

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

December 12, 2013

1. CALL TO ORDER

Mayor Moore called the meetings to order at 6:00 p.m.

2. ROLL CALL

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

Also present: Thaddeus McCormack, City Manager; Steve Skolnik, City Attorney; Wayne Morrell, Director of 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.

CITY COUNCIL

3. INVOCATION

Pastor Ray Loo gave the Invocation.

4. PLEDGE OF ALLEGIANCE

Councilmember Rounds led the Pledge of Allegiance.

Mayor Moore introduced distinguished guests in the audience.

NEW BUSINESS

5. Resolution No. 9430 – Declaring the Results of the November 5, 2013 General Municipal Election

Recommendation: That the City Council adopt Resolution No. 9430 reciting the fact of the General Municipal Election held on November 5, 2013, and declaring the results and such other matters as provided by law.

The City Attorney stated that the County of Los Angeles administers the City's election. The City received the election results from the County late last month. It is required that the City Council pass a resolution accepting the election results.

Mayor Pro Tem Trujillo moved Item 5; Councilmember Rios seconded the motion which passed by the following roll call vote: Rios, Rounds, Sarno, Trujillo, Moore.

PRESENTATION

6. Administration of Oaths of Office and Presentation of Certificates of Election

Recommendation: That the Mayor call upon the Deputy City Clerk to administer the Oaths of Office to the Councilmembers-Elect and present them with Certificates of Election.

The Deputy City Clerk administered the Oath of Office to Mayor Richard Moore and presented his Certificate of Election. Mayor Moore thanked his family and other supporters.

The Deputy City Clerk administered the Oath of Office to Councilmember Jay Sarno and presented his Certificate of Election. Councilmember Sarno's wife, Christina, pinned his Councilmember pin on him. Councilmember Sarno thanked his family and other supporters.

The Deputy City Clerk administered the Oath of Office to Mayor Pro Tem Juanita Trujillo and presented his Certificate of Election. Mayor Pro Tem Trujillo thanked her family and other supporters.

PUBLIC FINANCING AUTHORITY

7. CONSENT AGENDA

Approval of Minutes

A. Minutes of the November 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.

The Deputy City Clerk announced that there was a correction to the minutes of November 26, 2013: the minutes stated that the Housing Successor, Successor Agency, and City Council meetings were adjourned to December 12, 2013. The minutes should have read: the Water Utility and Public Financing meetings were adjourned to December 12, 2013. Director Rounds moved the approval of Items 7A, as amended, and 7B; Director Rios seconded the motion which passed by the following roll call vote: Rios, Rounds, Trujillo, Moore. Councilmember Sarno abstained because he was not at the Nov. 26 meeting.

WATER UTILITY AUTHORITY

8. CONSENT AGENDA

Approval of Minutes

A. Minutes of the November 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.

Vice Chair Trujillo moved the approval of Items 8A, as amended, 8B & 8C; Director Rounds seconded the motion which passed by the following roll call vote: Rios, Rounds, Trujillo, Moore. Councilmember Sarno abstained because he was not at the Nov. 26 meeting.

NEW BUSINESS

9. Equipping Water Well No. 12 – Award of Contract

Recommendation: That the Water Utility Authority: 1). Accept the bids and award a contract to Kana Engineering Group, Inc. from Rancho Cucamonga, California, in the amount of \$2,094,394.00; and 2). Authorize the City Engineer to execute a contract with Kana Engineering to Equip Water Well No. 12.

Director Rounds moved the approval of Item 9; Vice Chair Trujillo seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

HOUSING SUCCESSOR

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

SUCCESSOR AGENCY

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

CITY COUNCIL

11. **CITY MANAGER REPORT**

The City Manager congratulated Councilmember Sarno, Mayor Moore, and Mayor Pro Tem Trujillo. He reported that City recently paid the Department of Finance \$15 million in Redevelopment Funds. Of that amount, \$9 million was paid under protest. This was necessary in order for the City to receive a certificate of completion which will allow the spending of \$18 million of unspent bond funds.

The Council Subcommittee will meet next week on Capital Improvement Projects projects.

The City Manager attended a hearing at the Air Quality Management District regarding the recent odor issues at Ridgeline. He was pleased that the AQMD was clear about the fact that they will not allow the order to be disregarded, however, progress has not been made as quickly as the City would like.

12. **CONSENT AGENDA**

Approval Minutes

A. Minutes of the November 13, 2013 Adjourned City Council Meeting

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

B. Minutes of the November 26, 2013 Regular City Council Meeting

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

Councilmember Rios moved the approval of Item 12A and 12B, as amended; Mayor Pro Tem Trujillo seconded the motion which passed by the following vote: Rios, Rounds, Trujillo, Moore. Councilmember Sarno abstained because he was not at the Nov. 13 nor Nov. 26 meetings.

ORDINANCES FOR PASSAGE

13. 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 law

Recommendation: That the City Council: 1). 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 2). Pass the second reading and adopt Ordinance No. 1048, adding Section 155.625.1 to the Santa Fe Springs Municipal Code establishing Density Bonus and other incentives for Affordable Housing.

The City Attorney read the ordinances by title.

The Public Hearing was opened at 6:28 p.m. There being no one wishing to speak, the Public Hearing was closed.

Councilmember Rounds moved to approve all of the staff recommendations in Items 13, 14, and 15; and to waive further reading and adopt Ordinance Nos. 1048, 1049, and 1050. Councilmember Rios seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

14. 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.

Recommendation: That the City Council: 1). Find that the proposed text amendment to the City's Municipal Code would codify the process outlined in the 2014-2021 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; and 2). 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; and 3). Pass the second reading of Ordinance No. 1049, 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.

See Item 13.

15. 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 Spring Municipal Code Sections 155.003, 155.061, 155.091, 155.180, 155.181, and adding Section 155.629.1 to Chapter 155: Zoning, Relating To Emergency Shelters and Transitional and Supportive Housing

Recommendation: That the City Council: 1). Find that the proposed amendments 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; 2). Find that the proposed amendments to the text of the City's Zoning Regulations establish 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; 3). 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 4). Pass the second reading and adopt Ordinance No. 1050 relating to Emergency Shelters, Transitional and Supportive Housing.

See Item 13.

16. 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 adopt Ordinance No. 1051, adopting the 2013 California Fire Code including amendments to Chapter 93, Fire Prevention and Protection, of the Santa Fe Springs Code of Ordinances.

The City Attorney read the ordinance by title.

Mayor Pro Tem Trujillo moved to waive further reading and adopt Ordinance 1051; Councilmember Rios seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

ORDINANCE FOR INTRODUCTION

17. Ordinance No. 1052 – Amending the City Code by Adopting Changes to the Building, Electrical, Plumbing, Mechanical and Residential Code as Set Forth in the 2014 Edition of the Los Angeles County Code, Title 26, 27, 28, 29 and 30, Respectively (City of Santa Fe Springs)

Recommendation: That the City Council waive further reading and introduce Ordinance No. 1052.

The City Attorney read the ordinance by title.

The Public Hearing was opened at 6:32 p.m. There being no one wishing to speak, the Public Hearing was closed.

Councilmember Rios moved to waive further reading and introduce Ordinance 1052; Councilmember Rounds seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

UNFINISHED BUSINESS

18. Consideration of Appeal of Conditional Use Permit Case Number 694, Amendment #4

Recommendation: That the City Council consider an appeal of the Planning Commission's decision to provide a 60-day extension of time for CUP Case No. 694-4 and instead approved a one (1) year time extension to November 12, 2014, subject to the conditions of approval as contained within this staff report.

The City Attorney stated the Appeal came to the City Council at the November 26 meeting, at which the Council voted to schedule a Hearing. In the Hearing, the City Council can only consider the information that was provided to the Planning Commission in making their decision.

Mayor Moore opened the Public Hearing at 6:34 p.m.

Greg Nordbak stated that he and his partner, Shane Astani, were there to answer any questions the Council may have. There were no questions asked. Public Hearing was closed at 6:35 p.m.

Mayor Pro Tem Trujillo moved the approval of Item 18; Councilmember Rounds seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

NEW BUSINESS

19. City Hall South Section, Heating, Ventilation, and Air Conditioning System Upgrade – Final Payment

Recommendation: That the City Council approve the Final Progress Payment (less 5% Retention) to A & Y Construction Company of Arcadia, California, in the amount of \$105,545.00 for the subject project.

Councilmember Rounds moved the approval of Item 19; Councilmember Rios seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

20. Approval of Utility Agreement No. 7UA-12062.1 with the State Department of Transportation for the Valley View Avenue / Interstate 5 Widening Project

Recommendation: That the City Council approve Utility Agreement No. 7UA-12062.1 between the State Department of Transportation and City of Santa Fe Springs for the Valley View Avenue / Interstate 5 (I-5) Freeway Widening Project, and authorize the Director of Public Works to execute the Agreement.

Councilmember Rounds moved the approval of Item 20; Councilmember Rios seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

Ed Decater of California Building Evaluation presented a Speaker's Card to the Deputy City Clerk for Item 9 after the Council had voted on the item. The Mayor asked if he still wished to address the Council. Mr. Decater stated that the bid documents for Item 9 stated that the selected bidder must have constructed several similar projects. After examining the selected bid, Mr. Decater believed that the General Contractor's license was only six months old and the projects listed as his references were three years old. He stated that the projects listed in the bid must have been done under a different license. Mr. Decatur asked the City Council to look into this issue.

Mayor Moore stated that he was sorry that Mr. Decatur did not speak prior to the item being voted on. Mayor Moore stated that he did review the bid documents thoroughly. The firm selected was a new company with new license, but he believed that this company does have the experience needed. The staff report included the information regarding the selected bidder. There was no motion to reopen Item 9.

Mayor Moore recessed the meetings 6:45 p.m.

Mayor Moore reconvened the meetings at 7:03 p.m.

Father Pedro gave the Invocation.

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.

ANNOUNCEMENTS

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

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

24. Appointment/Reappointment of Commissioners to the Planning and Traffic Commissions

Councilmember Rios appointed Pauline Moore to the Traffic Commission.

Councilmember Rounds reappointed Susan Johnston to the Planning Commission and Ted

Radoumis to the Traffic Commission.

Councilmember Sarno appointed Joe Angel Zamora to the Planning Commission and Alma Martinez to the Traffic Commission.

Mayor Pro Tem Trujillo reappointed Frank Ybarra to the Planning Commission and Greg Berg to the Traffic Commission.

25. Committee Appointments

Councilmember Rios appointed Joe Saiza to the Beautification Committee.

26. ORAL COMMUNICATIONS

Mayor Moore opened Oral Communications at 7:13p.m.

There being no one wishing to speak, Mayor Moore closed Oral Communications at 7:13p.m.

26. EXECUTIVE TEAM REPORTS

Wayne Morrell reported on businesses in the SFS Plaza at Carmenita/Telegraph.

Noe Negrete reported that Gridley Road would be under construction next week and that geotech sampling will be taken.

Dino Torres reported that during the holidays, extra patrols will be in effect.

Mayor Moore asked Mr. Torres to provide reports to the Council on the effects of "early release" legislation.

Chief Crook reported that the Fire Department was having its annual toy drive.

Paul Martinez reported that the Finance Department would be conducting an inventory during furlough week.

Maricela Balderas reported that Las Posadas would be held at Heritage Park on Friday, December 13, and that Santa's Float is currently touring the neighborhoods.

Councilmember Rios commended Hilary Keith for Flamenco Dance program and thanked Carole Joseph for successfully conducting the Tree Lighting in the rain.

Councilmember Rounds congratulated fellow Councilmembers Trujillo, Moore, and Sarno for their elections.

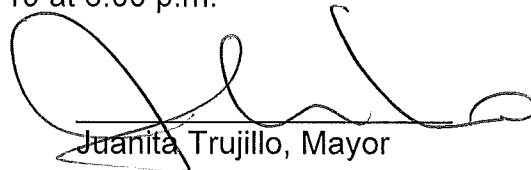
Mayor Pro Tem Trujillo congratulated fellow Councilmembers Moore and Sarno.

Councilmember Sarno thanked everyone who came to the meeting and thanked staff for their support. He stated that he is looking forward to working with his fellow Councilmembers.

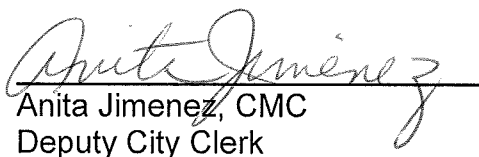
Mayor Moore congratulated Councilmembers Sarno and Trujillo.

27. ADJOURNMENT

At 7:30 p.m., Mayor Moore adjourned the Housing Successor, Successor Agency, and City Council meetings to Thursday, December 19 at 6:00 p.m.


Juanita Trujillo, Mayor

ATTEST:


Anita Jimenez, CMC
Deputy City Clerk

2.3.14
Date