		\$413.41	\$4,134.10
	Lines: 8					Total Merchandise	\$22,570.60
						Fee	
						Ship Via: Small Pkg Ground Service Level	234. pounds
						Shipping and Handling	\$0.00
						Tax	
						TOTAL	\$22,570.60
						* Lease for as low as:	



7503 Standish Place
Rockville, MD 20855

QUOTATION

Quote # 23539872.01

PLEASE REFER TO THE ABOVE
QUOTE NUMBER WHEN ORDERING

Date: November 6, 2013
Valid through: December 6, 2013
Account #: Los Angeles

Account Executive: Kevin Baldwin
Phone: (800) 800-0019 ext. 75054
Fax: 603-683-0847
Email: kbaldwin@govconnection.com

QUOTE PROVIDED TO:

AB#: 6014477
CITY OF SANTA FE SPRINGS
FINANCE DEPARTMENT
11710 TELEGRAPH RD
SANTA FE SPRINGS, CA 90670

SHIP TO:

AB#: 8337097
CITY OF SANTA FE SPRINGS
ALEX TONG
CITY HALL
11710 TELEGRAPH RD
SANTA FE SPRINGS, CA 90670

DELIVERY		FOB		TERMS		CONTRACT ID #	
1-30 Days A/R/O		Destination		NET 30			
* Line #	Qty	Item #	Manuf. Part #	Description		Price	Ext
1	10	15103361	79P-04712	Corp. Select Office Professional Plus 2013 Level D License Only Microsoft Select		\$340.83	\$3,408.30
	Lines: 1					Total Merchandise	\$3,408.30
						Fee	
						Ship Via: Small Pkg Ground Service Level	. pounds
						Shipping and Handling	\$0.00
						Tax	
						TOTAL	\$3,408.30
						* Lease for as low as:	



7503 Standish Place
Rockville, MD 20855

QUOTATION

Quote # 23539820.01

PLEASE REFER TO THE ABOVE
QUOTE NUMBER WHEN ORDERING

Date: November 6, 2013

Valid through: December 6, 2013

Account #: Los Angeles

Account Executive: Kevin Baldwin

Phone: (800) 800-0019 ext. 75054

Fax: 603-683-0847

Email: kbaldwin@govconnection.com

QUOTE PROVIDED TO:

AB#: 6014477
CITY OF SANTA FE SPRINGS
FINANCE DEPARTMENT
11710 TELEGRAPH RD
SANTA FE SPRINGS, CA 90670

SHIP TO:

AB#: 8337097
CITY OF SANTA FE SPRINGS
ALEX TONG
CITY HALL
11710 TELEGRAPH RD
SANTA FE SPRINGS, CA 90670

DELIVERY		FOB		TERMS	CONTRACT ID #	
1-30 Days A/R/O		Destination		NET 30		
* Line #	Qty	Item #	Manuf. Part #	Description	Price	Ext
1	1	15972603	E1Z89UT#ABA	Smart Buy EliteDesk 800 G1 MT Core i7-4770 3.4GHz / 8MB / 4GB / 500GB / HD4600 / DVD SM / GbE / W7P64-W8 Hewlett Packard Commercial PCs	\$925.59	\$925.59
2	1	14400363	B4U36AT	Smart Buy 4GB PC3-12800 240-pin DDR3 SDRAM DIMM for Select Elite, Pro Series Models HP Workstations Accessories	\$41.97	\$41.97
3	1	7380552	UE334E	5-Year eCarePack 9x5 Next Business Day Hardware Support with Disk Retention, Desktop Only HP PSG/Services	\$83.53	\$83.53
4	1	14392279	B0L55A8#ABA	Smart Buy 21.5" L2206tm LED-LCD Touchscreen Monitor, Black Hewlett Packard Accessories	\$261.39	\$261.39
4	1	Fee: 9		State Environmental Fee	\$4.00	\$4.00
Lines: 5					Total Merchandise	\$1,316.48
					Fee	
					Ship Via: Small Pkg Ground Service Level	47. pounds
					Shipping and Handling	\$0.00
					Tax	
					TOTAL	\$1,316.48
					* Lease for as low as:	



COUNCILMEMBER REQUESTED ITEM – ROUNDS

Assessment of 2013 Aquatics Program and Preparation for 2014 Programming

RECOMMENDATION

That the City Council provide direction on the provision of aquatics programing for summer 2014.

BACKGROUND

Councilmember Rounds has asked for a summary of the Aquatics Center programming and operations for this past summer. Last season, in the spirit of collaboration between our two neighboring communities, the cities of Santa Fe Springs and La Mirada entered into a unique partnership that resulted in the City of La Mirada providing aquatic program services for the City of Santa Fe Springs for a revenue neutral fee.

The main aspects of the Agreement between the two cities were as follows:

- **Aquatics Program.** La Mirada would provide the same aquatics programs and activities identified in the Santa Fe Springs 2012 Summer Program and Schedule of Activities, including swim lessons, Junior Lifeguard, competitive Swim Team, adult lap swim, recreation swim, and water aerobics.
- **Fees.** La Mirada would charge the same fees listed for the 2012 Santa Fe Springs Aquatics Program.
- **Program Staffing.** La Mirada would provide all staffing, including an aquatics program supervisor. La Mirada would recruit, select, and train all staff for the aquatics program.
- **Aquatics Program Announcement.** Santa Fe Springs would include the aquatics programs, activities, schedule, and fees in the Santa Fe Springs 2013 Summer Program.
- **Facility Maintenance/Water Quality.** Santa Fe Springs would continue to operate and maintain the facility, equipment, and water quality. In addition, Santa Fe Springs would provide end-of-day janitorial service.
- **Program Administration.** Santa Fe Springs would administer program registrations. La Mirada would collect daily fees at the Aquatic Center. Santa Fe Springs would collect and account for daily registration fees.
- **La Mirada Cost Proposal.** La Mirada proposed to provide aquatics program services summarized above for an estimated cost of \$82,200 for the 2013 season.

ASSESSMENT

Credit must be given to the respective staffs of La Mirada and Santa Fe Springs for a successful collaboration, resulting in the provision of professional and courteous service to the Community. The feedback received from patrons was overwhelming positive and Santa Fe Springs' maintenance staff worked very well together with La Mirada's operational staff.

Savings of \$65,000 were achieved. The final invoice for services from La Mirada was \$77,900, or about \$4,300 less than the \$82,200 originally estimated.

CONCLUSION

In anticipation of next budget year, and because preparation for next year's summer aquatics programming needs to begin soon after the beginning of the calendar year, it would be helpful for the City Council to provide staff with direction on either continuing with the La Mirada agreement or reverting back to operating the pool in-house.

If the City Council wishes to continue with the current arrangement with La Mirada, no formal action is required. The existing agreement does not expire until 2015.

If the City Council wishes to have the aquatics programming provided by Santa Fe Springs staff for summer 2014, it would be appropriate to direct the City Manager to give La Mirada notice of the City's intention to terminate the agreement. The existing agreement allows for either party to terminate the agreement with 30 days written notice. The City Manager would then bring back a plan of operation sometime early next calendar year. Based on last year's analysis, providing the services in-house would entail a modest budget modification (approximately \$65,000). It should be noted that the recently voter-approved increase in the Per Barrel Oil Tax (aka Measure S) would yield sufficient additional revenue to pay for the budget augmentation.



Thaddeus McCormack
City Manager



City of Santa Fe Springs

City Council Meeting

November 26, 2013

PRESENTATION

Introduction of New Department of Community Services Employee

RECOMMENDATION

The Mayor may wish to call upon Maricela Balderas, Director of Community Services, to introduce the newest Department of Community Services employee.

Maritza Sosa-Nieves, Management Assistant

Thaddeus McCormack
City Manager



City of Santa Fe Springs

City Council Meeting

November 26, 2013

PRESENTATION

Introduction of New Santa Fe Springs Department of Fire-Rescue Firefighter Candidates & Lateral Engineers

RECOMMENDATION

The Mayor may wish to call upon Fire Chief Mike Crook to introduce the newest members of the Santa Fe Springs Department of Fire-Rescue.

BACKGROUND

Three (3) Firefighter Candidates and two (2) Lateral Engineers were hired August 12, 2013, to replace current vacancies in the Department of Fire-Rescue open due to employee retirements.

The Five (5) new employees have completed a comprehensive two-week academy instructed by current Santa Fe Springs Fire-Rescue personnel. They will complete comprehensive quarterly testing throughout their first year of employment. They are each currently assigned to one of the four (4) fire stations in the City.

The three (3) new firefighters are considered Firefighter Candidates until their successful completion of a one-year probation. At that time they will receive permanent status with the City and receive their Santa Fe Springs Department of Fire-Rescue Firefighter badge.

New Santa Fe Springs Department of Fire-Rescue Firefighter Candidates

Kit Hentzen
Marc Stewart
Tyler Stremel

New Santa Fe Springs Department of Fire-Rescue Lateral Engineers

Bryan Bingham
Danny Drake

Thaddeus McCormack
City Manager



City of Santa Fe Springs

City Council Meeting


November 26, 2013

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

Committee	Vacancy	Councilmember
Beautification	3	González
Beautification	1	Moore
Beautification	2	Rios
Community Program	2	Moore
Community Program	1	Rios
Community Program	3	Rounds
Community Program	5	Trujillo
Family & Human Services	1	Trujillo
Historical	1	Moore
Historical	2	Rios
Historical	2	Rounds
Historical	3	Trujillo
Senior Citizens	1	González
Senior Citizens	2	Rios
Senior Citizens	2	Rounds
Senior Citizens	3	Trujillo
Sister City	1	González
Sister City	1	Moore
Sister City	1	Rios
Sister City	2	Rounds
Sister City	1	Trujillo
Youth Leadership	3	Moore
Youth Leadership	1	Trujillo

Recent Activity: Carlos Tovar was appointed to the Parks & Recreation Committee. Victoria Nunez was appointed to the Youth Leadership Committee.

Applications Received: Linda Vallejo submitted an application for the Senior Citizens and Sister City Committees.


Thaddeus McCormack
City Manager

Attachments:
Committee Lists
Prospective Member List

Prospective Members for Various Committees/Commissions

Beautification

Community Program

Family & Human Services

David Diaz-Infante

Heritage Arts

Historical

Personnel Advisory Board

Parks & Recreation

Planning Commission

Carlos Tovar

Senior Citizens Advisory

Linda Vallejo

Sister City

Linda Vallejo

Traffic Commission

Youth Leadership

BEAUTIFICATION COMMITTEE

Meets the fourth Wednesday of each month, except July, Aug, Dec.

9:30 a.m., Town Center Hall

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Gonzalez	Vacant	(14)
	Irene Pasillas	(14)
	Vacant	(14)
	May Sharp	(15)
	Vacant	(15)
Moore	Juliet Ray	(14)
	Paula Minnehan	(14)
	Annie Petris	(15)
	Guadalupe Placencia	(15)
	Vacant	(15)
Rios	Mary Reed	(14)
	Charlotte Zevallos	(14)
	Vacant	(14)
	Vada Conrad	(15)
	Vacant	(15)
Rounds	Sadie Calderon	(14)
	Rita Argott	(14)
	Mary Arias	(15)
	Marlene Vernava*	(15)
	Debra Cabrera	(15)
Trujillo	Mary Jo Haller	(14)
	Eleanor Connelly	(14)
	Margaret Bustos*	(14)
	Rosalie Miller	(15)
	A.J. Hayes	(15)

**Asterisk indicates person currently serves on three committees*

COMMUNITY PROGRAM COMMITTEE

Meets the third Wednesday in Jan., May, and Sept., at 7:00 p.m., in City Hall.

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Gonzalez	Jeanne Teran	(14)
	Miguel Estevez	(14)
	Kim Mette	(14)
	Cecilia Leader	(15)
	Frank Leader	(15)
Moore	Vacant	(14)
	Margaret Palomino	(14)
	Mary Jo Haller	(15)
	Vacant	(15)
	Bryan Collins	(15)
Rios	Francis Carbajal	(14)
	Mary Anderson	(15)
	Dolores H. Romero*	(15)
	Vacant	(14)
	David Diaz-Infante	(15)
Rounds	Mark Scoggins*	(14)
	Marlene Vernava*	(14)
	Vacant	(14)
	Vacant	(15)
	Vacant	(15)
Trujillo	Vacant	(14)
	Vacant	(14)
	Vacant	(14)
	Vacant	(15)
	Vacant	(15)

**Asterisk indicates person currently serves on three committees*

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Meets the third Wednesday of the month, except Jul., Aug., Sept., and Dec., at 5:30 p.m., Gus Velasco Neighborhood Center

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

Membership: 15 Residents Appointed by City Council

5 Social Service Agency Representatives Appointed by the Committee

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Gonzalez	Mercedes Diaz	(14)
	Josephine Santa-Anna	(14)
	Angelica Miranda	(15)
Moore	Arcelia Miranda	(14)
	Martha Villanueva	(15)
	Margaret Bustos*	(15)
Rios	Lydia Gonzales	(14)
	Manny Zevallos*	(15)
	Gilbert Aguirre*	(15)
Rounds	Annette Rodriguez	(14)
	Janie Aguirre*	(15)
	Ted Radoumis	(15)
Trujillo	Dolores H. Romero*	(14)
	Gloria Duran*	(14)
	Vacant	(15)

Organizational Representatives: Nancy Stowe
Evelyn Castro-Guillen
Elvia Torres
(SPIRITT Family Services)

**Asterisk indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

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

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

Membership: 9 Voting Members
6 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Gonzalez	Gloria Duran*	6/30/2014
Moore	May Sharp	6/30/2014
Rios	Paula Minnehan	6/30/2014
Rounds	A.J. Hayes	6/30/2014
Trujillo	Amparo Oblea	6/30/2014

Committee Representatives

Beautification Committee	Marlene Vernava*	6/30/2015
Historical Committee	Larry Oblea	6/30/2015
Planning Commission	Manuel Zevallos*	6/30/2015
Chamber of Commerce	Tom Summerfield	6/30/2015

Council/Staff Representatives

Council	Richard Moore
Council Alternate	Laurie Rios
City Manager	Thaddeus McCormack
Director of Community Services	Maricela Balderas
Director of Planning	Wayne Morrell

**Asterisk indicates person currently serves on three committees*

HISTORICAL COMMITTEE

Meets Quarterly - The 2nd Tuesday of Jan. and the 1st Tuesday of April, July, and Oct., at 5:30 p.m., Carraige Barn

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

Membership: 20

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Gonzalez	Ed Duran	(14)
	Gilbert Aguirre*	(15)
	Janie Aguirre*	(15)
	Sally Gaitan	(15)
Moore	Astrid Gonzalez	(14)
	Tony Reyes	(14)
	Amparo Oblea	(15)
	Vacant	(15)
Rios	Vacant	(14)
	Hilda Zamora	(14)
	Vacant	(15)
	Larry Oblea	(15)
Rounds	Vacant	(14)
	Vacant	(14)
	Mark Scoggins*	(15)
	Janice Smith	(15)
Trujillo	Vacant	(14)
	Vacant	(14)
	Merrie Hathaway	(15)
	Vacant	(15)

**Asterisk indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 7:00 p.m., Council Chambers.

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

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Gonzalez	Jennie Carlos	(14)
	Frank Leader	(14)
	Brandy Ordway-Roach	(15)
	Raul Miranda, Jr.	(14)
	David Diaz-Infante	(15)
Moore	Jimmy Mendoza	(14)
	John Salgado	(14)
	Janet Rock	(15)
	Ralph Aranda	(15)
	Sheila Archuleta	(15)
Rios	Lynda Short	(14)
	Bernie Landin	(14)
	Carlos Tovar	(14)
	Sally Gaitan	(15)
	Fred Earl	(15)
Rounds	Kenneth Arnold	(14)
	Richard Legarreta, Sr.	(14)
	Luigi Trujillo	(14)
	Angelica Miranda	(15)
	Mark Scoggins*	(15)
Trujillo	Miguel Estevez	(14)
	Andrea Lopez	(14)
	A.J. Hayes	(15)
	Jesus Mendoza	(15)
	Arcelia Miranda	(15)

**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)

Terms: Four Years

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Council	Angel Munoz	6/30/2017
	Ron Biggs	6/30/2017
Personnel Advisory Board	Jim Contreras	6/30/2013
Firemen's Association	Jim De Silva	6/30/2017
Employees' Association	Anita Ayala	6/30/2017

PLANNING COMMISSION

Meets the second Monday of every Month at 4:30 p.m.,
Council Chambers

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

Membership: 5

APPOINTED BY

NAME

Gonzalez

Jaime Velasco

Moore

Manny Zevallos

Rios

Michael Madrigal

Rounds

Susan Johnston

Trujillo

Frank Ybarra

SENIOR CITIZENS ADVISORY COMMITTEE

Meets the Second Tuesday of the month, except Jul., Aug., Sep., and Dec., at 10:00 a.m.,
Gus Velasco Neighborhood Center

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Gonzalez	Gloria Duran*	(14)
	Josephine Santa-Anna	(14)
	Vacant	(15)
	Janie Aguirre*	(15)
	Ed Duran	(15)
Moore	Yoshi Komaki	(14)
	Yoko Nakamura	(14)
	Paul Nakamura	(14)
	Astrid Gonzales	(15)
	Pete Vallejo	(15)
Rios	Vacant	(14)
	Louis Serrano	(14)
	Vacant	(14)
	Amelia Acosta	(15)
	Jessie Serrano	(15)
Rounds	Vacant	(14)
	Vacant	(14)
	Gloria Vasquez	(15)
	Lorena Huitron	(15)
	Berta Sera	(15)
Trujillo	Vacant	(14)
	Vacant	(14)
	Gilbert Aguirre*	(15)
	Margaret Bustos*	(15)
	Vacant	(15)

**Asterisk indicates person currently serves on three committees*

SISTER CITY COMMITTEE

Meets the First Monday of every month, except Dec., at 6:30 p.m., Town Center Hall, Mtg. Room #1. If the regular meeting date falls on a holiday, the meeting is held on the second Monday of the month.

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Gonzalez	Vacant	(14)
	Kimberly Mette	(14)
	Jimmy Mendoza	(15)
	Dominique Velasco	(14)
	Lucy Gomez	(15)
Moore	Martha Villanueva	(14)
	Vacant	(14)
	Mary K. Reed	(15)
	Peggy Radoumis	(15)
	Jeannette Wolfe	(15)
Rios	Charlotte Zevallos	(14)
	Francis Carbajal	(14)
	Marlene Vernava*	(15)
	Doris Yarwood	(15)
	Vacant	(15)
Rounds	Manny Zevallos*	(14)
	Susan Johnston	(14)
	Vacant	(14)
	Ted Radoumis	(15)
	Vacant	(15)
Trujillo	Rigo Estrada	(14)
	Andrea Lopez	(14)
	Dolores H. Romero*	(15)
	Marcella Obregon	(15)
	Vacant	(15)

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

TRAFFIC COMMISSION

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

Membership: 5

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

APPOINTED BY

NAME

Gonzalez

Ruben Madrid

Moore

Lillian Puentes

Rios

Sally Gaitan

Rounds

Ted Radoumis

Trujillo

Greg Berg

YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, at 6:30 p.m., Council Chambers

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

Membership: 20

APPOINTED BY	NAME	TERM EXPIRES UPON GRADUATION IN
Gonzalez	Dominique Walker	()
	Victoria Molina	()
	Felipe Rangel	(14)
	Victor Garza	(14)
Moore	Destiny Cardona	(14)
	Vacant	()
	Vacant	()
	Vacant	()
Rios	Precious Ramirez	(14)
	Danielle Garcia	(14)
	Marisa Gonzalez	(15)
	Joshua Rojo	(14)
Rounds	Gabriel Perez	(16)
	Jesus Ramirez	(14)
	Laurence Ordaz	(16)
	Ciani Hernandez	(15)
Trujillo	Paul Legarreta	(17)
	Victoria Nunez	()
	Cameron Velasco	(16)
	Vacant	()