

AGENDA

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 6:00 P.M.

Council Chambers 11710 Telegraph Road Santa Fe Springs, CA 90670

Richard J. Moore, Mayor Juanita A. Trujillo, Mayor Pro Tem Laurie M. Rios, Councilmember William K. Rounds, Councilmember Jay Sarno, Councilmember

<u>Public Comment:</u> The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting. Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

<u>Please Note:</u> Staff reports, and supplemental attachments, are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m.-5:30 p.m., Monday-Thursday and every other Friday. Telephone (562) 868-0511.

1. CALL TO ORDER

2. ROLL CALL

Laurie M. Rios, Councilmember William K. Rounds, Councilmember Jay Sarno, Councilmember Juanita A. Trujillo, Mayor Pro Tem Richard J. Moore, Mayor

CITY COUNCIL

3. INVOCATION

4. | PLEDGE OF ALLEGIANCE

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.

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.

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

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

WATER UTILITY AUTHORITY

8. CONSENT AGENDA

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

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 Reports

B. <u>Status Update of Water-Related Capital Improvement Projects</u>

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.

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.

10. Destruction of Water Well No. 4 and No. 309 – Award of Contract

Recommendation: That the Water Utility Authority: 1). Accept the bid amount of \$107,784.00 and award a contract to General Pump Company to destroy Water Well No. 4 and No. 309; and 2). Authorize the City Engineer to execute a contract with General Pump Company.

HOUSING SUCCESSOR

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

SUCCESSOR AGENCY

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

CITY COUNCIL

11. CITY MANAGER REPORT

12. CONSENT AGENDA

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

Approval Minutes

- A. Minutes of the November 13, 2013 Adjourned City Council Meeting Recommendation: That the City Council approve the minutes as submitted.
- B. <u>Minutes of the November 26, 2013 Regular City Council Meeting</u>
 Recommendation: That the City Council approve the minutes as submitted.

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.

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.

15. <u>Ordinance No. 1050 – Zoning Ordinance Amendment-Emergency Shelters and Transitional and Supportive Housing</u>

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.

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.

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.

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.

NEW BUSINESS

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

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.

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.

Please note: Item Nos. 21 - 28 will commence in the 7:00 p.m. hour.

INTRODUCTIONS

- 21. Representatives from the Youth Leadership Committee
- **22.** Representatives from the Chamber of Commerce
- 23. ANNOUNCEMENTS

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

- 24. Appointment/Reappointment of Commissioners to the Planning and Traffic Commissions
- **25.** Committee Appointments
- 26. ORAL COMMUNICATIONS

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

- 27. EXECUTIVE TEAM REPORTS
- 28. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Anita Jimeney, OMC

December 5, 2013

Deputy City Clerk

Date

NEW BUSINESS

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.

BACKGROUND

During the November 5, 2013 General Municipal Election, the City held an election for three Councilmembers and submitted Ordinance 1044, which would increase the oil barrel tax charged to operators of oil wells in the City from \$.20 per barrel to an amount ranging from a minimum of \$.41 to a maximum of \$.52 per barrel, to the voters.

At its July 11, 2013 regular meeting, the City Council adopted resolutions consolidating the election with the County of Los Angeles and requesting them to conduct the election and canvass the votes. The Los Angeles County Registrar of Voters provided certification and canvass information on November 25, 2013, declaring the results of the election.

Information from the County Registrar indicates the following:

- 2,139 total votes cast
- 168 votes cast for William Garcia, Jr. for City Council
- 152 votes cast for Michael A. Givens for City Council
- 954 votes case for Louie Gonzalez for City Council
- 1050 votes cast for Richard Jaramillo Moore for City Council
- 626 votes cast for Annette Rodriguez for City Council
- 1044 votes cast for John "Jay" Sarno for City Council
- 1032 votes cast for Juanita Trujillo for City Council
- 1.309 ballots cast in favor of Measure S
- 506 ballots cast against Measure S

FISCAL IMPACT

The County has not yet invoiced the City for election costs. The current budget has funds allocated for this expense.

Thaddeus McCormack

City Manager

Attachments: Resolution 9430

Report Submitted By: Anita Jimenez, CMC

Deputy City Clerk

Date of Report: December 5, 2013



RESOLUTION NO. 9430

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD IN THE CITY ON NOVEMBER 5, 2013 DECLARING THE RESULTS AND SUCH OTHER MATTERS AS PROVIDED BY LAW

WHEREAS, a General Municipal Election was held and conducted in the City of Santa Fe Springs, California, on Tuesday, November 5, 2013 as required by law; and

WHEREAS, notice of the election was given in time, form, and manner as provided by law; that voting precincts were properly established; that election officers were appointed; and that in all respects the election was held and conducted and the votes were cast, received, and canvassed and the returns made and declared in time, form, and manner as required by the provisions of the Election Code of the State of California for the holding of elections in General Law Cities; and

WHEREAS, the County Clerk of Los Angeles County canvassed the returns of the election and has certified the results to this City Council, the results are received, attached and made a part hereof as "Exhibit A".

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

- Section 1. That the whole number of ballots cast in the City (except absent voter ballots) was 1,255. That the whole number of absentee and provisional ballots cast in the City was 884, making a total of 2,139 ballots cast in the City.
- <u>Section 2.</u> That the names of persons voted for at the election for Member of the City Council of the City are as follows:

William Garcia, Jr.
Michael A. Givens
Louie Gonzalez
Richard Jaramillo Moore
Annette Rodriguez
John "Jay" Sarno
Juanita Ann Trujillo

<u>Section 3.</u> That the number of votes given at each precinct and the number of votes given in the City to each of such persons above named for the respective offices for which the persons were candidates are as listed in Exhibit "A" attached.

Section 4. That the number of votes in favor of and against Measure S is as listed in Exhibit "A" attached.

Section 5. THE CITY COUNCIL DOES DECLARE AND DETERMINE THAT:

Richard Jaramillo Moore was elected as Member of the City Council of the City for the full term of four years.

John "Jay" Sarno was elected as Member of the City Council of the City for the full term of four years.

Juanita Trujillo was elected as Member of the City Council of the City for the full term of four years.

<u>Section 6.</u> The Deputy City Clerk shall enter on the records of the City Council of the City a statement of the results of the election showing:

- (1) The whole number of ballots cast in the City;
- (2) The names of the persons voted for;
- (3) The office each person was voted for;
- (4) The number of votes given at each precinct to each person;
- (5) The number of votes given in the City to each person;
- (6) The number of votes in favor of Measure S;
- (7) The number of votes against Measure S.

Section 7. The Deputy City Clerk shall immediately make and deliver to each of such persons so elected a Certificate of Election signed by the Deputy City Clerk and duly authenticated; that the Deputy City Clerk shall also administer to each person elected the Oath of Office prescribed in the State Constitution of the State of California and shall have them subscribe to it and file it in the office of the City Clerk. Each and all of the persons so elected shall then be inducted into the respective office to which they have been elected.

<u>Section 8.</u> The Deputy City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of Original Resolutions.

PASSED, APPROVED AND ADOPTED ON DECEMBER 12, 2013.

	Richard J. Moore, MAYOR
ATTEST:	
Anita Jimenez, DEPUTY CITY CLERK	

Los Angeles County Registrar-Recorder/County Clerk Certificate of the Canvass of the Election Returns

I, DEAN C. LOGAN, Registrar-Recorder/County Clerk of the County of Los Angeles, of the State of California, DO HEREBY CERTIFY that pursuant to the provisions of Section 15300 et seq. of the California Elections Code, I did canvass the returns of the votes cast for each elective office and/or measure(s) for

Santa Te Springs City

at the Local and Municipal Consolidated Elections, held on the 5th day of November 2013.

I FURTHER CERTIFY that the Statement of Votes Cast, to which this certificate is attached, shows the total number of ballots cast in said jurisdiction, and that the whole number of votes cast for each candidate and/or measure(s) in said jurisdiction in each of the respective precincts therein, and the totals of the respective columns and the totals as shown for each candidate and/or measure(s) are full, true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 25th day of November 2013.



DEAN C. LOGAN)
Registrar-Recorder/County Clerk
County of Los Angeles

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City Council Meeting

PRESENTATION

Administration of Oaths of Office and Presentation of Certificates of Election

RECOMMENDATION

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

Thaddeus McCormack

City Manager

Date of Report: December 4, 2013

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

November 26, 2013

1. CALL TO ORDER

Mayor Moore called the meetings to order at 6:10 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; 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.

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

Approval of Minutes

A. Minutes of the October 24, 2013 Regular Public Financing Authority Meeting

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

Monthly Report

B. <u>Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe</u> 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; Director Rounds seconded the motion which passed unanimously.

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

A. Minutes of the October 24, 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. <u>Monthly Report on the Status of Debt Instruments Issued through the City of Santa</u> Fe Springs Water Utility Authority

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

Vice Chair Trujillo moved the approval of Items 4A, B & C; Director Rios seconded the motion which passed unanimously.

NEW BUSINESS

5. Water Rate Study – Award of Contract

Recommendation: That the Water Utility Authority: 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.

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

<u>CITY COUNCIL</u>

6. CITY MANAGER REPORT

The City Manager reported that due to street sweeping performance issues, he sent a notice to American Sweeping that the month-to-month contract for street sweeping would be terminated as of January 1, 2014. Staff will bring an item back to Council for direction on a long-term replacement.

7. CONSENT AGENDA

Approval Minutes

A. Minutes of the October 24, 2013 Regular City Council Meeting

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

Councilmember Rounds moved the approval of Item 7A; Councilmember Rios seconded the motion which passed unanimously.

8. PUBLIC HEARING-ORDINANCE FOR INTRODUCTION

<u>Ordinance No. 1048 – Zoning Ordinance Amendment-Density Bonuses and Affordable</u> 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). 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.

The City Attorney stated that Items 8, 9 and 10 are all dictated by State Law and related to zoning ordinances. A joint presentation was given to the Planning Commission at the last meeting. The City Attorney recommended that the Mayor open one Public Hearing on the three items.

Mayor Moore opened the Public Hearing at for Items 8, 9 and 10 at 6:14 p.m.

Aeoma Marin, Santa Fe Springs resident, stated that she lives in a subsidized housing unit and feels that she has been discriminated against. She also stated that the City Codes pertaining to safety issues were not being enforced.

The City Manager stated the he did not believe that her issues were related to Items 8, 9, or 10, but offered to follow up with her.

The Public Hearing was closed at 6:16 p.m.

The City Attorney stated that there were a variety of motions recommended, and added that each one includes introducing an Ordinance. The City Attorney read the ordinances by title.

Mayor Pro Tem Trujillo moved to waive further reading and introduce Items 8, 9, and 10; Councilmember Rounds seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

9. PUBLIC HEARING-ORDINANCE FOR INTRODUCTION

<u>Ordinance No. 1049 – Zoning Ordinance Amendment-Reasonable Accommodations for Disabled Persons</u>

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). 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 2014-2021 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; 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; and, 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.

See Item 8.

PUBLIC HEARING - ORDINANCE FOR PASSAGE

10. 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). 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.

See Item 8.

11. 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.

Chief Crook explained that a revised edition of the ordinance had been provided and that the only change is to the numbering of the sections.

Mayor Moore opened the Public Hearing at 6:20 p.m. There being no one wishing to speak, the Public Hearing was closed.

The City Attorney read the ordinance by title.

Councilmember González moved the approval of Item 11; Councilmember Rios seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

NEW BUSINESS

12. 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.

The City Attorney stated that this item was presented to the Planning Commission two meetings ago. The applicant was seeking a one-year extension for project related issues. The Planning Commission voted 3-2 to reject the request, but voted to give the applicant a 60-day extension to allow for a timely appeal to the City Council before the CUP expired. The applicant filed a timely appeal of the denial of the one-year renewal of CUP.

Mayor Pro Tem Trujillo moved to set the matter for hearing by the City Council on December 12, 2013, pursuant to City Code; Councilmember Rounds seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore.

13. <u>Street Light Construction - 13700 Firestone Boulevard (Le Fiell Manufacturing) – Award of Contract</u>

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

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

14. 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.

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

15. 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.

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

COUNCILMEMBER REQUESTED ITEM - ROUNDS

16. Assessment of 2013 Aquatics Program and Preparation for 2014 Programming

Recommendation: That the City Council provide direction on the provision of aquatics programming for summer 2014.

Councilmember Rounds stated that a few years ago when the City was struggling to meet its budget, Council directed staff to contract the City of La Mirada to run the Aquatics programs for 2013. Staff was subsequently requested to provide Council with a report on the actual savings. Comments by residents indicated that La Mirada did a sufficient job. However, the City currently has sufficient funds to run the program in-house.

Councilmember Rounds moved that the City notify La Mirada that we are terminating our agreement and that staff bring back a plan to Council that would allow the City of Santa Fe Springs to run the Aquatics program; Mayor Pro Tem Trujillo seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

Councilmember González stated that even if Measure S had not passed, he would recommend that the City take this action. Mayor Moore stated that this action was the same as when the Fire Station was closed and then reopened when appropriate.

Mayor Moore recessed the meetings 6:35 p.m.

Mayor Moore reconvened the meetings at 7:10 p.m.

17. INVOCATION

Councilmember Rios gave the Invocation.

18. PLEDGE OF ALLEGIANCE

The Youth Leadership committee led the Pledge of Allegiance.

INTRODUCTIONS

19. Representatives from the Youth Leadership Committee Members of the Youth Leadership Committee introduced themselves.

20. Representatives from the Chamber of Commerce

The Mayor introduced Chamber Representative Mike Foley of Cushman Wakefield.

ANNOUNCEMENTS

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

PRESENTATIONS

- **22.** <u>Introduction of New Department of Community Services Employee</u>
 Maricela Balderas introduced Management Assistant Maritza Sosa-Nieves.
- 23. <u>Introduction of New Santa Fe Springs Department of Fire-Rescue Firefighter Candidates & Lateral Engineers</u>

Fire Chief Crook introduced Firefighter Candidates: Kit Hentzen, Marc Stewart, and Tyler Stremel; and Lateral Engineers: Bryan Bingham, and Danny Drake.

Special Presentation to Councilmember González

The City Council presented Councilmember González with a jacket and crystal clock commemorating his service on the City Council. Councilmember González thanked the staff for their support and friendship. He recounted that he had a wonderful experience serving the community for the past 16 years. He thanked the residents who originally voted him into office. He also thanked the Chamber of Commerce and business community.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

24. Committee Appointments

Councilmember Rios appointed Gilbert Aguirre and Janie Aguirre to the Historical Committee and the Senior Citizens Committee. Councilmember Rounds appointed Anthony Ambris to the Community Program Committee and Johana Coca to the Community Program Committee and the Sister City Committees. Mayor Pro Tem Trujillo appointed David Diaz-Infante to the Family & Human Services Committee. Mayor Moore appointed Mary Tavera to the Parks & Recreation Committee, Albert Hayes to the Traffic Commission, and Louie González to the Planning Commission.

25. ORAL COMMUNICATIONS

Mayor Moore opened Oral Communications at 7:37p.m.

Aeoma Marin, Santa Fe Springs resident, stated that she has been harassed by neighbor who repeated made complaints about her to the Whittier Police Department.

Maria Camacho, Santa Fe Springs resident, and Maria Perales, Whittier resident, stated that they were there to address the City Council regarding another patron who was causing serious problems at the Gus Velasco Neighborhood Center. She asked the Council to please address this issue.

Mayor Moore closed Oral Communications at 7:47p.m.

Mayor Moore acknowledged Norwalk City Councilmember Luigi Vernola.

26. EXECUTIVE TEAM REPORTS

Wayne Morrell reported on new construction projects along the I-5 Freeway.

Noe Negrete reported on the November 18 public meeting regarding the Florence Avenue bridge portion of the I-5 Construction project.

Dino Torres reported on a recent DUI check point. He also reported that SEAACA is canvassing the City for delinquent dog licenses.

Chief Crook reported on the realignment of Fire Stations. He invited that audience to attend the Breakfast with Boys at Town Center on December 3.

Jose Gomez reported that the City will issue check for \$15 million to the State for RDA payments next week, but added that the City is not relinquishing any legal rights and is paying \$9 million under protest.

Maricela Balderas reported on the Thanksgiving Basket distribution. She also reported that some of the new flooring at the Gus Velasco Neighborhood Center needs to be replaced. All Department Heads thanked Councilmember González for his service on the Council.

27. ADJOURNMENT

At 8:15 p.m., Mayor Moore adjourned the Housing Successor, Successor Agency, and City Council meetings to Thursday, December 12 at 6:00 p.m. The City Council meetings were adjourned in memory of long-time resident Lawrence Cobos.

	Richard J. Moore, Mayor
ATTEST:	
Anita Jimenez, CMC Deputy City Clerk	Date

City of Santa Fe Springs



December 12, 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 11/30/13

None

Outstanding principal at 11/30/13

\$17,050,000

Consolidated Redevelopment Project 2002 Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 11/30/13

None

Outstanding principal at 11/30/13

\$7,190,000

Consolidated Redevelopment Project 2003 Taxable Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 11/30/13

None

Outstanding principal at 11/30/13

\$3,225,000

Water Revenue Bonds, 2005 Series A

Financing proceeds available for appropriation at 11/30/13

None

Outstanding principal at 11/30/13

\$2,630,000

Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 11/30/13

None

Outstanding principal at 11/30/13

\$33,844,429

Consolidated Redevelopment Project 2006-B Taxable Tax Allocation Bonds

Financing proceeds available for appropriation at 11/30/13

None

Outstanding principal at 11/30/13

\$10,480,000

Consolidated Redevelopment Project 2007-A Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 11/30/13

None

Outstanding principal at 11/30/13

\$40,170,000

Report Submitted By: Travis Hickey Finance and Administrative Services

Date of Report: December 4, 2013

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 postdissolution era, the various projects for which prior appropriations exist will be reexamined 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

SEE ITEM 7A

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.

New Water Well Located Within Zone II (Well No. 12)

Under a separate item, staff is requesting that the project be awarded to Kana Engineering Group, Inc.

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

Under a separate item, staff is requesting that the project be awarded to General Pump Company.

I-5 Water Main Relocation Project: Alondra Boulevard Segment

Alondra Boulevard: GRF Co., Inc., is currently under contract and conducting pipeline work 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

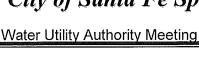
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Report Submitted By:

Noe Negrete, Director Department of Public Works Date of Report: December 2, 2013



City of Santa Fe Springs



December 12, 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 11/30/13 Outstanding principal at 11/30/13

None \$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 2013 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

Report Submitted By: Travis Hickey Finance and Administrative Services

Date of Report: December 4, 2013



NEW BUSINESS

Equipping Water Well No. 12 - Award of Contract

RECOMMENDATION

That the Water Utility Authority take the following actions:

- 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;
- Authorize the City Engineer to execute a contract with Kana Engineering to Equip Water Well No. 12.

BACKGROUND

The Water Utility Authority (WUA) at their meeting of October 24, 2013, authorized the City Engineer to re-advertise for bids to Equip Water Well No. 12.

The project includes furnishing and installing the well motor, well building, concrete perimeter wall and related water well equipment and infrastructure for Water Well No. 12.

Bids were opened on November 19, 2013 and a total of seven (7) bids were received. The apparent low bidder for the project was Kana Engineering Group, Inc. of Rancho Cucamonga, California.

Staff recommends that the WUA accept the bid from Kana Engineering Group, Inc. in the amount of \$2,094,394.00 as the lowest responsive and responsible bidder. Staff reviewed the bid documents submitted by Kana Engineering Group, Inc. and determined that there were no irregularities. Staff performed reference checks and determined that Kana Engineering Group, Inc. had the necessary qualifications and experience to perform the work and complete the project as identified in the WUA's Plans, Specifications and Bid Documents.

Bid Protest Letter

On December 2, 2013, the WUA received a bid protest letter (attached) from California Building Evaluation and Construction, Inc. (CBE&C) which asserts that the bid from Kana Engineering Group, Inc. was non-responsive for the following reasons in summary:

- 1. Failing to identify an electrical contractor.
- 2. Failing to identify work experience under the stated contractor's license.
- 3. Failing to provide a corporate seal on applicable documents.

Report Submitted By:

Noe Negrete, Director Department of Public Works Date of Report: December 5, 2013

- 4. Failing to provide complete required information pertaining to the corporation.
- 5. Failing to properly initial corrections on the bid documents.

Staff provided Kana Engineering a copy of the CBE&C bid protest letter for their review and comment. Kana Engineering's response letter is attached.

Staff reviewed the omissions identified by CBE&C, as well as the Kana Engineering response letter, and determined the following:

- 1. Kana Engineering Group, Inc. will self-perform the electrical work with inhouse electricians that are licensed by the State of California to perform electrical work.
- 2. Kana Engineering Group, Inc. was recently formed by a well established pipeline contractor, Kana Pipeline. Kana Engineering Group, Inc. staff have constructed treatment plants and pump stations. They have the necessary personnel capable of constructing the project. The recent projects listed in the bid documents were completed under a different contractor's license by the individuals now working for Kana Engineering Group, Inc. All the references listed were contacted, and in each case reported excellent work performance and quality of work. All references for the individuals that formed Kana Engineering were very favorable and complimentary.
- 3. Kana Engineering Group, Inc. provided embossed corporate seals as required on the original bid. They were not evident in the copy of the bid document forwarded to CBE&C for review.
- 4. Kana Engineering Group, Inc. provided all the corporate information requested by the Bid Document.
- 5. Kana Engineering Group, Inc. properly initialed corrected information on their bid.

Staff's review confirmed that Kana Engineering's bid is responsive to the Bid Document requirements and recommends that the WUA accept the bids and award a contract to Kana Engineering Group, Inc. in the amount of \$2,094,000.00 to Equip Water Well No. 12.

Alternative Option

As provided for in the Bid Document, the WUA may also exercise its right to reject all bids as being in the best interests of the WUA, and authorize the City Engineer to re-advertise for Bids for Equipping Water Well No. 12.

The following represents the bids received and the amount of each bid:

1.	Kana Engineering Group, Inc.	\$2,094,394.00
2.	California Building Evaluation and Construction, Inc.	\$2,206,175.00
3.	Zusser Company, Inc.	\$2,221,615.00
4.	Adams Mallory Construction Co.	\$2,232,661.00

Date of Report: December 5, 2013

5. Environmental Construction, Inc.
6. Fleming Environmental, Inc.
7. Metro Builders & Engineers Group, Ltd.
\$2,252,817.00
\$2,294,501.00
\$2,470,000.00

The bid submitted by Kana Engineering Group, Inc. is \$203,056 less than the Engineer's construction cost estimate of \$2,297,450.00.

FISCAL IMPACT

Funding to complete the Water Well No. 12 Project is available from the 2013 Water Bond proceeds, the FY 2012-13 Water CIP Fund, and the FY 2013-14 Water CIP Fund.

INFRASTRUCTURE IMPACT

Upon completion of the project, Water Well No. 12 will provide a high capacity source of water supply for the City's residents and businesses. The new source of water will improve system reliability and efficiency throughout the City's distribution network. Further, it will reduce the City's cost of purchasing water from outside sources which continue to increase their water rates and charges.

Thaddeus McCormack

City Manager

Attachments:

- 1. Contract Agreement
- 2. Bid Protest Letter from CBE&C
- 3. Response from Kana Engineering to Bid Protest Letter



December 2, 2013

Noe Negrete City of Santa Fe Springs Department of Public Works 11710 Telegraph Rd. Santa Fe Springs, CA 90670

Project Name:

Equipping Water Well No. 12

Project No.:

Water Well No. 12 November 19, 2013

Rid Date:

Dear Mr. Negrete:

California Building Evaluation & Construction, Inc. (CBE&C) would like to thank you for giving us the opportunity to provide the City of Santa Fe Springs with a bid for the above- mentioned project.

As discussed, after a quick review of the bid results and checking the apparent low bidder, Kana Engineering's bid proposal, we strongly believe that Kana Engineering has made fatal mistakes in submitting his bid package as requested by the contract bid documents which cannot be overlooked by the City of Santa Fe Springs. CBE&C is writing to you to formally protest the bid presented to the City of Santa Fe Springs, Department of Public Works, Equipping Water Well No. 12 by Kana Engineering on November 19, 2013. Therefore, the missing information required by the contract documents will make Kana Engineering non-responsive. As such, we offer the following reasons for this formal protest:

1. Falling to submit an electrical subcontractor name (the electrical work that amounts to approximately 35% of the total work) as required by the bid documents, specifically on

page C-8 of the bid proposal, which is required by the contract documents issued by the city. Not listing a licensed sub for this trade must mean that they will be performing that type of work themselves and they do not possess a C-10 contractor's state license.

- 2. Failing to provide the true evidence for Kana Engineering work experience under the stated license. The CSLB issued Kana engineering's contractor license approximately seven months ago and the List of References on page C-9 lists jobs going back to the year 2011, therefore Kana Engineering could not have performed the work under their stated contractor license.
- 3. Page four of the bidding documents clearly indicates "Impress Corporate Seal Here", and their corporate seal is not impressed anywhere in that document.
- 4. The bid proposal, under "IMPORTANT NOTICE" reads "If Bidder or other interested person is a corporation, state secretary, treasurer...etc." Kana Engineering's bid fails to provide the required information, stating only the president's name.

Per bidding document's page C-12, Item No. 3, and Section 7028.15(e) of the Business and Professions Code; "A licensed contractors shall not submit a bid to a public agency unless his or her contractor's license appears clearly on the bid, the license expiration date is stated, and the bid contains a statement that the representations stated therein are made under penalty of perjury. Any bid not containing this information or a bid containing information, which is subsequently proven false, shall be considered nonresponsive and shall be rejected by the public agency."

Also, in the bid preparation code it states that "Bidders shall complete all items of the bid. Bidders shall authenticate erasures, interlineation, or other corrections by affixing in margin immediately adjacent to them the initials of the person signing the bid. There are several locations within the bid tabulation where corrections out of figures were not initialed by the person signing the bid. It would appear that this was known to be required as there is a correction/cross/changing numbers with initials, however, all other corrections/cross-outs/changing are not initialed as required by the specification or Public Code.

In a desperate attempt to save its bid, Kana Engineering has proven to be hasty in its bidding activities subsequently creating a cloud of confusion and side-stepping the bidding procedures as outlined in Public Contract Code.

The submitted bid by Kana Engineering must be declared non-responsive and the award made to CBE&C as the lowest responsive bidder.

We would like to City of Santa Fe Springs to know that CBE&C and its subcontractors have invested countless amount of time, effort, and resources to put our bid together so that we can get the project and perform the work. We have completed many generators and electrical projects using the same subcontractors listed on our bid package. We have submitted a complete bid package proposal and our experience in these type of projects, as well as our references, can demonstrate to the City of Santa Fe Springs our ability to perform the work.

We hope this important request does not give you or the City of Santa Fe Springs any hardship and we appreciate your understanding to this important matter.

We look forward to working with the City of Santa Fe Springs on this job and all future jobs to come.

Should you have any questions or require any additional information, please do not hesitate to contact me at 714-609-7625 or via email at: calbuilding@gmail.com and our fax no is 714) 455-0712.

Yours very truly

Eddie Qader

Vice President

Submitted by Kana Engineering Giorge,

PROPOSAL. FOR

EQUIPPING WATER WELL No. 12

IN THE CITY OF SANTA FE SPRINGS

To the City Engineer of the City of Santa Fe Springs Water Utility Authority, as AGENCY

In accordance with AGENCY'S Notice Inviting Bids, the undersigned BIDDER hereby proposes to furnish all materials, equipment, tools, labor and incidentals required for the above-stated project as set forth in the Plans, Specifications and contract documents therefore, and to perform all work in the mauner and time prescribed therein.

BIDDER declares that this original proposal was purchased from or furnished by AGENCY and is based upon careful examination of the work site, Plans, Specifications, Instruction to Bidders and all other contract documents. If this proposal is accepted for award, BIDDER agrees to enter into a contract with AGENCY at the unit and/or lump sum prices set forth in the following Bid Schedule. BIDDER understands that failure to enter into a contract in the manner and time prescribed will result in forfeiture to AGENCY of the guarantee accompanying this proposal.

BIDDER understands that a bid is required for the entire work, that the estimated quantities set forth in the Bid Schedule are solely for the purpose of comparing bids and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed. THE AGENCY RESERVES THE RIGHT TO INCREASE OR DECREASE THE AMOUNT OF ANY QUANTITY SHOWN AND TO DELETE ANY ITEM FROM THE CONTRACT. It is agreed that the unit and/or lump sum prices bid include all appurtenant expenses, taxes, royalties and fees. In the case of discrepancies in the amounts bid, unit prices shall govern over extended amounts, and figures must be noted with clear distinction in dollars and cents. Brasures or other changes must be noted over the signature of the bidder.

If awarded the Contract, the undersigned further agrees that in the event of the BIDDER'S default in executing the required contract and filing the necessary bonds and insurance certificates within 10 working days after the date of AGENCY'S notice of award of contract to the BIDDER, the proceeds of the security accompanying this bid shall become the property of the AGENCY and this bid and the acceptance hereof may, at the AGENCY'S option, be considered null and void.



Contractor's License Detail - License # 984729

OISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

- CSt.8 complaint disclosure is restricted by law (<u>HRP 7.1.3.6.8</u>) If this entity is subject to public complaint this closure, a link for complaint disclosure will appear below. Clost on the link or button to obtain complaint and/or legal action information.
- 4. Par (382/1616) 17, enly construction related civil judgments reported to the CSLB are disclosed.
- Abuselions are not listed unless the contractor falls to comply with the terms of the arbitration.

Our to workload, there may be relevant information that has not yet been entered onto the Board's license database.

License Number	984729 Extract Data 12/2/2013	
Elonia 4 manua -	KANA BYEINZERING GROUPING	
Business Information	Business Floria Numburi (714) 966-1400 9674 HEROOSA AVERUE	
Eplity Lesue Dato Expire Data	RANCED CUCHMONIGA, CA 81730 Comparation 06:24:2013 Comparation 06:24:2015 Comparation Comp	3
License Status	ACTIVE (1. U.) (instruction active All information below alread be reviewed.	
Clausifications	A GENERAL ENVINEERING CONTRACTOR	
Bonding	This license filed a Contractor's Bond with NATERIAN CONTRACTORS WELL MARTY CONTRACT. Bond Number: 100225030 Bond Amount: \$12,500 Effective Date: 06/18/2013 1. The Responsible Managing Officer (RMO) LOCKE DANIEL ALAN certified that heishe owns 10 percent or more of the voting stock/equity of the corporation. A bond of qualifying Individual to not required. Effective Date: 06/24/2013	
	government in the second of th	
	This license has workers compensation insurance with OCD REPUBLIC GENERAL INSURANCE CORPORATION	
Workers' Compansation	Policy Number: A1CW01071302	
Violegia Gompania	Effective Date: 08:01/2013	
	Expire Date: 03/01/2014	
	Makaga Completed the hear	
Pursonnel letted on this Laures	(current or as as anomited) are is ted on other latenses	
	The state of the s	

Conditions of tise | Person Palicy Copyright © 2010 State of California

BID SCHEDULE

EQUIPPING WATER WELL No. 12

IN THE CITY OF SANTA FE SPRINGS

ITEM		ESTIMATED		UNIT	EXTENDED
NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	AMOUNT
BASE	BID				
12.	Furnish and install new pump to waste piping system including but not limited to: 6 inch FBE lined and coated steel pipe and fittings, angle type solenoid valve, 6-inch magnetic flow meter, orifice plate and screen, control valve pilot system tubing, pipe supports and concrete base, 6-inch sleeve coupling with joint harness assembly, sand sampler, and new sump cover, complete and in place, including all necessary appurtenances in accordance with the Contract Plans and Specifications.		L.S.		\$ 7,280.80
13.	Furnish and install new surge anticipator valve piping system including but not limited to: 6-inch FBE line and coated steel pipe and fittings, surge anticipator valve, pipe supports and concrete base, complete and in place, including all necessary appurtenances in accordance with the Contract Plans and Specifications.		L.S.		\$ 3,147.00
14.	Furnish and install new sand separator including: pressure gauge assemblies, and 2-inch steel drain piping and diaphragm valve, complete and in place in accordance with the Contract Plans and Specifications.		L.S.		884, SIP.
15.	Furnish and install 6-inch and 8-inch PVC SDR 26 sewer building drains, including but not limited to: excavation, backfill, compaction, manholes, concrete encasement, and connection to existing sewer line, complete and in place in accordance with the Contract Plans and				. 8.
	Specifications.	1	L.S.		\$ 30,421 9

BID SCHEDULE

EQUIPPING WATER WELL No. 12

IN THE CITY OF SANTA FE SPRINGS

ITEM		ESTIMATED		UNIT	EXTENDED
NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	AMOUNT
BASE	BID				
27.	Furnish landscaping work required for the project, including but not limited to: grass, bushes, and irrigation system; required to provide a complete and operable system, complete and in place, in accordance with the Contract Plans and Specifications.		L.S.		\$ (5,0x) [€]
28.	Construct concrete sidewalk, complete and in place, in accordance with the Contract Plans and Specifications.		SF	\$ 6 ¹⁷	\$ 5,834°°
29.	Provide circuit breaker coordination study in accordance with the Contract Documents.		L.S.		\$ 540960
30.	Construct Driveway on Borate Street	1	L.S.		\$ 3,9630
31.	Radio Pass Study for SCADA compatibility	1	L.S.		\$ 5,51400
32.	Radio Antenna	1	L.S.		\$ 51342 B
33.	Provide new laptop computer for SCADA		T ()		6 7 700
	system.	1	L.S.		\$ 0,000
34.	Perform well disinfection	1	L.S.		3 b,054 =
35.	Furnish and install new telephone service including but not limited to conduit and pull rope, pole riser, telephone service cabinet, telephone receptacle and coordination with Verizon; all in accordance with Verizon's requirements, and Contract Plans and				
	Specifications, complete and in place.	1	L.S.		\$7,265
ТОТА	L AMOUNT BASE BID IN FIGURES:				\$7,2652 \$2,094,394°
TOTA	L AMOUNT BASE BID IN WORDS:	T67	o mi	Mian Nio	dy four
	Thousand Three Hundred N	inety str	MIT	Fllas an	र्वाच्या अन्हिर्

⁽F) Indicates a final quantity pay item.(S) Indicates specialty item.

It is understood that this bid is based upon completing the work within TWO HUNDRED SEVENTY (270) CALENDAR DAYS. If awarded the contract for the work, the undersigned hereby agrees to sign said contract and to furnish the necessary insurance certificates within ten (10) working days from the date upon which the City Engineer mails to the undersigned, first class mail, postage prepaid, a notice informing the undersigned that the AGENCY has awarded such contract to the undersigned.

The undersigned, if awarded the contract, intends to subcontract certain portions of said contract in accordance with the following schedule (attach additional sheet if needed):

accordance with the	ionowing senedule (auach	additional sheet if fleet	ca).	
			Bid	Contract Bid
Name of Subcontract	tor* License Number	Location of Office	<u>Item</u>	<u>Value</u>
	Gercas 970199	Ontario CA	季 6	15370500
5 - < L - / T a -	279990	Compton CA	7,8	24.500 co
Ramco Machia	establik 79'2482-C	SI Bloomington CA		455000
Chaparusa Robin	ETAL 874(20	Preste Valley CA		34/200°E
ANS Amonica I	nc 894408	Fullerton Ca		<u> </u>
Sec	Attached list to	ir additional Si	ح.طن	
The undersigned bid	der hereby represents as fo	ollows:		
he or she intends	e Public Contract Code, to utilize on this projec a complete list could be	t and the portion of v	vork to be si	ibcontracted out.
induced the Contract	ion, oral or in writing, or otor to enter into this co ers made a part hereof by i	ontract excepting only (icers, agents, hose containe	or employees has d in this form or
Dated this 18th	day of Nove	nober, 2	013	
NAME OF BIDDER	: <u>hana Enginee</u> (Please type or print)	ering Group I	<u> </u>	
BY: Albert Ru		Λ		3.5
BOSINESS ADDRE	ss: 9674 Hermi			
	Rancho Cuco	umonga Cer	91730	
TELEPHONE	909) 204-5970)		
FAX No.	909) 204-599	0		

REFERENCES

Please list a minimum of three references for similar water well construction that Contractor has completed under a contract awarded by the indicated Agency to Contractor within the past thirty-six (36) months. Include the Agency's name, address, telephone number, and contact person of responsible charge. Public Works contracts should be the primary preference.

Complete information is important. Contractor qualifications and experience as well as quality, fitness and capacity of Contractor will be used as evaluation criteria and a determining factor in award of contract recommendation by the City Engineer.

1.	Agency: Santa Margarita Woter District
	Address: 2611 Antonio Pkwy Lancho Senta Marganto. CA 92688
	Phone No.: 949-289-3329 Contact: Torn Daxson
	Project: Chiquite Reservois (Year Completed (2013)
	(Pulho Station)
2.	Agency: (Dest Basia Municipal Water District
	Address: 17140 Avalog Blud Ste 210 Carson CA 90746-1296
	Phone No.: 310-217-2411 Contact: Phill Course
	Project: Description Plantier Year Completed 2011
	west Dist
3.	Agency: Mesa Consolidated Water Sistrict
	Address: 1965 Placentia Ave. Costo Mesa CA 92627
	Phone No.: 949-631-1200 Contact: Learne Talbot
	Project: Merc Never Plant Par (Year Completed) ZOIZ
	The state of the s
4.	Agency: Matroplitan Water District
	Address: 700 North Alameda St los Angales CA 90012
	Phone No.: 213-217-6000 Contact: Low Francus
	Project: Joseph Jensen Where Year Completed 2013
	Treatment floor filter
Note:	The Contractor may attach previously prepared reference sheets in lieu of completing this
	form

CONTRACTOR'S LICENSE DECLARATION

(Business and Professions Code Section 7028.15)	
The undersigned declares that he or she is <u>President</u> of <u>Kana</u> <u>Engineering Group Inc</u> the party making the foregoing Bid (hereinafter, the	 "Bidder")
1. Bidder's Contractor's License Number is as follows: 984729	-
2. The expiration date of Bidder's Contractor's License is June 30 , 20 13	<u>5</u> .
3. Bidder acknowledges that Section 7028.15(e) of the Business and Professions Code professions are professions. "A licensed contractor shall not submit a bid to a public agency unless his or his o	er
contractor's license number appears clearly on the bid, the license expiration date stated, and the bid contains a statement that the representations therein are maunder penalty of perjury. Any bid not containing this information or a becontaining information, which is subsequently proven false, shall be considered nonresponsive and shall be rejected by the public agency."	de id
The undersigned declares under penalty of perjury that the foregoing is true and correct.	
Executed on November 18, 2013 at Ranche Cu-camunga,	<u>A</u>
(insert city and state where declaration signed). Signature Albert Rau Typed Name President Title Ana Engineering Group Inc. Name of Bidder	



Your Partner In General Engineering Construction.

2, December 2013

Noe Negrete City of Santa /Fe Springs Department of Public Works 11710 Telegraph Rd. Santa Fe Springs, CA 90670

Project Name:

Equipping Water Well No. 12

Dear Mr. Negrete

Thank you for contacting Kana Engineering Group, Inc. regarding our bid for the Equipping of Water Well No. 12. Below is our comments to the issues that California Building Evaluation & Construction, Inc. stated in their protest letter dated December 2, 2013:

- 1) Kana Engineering Group, Inc. (KEG), intends to self-perform the electrical work for the subject project. Our Electrical Manager holds a current C-10 Electrical Contractor's license issued by the state of California and has performed many treatment plant and pump station projects. However page B-2 of the contract specifications references Chapter 9, Division 3 of the Business and Professional Code which states that the contractor shall have a current contractor's license as required in the Invitation to Bid. The license required in the Invitation to Bid is a class A license. Kana engineering Group, Inc. will purchase the electrical equipment, instrumentation and appurtenances and supply the experienced supervision and labor necessary to successfully complete this project. In accordance with the Contractor State Licensing Board a General Contractor with a class A license can perform all or any part of the project that falls under the A classification including but not limited to a single trade, specialty work. Please see the attached exhibit A.
- 2) Kana Engineering Group, Inc. is a newly formed corporation and is owned by Dan Locke the owner of Kana Pipeline which has been performing construction work for approximately 25 years. The staff at Kana Engineering Group, Inc. has constructed many treatment plants and pumping stations and has a combined experience of over 100 years. We have the staff and the field personnel capable of constructing the project correctly and on budget.
- 3) The bid documents do have the KEG impressed corporate seal.
- 4) The "Important Notice" item listed in California Building Evaluation & Construction, Inc. protest letter is an unclear issue. The bid documents were signed by Albert Rau, president of Kana Engineering Group, Inc. who has the authority to sign and represent KEG on bid and legal documents. Please contact me for further information.



Your Partner In General Engineering Construction.

5) The paragraph after protest item No. 4 addressing page C-12 is unclear. KEG contractor's license is clearly listed, with the expiration date shown on page C-12 of the bld documents. Please see exhibit B from the "Contractors Licensing Board" document detailing KEG's contractor's license status.

Please review KEG's responses to California Building Evaluation & Construction, Inc. protest letter comments. We feel that the comments made by California Building Evaluation & Construction, Inc. has no basis for KEG's bid to be rejected. We ask the City of Santa Fe Springs to award the Equipping of Well No. 12 project to Kana Engineering Group, Inc. Feel free to contact me for further clarification.

Sincerely

Albert Rau

President Kana Engineering Group, Inc.

909-204-5980 Main Office

909-921-1929 mobile

EYHIBIT A



Building Official Information Guide

CALBO/CSLB Guidelines

Get information about how all Building Department personnel can help identify and resolve problems created by licensed and unlicensed contractors.

(PDE)

Building Department Referral Form

Use this form to notify the CSLB about unlicensed activity, contractors working without workers' compensation insurance and building code violations.

General Engineering ("A") Contractor

(B&P 7056)

4

Can a general engineering ("A") contractor contract to perform the work of a single trade (specialty work) if that specialty work is an integral part of the scope of work for a general engineering contractor? For example, a general engineering contractor can build a freeway, which can include pouring concrete and putting up fences. Can the "A" contractor take a contract for concrete work only or to build a fence only?

An "A" contractor can contract to perform all or any part of a project that falls under the "A" classification. California Code of Regulations section 834(a) states "...a general engineering contractor shall operate only within those areas defined in Section 7056 of the [B&P] Code." Therefore an "A" contractor could take a contract to build a fence or pour concrete if the work was originally or currently part of the type of projects listed in B&P Code section 7056 (airports, roads and similar "fixed works").

General Building ("B") Contractor

(B&P 7057)

2.

How is a general building ("B") contractor defined in Contractors License Law?

Section 7057(a) broadly defines general building contractor as a contractor whose principal business is in connection with any structure built, being built, or to be built, requiring in its construction the use of at least two unrelated building trades or crafts; however, framing or carpentry projects may be performed without limitation. In some instances, a general building contractor may take a contract for projects involving one trade only if the general contractor holds the appropriate specialty license or subcontracts with an appropriately licensed specialty contractor to perform the work.

Subsections (b) & (c) of section 7057 specifically define the situations in which a "B" contractor may take a prime contract or subcontract.

3.

EYHIBIT A



DEPARTMENT OF CONSUMER AFFAIRS

Contractors State License Board

A - General Engineering Contractor

Business & Professions Code Division 3, Chapter 9. Contractors, Article 4. Classifications

7056. A general engineering contractor is a contractor whose principal contracting business is in connection with fixed works requiring specialized engineering knowledge and skill, including the following divisions or subjects: irrigation, drainage, water power, water supply, flood control, inland waterways, harbors, docks and wharves, shipyards and ports, dams and hydroelectric projects, levees, river control and reclamation works, rallroads, highways, streets and roads, tunnels, airports and airways, sewers and sewage disposal plants and systems, waste reduction plants, bridges, overpasses, underpasses and other similar works, pipelines and other systems for the transmission of petroleum and other liquid or gaseous substances, parks, playgrounds and other recreational works, refineries, chemical plants and similar industrial plants requiring specialized engineering knowledge and skill, powerhouses, power plants and other utility plants and installations, mines and metallurgical plants, land leveling and earthmoving projects, excavating, grading, trenching, paving and surfacing work and cement and concrete works in connection with the above mentioned fixed works

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DEPARTMENT OF CONSUMER AFFAIRS

Contractors State License Board

Contractor's License Detail - License # 984729

DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

- CSLB complaint disclosure is restricted by law (<u>B&P 7124.6</u>) If this entity is subject to public complaint disclosure, a link for complaint disclosure will appear below. Click on the link or button to obtain complaint and/or legal action information.
- ->> Per B&P 7071.17, only construction related civil judgments reported to the CSLB are disclosed.
- ->> Arbitrations are not listed unless the contractor fails to comply with the terms of the arbitration.
- Due to workload, there may be relevant information that has not yet been entered onto the Board's license database.

(See page C-12 Item #1) 984729 License Number Extract Date 10/31/2013 KANA ENGINEERING GROUP INC Business Phone Number: (714) 986-1400 **Business Information** 9674 HERMOSA AVENUE RANCHO CUCAMONGA, CA 91730 Entity Corporation Issue Date 06/24/2013 (See Page C-12 Item #2) **Expire Date** 06/30/2015 **ACTIVE** License Status This license is current and active. All information below should be reviewed. CLASS DESCRIPTION Classifications Α GENERAL ENGINEERING CONTRACTOR CONTRACTOR'S BOND This license filed a Contractor's Bond with AMERICAN CONTRACTORS INDEMNITY COMPANY. Bond Number: 100225030 **Bond Amount: \$12,500** Effective Date: 06/18/2013 **Bonding** BOND OF QUALIFYING INDIVIDUAL

bond of qualifying individual is not required.

The Responsible Managing Officer (RMO) LOCKE DANIEL ALAN certified that he/she owns 10 percent or more of the voting stock/equity of the corporation. A

https://www2.csib.ca.gov/onlineservices/checklicensell/LicenseDetail.aspx?LicNum=984729

NEW BUSINESS

Destruction of Water Well No. 4 and No. 309 - Award of Contract

RECOMMENDATION

That the Water Utility Authority take the following actions:

- 1. Accept the bid amount of \$107,784.00 and award a contract to General Pump Company to destroy Water Well No. 4 and No. 309.
- 2. Authorize the City Engineer to execute a contract with General Pump Company.

BACKGROUND

The Water Utility Authority (WUA) at their meeting of October 24, 2013, authorized the City Engineer to advertise for bids to destroy Water Well No. 4 and No. 309.

The State of California Department of Water Resources (DWR) requires that a well that is no longer useful must be destroyed to assure that the ground water supply is protected and preserved for further use, and the potential physical hazard is eliminated.

A well is considered "abandoned" or permanently inactive if it has not been used for one year, unless the owner demonstrates intention to use the well again. Two (2) water wells within the City have been determined to fall within the DWR's definition of abandoned. Water Well No. 4 is located 11921Telegraph Road. Water Well No. 309 is located 11130 Idalene Street.

Bids were opened on November 19, 2013. Only one bid was received and opened. The single bid was from General Pump Company from San Dimas, California. The bid amount to perform the work was \$107,784.00. The bid amount was consistent with the Engineer's cost estimate of \$80,000-\$100,000. Staff reviewed the bid and found no irregularities. Staff checked references and determined that General Pump Company had the qualifications and experience to perform the work. Staff is recommending that the WUA award a contract to General Pump Company to perform the destruction of Water Well No. 4 and No. 309 for an amount of \$107,784.00.

FISCAL IMPACT

The funding for the Destruction of Water Wells No. 4 and No. 309 is included in the approved Water Fund budget for FY 2013-2014.

Report Submitted By:

Noe Negrete, Director

Department of Public Works

Date of Report: December 4, 2013

INFRASTRUCTURE IMPACT

The destruction of Water Well No. 4 and No. 309 will bring the City into compliance with State requirements and also protect the health and welfare of the community.

Thaddeus McCormack

City Manager/Executive Director

Attachments:

1. Contract Agreement

CITY OF SANTA FE SPRINGS WATER UTILITY AUTHORITY CONTRACT AGREEMENT

FOR

DESTRUCTION OF WATER WELL NO. 4 AND NO. 309

IN THE CITY OF SANTA FE SPRINGS

This Contract Agreement is made and entered into the above-stated project this <u>12th</u> day of <u>December 2013</u> BY AND BETWEEN the City of Santa Fe Springs Water Utility Authority, as AGENCY, and <u>General Pump Company</u>, as CONTRACTOR in the amount of <u>\$107,784.00</u>.

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.

ACTOR ESS FE SPRINGS WATER
AIRPERSON
d

ACKNOWLEDGEMENT

State of California County of)	
On	before me,(Insert	t name and title of the officer)
Personally appeared		
subscribed to the within in in his/her/their authorized	pasis of satisfactory evidence to be to strument and acknowledged to me to capacity(ies), and that by his/her/th supon behalf which the person(s) actor	hat he/she/they executed the same neir signature(s) on the instrument
I certify under PENALTY foregoing paragraph is true	OF PERJURY under the laws o and correct.	f the State of California that the
WITNESS my hand and of	ficial seal.	
Signature	(Seal)

Bond No.:	

FAITHFUL PERFORMANCE BOND FOR

DESTRUCTION OF WATER WELL NO. 4 AND NO. 309

IN THE CITY OF SANTA FE SPRINGS

1, 112 011 01	
KNOWN ALL PERSONS BY THESE PRESEN hereinafter referred to as "Contractor" as principal, as "Surety", are held and firmly bound Utility Authority, hereinafter referred to as the "A dollars (\$, and
(100%) of the total contract amount for the above well and truly to be made, we bind ourselves, joint	e stated project, for the payment of which sum, tly and severally, and firmly by these presents.
The Conditions of this obligation are such that, what about to enter into a Contract for said AGENCY accordance with the drawings and specifications to by this reference:	Y for the above-stated project in said City, in
NOW THEREFORE, if said Contractor shall vecovenants and obligations of said contract on Contimes and in the manner specified herein, then this shall be and remain in full force and effect.	ntractor's part to be done and performed at the
PROVIDED, that any alternations in the obligate provisions of said contract shall not in anyway hereunder, and notice of such alterations of the contract.	release either said Contractor or said Surety
IN WITNESS WHEREOF, we have hereunto set of, 20	our hands and seal this day
Contractor	Surety
Ву:	By:
Address	Address
() Area Code/Phone Number	() Area Code/Phone Number
Area Code/Phone Number	Area Code/Phone Number
(Contractor signature must be notarized as well as Suret	ty with proper acknowledgement attached.)

ACKNOWLEDGEMENT

County of)	
On	before me,	(Insert name and title of the officer)
subscribed to the within inst in his/her/their authorized ca	sis of satisfactory eviden rument and acknowledge apacity(ies), and that by	ace to be the person(s) whose name(s) is/are ed to me that he/she/they executed the same his/her/their signature(s) on the instrument son(s) acted, executed the instrument.
I certify under PENALTY foregoing paragraph is true a		e laws of the State of California that the
WITNESS my hand and office	cial seal.	
Signature		(Seal)

Bond No.:	

$\begin{array}{c} \text{MATERIAL AND LABOR BOND} \\ \text{FOR} \end{array}$

DESTRUCTION OF WATER WELL NO. 4 AND NO. 309

IN THE CITY OF SANTA FE SPRINGS

KNOWN ALL PERSONS BY THESE PRES	SENTS that we,					
hereinafter referred to as "Contractor" as principal, and, as "Surety", are held and firmly bound unto the City of Santa Fe Springs Water Utility Authority, hereinafter referred to as the "AGENCY," in the sum of dollars (\$						
					about to enter into the annexed Contract Agree if Contractor or any subcontractor fails to pay performance of the work to be done under said State Unemployment Insurance Act with respendent to the sum set forth above persons entitled to file claims under the State alterations in the work to be done, material	nat, whereas Contractor has been awarded and is ement with AGENCY for the above-stated project, of for any labor or material of any kind used in the discontract, or fails to submit amounts due under the ect to said labor, Surety will pay for the same in an eve, which amount shall insure to the benefit of all late Code of Civil Procedures; provided that any last to be furnished, or time for completion made its shall not in any way release either Contractor or waived by Surety.
					IN WITNESS WHEREOF the parties have set day of	their names, titles, hands, and seals this, 20
Contractor	Surety					
Ву:	Ву:					
Address	Address					
()Area Code/Phone Number	() Area Code/Phone Number					
(Contractor signature must be notarized as well as S	Surety with proper acknowledgement attached.)					

ACKNOWLEDGEMENT

State of California County of)	
On	before me,	(Insert name and title of the officer)
subscribed to the within inst in his/her/their authorized c the person(s), or the entity up	asis of satisfactory eviden trument and acknowledge apacity(ies), and that by pon behalf which the pers	ce to be the person(s) whose name(s) is/are and to me that he/she/they executed the same his/her/their signature(s) on the instrument son(s) acted, executed the instrument. e laws of the State of California that the
foregoing paragraph is true a		o laws of the state of Camornia that the
WITNESS my hand and offi	icial seal.	
Signature		_ (Seal)

MINUTES OF THE ADJOURNED MEETINGS OF THE SANTA FE SPRINGS HOUSING SUCCESSOR, SUCCESSOR AGENCY AND CITY COUNCIL

November 13, 2013

1. CALL TO ORDER

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

2. ROLL CALL

Present: Councilmembers González, Rios, Rounds, Mayor Pro Tem Trujillo, Mayor 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, Assistant City Manager/Director of Finance; Mike Crook, Fire Chief; Anita Jimenez, Deputy City Clerk

HOUSING SUCCESSOR

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

CITY COUNCIL

3. CITY MANAGER REPORT

The City Manager reported that staff has met with the Department of Toxic Substance Control regarding PhibroTech to facilitate the clean up of the property. The Mayor and the City Manager will be in Sacramento in January to meet with legislators to further this advocacy.

4. CONSENT AGENDA

Approval Minutes

A. Minutes of the October 8, 2013 Regular City Council Meeting

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

Councilmember Rios moved the approval of Item 4A; Councilmember Rounds seconded the motion which passed unanimously.

NEW BUSINESS

5. 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.

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

Community Services Supervisor Jeff Mahlstede introduced representatives of LeFiell, George Ray who spoke on project. Artist James Russell spoke about the art piece. The



piece will be 15 feet tall and have a 2-foot base. The Council complimented LeFiell on the appearance of their new facility.

6. <u>FY 2012-13 Preliminary Financial Year-End Review and FY 2014-15 Budget Preparation Calendar</u>

Recommendation: That the City Council receive and file this report.

Mayor Pro Tem Trujillo moved the approval of Item 6; Councilmember Rios seconded the motion which passed by the following roll call vote: González, Rios, Rounds, Trujillo, Moore.

7. Whittier Utility Authority Approval of Amendment No. 1 to Communication Tower Lease Agreement No. WUA11-001

Recommendation: That the City Council: 1). Approve Amendment No. 1 to Lease Agreement No. WUA11-001; and 2). Authorize the City Manager to execute Amendment No. 1 to the Lease Agreement No. WUA11-001.

Councilmember Rounds moved the approval of Item 7; Councilmember Rios seconded the motion which passed by the following roll call vote: González, Rios, Rounds, Trujillo, Moore.

8. Approve Community Support to St. Paul High School for Renovation Project

Recommendation: That the City Council approve \$5,000 in community support from the General Fund Reserves to help with the funding for St. Paul High School's \$3.5 million campus renovation project.

Mayor Pro Tem Trujillo moved the approval of Item 8; Councilmember Rios seconded the motion which passed by the following roll call vote: González, Rios, Rounds, Trujillo, Moore.

Mayor Moore recessed the meetings at 6:15 p.m. for the Closed Session.

CLOSED SESSION

9. <u>CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION</u>

Subdivision (d)(1) of Section 54956.9

Name of Case: Lakeland Development Bankruptcy Action

Case Number: 2:12-bk-25842 RN

SUCCESSOR AGENCY/CITY COUNCIL

CLOSED SESSION

10. CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

Subdivision (d)(1) of Section 54956.9

Name of Case: City of Santa Fe Springs; and City of Santa Fe Springs Community

Development Commission Successor Agency v. California State Dept.

of Finance, et al

Case Number: 34-2013-80001528

At 7:00 pm, Mayor Moore invited the audience to joint the Council at the Veteran's Fountain for the ceremonial wreath laying.

Mayor Moore reconvened the meetings at 7:15 p.m.

11. INVOCATION

Councilmember Rounds gave the Invocation.

12. PLEDGE OF ALLEGIANCE

The Pledge was led by members of Boy Scout Troops 307 and 4680.

INTRODUCTIONS

13. Representatives from the Youth Leadership Committee

14. Representatives from the Chamber of Commerce

The Mayor introduced Jim Cusick of Shaw Diversified Services and Curtis Mello of Heraeus Metals.

ANNOUNCEMENTS

15. Mayor Moore announced Mayor Pro Tem Trujillo's birthday and cake was served.

Director of Community Services Maricela Balderas introduced members of the Youth Leadership Committee who gave the Community Announcements.

Supervisor JoAnn Madrid gave an overview of two recent Community Services events: Sugar Skull Workshop and Pow Wow.

The Council commended staff for the work on these events.

PRESENTATIONS

16. 2013 Teacher of the Year

Lake Center Middle School Principal William Crean introduced the Teacher of the Year, Jennifer Valencia.

17. Chamber of Commerce Citizens of the Year

Debbie Baker, Chair of Santa Fe Springs Citizens Committee, announced the Residential Citizen of the Year, Mary Reed; and Industrial Citizen of the Year, Dennis Turner of PDQ Rentals. Mr. Turner thanked the City for its strong leadership in promoting volunteerism.

- **18.** Introduction of the Worldwide Mormon Helping Hands Volunteers
 - Community Services Supervisor Michelle Smith introduced the volunteers who coordinated the Community Gardens Clean Up Project: Lynn Berg, Larry Larsen, Frank Cueller, Daniel Lopez, and Gerald Vasquez.
- 19. Recognition of Cherie Blake, Community Services Department Program Coordinator for Winning the California Library Association's Public Relations Excellence Award for Best Brochure and Event Poster

Hilary Keith, Director of Library & Cultural Services introduced Cherie Blake.

20. Red Ribbon Week Community Parade and Red Ribbon Week Art Contest Winners
Program Coordinator Mary Tavera gave a recap of the week's events and introduced the Art
Contest Winners.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

21. Reappointment to Personnel Advisory Board

Mayor Moore reappointed Jim Contreras to the Personnel Advisory Board.

22. Committee Appointments

Councilmember Rios appointed Carlos Tovar to the Parks & Recreation Committee. Mayor Pro Tem Trujillo appointed Victoria Nunez to the Youth Leadership Committee.

23. ORAL COMMUNICATIONS

Mayor Moore opened Oral Communications at 7:57 p.m. Mario Gonzalez requested that the City consider building a skate park in the City. Oral Communications were closed at 7:59 p.m. Mayor Pro Tem Trujillo stated that she has been working on this issue.

24. EXECUTIVE TEAM REPORTS

Wayne Morrell announced the Grand Opening of NTMA Training Center. He recommended that the issue of mannequin advertising be addressed by the City.

Noe Negrete reported that the City Hall HVAC System project is 90% complete. A Public Meeting for I-5 Expansion Project will be held Nov. 18 at 6:00 p.m. at Town Center.

There is a scheduled closure of the 5 Freeway this weekend. The City Hall experienced minor damage during the recent storm. The Valley View bridge is operational; trains are running on new bridge.

Mike Crook announced that Firefighter/Paramedic Chris Gardea will be receiving the Boy Scouts "Good Scout Award" tomorrow night.

Jose Gomez reported that the City recouped \$68,000 in property damages claims.

Marcela Balderas reported that the Halloween Carnival and Haunted House activities were very positive. She announced that James Velasco will begin providing free Notary Service in English and Spanish on the 2nd Monday of each month at GVNC.

The Council commended staff on the various events provided to the residents over the past months.

25. ADJOURNMENT

At 8:13 p.m., Mayor Moore adjourned the meetings in memory of Victor Duran, son of Arcelia Miranda.

	Richard J. Moore, Mayor	
ATTEST:		
Anita Jimenez, CMC Deputy City Clerk	Date	

SEE ITEM 7A

PUBLIC HEARING/ORDINANCE FOR PASSAGE

<u>Ordinance No. 1048 – Zoning Ordinance Amendment – Density Bonuses and Affordable Housing Incentives</u>

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:

- 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.

BACKGROUND

At its meeting of November 25, 2013, the Planning Commission recommended that the City Council adopt Ordinance No. 1048, which established definitions and standards for affordable housing projects, including incentives and density bonus provisions. Ordinance No. 1048 was introduced and passed its first reading at the November 26, 2013 City Council meeting.

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.

Report Submitted By: Wayne Morrell,
Planning Department

Date of Report: December 5, 2013

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.

Report Submitted By: Wayne Morrell,
Planning Department

Date of Report: December 5, 2013

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.

<u>Calculating the Bonus:</u> 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.

Report Submitted By: Wayne Morrell,
Planning Department

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.

	Assumed Persons Per Housing Unit	
Housing Unit Type	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-lncome 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	Density Bonus	
Very Low-Income Units	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 discretional 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:

	Assumed Persons Per Housing Unit					
Housing Unit Type	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 minimum15' 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 spaced 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
- (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.

Subsection may include, but are not limited to, any of the following:

- (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.
 - (i) 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) Not withstanding 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.

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.

Anita Jimenez, Deputy City Clerk

City of Santa Fe Springs

City Council Meeting

December 12, 2013

PUBLIC HEARING/ORDINANCE FOR PASSAGE

<u>Ordinance No. 1049 – Zoning Ordinance Amendment-Reasonable</u> Accommodations for Disabled Pe<u>rsons</u>

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. 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.
- 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.
- 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.

BACKGROUND

At its meeting of November 25, 2013, the Planning Commission recommended that the City Council adopt Ordinance No. 1049, which established reasonable accommodation procedures. Ordinance No. 1049 was introduced and passed its first reading at the November 26, 2013 City Council meeting.

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.

Report Submitted By: Wayne Morrell,

Date of Report: December 5, 2013

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,

Report Submitted By: Wayne Morrell Planning Department

Date of Report: December 5, 2013

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:

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) <u>Purpose</u>. 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) <u>Variance Not Required</u>. 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) <u>Director Review</u>. 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) <u>Planning Commission Review</u>. 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) <u>Ability to Require Additional Information</u>. 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.

PUBLIC HEARING/ORDINANCE FOR PASSAGE

<u>Ordinance No. 1050 – Zoning Ordinance Amendment-Emergency Shelters and Transitional and Supportive Housing</u>

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. 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.

BACKGROUND

At its meeting of November 25, 2013, the Planning Commission recommended that the City Council adopt Ordinance No. 1050, which established definitions and development standards for Emergency Shelters and Transitional and Supportive Housing. Ordinance No. 1050 was introduced and passed its first reading at the November 26, 2013 City Council meeting.

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.

Report Submitted By: Wayne Morrell,

Planning and Development Dept.

Date of Report: December 5, 2013

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).

<u>Transitional Housing (Health and Safety Code Section 50675.2(h)):</u> "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

2014-2021 Housing Element	<u>Goal</u>	Policy					
	2.0: Promote the continued availability of a range of housing types to meet the	2.5: Provide zoning which facilitates the following uses: manufactured housing, community care facilities, transitional and supportive housing, and emergency shelters.					
	needs of existing and future residents	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.					
General Plan Element	Goal	<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 1139.3 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 vote:	Ordinance wa	s adopted	this	12 th	day	of De	ecem	ber,	2013,	by	the	followin	g
AYES NOES ABSENT ABSTAIN													
					Rich	ard J	I. Mo	ore,	Mayoı	r			
ATTES	T:												

Anita Jimenez, Deputy City Clerk



December 12, 2013

ORDINANCE FOR PASSAGE

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.

BACKGROUND

Ordinance No. 1051 passed its first reading at the November 26, 2013 City Council meeting. Below is the substance of the agenda report for the proposed ordinance change, as it appeared at the City Council meeting of November 26.

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; 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 STORAGE. HANDLING AND USE HAZARDS ARISING FROM THE AND DEVICES. **HAZARDOUS** SUBSTANCES, **MATERIALS** AND 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:

<u>Section 5704.2.9.6.1.</u> 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.

<u>Section 5706.2.4.4</u> 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.

<u>Section 5806.2</u> 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.

<u>Section 6104.2</u> 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 form 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	ance of Wall from Storage, feet (m)		
	Under 50	50 to 200	Over 200
	Pallets	Pallets	Pallets
Blank Masonry	0	0	10 (3.1m)
Masonry, 1 Hour	0	10 (3.1m)	20 (6.2m)
Masonry, < 1 Hour	10	20 (6.2m)	30 (9.3m)
Other Construction with	10	20 (6.2m)	30 (9.3m)
Exposure Protection	(3.1m)		
ther Construction without	20	30 (9.3m)	50 (15.5m)
Exposure Protection	(6.2m)		

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 12 roll call vote:	e th day of December, 2013, by the following
AYES: NOES: ABSENT:	Richard J. Moore, MAYOR
ATTEST:	,
Anita Jimenez, DEPUTY CITY CLERK	

City of Santa Fe Springs



City Council Meeting

December 12, 2013

PUBLIC HEARING - ORDINANCE FOR INTRODUCTION

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.

BACKGROUND

The California Health and Safety Code requires that local jurisdictions maintain and update the codes which govern construction within the State. This means that local jurisdictions must adopt ordinances to impose the same building standards as are contained in the California Building Standards Code, with the exception that they may establish building standards that are more restrictive and that are reasonably necessary due to one of the following three conditions: local climatic, geological, and/or topographical conditions.

The State recently adopted the 2013 Edition of the California Building Standards Code (hereinafter referred to as "State Code"), which includes the 2013 California Building, Electrical, Plumbing, Mechanical, and Residential Codes. Below is a list of the construction codes recently adopted by the State:

California Building Standards Code

2013 California Building Code

2013 California Electrical Code

2013 California Plumbing Code 2013 California Mechanical Code

2013 California Residential Code

Subsequently, to meet the California Health and Safety Code requirements, the County of Los Angeles recently adopted (by reference) the 2013 State Code. Additionally, the County adopted several amendments found to be critical and necessary due to local topographical, geological, and/or climatic conditions. Attachment "A" provides a summary chart of the amendments to the State's building standards, as well as applicable findings for each amendment.

The primary source for the amendments made by the County of Los Angeles County has been the documentation published by the International Code Council

Report Submitted By: Cuong Nguyen

Planning and Development Department

Date of Report: December 5, 2013

Ordinance No. 1052 Page 2 of 3

Los Angeles Basin Chapter (ICC-LABC), which has the support of many local jurisdictions. The ICC-LABC program's goal is to provide consistency in code language and interpretation within the Los Angeles County area. These local jurisdiction amendments are structures to be consistent with the 2013 State Code Provisions.

At this time, in order for the City of Santa Fe Springs to be in compliance with State Law and provide the most current review services for building construction, it is recommended that the City Council amend the current City Code and adopt the 2014 Edition of Los Angeles County Code Title 26 (Building), Title 27 (Electrical), Title 28 (Plumbing), Title 29 (Mechanical), and Title 30 (Residential) with amendments found by the County to be necessary due to local climatic, geological, and/or topographical conditions.

PROPOSED CHANGES

The 2014 Los Angeles County Building, Electrical, Plumbing, Mechanical, and Residential Codes is essentially the 2013 State of California Building, Electrical, Plumbing, Mechanical, and Residential Codes, respectively, and as mentioned previously, the County amendments made necessary by the diverse geology, topography, and climate conditions found locally. Many of the local amendments to the Code are based on the model language generated by the International Code Council Los Angeles Basin Chapter (ICC-LABC) to provide consistency in code language and interpretation within the Los Angeles County area, thereby assisting local construction industry by unifying and streamlining the permitting process.

A summary chart of the amendments to the State's building standards, as well as applicable findings for each amendment is provided in Attachment "A" — Summary of Changes. Since the changes merit individual attention, it should be noted that the summary is not designed to be an in-depth study of the changes, rather to direct the reader to the areas of change.

IMPACTS

The benefit of adopting the 2014 Edition of the Los Angles County Building, Electrical, Plumbing, Mechanical, and Residential Codes is that it will provide building inspectors/officials and plan examiners with further clarification of the intent and the applicability of the California Building Code when presented with a variety of construction issues. Additionally, the proposed amendment by Los Angeles County helps minimizes differences in Code language and interpretation within the region, thereby assisting the local construction industry by unifying and streamlining the permitting process.

Although some training is required to ensure that building inspectors/officials and plan examiners are familiar with the changes, the cost to provide the necessary

Report Submitted By: Cuong Nguyen
Planning and Development Department

Date of Report: December 5, 2013

code updates and related training is already pre-funded through existing construction-related plan review and permit revenues. There are no proposed changes to the current fees charged for obtaining permits or inspections relating to the proposed Code changes.

Potential increase in construction cost, however, may occur for new construction and for major rehabilitation of buildings relative to the proposed code changes. Those potential cost increases, however, would be offset by the savings realized through efficiency improvements and through mitigating property damage and loss.

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 for the proposed Development Plan Approval project was published in a newspaper of general circulation (Whittier Daily News) on November 30, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center on November 27, 2013, as required by the State Zoning and Development Laws and by the City's Municipal Code.

ENVIRONMENTAL DOCUMENTS

An amendment to the City's Code to adopt the 2014 Edition of Los Angeles County Code Title 26 (Building), Title 27 (Electrical), Title 28 (Plumbing), Title 29 (Mechanical), and Title 30 (Residential) to comply with the California Health and Safety Code requirements is considered to be a statutorily exempt project by the State Legislature, pursuant to the Public Resource Code Section 21080(b)(15). Consequently, the project is not subject to any CEQA procedures or policies and, therefore, no other environmental documents are required by law.

Thaddeus McCormack

City Manager

Attachments:

Proposed Ordinance No. 1052

Attachment "A" - Summary of Changes

Report Submitted By: Cuong Nguyen

Planning and Development Department

Date of Report: December 5, 2013

ORDINANCE NO. 1052

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING THE CITY CODE BY ADOPTING BY REFERENCE THE 2014 EDITION OF THE LOS ANGELES COUNTY BUILDING CODE AS SET FORTH IN THE LOS ANGELES COUNTY CODE, TITLE 26, THE 2014 EDITION OF THE LOS ANGELES COUNTY PLUMBING CODE, TITLE 27, THE 2014 EDITION OF THE LOS ANGELES COUNTY PLUMBING CODE, TITLE 28, THE 2014 EDITION OF THE LOS ANGELES COUNTY MECHANICAL CODE, TITLE 29, THE 2014 EDITION OF THE LOS ANGELES COUNTY RESIDENTIAL CODE, TITLE 30, IN LIEU OF THE PRESENT BUILDING, ELECTRICAL, PLUMBING, MECHANICAL AND RESIDENTIAL CODES OF THE CITY.

WHEREAS, the County of Los Angeles has amended Title 26, Title 27, Title 28, Title 29, and Title 30 of the Los Angeles County Code by adoption of the California Building Code (2013 Edition), the California Electrical Code (2013 Edition), the California Plumbing Code (2013 Edition), the California Mechanical Code (2013 Edition), the California Residential Code (2013 Edition), and

WHEREAS, the proposed changes and modifications to the building standards contained in the 2013 California Building, Electrical, Plumbing, Mechanical and Residential Codes are reasonably necessary because of local climatic, geological, and/or topographical conditions; and

WHEREAS, Health and Safety Code Section 17958 and 18941.5 provides that the City of Santa Fe Springs shall adopt ordinances and regulations imposing the same or modified requirements found necessary due to local climatic, geological, or topographical conditions as contained in regulations adopted by the State pursuant to Health and Safety Code Section 17922; and

WHEREAS, an amendment to the City's Code to adopt the 2014 Edition of Los Angeles County Code Title 26 (Building), Title 27 (Electrical), Title 28 (Plumbing), Title 29 (Mechanical) and Title 30 (Residential) is considered to be a statutorily exempt project by the State Legislature, pursuant to the Public Resource Code Section 21080(b)(15); and

WHEREAS, the City of Santa Fe Springs utilizes the Los Angeles County Codes as the building laws of the City of Santa Fe Springs, except as they relate to establishing fees; and

WHEREAS, in the event of any conflict between any provision of this Ordinance and any other provision in the City Code, this Ordinance shall prevail.

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

SECTION 1. Subsection (A) of Section 150.001 Building Laws Adopted of the City is revised to read as follows:

- 1) The 2014 Edition of the Los Angles County Building Code, as set forth in Los Angles County Code, Title 26, except as to the establishment of fees.
- 2) The 2014 Edition of the Los Angles County Electrical Code, as set forth in the Los Angeles County Code, Title 27, except as to the establishment of fees.
- 3) The 2014 Edition of the Los Angles County Plumbing Code, as set forth in the Los Angeles County Code, Title 28, except as to the establishment of fees.
- 4) The 2014 Edition of the Los Angeles County Mechanical Code, as set forth in the Los Angles County Code, Title 29, except as to the establishment of fees.
- 5) The 2014 Edition of the Los Angeles County Residential Code, as set forth in the Los Angles County Code, Title 30, except as to the establishment of fees

SECTION 2. With respect to the codes adopted by reference herein, the City Council hereby makes the express finding that the modifications and changes contained are needed, pursuant to the provisions of Section 17958 and 18941.5 of the Health and Safety Code of the State of California. The City Clerk is directed to transmit a copy of this ordinance to the Department of Housing and Community Development of the State of California.

PASSED and ADOPTED thisth day call vote:	of December, 2013, by the following roll
AYES:	
NOES:	
ABSENT:	
ATTEST:	Mayor
City Clerk	

ATTACHMENT A

Summary of Changes

TITLE 26, BUILDING CODE, 2014 EDITION TITLE 27, ELECTRICAL CODE, 2014 EDITION TITLE 28, PLUMBING CODE, 2014 EDITION TITLE 29, MECHANICAL CODE, 2014 EDITION TITLE 30, RESIDENTIAL, 2014 EDITION

The 2014 Los Angeles County Building, Electrical, Plumbing, Mechanical, and Residential Codes will be comprised of the 2013 State of California Building, Electrical, Plumbing, Mechanical, and Residential Codes, respectively, and the Los Angeles County amendments made necessary by local conditions within the County.

The primary source for the Los Angeles County amendments to these Codes has been the documentation published by the International Code Council Los Angeles Basin Chapter (ICC-LABC), which has the support of many local jurisdictions. The ICC-LABC program's goal is to provide consistency in code language and interpretation within the Los Angeles County area. These local jurisdiction amendments are structured to be consistent with the 2013 State Code provisions.

In adopting the ordinances and regulations pursuant to Sections 17958 and 18941.5 of the Health and Safety Code, the County of Los Angeles and/or the City of Santa Fe Springs is authorized to make changes and modifications in the requirements contained in the provisions published in the California Building Standards Code after making an express finding that such modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions. Following is a summary of the general and specific substantial evidence of our local findings in support of our amendments.

TOPOGRAPHICAL CONDITIONS:

Topography is defined as the physical features of the land, especially its landform measured in relief and contour. The County of Los Angeles contains coastal regions, deserts and steep hillside terrain. The majority of the 4,011 square miles of County area drains to the Pacific Ocean through a series of incised valleys with steep canyon walls and flat alluvial plains. These canyons are subject to severe cycles of wildfires and flash flood, landslide, and potential liquefaction.

Ground conditions such as the movement of surface and subsurface water, weathering, wind and seismic activity are the geologic systems constantly operating on and within the earth. Individually, these processes are significant. Often they are interrelated. Hence, topography may be the result of a composite of processes. The intensity and importance of these many geologic processes in any specific area is dependent upon several factors: geographic location, climate, elevation, earth materials and composition, and time. Varying combinations of these factors can create totally different topography.

GEOLOGICAL CONDITIONS:

The County of Los Angeles is interlaced with numerous earthquake faults, including the San Andreas Fault, which runs through, adjacent to and beneath the entire region. Categorized as Seismic Design Categories D, E and F, Los Angeles County is considered to be one of the most seismically active areas in the world. Seismic experts predict a massive earthquake on one of these faults within the next 25 years and several earthquakes similar in intensity to the 1994 Northridge Earthquake. Intense ground-shaking resulting from these potential earthquakes could significantly damage buildings, roadways, and utilities. In addition, landslides could be triggered in populated hillside areas, endangering lives and property. Because of local high groundwater combined with certain soil conditions, liquefaction is also a potential hazard in heavily urbanized areas. This dangerous combination can turn normally stable soils to quicksand during a moderate to major earthquake. Recently released maps by the California Geological Survey depict numerous areas within this region with a potential for liquefaction and earthquake-induced landslides.

It is known that future earthquakes will pose unusual and extraordinary stresses on buildings and structures requiring more stringent building regulations than would otherwise be required. Past seismic events have resulted in broken water lines making fire fighting more difficult, and broken gas lines and electric lines making it more likely that high risk fires will break out.

Although the Northridge Earthquake was considered a moderate size earthquake, it caused tremendous damage to buildings and structures, including minor damage to more than 115,000 buildings, moderate to major damage to more than 3,000 buildings, and the vacating of about 21,000 residential units including 2,000 homes.

In order to reduce the loss of life, limb, and property, the County requires that building designs and construction materials and techniques be commensurate with the expected level of ground shaking in a major earthquake. These requirements are based on site-specific soils and geologic conditions, as well as on the level of risk associated with potential damage to the buildings. Once environmental protection policies are met, design and construction techniques are regulated according to the most recent State of California Building, Electrical, Plumbing, Mechanical and Residential Codes, in addition to the increased requirements as deemed necessary by local jurisdictions to reduce geologic and seismic risks to acceptable levels.

CLIMACTIC CONDITIONS:

Climatic events in Los Angeles County continue to have a short and long-term impact on building requirements. For example, damage and injuries related to El Nino type storms, drought and fires have driven changes to the building codes. These changes were based on lessons learned from these events and were developed to lessen the impact of the next climatic event.

The topography of Los Angeles County is diverse. It encompasses the islands of Santa Catalina, 35 miles offshore in the Pacific Ocean, the broad expanses of the Los Angeles basin and the San Fernando Valley, the Santa Monica Mountains that

reach over 3,000 feet, the San Gabriel Mountains that exceed 10,000 feet, and the dry and sparsely populated Antelope Valley of the Mojave Desert.

Los Angeles County's climate is greatly affected by topography. Like the terrain, the climate of Los Angeles County is one of extremes. The complex coastal topography and mountainous regions, for example, can induce heavy precipitation. The mountain and foothill areas create special weather conditions. Moist air masses move inland from the Pacific and are cooled as they meet and rise over the mountains. This cooling produces heavy rainfalls on the windward slopes, known as the orographic effect.

Some of the heaviest 24-hour precipitation totals ever reported in the entire state of California were recorded in these local mountains. Over 26 inches of rain fell in just 24 hours in the San Gabriel Mountains in 1943. In fact, in 1998, the U.S. Department of Commerce estimated that the maximum probable 24-hour precipitation is over 48 inches for the mountain ranges of Los Angeles County. This type of precipitation makes floods more likely.

The entire County of Los Angeles has a distinct wet season. Floods are more frequent during this season. When a very wet winter follows several dry ones, severe flooding can occur. This creates severe hazards from mud and debris flows. Documented debris avalanches have occurred in Los Angeles County during at least 9 rainy seasons since 1915.

Wind is another complex climatic condition affecting Los Angeles County. Wind is a major factor affecting the size of wildfires. Specifically, the Santa Ana Winds occurring in late summer and early fall, compress air through mountain gaps into the Los Angeles Basin, warming the area by five degrees Fahrenheit for every 1,000 feet that it descends. These winds become hot and dry and reach gale force when descending into the basin. These winds in conjunction with topography create areas within Los Angeles County such as Malibu that have the highest levels of fire activity in the entire country.

Finally, lack of precipitation is another climatic condition found in Los Angeles County. Drought conditions from 1975 through 1977 caused agricultural damage and proliferated wildfires and landslides and thereby ushered in the era of low-flow water fixtures and natural landscaping as mandated in the County's building code.

CONCLUSION:

The diverse geology, topography, and climate conditions found in the County of Los Angeles present a severe potential for geotechnical, geologic, flood and fire hazards to name a few. These features require the County of Los Angeles and/or City of Santa Fe Springs to adopt more stringent and specific standards then are included in the State Code to address the potential risks in the built environment.

The proposed amendments to the State Code are basing on specific findings and determinations:

BUILDING CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
701A.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
703A.5.2 & 703A.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
704A.3	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
705A.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
1029.4	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of earthquake fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed amendment is intended to prevent

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
		occupants from being trapped in a building and to allow rescue workers to easily enter after an earthquake.
1507.3.1	Geological	Section amended to require concrete and clay tiles to be installed over solid structural sheathing boards only, due to the increased risk of significant earthquakes in the County. The changes in Section 1507.3.1 are needed because there were numerous observations of tile roofs pulling away from wood framed buildings following the 1994 Northridge Earthquake. Where sheathing beneath the tile roofs was not nailed adequately or the nails were not attached on each side of each tile or the nail just pulled out over a period of time because the shank of the nails were smooth. The Structural Engineers Association of Southern California ("SEAOSC") and the Los Angeles City Joint Task Force committee findings indicated significant problems with tile roof due to inadequate design and/or construction. Therefore, the amendment is needed to needed to minimize such occurrences in the event of future significant earthquakes.
Table 1507.3.7	Geological	Table amended to require proper anchorage for clay or concrete tiles from sliding or rotating due to the increased risk of significant earthquakes in the County. Design provisions developed based on detailed study of the 1994 Northridge and the 1971 Sylmar earthquakes need to be incorporated into the local building code.
1613.6 through 1613.6.1	Geological	The inclusion of the importance factor in this equation has the unintended consequence of reducing the minimum seismic separation distance for important facilities such as hospital, school, police, and fire station, etc., from adjoining structures. The deletion of the importance factor from Equation 16-44 will ensure that a safe seismic separation distance is provided. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1613.6.2	Geological	Observed damages to one- and two-family dwellings of light frame construction after the

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
		Northridge Earthquake may have been partially attributed to vertical irregularities common to this type of occupancy and construction. In an effort to improve quality of construction and incorporate lessons learned from studies after the Northridge Earthquake, the modification to ASCE 7-05 Section 12.2.3.1 by limiting the number of stories and height of the structure to two stories will significantly minimize the impact of vertical irregularities and concentration of inelastic behavior from mixed structural systems. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1613.6.3	Geological	A SEAOSC and Los Angeles City Joint Task Force investigated the performance of concrete and masonry construction with flexible wood diaphragm failures after the Northridge earthquake. It was concluded at that time that continuous ties are needed at specified spacing to control cross grain tension in the interior of the diaphragm. Additionally, subdiaphragm shears need to be limited to control combined orthogonal stresses within the diaphragm. Recognizing the importance and need to continue the recommendation made by the task force, but also taking into consideration the improved performance and standards for diaphragm construction today, a proposal to increase the continuous tie spacing limit to 40 ft in lieu of 25 ft and to use 75 percent of the allowable code diaphragm shear to determine the depth of the sub-diaphragm in lieu of the 300 plf is deemed appropriate and acceptable. The Los Angeles region is within a very active geological location. The various jurisdictions within this region have taken additional steps to prevent roof or floor diaphragms from pulling away from concrete or masonry walls. This decision was made due to the frequency of this type of failure during the past significant earthquakes. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
1613.7	Geological Topographical	Section is added to improve seismic safety of buildings constructed on or into hillsides. Due to the local topographical and geological conditions of the sites within the Los Angeles region and their probabilities for earthquakes, this technical amendment is required to address and clarify special needs for buildings constructed on hillside locations. A SEAOSC and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by both the City and County of Los Angeles for several years with much success. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.
1704.5	Geological	The language in Sections 1704.5 of the California Building Code permits the owner to employ any registered design professional to perform structural observations with minimum guidelines. However, it is important to recognize that the registered design professional responsible for the structural design has thorough knowledge of the building he/she designed. By requiring the registered design professional responsible for the structural design or their designee who were involved with the design to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. Additional requirements are provided to help clarify the role and duties of the structural observer and the method of reporting and correcting observed deficiencies to the building official. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1704.5.1	Geological	With the higher seismic demand placed on buildings and structures in this region, the language in Sections 1704.5.1 Item 3 of the

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
		California Building Code would permit many low- rise buildings and structures with complex structural elements to be constructed without the benefit of a structural observation. By requiring a registered design professional to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. An exception is provided to permit simple structures and buildings to be excluded. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1705.3 and Table 1705.3	Geological	Results from studies after the 1994 Northridge Earthquake indicated that a significant portion of the damages were attributable to lack of quality control during construction resulting in poor performance of the building or structure. Therefore, the amendment restricts the exceptions to the requirement for special inspection. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1705.11	Geological	In Southern California, very few detached one- or two-family dwellings not exceeding two stories above grade plane are built as "box-type" structures, specially for those in hillside areas and near the oceanfront. Many with steel moment frames or braced frames, and or cantilevered columns can still be shown as "regular" structures by calculations. With the higher seismic demand placed on buildings and structures in this region, the language in Sections 1705.11 Item 3 of the California Building Code would permit many detached one- or two-family dwellings not exceeding two stories above grade plane with complex structural elements to be constructed without the benefit of special inspections. By requiring special inspections, the quality of major structural elements and connections that affect

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CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
		the vertical and lateral load resisting systems of the structure will greatly be increased. The exception should only be allowed for detached one- or two-family dwellings not exceeding two stories above grade plane assigned to Seismic Design category A, B, and C.
1807.1.4	Climatic Geological	No substantiating data has been provided to show that a wood foundation is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood retaining walls, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood foundations that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1807.1.6	Geological	With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions that do not take into consideration the surrounding environment. Plain concrete performs poorly in withstanding the cyclic forces resulting from seismic events. In addition, no substantiating data has been provided to show that under-reinforced foundation walls are

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
GGBE GEGITOR		effective in resisting seismic loads and may potentially lead to a higher risk of failure. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these issues into consideration. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.
1809.3	Geological	With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result for under-reinforced footings located on sloped surfaces. Requiring minimum reinforcement for stepped footings is intended to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.
1809.7 and Table 1809.7	Geological	No substantiating data has been provided to show that under-reinforced footings are effective in resisting seismic loads and may potentially lead to a higher risk of failure. Therefore, this amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions for footings that do not take into consideration the surrounding environment. It was important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these factors into consideration. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
1809.12	Climatic Geological	No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1905.1 and 1905.1.3	Geological	The design provision for wall pier detailing was originally introduced by SEAOC in 1987 to legacy Uniform Building Code (UBC) and was included in the 1988 UBC through the 1997 UBC (2002 CBC). The wall pier detailing provision prescribed under Section 1905.1.4 was intended for high seismic zones equivalent to current Seismic Design Category D, E, or F. Section 1905.1.3 was added as a complement of wall pier detailing in Seismic Design Category C (formerly seismic zones 2A and 2B under the legacy model code). ACI 318 Commentary R 21.1.1 emphasized "it is essential that structures assigned to higher Seismic Design Categories possess a higher degree of toughness," and further encourages practitioners to use special structural wall systems in regions of high seismic risk. ASCE 7 Table 12.2-1 permits

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
		intermediate precast structural wall system in Seismic Design Category D, E, or F. Current Section 1905.1.3 is not limited to just structures assigned to Seismic Design Category C. The required shear strength under 21.3.3, referenced in Section 21.4.6, is based on Vu under either nominal moment strength or two times the code prescribed earthquake force. The required shear strength in 21.6.5.1, referenced in Section 21.9.8.2 (IBC 1905.1.4), is based on the probable shear strength, Ve under the probable moment strength, Mpr. In addition, the spacing of required shear reinforcement is 8 inches on center under current Section 21.4.6 instead of 6 inches on center with seismic hooks at both ends under Section 21.9.8.2. Requirement of wall pier under Section 21.9.8.2 would enhance better ductility. The current practice in commercial buildings constructed using precast panel wall systems is to have large window and door openings and/or narrow wall piers. Wall panels varying up to three stories high with openings resembles a wall frame which is not currently recognized under any of the defined seismic-force resisting systems other than consideration of structural wall systems. Conformance to special structural wall systems design and detailing of wall piers ensures minimum life safety performance in resisting earthquake forces for structures in Seismic Design Category D, E, or F. The modification separates wall piers designed for structures assigned to Seismic Design Category C from those assigned to Seismic Design Category D, E, or F. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of
1905.1.8	Geological	significant earthquakes in the County. This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
		investigated the poor performance observed in 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1905.1.10 through 1905.1.12	Geological	This amendment is intended to carry over critical provisions for the design of concrete columns in moment frames from the UBC. Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded. In addition, this amendment carries over from the UBC a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls from being included in the seismic load resisting system, since their failure could have catastrophic effect on the building. Furthermore, this amendment was incorporated in the Code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs has been observed in some instances to have popped out of the slab due to insufficient concrete coverage. This modification ensures that critical boundary and collector rebars are placed in sufficiently thick slabs to prevent buckling of such reinforcements. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2304.9.1 and Table 2304.9.1	Geological	Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this proposed local amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels appeared much lower in strength and drift than

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
CODE SECTION	CONDITION	nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2304.11.7	Climatic Geological	No substantiating data has been provided to show that wood used in retaining or crib walls is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood used in retaining or crib walls, when it is not properly treated and protected against deterioration, has performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood in retaining or crib walls that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2305.4	Geological	The overdriving of nails into the structural wood panels still remains a concern when pneumatic nail guns are used for wood structural panel shear wall nailing. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the 1994 Northridge Earthquake. The use of clipped head nails continues to be restricted from use in wood structural panel shear walls where the

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
		minimum nail head size must be maintained in order to minimize nails from pulling through sheathing materials. Clipped or mechanically driven nails used in wood structural panel shear wall construction were found to perform much worse in previous wood structural panel shear wall testing done at the University of California Irvine. The existing test results indicated that, under cyclic loading, the wood structural panel shear walls were less energy absorbent and less ductile. The panels reached ultimate load capacity and failed at substantially less lateral deflection than those using same size hand-driven nails. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2305.5	Geological	Many of the hold-down connectors currently in use do not have any acceptance report based on dynamic testing protocol. This amendment continues to limit the allowable capacity to 75% of the acceptance report value to provide an additional factor of safety for statically tested anchorage devices. Cyclic forces imparted on buildings and structures by seismic activity cause more damage than equivalent forces which are applied in a static manner. Steel plate washers will reduce the additional damage which can result when hold-down connectors are fastened to wood framing members. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
2306.2	Geological	The SEAOSC and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and do not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner. In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with common nails. The test result revealed that wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing. Furthermore, the cities and unincorporated areas within the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
		the thickness of the gypsum board. This amendment continues the previous amendment
2306.3 and 2307.2	Geological	the thickness of the gypsum board. This amendment continues the previous amendment adopted during the 2007 Code adoption cycle. The SEAOSC and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with stapled nails are based on monotonic testing and do not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner. In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with stapled nails would exhibit the same behavior as wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with stapled nails appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of stapled nail as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing. Furthermore, the cities and unincorporated areas within the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood
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CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
		board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board. This amendment continues the previous amendment adopted during the 2007 Code adoption cycle, and is necessary due to the increased risk of significant earthquakes in the County.
2308.3.4	Geological	With the higher seismic demand placed on buildings and structures in this region, interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. The purpose of this amendment is to limit the use of the exception to structures assigned to Seismic Design Category A, B or C where lower seismic demands are expected. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2308.9.3.1, 2308.9.3.2 and Figure 2308.9.3.2	Geological	The SEAOSC and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with stapled nails are based on monotonic testing and do not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner. In September 2007,

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
		limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with stapled nails would exhibit the same behavior as wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with stapled nails appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of stapled nail as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing. Furthermore, the cities and unincorporated areas within the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board.
Table 2308.12.4	Geological	This amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
2308.12.5	Geological	Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels appeared much lower in strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous Code adoption cycles.
3401.10.1 to 3401.10.3	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The purpose of the amendments is to prevent inadequate construction or bracing to resist horizontal forces, thus becoming a hazard to life or property in the event of an earthquake.
3401.11	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The purpose of the amendment is to save lives in the event of an earthquake when panics occur and glass shatters.
J101.1	Geological Topographical Climate	This Section is revised to include erosion and sediment control measures to address the complex and diverse set of soil types and geologic conditions that exist in the Los Angeles County region.
J103.1 – J103.2	Geological Topographical	Sections revised to provide adequate control of grading operations typical to the Los Angeles

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
	Climate	County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J104.2.1 — J104.4	Geological Topographical Climate	Sections revised or added to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J105.1- J105.14	Geological Topographical Climate	Sections revised or added to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J106.1	Geological Topographical Climate	Section revised to require more stringent cut slope ratios to address the complex and diverse set of soil types and geologic conditions that exist in the Los Angeles County region.
J107.1- J107.7	Geological Topographical Climate	Sections revised to provide more stringent fill requirements for slope stability, and settlement due to the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J107.8 – J107.9	Geological Topographical Climate	Sections revised to provide more stringent inspection and testing requirements for fill slope stability due to the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J108.1 – J108.4	Geological Topographical Climate	Sections revised to provide more stringent slope setback requirements to address the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J109.1 – J109.3	Geological Topographical Climate	Sections revised to provide more stringent drainage and terracing requirements to address the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J109.5	Geological Topographical Climate	Subsection added to provide for adequate outlet of drainage flows due to the diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J110 - J110.8.5	Geological Topographical	Sections revised or added to provide for State requirements of storm water pollution prevention

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
	Climate	and more stringent slope planting, and slope stability requirements to control erosion due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J111	Geological Topographical Climate	Section revised to reference additional standards for soils testing due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.

ELECTRICAL CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
690.19	Geological	Emergency situations caused by seismic events may require the disconnection of electrical power in a building. Presently, the CEC does not require a disconnecting means for conductors for multi-arrayed solar photovoltaic systems.

PLUMBING CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
721.3	Geological Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 – Utilities of the Los Angeles County Code, Division 2 (Sanitary Sewers and Industrial Waste) due to local soil conditions and topography.
728.1 to 728.6	Geological Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 – Utilities of the Los Angeles County Code, Division 2 (Sanitary Sewers and Industrial Waste) due to local soil conditions and topography.
Table H 1.7	Geological, Topographical,	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Table H 2.1(1)	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions, sewer capacity, and sewage treatment.

CODE SECTION	CONDITION	EXPLANATION OF AMENDMENT
Table H 2.1(2)	Geological, Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 2.1(3)	Geological, Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Section H 3.1	Geological, Topographical,	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 4.3	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 6.5	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 6.8	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 7.2	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 10.1	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.
Section H 11.6	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.

MECHANICAL CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
501.1	Climatic	Additional Health Department requirements are necessary due to local air quality concerns.
508.4.1.5	Climatic	Due to high temperature and dry conditions in Southern California, grease laden combustibles are a high fire hazard.
510.1.6	Geological	High geologic activities, such as seismic events, in the Southern California area necessitates this local amendment for bracing and support.

CODE SECTION	CONDITION	EXPLANATION
603.2	Geological	High geologic activities, such as seismic events, in the Southern California area necessitates this local amendment for bracing and support.
1119.4	Geological	High geologic activities, such as seismic events, in the Southern California area necessitates this local amendment to reduce damage and potential for toxic refrigerant release during a seismic event caused by shifting equipment and to minimize impacts to the sewer system in such an event.

RESIDENTIAL CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
R301.1.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of wood frame construction needs to be greatly improved. One such recommendation identified by the Task Force is to improve the quality and organization of structural plans prepared by the engineer or architect so that plan examiners, building inspectors, contractors, and special inspectors may logically follow and construct the presentation of the seismic force-resisting systems in the construction documents. For buildings or structures located in Seismic Design Category D ₀ , D ₁ , D ₂ , or E that are subject to a greater level of seismic forces, the requirement to have a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive damage or injuries in wood frame buildings. Structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and the improper application of the prescriptive requirements of the California Residential Code

Code Section	Condition	Explanation of Amendment
		can be readily addressed by a registered design professional.
R301.1.4	Geological Topographical	This technical amendment is for buildings constructed on hillsides. Due to the local topographical and geological conditions of the sites within the greater Los Angeles region and their susceptibility to earthquakes, this amendment is required to address and clarify special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC) and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by the City and County of Los Angeles for several years.
R301.2.2.2.5	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this local amendment limits the type of irregular conditions as specified in the 2013 California Residential Code. Such limitations are recommended to reduce structural damages in the event of an earthquake. The cities and County of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls and all associated elements when designed for high levels of seismic loads.
R301.2.2.3.8	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and

Code Section	Condition	Explanation of Amendment
		equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this proposed amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
Table R302.1(2)	Climatic	This amendment will not allow unprotected openings (openings that do not resist the spread of fire) to be in the exterior wall of a residential building that is located on a property line. This amendment is necessary due to local climatic conditions. During the hot, dry weather conditions of late summer in combination with the Santa Ana winds creates an extreme fire danger. Residential buildings with unprotected openings located on a property line will allow the spread of fire from the inside of the building to adjacent properties and likewise from exterior properties to the interior of the building.
R327.1.1	Climatic	Clarifies the application of Chapter R327 to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R327.1.3	Climatic	Clarifies the application of Chapter R327 to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R327.1.3.1	Climatic	Clarifies the application of Chapter R327 to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation.

Code Section	Condition	Explanation of Amendment
		Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R327.3.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation.
R327.3.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation.
R327.4.3	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in High Fire Severity Zones.
R327.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in High Fire Severity Zones.
R401.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Wood foundations, even those that are preservative-treated, encounter a higher risk of deterioration when contacting the adjacent ground. The required seismic anchorage and transfer of lateral forces into the foundation system necessary for 2-story structures and foundation walls could become compromised at varying states of wood decay. In addition, global structure overturning moment and sliding resistance is reduced when utilizing wood foundations as opposed to conventional concrete or masonry systems. However, non-occupied, single-story storage structures pose significantly less risk to human safety and should be able to utilize the wood foundation guidelines specified in this Chapter.
R403.1.2 R403.1.3 R403.1.5 Figure R403.1.5	Climatic Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. These proposed amendments require minimum reinforcement in continuous footings and stepped footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. These amendments reflect the recommendations by SEAOSC and the Los

Code Section	Condition	Explanation of Amendment
		Angeles City Joint Task Force that investigated the poor performance observed in the 1994 Northridge Earthquake. These proposed amendments are a continuation of an amendment adopted during previous code adoption cycles. Interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures.
R404.2	Climatic Geological	No substantiating data has been provided to show that wood foundations are effective in supporting structures and buildings during a seismic event while being subject to deterioration caused by presence of water in the soil as well as other materials detrimental to wood foundations. Wood foundations, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. With the higher seismic demand placed on buildings and structures in this region, coupled with the dryer weather conditions here as oppose to the northern and eastern part of the country, it is the intent of this proposal to take the necessary precautionary steps to reduce or eliminate potential problems that may result from the use of wood footings and foundations that does not take into consideration the conditions of this surrounding environment.
R501.1	Geological	Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this local amendment limits the

Code Section	Condition	Explanation of Amendment
		potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this proposed amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
R503.2.4	Geological	Section R502.10 of the Code does not provide any prescriptive criteria to limit the maximum floor opening size nor does Section R503 provide any details to address the issue of shear transfer near larger floor openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damages caused by seismic forces. Requiring blocking with metal ties around larger floor openings and limiting opening size is consistent with the requirements of Section R301.2.2.2.5.
R602.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The cities and County of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads by eliminating single top plate construction. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system. This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.
Table R602.3(1)	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code

Code Section	Condition	Explanation of Amendment
		Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. As a matter of fact, the test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing. This proposed amendment is a continuation of an amendment adopted during the previous Code adoption cycle.
Table R602.3(2)	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. As a matter of fact, the test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing. This proposed amendment is a continuation of an amendment adopted during the previous Code adoption cycle.
Table R602.10.3(3)	Geological	Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this local amendment continues to reduce/eliminate the allowable shear values for shear walls sheathed with lath, plaster or gypsum board. The poor performance of such shear walls sheathed with other materials in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The cities and County of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads.

Code Section	Condition	Explanation of Amendment
Table R602.10.4	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. This proposed amendment specifies minimum WSP sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. In September 2007, cyclic testing data was provided to the structural code committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. This proposed amendment is a continuation of an amendment adopted during the previous Code adoption cycle.
Table R602.10.5	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The cities and County of the Los Angeles region have taken extra measures to maintain the structural integrity with respect to the "maximum shear wall aspect ratios" of the framing of the shear walls when designed for high levels of seismic loads. This proposed amendment is consistent with the shear wall aspect ratio provision of Section 4.3.4 of AF&PA SDPWS-2008.
Figure R602.10.6.1	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los

Code Section	Condition	Explanation of Amendment
		Angeles City Joint Task Force. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3 ply-plywood during the Northridge Earthquake. The cities and County of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system. This proposed amendment continues amendments adopted during the previous Code cycles for the California Building Code.
Figure R602.10.6.2	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The cities and County of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the Northridge Earthquake. The proposal to change the minimum lap splice requirement is consistent with Section 12.16.1 of ACI 318-11. This proposed amendment is a continuation of an amendment adopted during the previous Code adoption cycles.
Figure R602.10.6.4	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The cities and County of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The proposal in which "washers shall be a minimum of 0.229 inch by 3 inches by 3 inches in size" is consistent with Section R602.11.1 of the

Code Section	Condition	Explanation of Amendment
		California Residential Code and Section 2308.12.8 of the California Building Code. This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.
R602.10.9.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system. Interior braced wall panels, therefore, are also directly dependent upon the adequacy of the foundation system. In addition, the proposed amendment for Section R403.1.2 specifies that all exterior walls and required interior braced wall panels in buildings shall be supported with continuous footings.
R606.2.4	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The addition of the word "or" will prevent the use of unreinforced parapets in Seismic Design Category D ₀ , D ₁ or D ₂ , or on townhouses in Seismic Design Category C.
R606.12.2.2.3	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Reinforcement using longitudinal wires for buildings and structures located in high seismic areas are not as ductile as deformed rebar. Having vertical reinforcement closer to the ends of masonry walls help to improve the seismic performance of masonry buildings and structures.
R803.2.4	Geological	Section R802 of the Code does not provide any prescriptive criteria to limit the maximum size of roof openings, nor does Section R803 provide any details to address the issue of shear transfer near larger roof openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger roof openings and limiting the size

Code Section	Condition	Explanation of Amendment	
		of openings is consistent with the requirements of Section R301.2.2.2.5.	
R1001.3.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The performance of fireplaces/chimneys without anchorage to the foundation has been observed to be inadequate during major earthquakes. The lack of anchorage to the foundation results in overturn or displacement.	

City of Santa Fe Springs



December 12, 2013

UNFINISHED BUSINESS

Consideration of Appeal of Conditional Use Permit (CUP) 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 approve a one (1) year time extension to November 12, 2014, subject to the conditions of approval as contained within this staff report.

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 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis 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 the challenging economic conditions and a downturn in the housing market, the applicant decided to delay construction of the 50-unit residential condominium project. To keep the CUP valid, however, the applicant has been granted three separate one (1) year extensions by the Planning Commission.

On November 12, 2013, the Planning Commission considered a fourth time 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.

On November 26, 2013, upon receiving written request from the applicant for an appeal of the Planning Commission's decision, and after discussing the facts of the case, the City Council made a decision to set the matter for hearing by itself and directed staff to place the appeal on the December 12, 2013 agenda and notify the appellant.

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 approval letter dated October 29, 2009.

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.

NOTE: Previously, this condition had referenced the original staff report; however, condition #42 (as worded above) was not part of the original staff report. According to the minutes from the October 26, 2009 Planning Commission meeting, condition #42 (as worded above) was added as a result of a recommendation made by the City Attorney prior to opening of the public hearing. Condition #42 (as worded above) is, therefore, reflected within the October 29, 2009 approval letter and not the original staff report.

- 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.

Thaddeus McCormack

City Manager

Attachments:

Planning Commission Staff Report - Oct. 26, 2009

Planning Commission Minutes - October 26, 2009

Planning Commission Approval Letter dated Oct. 29, 2009

Planning Commission Staff Report - Nov. 12, 2013

City Council Staff Report - Nov. 26, 2013

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 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis 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.
- 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.
- 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.
- Approve Conditional Use Permit Case No. 694 subject to the conditions of approval as contained within this report.
- 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.

Report Submitted By: C. Nguyen, Planning and Development Dept. Date of Report: October 21, 2009

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 Alburtis Avenue at 9830 Jersey Avenue and 9841-51 Alburtis 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 Alburtis 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 Alburtis 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 Alburtis 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.

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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.

<u>PLOT PLAN</u>: 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. Alburtis 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 Alburtis Condominium Project

Building	Story	Floor Plan	Sq Ft	Bedroom (Up To)	Bathroom (Up To)
1	3	Туре А	1,479 to 1,728	3	2.5
2	3	Туре А	1,479 to 1,728	3	2,5
3	2	Туре D	1,479 to 1,728	3	2.5
4	2	Type D	1,479 to 1,728	3	2.5
5	2	Туре С	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	*-	**

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ELEVATION:

California Spanish Style:

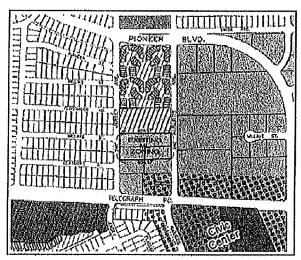
The architecture incorporates various details of California Spanish style. Varied massing and offsets, as well as roof eaves and recessed windows, create strong shadow lines. Stepped up entries and porches provide an opportunity for lower scale elements at the first story of the townhomes. Wrought iron 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

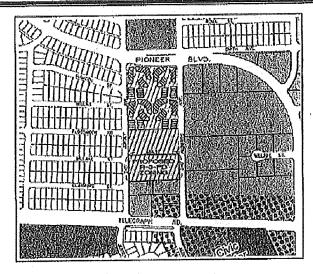
The subject property fronts onto both Jersey Avenue and Alburtis Avenue. The main entrance to the condominium development would be from Jersey Avenue. A secondary entrance and an additional emergency access point would be from Alburtis Avenue. Both Jersey Avenue and Alburtis Avenue are designated as 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.



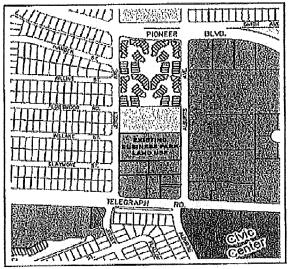
Zoning Map



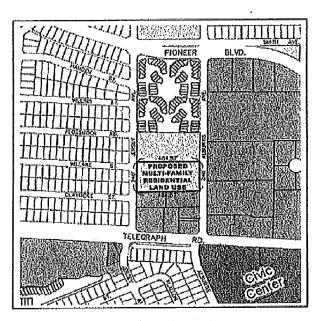
Proposed Zoning Map

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.

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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

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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:

- The location, sitting 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 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.
- 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, sitting 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 Alburtis Avenue. A total of approximately 119 parking spaces are proposed for the site.

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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.

 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.

 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.

 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	Policy	Project Consistency
Plan Element		
Land Use	16.1 Encourage and promote owner-occupancy of homes.	Consistent: 50 new condominium units will be constructed. Consistent: Three Assessor's Parcels
	9.4 Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	(APNs: 8005-002-059, 8005-002-016 and 8005-002-058) will be combined to form the project site.
Housing	2.3 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	2.3 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	5.3 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	3.7 Minimize pedestrian and vehicular conflicts.	Consistent: Sidewalks setback from curb face will be provided along both Jersey Avenue and Alburtis Avenue. In addition, on-site walkways will be placed away from proposed driveways. Consistent: During construction, all
Noise	3.2 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)

- That the owner shall pay a flat fee of \$22,400 to resurface the existing street 1. frontage to centerline for Alburtis Avenue and Jersey Avenue.
- That the owner shall design and construct a 5-foot wide sidewalk at the back of 2. the property line (offset from the curb) along the Jersey Avenue and Alburtis Avenue street frontage. This shall include the removal of unused driveways and construction of curb and gutter where the driveway(s) were removed.
- That the owner shall remove and reconstruct all damaged curb and gutter on 3. both Jersey Avenue and Alburtis Avenue.
- That the owner shall execute an affidavit agreeing to the addition of a cost-of-4. 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.
- That the owner shall execute an affidavit agreeing to participate in a future 5. 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.
- That adequate "on-site" parking shall be provided per City requirements, and 6. 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.
- 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 7.

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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.
- 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.
- 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 The owner/developer can obtain the current Control Board (SWRCB). 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)

- 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.
- 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.

- That interior gates or fences are not permitted across required Fire Department, access roadways unless otherwise granted prior approval by the City Fire Department.
- 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.
- 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.
 - 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 25. shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
 - That Knox boxes are required on all new construction. All entry gates shall al be equipped with Knox boxes or Knox key switches for power-activated gates.
 - 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)

- 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.
- 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.
- That an approved vapor barrier/ventilation system, as determined by the Fire Chief, shall be installed if required to mitigate soil gas contaminates 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 29

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.

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- 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.
- 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 curbline of Jersey Ave in front of the complex and the west curbline 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 <u>prior</u> 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 <u>prior</u> 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.

- 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 that 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.
- 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.
 - 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 subcontractors 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 accessed to any contractor or subcontractor 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) 8680511, 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 Fethis time period the final map shall be presented by Vesting Tentative Tract 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.

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.

Director of Planning and Development

Attachments: 1. Vicinity

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

VICINITY MAP



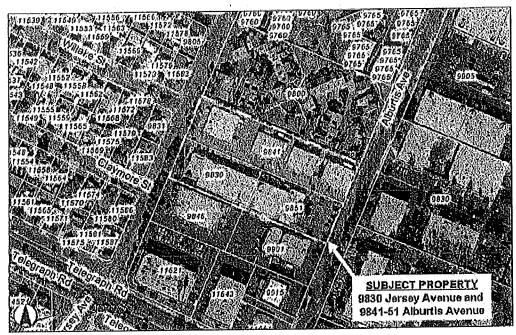


CITY OF SANTA FE SPRINGS



Jersey / Alburtis Condominium Development

AERIAL PHOTOGRAPH



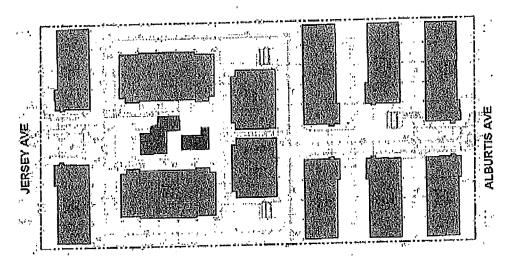


CITY OF SANTA FE SPRINGS



Jersey / Alburtis Condominium Development

SITE PLAN



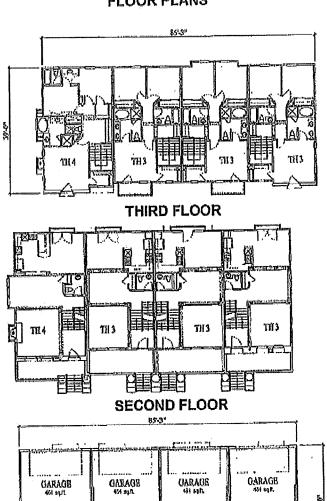
CITY OF SANTA FE SPRINGS



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



FLOOR PLANS

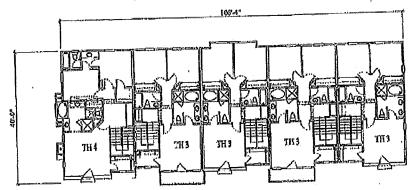


UARAGE HI HIL TH4 FIRST FLOOR

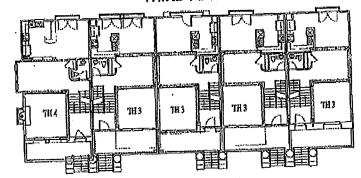
Building A - 1st, 2nd, & 3rd Floor Plan

Report Submitted By: C.Nguyen, Planning and Development Dept.

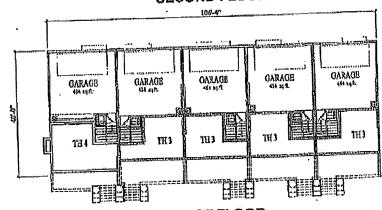
Date of Report: October 21, 2009



THIRD FLOOR

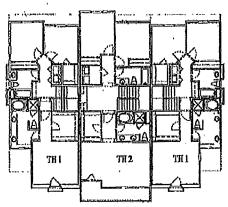


SECOND FLOOR

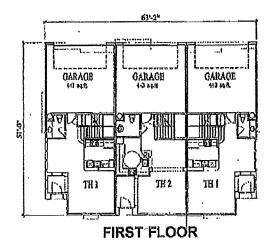


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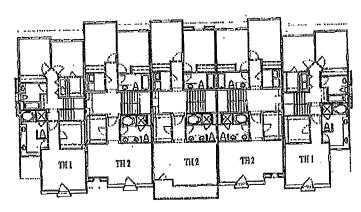
Building B - 1st, 2nd, & 3rd Floor Plan



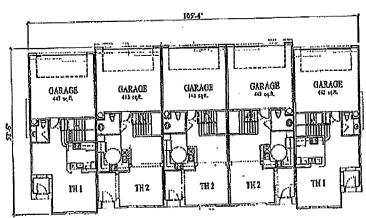
SECOND FLOOR



Building C - 1st & 2nd Floor Plan

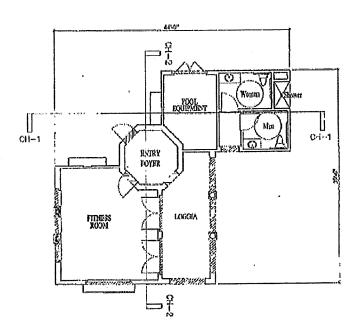


SECOND FLOOR



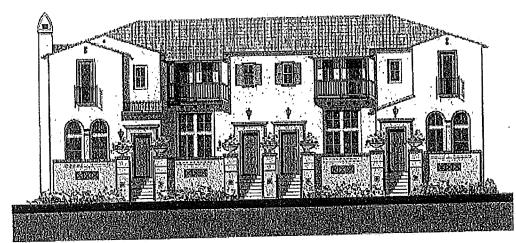
FIRST FLOOR

Building D - 1st & 2nd Floor Plan

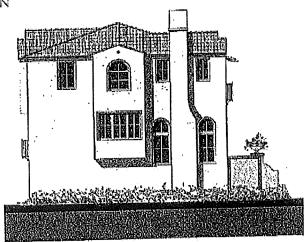


Clubhouse - Floor Plan

ELEVATIONS



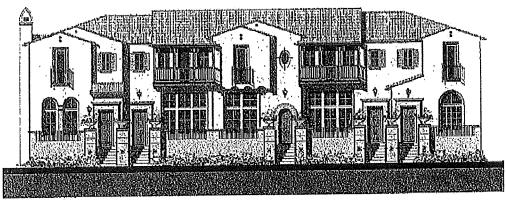
FRONT ELEVATION



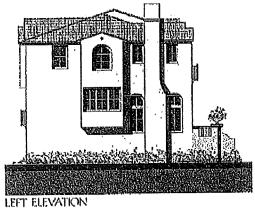
LEFT ELEVATION

Building A - 3-story, 4-plex

ELEVATIONS (cont.)

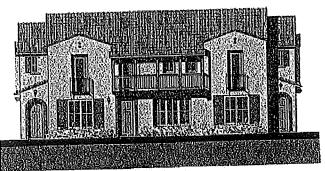


FRONT ELEVATION

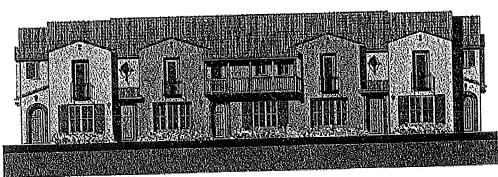


Building B - 3-story, 5-plex

ELEVATIONS (cont.)



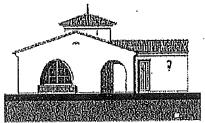
BUILDING C FRONT ELEVATION



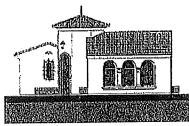
BUILDING ID FRONT ELEVATION

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

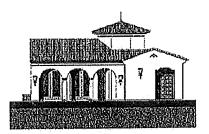
ELEVATIONS (cont.)



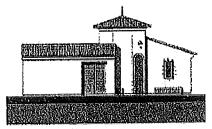
FRONT ELEVATION



LEFT ELEVATION



RICHT ELEVATION



REAR ELEVATION

Clubhouse

CONDITIONAL USE PERMIT APPLICATION



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

FOR 50 TWO-STORY RESIDENTIAL CONDC PARKING, POOL AREA WITH CLUBHOUSE	がはけいがら ねいし マタククカッパース	1.121114 million
The Conditional Use Permit is requested nature of the proposed use, the building	9 からと 人もれのというりだいどうけつそれば (CACOCK INCICE :
Describe any easements, governants or property:	dead testilicitous comicaling	the use of the
Moiling Address: 2248 FARADAY AVE Fox No: (760) 431-9802 E-m	MILE OWELLER CREATER	NCEENG.COM
Representative authorized by the Recon Name: ALLIANCE LAND PLANNING & ENG	NEEKING, INC. Phone No:	flon: (760) 431-9896
If this opplication being the by the keep Owner <u>must</u> be allached to the applica	a OMVet' Mulleu drillorisar	on signed by the
at this amplication being fled by the Peri	AND STANLING INC.	1-4/3000000000000000000000000000000000000
Mailing Address: 9595 WILSHIRE 81 Fax No: (310) 550-4564 E-m	VD. 318-1010 Date of Porc	ERPRISES.COM
Record Owner of the property: K Name: SHANE ASTANI Molling Address: 9596 WILSHIRE BL	Phone No:	(310) 278-2999
	•	
be utilized for the Conditional use Fermir sheet if necessary) SEE ATTACHE	D THE REPORT DATED SOME	10, 2700.
Give the correct legal description of the be utilized for the Conditional Use Permit		
EAST OF JERSET AVE., SOUTH OF	Takin Civin Times, Street, St.	
EAST OF JERSEY AVE., SOUTH OF	TELEGRAPHED & WEST O	FALBURTIS AVE.
properly located at (Provide street address street):		

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

CONDITIONAL USE PERMIT APPLICATION (Cont.)

CUP Appleation 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

- Explain why the proposed use is essential or destrable 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.
- 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.
- What steps will be taken to ensure that there will be no harmful noise, dust, adors or other undestrable 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.
- 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.
- Explain what measures will be taken to ensure that the proposed use will not impose troffic 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.
- 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.)

Cilit Application Page 3 of 3 PROPERTY OWNERS STATEMENT We, the undersigned, slate that we are the owners of all of the properly involved in this petition (Attach a supplemental sheet If necessary): KEANA DEVELOPMENT LLC Name (please print): Mailing Address: 0595 WILSHIRE BLVD: BEVERLY HILLS CA 90212 Phone Not (310) 273-2050. SHANEGASTANIENTERPRISES.CCM (310) 550-4534 Fox Not_ Signature: Name (please phil): Mailing Address: Phone No: E-mail: Fax Not___ Signature: CERTIFICATION STATE OF CALIFORNIA COUNTY OF LOS ANGELES _ being duly sworn, depose and say that I am SHANE ASTANI the petitioner in this application for a Conditional Use Permit, and I hereby certify under penalty of aw that the toregoing 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. Signeda (If signed by other than the Record Owner, writter authorization must be attached to this application) on October 33 2006 before me. [M.Beare, Nearly Tiblic personally appeared <u>Kname Hstam?</u> who proved to me on the balls of salistactory evidence to be the personal whose name holls are subscribed to the willhin instrument and acknowledged to me that me the they executed the same lynisher/their authorized capacity feet, and that by hill her/their signature of an the instrument the personal or the entity upon behalf of which the personal acted, executed the instrument. pou depantmentriseonex I certify under PENALTY OF PERJURY under the laws of the DATE TILED: \$300.00 PILING YEER \$358.00 RECEIPTNO! \$358.00 State of California that the foregoring paragraph is true and corect. WITNESS my hand and official seal. PPLICATION COMPLETE?

CONDITIONAL USE PERMIT APPLICATION (Cont.)

<u>Generali</u>	ED PROPERTY OWNERS LIST	RECEIVED
	AFFIDAVIT	OCT 2 7 2018
STATE OF CALIFORNIA COUNTY OF LOS ANGELES) ss.	Planning Dept.
modelable decokament Roll of the Con	HEREBY STATE THAT the alt to whom all property is assessed as they may of Los Angeles within the area descritor boundaries of property legally descri	pappear on the latest bed and for a distance
	TITLE REPORT DID	
		4
And the second s		-
	Signature	
	SHANE ASTANI Printed Name	
	KEANA DEVELOPA	NENT
	Company / Address	
•	9595 WILSTHEE ?	BAVISTIOLO
	BEVERLY HILLS	5, CA 90212
On October 23, 8000	before me, M. Beene, No	tary Public.
Personally appeared Shane	Astani	
resourced aliboures	Marie of Signar(s) who proved to me on the basis of satisfactory of	Manager ade ad at sanishing
M. BEENHE COULT 1804916 III JAMES COUT III JAMES COUT III TOMA III JAMES COUT III TOMA III JAMES	who proved to me on the basts of santactory whose numeral Pare substitled to the within it to me that has some inflict capacity fleet, and that by his heather is ignaling personled, or the entity upon behalf of which it the instantact. I certify under PENALTY OF PERJURY under California that the foregoing paragraph is true: WITNESS my hand and official seal Notary Public	is rumont and neknowledged the filter authorized the on the instrument the to person wheted, executed the laws of the State of

MINUTES REGULAR MEETING SANTA FE SPRINGS PLANNING COMMISSION OCTOBER 26, 2009

1. CALL TO ORDER

Chairperson Moore called the Regular Meeting of the Planning Commission to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Rios led the Pledge of Allegiance.

3. ROLL CALL was taken, with the following results:

Present:

Chairperson Moore

Vice Chairperson Oblea Commissioner Madrigal Commissioner Puentes Commissioner Rios

Staff:

Paul Ashworth, Director of Planning and Development

Wayne Morrell, Principal Planner Cuong Nguyen, Associate Planner Steve Masura, Redevelopment Manager

Paul Garcia, Intern

Susan Beasley, Executive Secretary

Steve Skolnik, City Attorney

4. ORAL COMMUNICATIONS

There being no one wishing to speak, Oral Communications were declared closed by Chairperson Moore.

5. APPROVAL OF MINUTES

The minutes of October 12, 2009, upon unanimous consent, were declared approved by Chairperson Moore.

PUBLIC HEARING

6. General Plan Amendment Case No. 23

Request to amend the Land Use Map of the City's General Plan from the existing land use designation of "Business Park" to "Multi-Family Residential" on three existing parcels at 9830 Jersey Avenue (APN 8005-002-059), 9841 Alburtis Avenue (APN 8005-002-016) and 9851 Alburtis Avenue (APN 8005-002-058) (Keana Development, LLC)

7. Zone Change Case No. 131 and Environmental Documents

Request for approval to change the zoning designation for three existing parcels at 9830 Jersey Avenue (APN 8005-002-059), 9841 Alburtis Avenue (APN 8005-002-016) and 9851 Alburtis Avenue (APN 8005-002-058) from ML, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential - Planned Development, Zone. (Keana Development, LLC)

8. Vesting Tentative Tract Map No. 070726 and Environmental Documents

Request for approval to consolidate three existing parcels measuring approximately 2.67 acres into one parcel and create an airspace subdivision of fifty residential condominium units from twelve buildings at 9830 Jersey Avenue, in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area (Keana Development, LLC)

9. 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 the property located at 9830 Jersey Avenue (APN 8005-002-059), 9841 Alburtis Avenue (APN 8005-002-016) and 9851 Alburtis Avenue (APN 8005-002-058), in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area. (Keana Development, LLC)

Chairperson Moore suggested that Items 6, 7, 8 and 9 be considered together, as they relate to the same project.

Commissioner Rios noted two corrections; the applications show the site location as "south of Telegraph" which should be "north of Telegraph" and Resolutions 24-2009 and 25-2009 need to have the date changed to read October 26, 2009. Staff will make the corrections.

Mr. Skolnik advised the Planning Commissioners that the following condition of approval is recommended to be added to CUP No. 694:

"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/Moderate Income first-time homebuyers".

Chairperson Moore opened the public hearing.

Mr. Cuong Nguyen presented Items No. 6, 7, 8 and 9 in one presentation, referring to the cases as the Jersey Avenue Project.

Ms. Elizabeth Kim, a consultant from the Planning Center, and the applicant, Shane Astani, were present in the audience.

There being no comments from the audience, Chairperson Moore closed the Public Hearing.

Vice Chairperson Oblea asked about the attendance levels at local schools.

Commissioner Rios said attendance is low and this added population would help.

Vice Chairperson Oblea asked for clarification on the term "vesting" and the expiration date for the Tentative Tract Map.

Mr. Ashworth clarified that the term vesting means that the conditions of approval are "set" and cannot be modified during the approval period.

Mr. Nguyen explained that Vesting Tentative Track Map would expire in 24 months; however, due to State law, the Map can be extended for an additional 24 months, for a total of 48 months.

Commissioner Puentes voiced her concern that school district boundaries could be changed. She referenced the table on page 7 of Zone Change Case No. 131 that shows future population growth and wanted to make sure that adequate education needs for children were addressed.

Commissioner Madrigal also voiced his concern over adequate classroom sizes and community services resulting from the project adding population in the city.

Mr. Ashworth addressed these concerns by stating that all school needs and services were studied and evaluated in the CEQA documents. In addition, effected school districts were notified of the proposed project and given the opportunity to comment on the project; no comments were received. He also advised the Planning Commissioners that the applicant would be required to pay school fees prior to obtaining a building permit for the project. He further clarified that school district boundaries are established by the respective school districts. The City recently received notice from the Little Lake School district that they would be increasing school fees by 13% effective December14, 2009.

Commissioner Rios said she had sat on the school district board and was aware that the school districts have approved the proposed Villages project and this Jersey project.

Chairperson Moore also noted that he has served on the school board and knows they are notified of proposed projects that impact school enrollment.

Vice Chairperson Oblea said the school fees to be paid by the project would help offset some of the recent State cutbacks.

Mr. Skolnik reminded the Planning Commissioners that three of the four cases would be going before the City Council for approval (General Plan Amendment, Change of Zone and Vesting Tentative Tract Map). He also stated that there are mandates for cities to build additional housing, which this project will help fulfill.

Commissioner Rios moved to approve Item No. 6, 7, 8 and 9 as presented. Vice Chairperson Oblea seconded the motion, which carried by the following roll call vote:

AYES: Madrigal, Moore, Oblea, Puentes, Rios

NOES: None ABSENT: None

NEW BUSINESS

10. Reconsideration of Conditional Use Permit Case No. 671

Request for time extension to allow the continued operation and maintenance of an ambulance service at 14325 Iseli Road, approximately 184 feet south of the centerline of Rosecrans Avenue, in the M-2-PD, Heavy Manufacturing-Planned Development Overlay, Zone. (Eric Ell for MedCoast Ambulance)

Mr. Paul Garcia presented the subject case.

The applicant, Mr. Eric Ell, General Manager, was in the audience.

Commissioner Rios inquired about general maintenance on the property.

Mr. Garcia answered that the applicant is restricted from servicing their vehicles outside of the building and no washing of vehicles is permitted on site.

Commissioner Puentes moved to approve Item No. 10 as presented. Commissioner Madrigal seconded the motion, which passed unanimously.

11. Conditional Use Permit Case No. 695

Request for approval to allow the establishment, operation, and maintenance of an ambulance service use at 14109 Pontlavoy Avenue in the M-2, Heavy Manufacturing, Zone. (Daniel Graham - Liberty Ambulance LLC)

Mr. Paul Garcia presented the subject case.

Executive General Manager, Daniel Graham, and Ralph Hastings, the Developer/Architect, were present in the audience.

Commissioner Rios said her inspection showed the property being well maintained.

Vice Chairperson Oblea asked about the parking.

Mr. Garcia stated that the applicant would only be allowed to park vehicles offsite until there is approval from the Fire and Building Departments. Thereafter, all ambulances and related vehicles will be required to be parked inside the building. The 21 required parking stalls will be for employees and visitors.

Commissioner Madrigal did not realize that there were non-911 ambulance services and wished them good luck.

Commissioner Madrigal moved to approve Item No. 11 as presented. Commissioner Rios seconded the motion, which passed unanimously.

12. **COMMUNICATIONS**

Commissioners:

Commissioner Puentes mentioned that the Kiewit art dedication ceremony was wonderful.

Commissioner Rios also thought the art piece was beautiful and was very happy for Kiewit.

Commissioner Madrigal mentioned that he was confronted by a couple of residents regarding scrap metal vendors and the possible theft of metal sculptures from their front yard. Commissioner Madrigal inquired about adopting an ordinance to help prevent such scrap metal solicitation in the residential area.

Mr. Skolink responded that the city regulates recycling; however, if materials are being taken from private property, then it is a law enforcement matter and should be reported accordingly.

Staff:

Mr. Ashworth advised the Planning Commission that following the next Planning Commission meeting of November 9, there will be an adjourned City Council meeting, followed by a retirement reception for Councilmember Gus Velasco.

Mr. Ashworth also stated that Reconsideration of CUP No. 497 involving Heraeus Metal Processing is scheduled for the regular Planning Commission meeting of November 9; however, if the applicant requests another continuance, staff will notify Planning Commissioners.

Mr. Ashworth advised Planning Commissioners that Yellow Freight is under contract to sell their trucking facility at 12250 Clark Street to a similar trucking company, Crown Enterprises. As this property operates under a Trucking Use Time Extension granted by the City Council, the applicant's request to transfer this entitlement to a new operator will be considered by the City Council at its meeting of November 9.

13. ADJOURNMENT

Chairperson Moore adjourned the Planning Commission meeting at 5:20 p.m. in memory of Big John Rodriquez, city employee and resident.

	Chairperson Moore	
ATTEST:		

October 29, 2009

Attn: Shane Astani Keana Development, LLC 9595 Wilshire Boulevard, Ste. 1010 Beverly Hills, CA 90212

Re: Conditional Use Permit Case No. 694 and Vesting Tentative Tract Map Case No. 070726

Dear Mr. Astani,

The Planning Commission, at their meeting on October 26, 2009, took action on your request for approval of Conditional Use Permit Case No. 694 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 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis Avenue (APN: 8005-002-058), in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area.

The Planning Commission approved your request subject to the following conditions:

CONDITIONS OF APPROVAL

NOTE: the conditions provided below represents the comprehensive list of conditions for both Conditional Use Permit Case No. 694 and Vesting Tentative Tract Map Case No. 070726

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 Alburtis 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 Alburtis Avenue street frontage. This shall include the removal of unused driveways and construction of curb and gutter where the driveway(s) were removed.

Jersey Avenue and Alburtis 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.
- 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

- 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.
- That the owner/developer shall comply with the National Pollutant Discharge 17. 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.
- 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 also 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.

- 30. That an approved vapor barrier/ventilation system, as determined by the Fire Chief, shall be installed if required to mitigate soil gas contaminates 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)

- 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.
- 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 curbline of Jersey Ave in front of the complex and the west curbline 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 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.
- 43. That within the parking lot area, all compact and visitor spaces shall be clearly identified either by striping and/or upright signage.
- 44. 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.

- 46. 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.
- 47. 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.
- 48. 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.
- 49. 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.
- 50. 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.
- 51. 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 <u>prior</u> 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.
- 52. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the <u>prior</u> approval of the Department of Fire-Rescue and the Department of Planning and Development.
- 53. 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.

- 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 that 4 ½ feet in width nor than 6 feet in height.
- 55. 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.
- 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.
- 57. 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.
- 58. 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.
- 59. That in conformance with City Ordinance No. 909, the applicant shall comply with the City's "Heritage Artwork in Public Places Program".
- 60. 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.
- 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.
- 61. 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.
- That the owner/developer shall require and verify that all contractors and subcontractors 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 accessed 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.

- 64. 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.
- That Zone Change Case No. 131, General Plan Amendment Case No. 23, and Vesting Tentative Tract Map Case No. 070726 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.
- 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.
- 67. 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. 070726, 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. 070726, 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.
- 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.

- 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.

Your attention is called to the fact that this approval is not effective until an affidavit has been signed and notarized to indicate your willingness to accept and abide by the conditions of approval. Two copies of an affidavit are enclosed for this purpose. One copy should be returned to this office upon completion; the other copy is for your files.

The Zoning Ordinance sets forth an appeal period of fourteen days, beginning with the date you receive this letter, during which any party aggrieved by the Commission's action can appeal the matter to the City Council. You are hereby notified that the time within which judicial review must be sought is governed by the provisions of California Code of Civil Procedure, Section 1094.6.

If you have any questions regarding this matter, please feel free to call Cuong Nguyen, Associate Planner, at (562) 868-0511 x7359.

Sincerely,

Paul R. Ashworth

Director of Planning and Development

cc:

City Council
Frederick W. Latham, City Manager
Fernando L. Tarin, Director of Police Services
Phillip De Rousse, Management Assistant I
Donald K. Jensen, Director of Public Works
Thomas R. Lopez, Assistant Director of Public Works
Noe Negrete, Principal Civil Engineer

Janet Ortiz, Director of Environmental Protection

Tom Hall, Environment Protection Specialist

Bil F. Murphy, Fire Marshall
Wayne Morrell, Principal Planner
Attn: Cralg Whittecker, Alliance Land Planning & Engineering Inc., 2248 Faraday Ave, Carlsbad, CA 92008.
Attn: John Garrison, Newman Garrison Gilmour + Partners, 20401 SW Birch St. Ste 200, Newport Beach, CA 92660
File Copy



Planning Commission Meeting

November 12, 2013

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 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis 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 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis 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]

Sont: 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.



SHANE ASTANI
stiane@astanienterprises.com
www.astanienterprises.com
7.310.273.2999 ext. 12 / 7310.550.4564
9595 Wilsbire Bivd., | Penthouse 1010 | Beverly Hills, CA 90212

Time Extension Request Letter (Cont.)

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City of Santa Fe Springs

City Council Meeting

November 26, 2013

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 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis 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.

Report Submitted By: Thaddeus McCormack
City Manager

Date of Report: November 21, 2013

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 60days 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

City of Santa Fe Springs

City Council Meeting

December 12, 2013

NEW BUSINESS

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.

BACKGROUND

The City Council, at their meeting of August 22, 2013, awarded a contract to A & Y Construction Company of Arcadia, California in the amount of \$542,000.00 for the subject project.

The Heating and Air Conditioning System Upgrade included the removal of interfering portions of the existing HVAC system components (chiller, boiler, compressors, ducting, piping, variable air valve (VAV)boxes, pumps, pneumatic components, air supply, actuators, etc), and the construction of individual zone controlled HVAC package units servicing the ground floor and basement, reusing a portion of the existing ducting, registers, vents and components, removal and disposal of any interfering asbestos contaminated components, and such other items or details, that are required by the Plans and Specifications.

The following payment detail represent the Final Progress Payment (less 5% Retention) due per terms of the contract for the work which has been completed and found to be satisfactory.

The final construction cost was \$576,629.12.

FISCAL IMPACT

There is no fiscal impact as the project is fully funded through the General Fund.

Thaddeus McCormack

City Manager

Attachment:

1. Payment Detail

Report Submitted By:

Noe Negrete, Director

Public Works

7/1/

Date of Report: December 4, 2013

Final Payment \$ 105,545,00

Contractor: A and Y CONSTRUCTION CO.
U.S. Specialty Insurance
Attn: Funds Disbursement Dept.JKJ

Payment Detail City Hall South Section, HVAC System Upgrade

601 S. Figueroa Street, Suite 1600 Los Angeles, CA 90017

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Payment Detail City Hall South Section, HVAC System Upgrade

Contractor: A and Y CONSTRUCTION CO. U.S. Specialty Insurance

Final Payment \$ 105,545.00

Attn: Funds Disbursement Dept. IKJ 601 S. Figueroa Street, Suite 1600

Los Angeles, CA 90017

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CONTRACT AMOUNT TO DATE

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\$ 576,629.12

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Project Account: 454-397-C331-4800 Recommended by: Daniel Reyes (기타) Finance Please Pay: \$ 105,545.00 Approved by: AN

City Council Meeting

December 12, 2013

NEW BUSINESS

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.

BACKGROUND

The State Department of Transportation is preparing to proceed with construction of the Valley View Avenue / I-5 Segment of the I-5 Freeway Widening Project. In conjunction with the State's project, underground utilities will need to be relocated in order to avoid conflicting with work to be done within the State's project.

The Valley View Avenue/ I-5 Segment will involve the reconstruction of the Valley View Avenue Bridge over the I-5 Freeway. Other project components include raising the roadway approach grades of Valley View Avenue and realignment / reconfiguration of Firestone Boulevard, as well as modification of other local City streets. This project requires about 3,000 feet of City water main to be relocated, and includes boring beneath the I-5 Freeway to place a portion of the replacement water main.

Due to the construction operations and phasing of the State's larger I-5 Freeway widening project, the relocation of the City's water mains cannot be accomplished within a single City-administered construction contract (a single phase of work). It is likely that three or more construction contracts (phases) would be needed, since the State's project involves realigning and raising existing roadways. In the meantime, the City's water mains need to remain in operation.

To improve the efficiency of the State's project and to reduce the complexities of administering several contracts within State right of way, with overlapping limits and construction windows, it was agreed that the City's water main relocation work would best be accommodated as a component within the State's larger project, to be constructed by the State's contractor.

The City will ensure that the State's Contractor constructs water main relocations in accordance with the approved plans and specifications, by providing construction oversight and construction support during the relocation work.

Report Submitted By:

Noe Negrete, Director Public Works Date of Report: December 4, 2013

The Utility Agreement (UA) attached to this report was prepared by the State to formalize the State's obligation to reimburse the City of Santa Fe Springs for all utility relocation work to be done by the City, and to include the City's water main relocation work (the construction documents), within the State's advertised project. As indicated in the UA, the estimated cost of the City construction oversight and construction support work that needs to be done is \$200,000.

Staff has reviewed the UA and recommends that the City Council authorize the Director of Public Works to execute the agreement.

Staff will return the final plans and specifications to your Council for approval to advertise as a component within the State's project, at a future date.

FISCAL IMPACT

The City of Santa Fe Springs will be reimbursed under the terms of the UA up to \$200,000 for the work to be done. Should it later be determined that the final cost of the work will exceed the escalation factored amount, the agreement can be amended to cover the updated cost.

INFRASTRUCTURE IMPACT

Execution of the agreement will allow the City to be reimbursed for construction oversight and construction support for the relocation of City-owned facilities in conflict with the proposed widening of the I-5 Freeway.

Thaddeus McCormack City Manager

Date of Report: December 4, 2013

Attachment:

1. Utility Agreement No. 7UA-12062.1

UTILITY AGREEMENT

RW 13-5 (REV 12/2012)

DISTRICT	COUNTY	·	ROUTE	POST MILE	PR	OJECT ID
7	Los Angeles		5	0.0/1.5	07	00001832
FEDERAL AID NUMBER			OWNER'S FILE	NUMBER		
			City of Sant	ta Fe Springs		
FEDERAL PARTICIPATION	On the Project	YES 🛛 NO		On the Utilities	YES	⊠ NO
Owner Payee Data No.		or Form STD 20)4 is attached	d. 🗆		
UTILITY AGRE	EMENT NO	7UA-12062	2.1	DATE _		
The State of California, widen Interstate 5 in La (Seg) 2.						
and						
NAME: City of Santa I	e Springs		_	<u>.</u>		
ADDRESS: 11710 Tele	egraph Road Santa Fe S	prings				
hereinafter called "OWN fire hydrants, mains and		ns				
within the limits of STAT relocation to accommod		es				

to accommodate STATE's project.

It is hereby mutually agreed that:

I. WORK TO BE DONE

In accordance with Notice to Owner No. 7-12062.1 dated 10/10/12, STATE shall relocate OWNER's fire hydrants, mains and water lines as shown on Owner's Plan No. 12W297 dated 10/28/13 which plans are included in STATE's contract Plans for the improvement of State Route 5, EA 215921 which by this reference, are made a part hereof. Deviations from the OWNER's plan described above initiated by either the STATE or OWNER shall be agreed upon by both parties hereto under a revised notice to Owner. Such Revised Notices to Owner, approved by the STATE and agreed to/acknowledged by the OWNER, will constitute an approved revision of the Owner's plan described above and hereby made a part hereof. No work under said deviation shall commence prior to written execution by the OWNER of the Revised Notice to Owner. OWNER shall have the right to inspect the work by STATE's contractor during construction. Upon completion of the work by STATE, OWNER agrees to accept ownership and maintenance of the constructed facilities and relinquishes to STATE ownership of the replaced facilities, except in the case of liability determined pursuant to Water Code 7034 or 7035.

RW 13-5 (REV 12/2012)

UTILITY AGREEMENT NO. 7UA-12062.1

II. LIABILITY FOR WORK

The existing facilities described in Section 1 are lawfully maintained in their present location and qualify for relocation at 100% State expense in accordance with Section (703) of the Streets and Highway Code.

III. PERFORMANCE OF WORK

OWNER agrees to perform the herein described work with its own forces or to cause the herein described work to be performed by the OWNER's contractor, employed by written contract on a continuing basis to perform work of this type, and to provide and furnish all necessary labor, materials, tools and equipment required therefore and to prosecute said work diligently to completion.

Pursuant to Public Works Case No. 2001-059 determination by the California Department of Industrial Relations dated October 25, 2002, work performed by OWNER's contractor is a public work under the definition of Labor Code section 1720(a) and is therefore subject to prevailing wage requirements. Owner shall verifty complaince with this requirement in the administration of its contracts referenced above.

Use of out-of-state personnel, (or personnel requiring lodging and meal per diem expenses) will not be allowed without prior written authorization by state's representative. Requests for such authorization must be contained in OWNER's estimate of actual and necessary relocation costs. Accounting Form FA 1301 is to be completed and submitted for all non-State personnel travel per diem. OWNER shall include an explanation why local employee or contract labor is not considered adequate for the relocation work proposed. Per diem expenses shall not exceed the per diem expense amounts allowed under the State's Department of Personnel Administration travel expense guidelines.

IV. PAYMENT FOR WORK

The STATE shall pay its share of the actual and necessary of the herein described work within 45 days after receipt of five (5) copies of OWNER's itemized bill signed by a responsible official of OWNER'S organization and prepared on OWNER's letterhead compiled on the basis of the actual and necessary cost and expense incurred and charged or allocated to said work in accordance with the uniform system of accounts prescribed for OWNER by the California Public Utilities Commsssion, Federal Energy Regulatory Commission or Federal Communications Commission whichever is applicable.

It is understood and agreed that the STATE willnot pay for any betterment or increase in capacity of OWNER's facilities in the new location and that OWNER shall give credit to the STATE for the "used life" or acrued depreciation of the replaced facilities and for the salvage value of any material or parts salvaged and retained or sold by OWNER.

Not more frequently than once a month, but at least quarterly, OWNER will prepare and submit progress bills for costs incurred not to exceed OWNER's recorded costs as of the billing date less estimated credits applicable to completed work. Payment of progress bills not to exceed the amount of this Agreement may be made under the terms of this Agreement. Payment of progress bills which exceed the amount of this Agreement may be made after receipt and approval by STATE of documentation supporting the cost increase and after an Amendment to this Agreement has been executed by the parties to this Agreement.

The OWNER shall submit a final bill to the STATE within 360 days after the completion of the work described in Section I above. If the STATE has not received a final bill within 360 days after notification of completion of Owner's work described in Section I of this Agreement, and STATE has delivered to OWNER fully executed Director's Deeds, Consents to Common Use or Joint Use Agreements, if required for OWNER's facilities, STATE will provide written notification to OWNER of its intent to close its file within 30 days and OWNER hereby acknowledges, to the extent allowed by law, that all remaining costs will be deemed to have been abandoned. If the STATE processes a final bill for payment more than 360 days after notification of completion of OWNER's work, payment of the late bill may be subject to allocation and/or approval by the California Transportation Commission.

The final billing shall be in the form of an itemized statement of the total costs charged to the project, less the credits provided for in this Agreement, and less any amounts covered by progress billings. However, the STATE shall not pay final bills which exceed the estimated cost of this Agreement without documentation of the reason for the increase of said cost from the OWNER and approval of documentation by STATE. Except, if the final bill exceeds the OWNER's estimated costs solely as the result of a revised Notice to Owner as provided for in Section I, a copy of said revised Notice to Owner shall suffice as documentation. In either case, payment of the amount over the estimated cost of this Agreement may be subject to allocation and/or approval by the California Transportation Commission.

In any event if the final bill exceeds 125% of the estimated cost of this Agreement, an Amended Agreement shall be executed by the parties to this Agreement prior to the payment of the OWNER's final bill. Any and all increases in costs that are the direct result of deviations from the work described in Section I of this Agreement, shall have the prior concurrence of STATE.

UTILITY AGREEMENT (Cont.)

RW 13-5 (REV 12/2012)

UTILITY AGREEMENT NO. 7UA-12062.1

Detailed records from which the billing is compiled shall be retained by the OWNER for a period of three years from the date of the final payment and will be available for audit by State and or Federal auditors. OWNER agrees to comply with Contract Cost Principles and procedures as set forth in 48 CFR, Chapter 1, Part 31, et seq., 23 CFR, Chapter 1, Part 645 and/or18 CFR, Chapter 1, Part 101, 201, et al. If a subsequent State and/or Federal audit determines payments to be unallowable, OWNER agrees to reimburse STATE upon receipt of STATE billing.

V. GENERAL CONDITIONS

All cost accrued by OWNER as a result of STATE's request of February 4, 2010 to review study and/or prepare relocation plans and estimates for the project associated with this Agreement may be billed pursuant to the terms and conditions of this Agreement.

It is understood that this project applies to Federal aid highway and accordingly, 23 CFR, Chapter 1, Part 645 and 23 U.S.C. Section 313 (But America provisions) are applicable. However, pursuit to the US Department of Transportation, Federal Highway Administration Memorandum dated July 11, 2013 from Gloria M. Shepard, Acting Assocaiate Administrator for Infrastructure, copy of which is attached, the Buy America provisions do not apply to this non-Federally funded project-specific Utility Agreement when executed prior to Decembe 31, 2013.

If STATE project which precipitated this Agreement is canceled or modified so as to eliminate the necessity of work by OWNER, STATE will notify OWNER in writing and STATE reserves the right to terminate this Agreement by Amendment. The Amendment shall provide mutually acceptable terms and conditions for terminating the Agreement.

OWNER shall submit a Notice of Completion to the STATE within 30 days of the completion of the work described herein.

STATE will acquire new rights of way in the name of either the STATE or OWNER through negotation or condemnation and when acquired in STATE'S name shall convey same to OWNER by Directos's Easement Deed.

Where the OWNER has prior rights in areas which will be within the highway right of way and where OWNER's facilities will remain on or be relocated on STATE highway right of way, Joint Use Agreement or Consent to Common Use Agreement shall be executed by parties.

Upon completion of the work to be done by STATE in accordance with the above-mentioned plans and specification, the new facilities shall become the property of OWNER, and OWNER shall have the same rights in the new location it had in the old location.

UTILITY AGREEMENT (Cont.)

RW 13-5 (REV 12/2012)

UTILITY AGREEMENT	NO.
7UA-12062.1	

STATE:		OWNER:	
By	Date	By Name <u>City of Santa Springs</u> Title	Date
APPROVAL RECOMMENDED:			
Ву		Ву	Date
Name Donald Hobby	Date –	Name	Date
Title Associate Right of Way Agent		Title	

TRANSPORTATION UNTIL FUNDS ARE CERTIFIED.

UTILITY AGREEMENT (Cont.)

RW 13-5 (REV 12/2012)

UTILITY AGREEMENT NO. 7UA-12062.1

CT DOCUMENT	EVENT TYPE	DEPT	UNIT	PROJECT ID	PHASE	REPORTING	OBJ CODE	(N)	BFY	AMOUN'	г
	C401	2660				9					
	C401	2660				9					
	C401	2660				9					

PROJECT ID FUNDING VERIFIED:		REVIEW / REQUEST FUNDING:
Sign:>		Sign:>
Print:>		Print:> Donald Hobby
R/W Planning and Management	Date	Utility Coordinator Date

THE ESTIMATED COST TO THE STATE FOR ITS SHARE OF THE ABOVE-DESCRIBED WORK IS \$200,000.00.

	CERTIFIC	ATION O	F FUND	S
I hereby certify funds are avails shown here.				
R/W P	lanning and M	anagement		Date
ITEM	CHAP	STAT	FY	AMOUNT

FUND TYPE	PROJECT ID	AMOUNT
Design Funds		\$
Construction Funds		\$
R/W Funds		\$ 200,000.00

Distribution: 2 originals to R/W Accounting

1 original to Utility Owner

1 original to Utility File

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

<u>Appointment/Re-appointment of Commissioners to the Planning and Traffic</u> Commissions

RECOMMENDATION

That the Mayor appoint/re-appoint representatives to serve on the City's Planning and Traffic Commissions.

BACKGROUND

According to City Code, Planning and Traffic Commissioners are appointed by the Mayor with the approval of the City Council. The Commissioners terms coincide with the terms of the City Council. The Councilmembers who were elected in the November 5, 2013 election have the opportunity to nominate for appointment or re-appointment one member to the Planning Commission and one member to the Traffic Commission for a four-year term.

At the Council meeting of November 26, 2013, Mayor Moore appointed Louie Gonzalez to the Planning Commission and Albert Hayes to the Traffic Commission. It would be appropriate for the remaining Councilmembers elected in the November 5, 2013 election to nominate persons to be appointed by the Mayor to the Planning and Traffic Commissions.

Thaddeus McCormack

City Manager

Attachments:

Current Lists of Planning and Traffic Commissioners

Report Submitted By: Anita Jimenez,

Deputy City Clerk

Date of Report: December 4, 2013

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:

APPOINTED BY	NAME
Gonzalez	Jaime Velasco**
Moore	Louie Gonzlaez
Rios	Michael Madrigal
Rounds	Susan Johnston
Trujillo	Frank Ybarra

^{**}Indicates appointees of former Councilmember Gonzalez

TRAFFIC COMMISSION

Meets the Third Thursday of every month, at 6:00 p.m., Council Chambers

Membership:

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

APPOINTED BY	NAME
Gonzalez	Ruben Madrid**
Moore	Albert Hayes
Rios	Sally Gaitan
Rounds	Ted Radoumis
Trujillo	Greg Berg

^{**}Indicates appointees of former Councilmember Gonzalez

City of Santa Fe Springs

City Council Meeting

December 12, 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	1	Rounds
Community Program	5	Trujillo
Historical	2	González
Historical	1	Moore
Historical	2	Rounds
Historical	3	Trujillo
Senior Citizens	2	González
Senior Citizens	1	Rios
Senior Citizens	2	Rounds
Senior Citizens	3	Trujillo
Sister City	1	González
Sister City	1	Moore
Sister City	1	Rios
Sister City	1	Rounds
Sister City	1	Trujillo
Youth Leadership	3	Moore
Youth Leadership	1	Trujillo

Recent Activity: Appointments – Janie Aguirre to the Historical and Senior Citizens Advisory Committees; Gilbert Aguirre to the Historical Committee; Anthony Ambris to the Community Program Committee; Johana Coca to the Community Program Committee and the Sister City Committees; David Diaz-Infante to the Family & Human Services Committee; Mary Tavera to the Parks & Recreation Committee; Albert Hayes to the Traffic Commission; and Louie Gonzalez to the Planning Commission.

Applications Received: Evony Reyes - Youth Leadership Committee

Thaddeus McCormack

City Manager

<u> Attachments:</u>

Committee Lists

Prospective Member List

Report Submitted by: Anita Jimenez
Deputy City Clerk

Date of Report: December 5, 2013

Prospective Members for Various Committees/Commissions

Beautification	
Community Program	
Family & Human Services	
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 Evony Reyes	

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:

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

^{*}Indicates person currently serves on three committees

^{**}Indicates appointees of former Councilmember Gonzalez

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)
	Anthony Ambris	(15)
	Johana Coca	(15)
Trujillo	Vacant	(14)
	Vacant	(14)
	Vacant	(14)
	Vacant	(15)
	Vacant	(15)

^{*}Indicates person currently serves on three committees

^{**}Indicates appointees of former Councilmember Gonzalez

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** Josephine Santa-Anna** Angelica Miranda**	(14) (14) (15)
Moore	Arcelia Miranda Martha Villanueva Margaret Bustos*	(14) (15) (15)
Rios	Lydia Gonzales Manny Zevallos* Gilbert Aguirre*	(14) (15) (15)
Rounds	Annette Rodriguez Janie Aguirre* Ted Radoumis	(14) (15) (15)
Trujillo	Dolores H. Romero* Gloria Duran* David Diaz-Infante	(14) (14) (15)
Organizational Representatives:	Nancy Stowe Evelyn Castro-Guillen Elvia Torres (SPIRITT Family Services)	

^{*}Indicates person currently serves on three committees

^{**}Indicates appointees of former Councilmember Gonzalez

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 Historical Committee Planning Commission Chamber of Commerce	Marlene Vernava* Larry Oblea Manuel Zevallos* Tom Summerfield	6/30/2015 6/30/2015 6/30/2015 6/30/2015
Council/Staff Representatives Council Council Alternate City Manager Director of Community Services Director of Planning	Richard Moore Laurie Rios Thaddeus McCormack Maricela Balderas Wayne Morrell	

^{*}Indicates person currently serves on three committees

^{**}Indicates appointees of former Councilmember Gonzalez

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

NAME	TERM EXPIRES JUNE 30 OF
Ed Duran**	(14)
The state of the s	(14)
	(15)
Sally Gaitan**	(15)
Astrid Gonzalez	(14)
Tony Reyes	(14)
Amparo Oblea	(15)
Vacant	(15)
Gilbert Aguirre	(14)
Hilda Zamora	(14)
Janie Aguirre	(15)
Larry Oblea	(15)
Vacant	(14)
Vacant	(14)
Mark Scoggins*	(15)
Janice Smith	(15)
Vacant	(14)
Vacant	(14)
Merrie Hathaway	(15)
Vacant	(15)
	Ed Duran** Vacant Vacant Sally Gaitan** Astrid Gonzalez Tony Reyes Amparo Oblea Vacant Gilbert Aguirre Hilda Zamora Janie Aguirre Larry Oblea Vacant Vacant Mark Scoggins* Janice Smith Vacant Vacant Mare Hathaway

^{*}Indicates person currently serves on three committees

^{**}Indicates appointees of former Councilmember Gonzalez

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:

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Gonzalez	Jennie Carlos** Frank Leader** Brandy Ordway-Roach** Raul Miranda, Jr.** David Diaz-Infante**	(14) (14) (15) (14) (15)
Moore	Mary Tavera John Salgado Janet Rock Ralph Aranda Sheila Archuleta	(14) (14) (15) (15) (15)
Rios	Lynda Short Bernie Landin Carlos Tovar Sally Gaitan Fred Earl	(14) (14) (14) (15) (15)
Rounds	Kenneth Arnold Richard Legarreta, Sr. Luigi Trujillo Angelica Miranda Mark Scoggins*	(14) (14) (14) (15) (15)
Trujillo	Miguel Estevez Andrea Lopez A.J. Hayes Jesus Mendoza Arcelia Miranda	(14) (14) (15) (15) (15)

^{*}Indicates person currently serves on three committees

^{**}Indicates appointees of former Councilmember Gonzalez

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 Ron Biggs	6/30/2017 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:

APPOINTED BY	NAME
Gonzalez	Jaime Velasco**
Moore	Louie Gonzlaez
Rios	Michael Madrigal
Rounds	Susan Johnston
Trujillo	Frank Ybarra

^{**}Indicates appointees of former Councilmember Gonzalez

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:

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Gonzalez	Gloria Duran*,** Josephine Santa-Anna** Vacant Vacant Ed Duran**	(14) (14) (15) (15) (15)
Moore	Yoshi Komaki Yoko Nakamura Paul Nakamura Astrid Gonzales Pete Vallejo	(14) (14) (14) (15) (15)
Rios	Janie Aguirre Louis Serrano Vacant Amelia Acosta Jessie Serrano	(14) (14) (14) (15) (15)
Rounds	Vacant Vacant Gloria Vasquez Lorena Huitron Berta Sera	(14) (14) (15) (15) (15)
Trujillo	Vacant Vacant Gilbert Aguirre* Margaret Bustos* Vacant	(14) (14) (15) (15) (15)

^{*}Indicates person currently serves on three committees

^{**}Indicates appointees of former Councilmember Gonzalez

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 Kimberly Mette** Jimmy Mendoza**	(14) (14) (15)
	Dominique Velasco** Lucy Gomez**	(14)
Moore	Martha Villanueva Vacant Mary K. Reed Peggy Radoumis Jeannette Wolfe	(14) (14) (15) (15) (15)
Rios	Charlotte Zevallos Francis Carbajal Marlene Vernava* Doris Yarwood Vacant	(14) (14) (15) (15) (15)
Rounds	Manny Zevallos* Susan Johnston Vacant Ted Radoumis Johana Coca	(14) (14) (14) (15) (15)
Trujillo	Rigo Estrada Andrea Lopez Dolores H. Romero* Marcella Obregon Vacant	(14) (14) (15) (15) (15)

^{*}Indicates person currently serves on three committees

^{**}Indicates appointees of former Councilmember Gonzalez

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	Albert Hayes
Rios	Sally Gaitan
Rounds	Ted Radoumis
Trujillo	Greg Berg

^{**}Indicates appointees of former Councilmember Gonzalez

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:

APPOINTED BY	NAME	TERM EXPIRES UPON GRADUATION IN
Gonzalez	Dominique Walker** Victoria Molina** Felipe Rangel** Victor Garza**	(14) (14)
Moore	Destiny Cardona Vacant Vacant Vacant	(14) () () ()
Rios	Precious Ramirez Danielle Garcia Marisa Gonzalez Joshua Rojo	(14) (14) (15) (14)
Rounds	Gabriel Perez Jesus Ramirez Laurence Ordaz Ciani Hernandez	(16) (14) (16) (15)
Trujillo	Paul Legarreta Victoria Nunez Cameron Velasco Vacant	(17) () (16)

^{**}Indicates appointees of former Councilmember Gonzalez