



AGENDA

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

**March 23, 2017
6:00 P.M.**

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

**William K. Rounds, Mayor
Jay Sarno, Mayor Pro Tem
Richard J. Moore, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember**

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

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

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports, 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**

Richard J. Moore, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember
Jay Sarno, Mayor Pro Tem
William K. Rounds, Mayor

PUBLIC FINANCING AUTHORITY

3. **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 Public Financing Authority.

Approval of Minutes

- a. Minutes of the February 23, 2017, Public Financing Authority Meeting

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

Monthly Reports

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

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

WATER UTILITY AUTHORITY

4. **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 Water Utility Authority.

Approval of Minutes

- a. Minutes of the February 23, 2017, Water Utility Authority Meeting

Recommendation: That the Water Utility Authority:

- Approve the minutes as submitted.

Monthly Reports

- b. Monthly Report on the Status of Debt Instruments Issued through the Water Utility Authority (WUA)

Recommendation: That the Water Utility Authority:

- Receive and file the report.

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

Recommendation: That the Water Utility Authority:

- Receive and file the report.

CITY COUNCIL

5. **CITY MANAGER REPORT**

6. **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 February 23, 2017 City Council Meetings

Recommendation: That the City Council:

- Approve the minutes of the February 23, 2017 meetings as submitted.

ORDINANCE FOR ADOPTION

7. Ordinance No. 1084 - An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code, Chapter 15 (Land Use), Title 155 (Zoning), Section 155.003 (Definitions), 155.062 (Accessory Uses R-1 District), 155.092 (Accessory Uses R-3 District), Section 155.644 (Accessory Dwelling Units), and adding Section 155.644.1 (Junior Accessory Dwelling Units), to implement new State legislative mandates related to the requirements and development standards for accessory dwelling units (formerly referred to as "second" units). (City of Santa Fe Springs)

Recommendation: That the City Council:

- Waive further reading and adopt Ordinance No. 1084

ORDINANCE FOR ADOPTION

8. Ordinance No. 1085 - An Ordinance of the City Council of the Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15 (Land Use), Section 155 (Zoning), Sections 155.003 (Definitions), 155.036 (Principal Permitted Uses A-1 District), 155.038 (Conditional Uses A-1 District), 155.061 (Principal Permitted Uses R-1 District), 155.063 (Conditional Uses R-1 District), 155.091 (Principal Permitted Uses R-3 District), 155.093 (Conditional Uses R-3 District), 155.153 (Conditional Uses C-4 District), 155.243 (Conditional Uses M-2 District), 155.327 (Permitted, Accessory and Conditional Uses PD Zone), 155.739 (Commission's Consideration - Development Plan Approval), in accordance with state Housing Element laws. (City of Santa Fe Springs)

Recommendation: That the City Council:

- Waive further reading and adopt Ordinance No. 1085

NEW BUSINESS

9. 2016 General Plan Housing Element Annual Progress Report

City of Santa Fe Springs General Plan Housing Element Annual Progress Report and Environmental Document.

Recommendation: That the City Council:

- Receive and authorize staff to forward the 2016 General Plan Housing Element

Annual Progress Reports to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

10. Bartley Avenue Street Rehabilitation – Final Payment

Recommendation: That the City Council:

- Approve the Final Payment (less 5% Retention) to Sequel Contractors Inc. of Santa Fe Springs, California in the amount of \$228,952.00 for the subject project.

11. Parkmead Street Rehabilitation – Final Payment

Recommendation: That the City Council:

- Approve the Final Payment (less 5% Retention) to Sequel Contractors Inc. of Santa Fe Springs, California in the amount of \$236,303.76 for the subject project.

12. Resolution No. 9537 – Ordering the Preparation of the Engineer's Report for FY 2017/18 in Conjunction with the Annual Levy of Assessments Heritage Springs Assessment District No. 2001-01 (Hawkins Street and Palm Drive)

Recommendation: That the City Council:

- Adopt Resolution No. 9537, ordering the preparation of the Engineer's Report for FY 2017/18 in conjunction with the annual levy of assessments for Heritage Springs Assessment District No. 2001-01 (Hawkins Street and Palm Drive).

13. Resolution No. 9538 – Ordering the Preparation of the Engineer's Report for FY 2017/18 in Conjunction with the Annual Levy of Assessments for Street Lighting District No. 1

Recommendation: That the City Council:

- Adopt Resolution No. 9538, ordering the preparation of the Engineer's Report for FY 2017/18 in conjunction with the annual levy of assessments for Street Lighting District No. 1.

14. Award a bid to Sunset Vans for the Purchase of Two (2) 2017 Ford Transit ADA Wheelchair Vans and Declare Unit 485 Surplus Property

Recommendation: That the City Council:

- Authorize the Director of Purchasing Services to purchase two (2) 2017 Ford Transit Americans with Disabilities (ADA) Accessible Wheelchair Vans from Sunset Vans in the amount of \$102,105.80 (\$51,052.90 each) and authorize a purchase order to be issued in this amount.
- Declare Unit 485 (2004 Ford E-450 Cutaway Bus) surplus and authorize the vehicle to be sent to public auction once the replacement units have been delivered and placed into service.

15. Crime Legislation Impacts

Recommendation: That the City Council:

- Consider the impacts of crime in Santa Fe Springs since the passage of Assembly Bill 109, Proposition 47 and Proposition 57;
- Direct the City Manager to continue to analyze these impacts to identify necessary changes; and
- Direct the City Manager to work with legislators, Gateway Cities Council of

City of Santa Fe Springs
Regular Meetings

March 23, 2017

Governments, League of California Cities, City of Santa Fe Springs, and other cities to consider legislative strategies to improve these impacts.

Items 16 – 24 will occur in the 7:00 p.m. hour.

16. INVOCATION

17. PLEDGE OF ALLEGIANCE

18. INTRODUCTIONS

- Representatives from the Chamber of Commerce

19. ANNOUNCEMENTS

20. PRESENTATIONS

- Introduction of New Santa Fe Springs Policing Team Members
- Proclaiming the Month of April 2017, as DMV/Donate Life Month in Santa Fe Springs
- Proclaiming the Week of April 9 through April 15, 2015 as "National Library Week"
- Introduction of New Santa Fe Springs Department of Fire Rescue Firefighter Candidates

21. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

- Committee Appointments

22. 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.

23. EXECUTIVE TEAM REPORTS

24. 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.



Janet Martinez, CMC
City Clerk

March 17, 2017
Date

**FOR ITEM NO. 3A
PLEASE SEE ITEM NO. 6A**



City of Santa Fe Springs

Public Financing Authority Meeting

March 23, 2017

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.

Water Revenue Bonds, 2005 Series A

Financing proceeds available for appropriation at 2/28/17	None
Outstanding principal at 2/28/17	\$2,140,000

Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 2/28/17	None
Outstanding principal at 2/28/17	\$35,377,675

Consolidated Redevelopment Project 2007-A Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 2/28/17	None
Outstanding principal at 2/28/17	\$29,270,000

Bond Repayment

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

The former Community Development Commission (CDC) issued a number of tax allocation bonds before it was dissolved by State law effective February 1, 2012 which are 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.

Report Submitted By: Travis Hickey
Finance and Administrative Services

Date of Report: March 15, 2017

ITEM NO. 3B

Unspent Bond Proceeds

Under an approved Bond Expenditure Agreement, unspent bond proceeds of the former CDC in the amount of approximately \$19 million were transferred to the City in July 2014. The funds are to be spent in accordance with the original bond documents. The unspent proceeds continue to be a source of funding within the City's capital improvement program (CIP).

2016 Bond Refunding

In July 2016 the Successor Agency issued its 2016 Tax Allocation Refunding Bonds, which paid off several bond issuances of the former CDC. The bonds were originally issued through the Public Financing Authority and included the 2001 Series A, 2002 Series A, 2003 Series A, the current interest portion of the 2006 Series A, and 2006 Series B bond issuances.

A handwritten signature in blue ink, appearing to read 'Thaddeus McCormack', is positioned above the printed name.

Thaddeus McCormack
City Manager/Executive Director

**FOR ITEM NO. 4A
PLEASE SEE ITEM NO. 6A**



City of Santa Fe Springs

Water Utility Authority Meeting

March 23, 2017

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 2/28/17

None

Outstanding principal at 2/28/17

\$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 were 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 and all proceeds were since used on this 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.

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

Thaddeus McCormack
City Manager/Executive Director

Report Submitted By: Travis Hickey
Finance and Administrative Services

Date of Report: March 17, 2017

ITEM NO. 4B



City of Santa Fe Springs

Water Utility Authority Meeting

March 23, 2017

NEW BUSINESS

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 of current active water projects.

Engineering Design Services for Water Treatment System at Water Well No. 12

At the July 28, 2016 City Council Meeting, The Water Utility Authority Board directed staff to award a contract to Civiltec Engineering, Inc. (Civiltec) to provide water treatment design services for Water Well No. 12. Civiltec is currently in the design process of the water treatment system and have also conducted a second pilot study further refining recent treatment results. A fully functioning water well and treatment system within zone 2 will minimize the use of costly imported surface water, and will increase the efficiency of the water distribution system. Staff is anticipating the bid document to be completed in April 2017, afterwards staff will request Council to authorize for advertising at a future council meeting.

Destruction of Water Well No. 1

At the October 27, 2016 City Council Meeting, the Water Utility Authority Board directed staff to award a contract to General Pump Company (GPC) to provide well destruction services for Water Well No. 1. GPC are currently in the application process for a well destruction permit through the State Water Resources Control Board (SWRCB) allowing them to destruct the well. The application process can only be approved after a down-hole video survey of the well to be destroyed is submitted and approved by the SWRCB. The video will provide critical information on the exact methods required to properly destroy the well.

FISCAL IMPACT

Water Well No. 12 will be funded by Capital Improvement Plan Bond Funds. The Destruction of Water Well No. 1 is funded by Water Capital Improvement Plan Funds.


Thaddeus McCormack
Executive Director

Attachments:

None

Report Submitted By:

Noe Negrete, Director
Department of Public Works

Date of Report: March 15, 2017

ITEM NO. 4C



City of Santa Fe Springs

City Council Meeting

March 23, 2017

APPROVAL OF MINUTES

Minutes of the February 23, 2017 Regular City Council Meeting

RECOMMENDATION

Staff recommends that the City Council:

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

- February 23, 2017

Staff hereby submits the minutes for Council's approval.

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

Thaddeus McCormack
City Manager

Attachment:

Minutes for February 23, 2017



APPROVED:

MINUTES OF THE MEETINGS OF THE CITY COUNCIL

February 23, 2017

1. CALL TO ORDER

Mayor Rounds called the meeting to order at 6:06 p.m.

2. ROLL CALL

Members present: Councilmembers/Directors: Moore, Trujillo, and Zamora, Mayor Pro Tem/Vice Chair Sarno and Mayor Rounds.

Members absent: None

Janet Martinez, City Clerk announced that the 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 January 26, 2017, Public Financing Authority Meeting

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

Monthly Reports

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

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

It was moved by Council Member Trujillo, seconded by Mayor Pro Tem Sarno, approving Item No 3A and 3B, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nays: None

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

- a. Minutes of the January 26, 2017, Water Utility Authority Meeting

Recommendation: That the Water Utility Authority:

- Approve the minutes as submitted.

Monthly Reports

- b. Monthly Report on the Status of Debt Instruments Issued through the Water Utility Authority (WUA)

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

c. Status Update of Water-Related Capital Improvement Projects

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

It was moved Council Member Zamora, seconded by Council Member Moore, approved items 4A, 4B & 4C, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

CITY COUNCIL

5. **CITY MANAGER REPORT**

City Manager McCormack briefly spoke in regards to the passing of Officer Boyer and announced that his viewing will be on March 3rd. Also, spoke in regards of AB109 and the discussion there was between the city of Santa Fe Springs and City of Whittier.

Council Member Moore noted he spoke with Senator Mendoza and stated he did not receive any news whether any support was going to be received from his office for Santa Fe Springs and Whittier to remove or amend the existing law of AB 109.

City Manager McCormack noted that there was going to be discussion.

CONSENT AGENDA

6.

Approval of Minutes

a. Minutes of the January 26, 2017 City Council Meetings

Recommendation: That the City Council:

- Approve the minutes of the January 26, 2017 meetings as submitted.

It was moved by Council Member Zamora seconded by Council Member Moore approved the minutes of the January 26, 2017 City Council Meeting, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

PUBLIC HEARING

7. Annual Weed Abatement Program

Recommendation: That the City Council:

- Conduct a Public Hearing on Weed Abatement and direct the Agricultural Commissioner to abate the nuisance by having weeds, rubbish and refuse removed.

Mayor Rounds opened the Public Hearing at 6:16p.m.

There were no speakers present.

Mayor Rounds closed the Public Hearing at 6:17 p.m.

It was moved by Councilmember Moore, seconded by Mayor Pro Tem Sarno to

direct the Agricultural Commissioner to have the nuisance by having weeds, rubbish and refuse removed, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

PUBLIC HEARING – ORDINANCE FOR INTRODUCTION

8. Ordinance No. 1084 - An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code, Chapter 15 (Land Use), Title 155 (Zoning), Section 155.003 (Definitions), 155.062 (Accessory Uses R-1 District), 155.092 (Accessory Uses R-3 District), Section 155.644 (Accessory Dwelling Units), and adding Section 155.644.1 (Junior Accessory Dwelling Units), to implement new State legislative mandates related to the requirements and development standards for accessory dwelling units (formerly referred to as "second" units). (City of Santa Fe Springs)

Recommendation: That the City Council:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1084, and thereafter close the Public Hearing; and
- Waive further reading and introduce Ordinance No. 1084

PUBLIC HEARING – ORDINANCE FOR ADOPTION

9. Ordinance No. 1085 - An Ordinance of the City Council of the Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15 (Land Use), Section 155 (Zoning), Sections 155.003 (Definitions), 155.036 (Principal Permitted Uses A-1 District), 155.038 (Conditional Uses A-1 District), 155.061 (Principal Permitted Uses R-1 District), 155.063 (Conditional Uses R-1 District), 155.091 (Principal Permitted Uses R-3 District), 155.093 (Conditional Uses R-3 District), 155.153 (Conditional Uses C-4 District), 155.243 (Conditional Uses M-2 District), 155.327 (Permitted, Accessory and Conditional Uses PD Zone), 155.739 (Commission's Consideration - Development Plan Approval), in accordance with state Housing Element laws. (City of Santa Fe Springs)

Recommendation: That the City Council:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1085, and thereafter close the Public Hearing; and
- Waive further reading and introduce Ordinance No. 1085

City Manager McCormack announced that both items 8 and 9 are recommended to be continued to the next Council Meeting of March 9, 2017 at 5:30 p.m.

City Attorney Skolnik recommended to open the public hearing for both items and continue the hearing to the meeting of March 9, 2017 at 5:30 p.m.

Mayor Rounds opened the Public Hearing at 6:18 p.m.

There were no speakers present.

Mayor Rounds continued the Public Hearing to March 9, 2017 at 5:30 p.m.

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Sarno to

continue the public hearing to the meeting of March 9, 2017 at 5:30 p.m., by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

NEW BUSINESS

10. Authorize to Purchase of Three (3) 2017 Ford Police Interceptor Utility Vehicles from Folsom Lake Ford

Recommendation: That the City Council:

- Authorize the Director of Purchasing Services to purchase three (3) 2017 Ford Police Interceptor Utility vehicles from Folsom Lake Ford utilizing the State of California Contract (No. 1-15-15-23-14B) and authorize a purchase order to be issued in the amount of \$95,450.03 for this transaction.

It was moved by Council Member Trujillo, seconded by Council Member Moore, to authorize the Director of Purchasing Services to purchase three (3) 2017 Ford Police Interceptor Utility vehicles from Folsom Lake Ford utilizing the State of California Contract (No. 1-15-15-23-14B) and authorize a purchase order to be issued in the amount of \$95,450.03 for this transaction, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

11. Fire Station Headquarters – HVAC Improvements: Authorization to Advertise for Bids

Recommendation: That the City Council:

- Approve the Plans and Specifications; and
- Authorize the City Engineer to advertise for bids on the subject project.

It was moved by Mayor Pro Tem Sarno, seconded by Council Member Trujillo, to approve the Plans and Specifications; and authorize the City Engineer to advertise for bids on the subject project, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

12. Capital Improvement Plan (CIP) Update

Recommendation: That the City Council:

- Amend the Adopted Capital Improvement Program for Fiscal Year 2012-15 to include the following projects:
 - a) Family & Youth Intervention Program (FIP) Offices Project;
 - b) Childcare Program Relocation Project;
 - c) Gus Velasco Neighborhood Center (GVNC) Landscaping Restoration Project;
 - d) City Hall Audio Visual (A/V) System Replacement Project;
 - e) GVNC A/V System Replacement Project;
 - f) Town Center Hall A/V System Replacement Project.
- Appropriate the following amounts from the Utility Users Tax (UUT) Capital Improvement Projects fund for the listed projects:
 - a) FYIP Offices Project - \$190,000; (454-397-C376-4400);
 - b) Childcare Program Relocation Project - \$90,000 (454-397-C377-4400);

- c) GVNC Landscaping Restoration Project - \$180,000 (454-397-C378-4400)
- d) City Hall A/V System Replacement Project -\$85,000 (454-397-C379-4400);
- e) GVNC A/V System Replacement Project - \$70,000 (454-397-C380-4400);
- f) Town Center Hall A/V System Replacement Project - \$40,000 (454-397-C381-4400).

It was moved by Council Member Moore, seconded by Mayor Pro Tem Sarno, to approve as staff recommended by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

13. Approval of Installation Costs of the Heritage Arts in Public Places Omni Art Piece Sculpture

Recommendation: That the City Council:

- Approve the re-installation costs for the Heritage Arts in Public Places Omni Art Piece Sculpture in the Soaring Dreams Plaza lawn area.

It was moved by Council Member Sarno, seconded by Mayor Pro Tem Sarno to approve the re-installation costs for the Heritage Arts in Public Places Omni Art Piece Sculpture in the Soaring Dreams Plaza lawn area, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

14. Agreement between the City and Jones & Mayer for City Attorney Services

Recommendation: That the City Council:

- Approve the agreement between the City and Jones & Mayer for City Attorney Services.

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Sarno to approve the agreement between the City and Jones & Mayer for City Attorney Services., by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nayes: None

Mayor Rounds recessed the meetings at 6:22 p.m.

Mayor Rounds convened the meeting at 7:21 p.m.

15. INVOCATION

Invocation was led by Council Member Moore. Following the invocation, Mayor Rounds announced a moment of silence in honor of Whittier Police Officer Keith Boyer.

Captain Aviv provided a few words regarding Whittier Officer and the memorial. Thanked everyone for their support and appreciated other surrounding cities stepping in to assist the Whittier Officers.

16. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Kaylie McMillen, 5th grade Student Council President from Lakeview Elementary School.

17. INTRODUCTIONS

- Representative from the Chamber of Commerce: Lisa Boyajian from Ansa Insurance Services and Kathie Fink from SFS Chamber, and principal from Lakeview School Lauren Hernandez.

18. ANNOUNCEMENTS

The Youth Leadership Committee Members made the following announcements:.

- Shadow Ball, Friday, March 3, 2017 at 7P.M.
- Spring Adventure Camp, Monday, March 27, 2017 from 9A.M. TO 3P.M.
- Mardi Gras Celebration, Tuesday, February 28, 2017 from 9:30 A.M. TO 11:30 A.M.

19. PRESENTATIONS

- a. Presentation on Measure H – Los Angeles County Plan to Prevent and Combat Homelessness
- b. Presentation to Milestone Event Celebrant
- c. Introduction of New Santa Fe Springs Team Members

20. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

- a. Committee Appointments

There were no appointments made by Council.

- b. Request for Leave of Absence

The Mayor granted the six-month Leave of Absence requested by Human Services Advisory Committee member Gabriela Garcia.

21. ORAL COMMUNICATIONS

No speakers.

22. EXECUTIVE TEAM REPORTS

- Joe Rodriguez, Municipal Services Yard Manager, spoke in regards to Friday's storm that caused damaged to the City's pine trees at Sorensen Avenue by the railroad tracks. He also spoke in regards to a tree that had fallen at Los Nietos Park and the damaged that occurred on the roof from the barbeque, which had flown off. He noted the additional damages in the City such as: the Heritage park also had damage of a tree that had fallen and just missed the green house; Little

lake park, multiple broken branches, Santa Fe Springs Park, two large trees that fell; City Hall had fallen tree branches by the Veterans Fountain; area by the Sorted Dreams there was debris around the area. He stated that staff worked for four (4) days straight, 12 hour-days, with the assistance of West Coast Arborist. Last, he thanked staff for all their help and going above and beyond to resolve the issues that were brought forward on the day of the storm.

Vanessa Barrientos, Public Outreach Consultant, provided a brief presentation on the Florence Avenue Interchange Improvement Project.

Mayor Pro Tem Sarno inquired whether there were letters sent to residents notifying them of the Interchange Improvement Project.

Ms. Barrientos noted there were letters sent out to residents.

Council Member Moore inquired whether the water main project will be delayed or whether it will be done with the construction done on the I-5.

Robert Garcia noted that he does not anticipate closures, however, they will move from Orr and Day to Florence. There will be a closure once they reach Orr & Day, however, it will not be done until they reach to that area.

Mr. Barrientos, noted that Caltrans is well aware of the three projects and closures.

- Wayne Morrell, Director of Planning spoke about the Fulton Village, and he noted there will be several of rehabilitation projects, such as replacing windows and sliding doors. Therefore, the owners of Fulton Village are requesting tenants to clear the front area to benefit the tenants, however, residents are hesitant for that change. He also noted there is a list of apartments that are scheduled to be repaired. They will also be replacing the patio and damaged steps, such as the walkways. Several units will be more accessible, such as the bathrooms and doorways will be more accessible to the tenants. Parking will also be remodeled, which is scheduled for March 2, 2017. He noted the owners will also be re-striping the parking areas to add six (6) additional parking spaces. With those changes, tenants are being resistant since they are only issued one sticker for one parking spot. Therefore, he noted residents might be calling council to express their concerns.

Council Member Moore inquired whether the width of the parking spaces will be reduced?

Wayne stated that they were not; however, he will be verifying the information and bringing it back.

Mayor Pro Tem Sarno inquired what the status is on S & P.

Mr. Morrell noted that he spoke with the owner and he is scheduled to open end

of March.

- Dino Torres, Director of Police Services spoke about Public Safety officers being there next week at all elementary schools.
- Mike Crook, Fire Chief spoke in regards the loss of Officer Boyer and how the Fire Department has been honored to be included in his memorial service.
- Jose Gomez, Finance Director spoke about the kick off meeting for the new finance system. He noted that department did a bit of marketing and created the brand name SPRING to market the 36 project while implementing the new system.
- Maricela Balderas, Community Services Director, spoke in regards to Metro League having their opening at Lake Center next week. In addition, she spoke in regards the 2017 Community Services Event calendar. She noted that last Sunday they had the Penny Carnival and there were several participants. There were 700 students that attended the assembly, visited Lakeview.

The following comments were made by the City Council:

- Mayor Pro Tem Sarno spoke in regards the recent loss of Officer Boyer. Also, thanked Joe Rodriguez, IT and staff for their assistance the day of the storm.
- Council Member Zamora thanked staff for all their hard work, acknowledge their assistance the day of the storm. Also spoke in regards to the loss of officer Boyer and thanked Whittier police for protecting the community.
- Council Member Moore thanked staff for all their hard work. Also reminded everyone that Thursday, March 16th the city will have the Mayor's breakfast at 6:30 a.m. at the Town Center.
- Mayor Rounds announced that he is thankful that Officer Hazel is back with his family and spoke about the recent loss. Also, spoke about Public Works and acknowledged the work they did on Friday.

ADJOURNMENT

Mayor Rounds adjourned the meeting at 8:56 p.m. to March 9, 2017 in memory of Albert Rios, Whittier Police Officer Keith Boyer and Clara Garden.

William K. Rounds
Mayor

ATTEST:

Janet Martinez
City Clerk

Date



ORDINANCE FOR ADOPTION

Ordinance No. 1084: An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code, Chapter 15 (Land Use), Title 155 (Zoning), Section 155.003 (Definitions), 155.062 (Accessory Uses R-1 District), 155.092 (Accessory Uses R-3 District), Section 155.644 (Accessory Dwelling Units), and adding Section 155.644.1 (Junior Accessory Dwelling Units), to implement new State legislative mandates related to the requirements and development standards for accessory dwelling units (formerly referred to as "second" units). (City of Santa Fe Springs)

RECOMMENDATIONS: That the City Council:

- Waive further reading and adopt Ordinance No. 1084.

BACKGROUND

The State of California enacted Government Code Section 65852.2 in 1982, establishing a mandate that every local agency adopt provisions for permitting secondary dwelling units. The intent of the legislation was to encourage housing for extended family members and to increase the availability of rental housing. In 2003, AB 1866 was adopted, requiring all local governments to allow secondary dwelling units within single-family residential zones.

Most recently, in February 2016, Senator Wieckowski introduced Senate Bill 1069 and Assembly member Bloom introduced Assembly Bill 2299 which proposed specific amendments to State law to promote the production of secondary dwelling units, herein forth referred to as "accessory" dwelling units. Also in 2016, Assembly member Thurmond introduced AB 2406 to add provisions for the creation of junior accessory dwelling units. All three of these bills ultimately passed and became law.

Santa Fe Springs' existing Zoning Code provisions applicable to accessory dwelling units (Section 155.644) are affected by this legislation because to the extent that a local ordinance imposes requirements beyond those specifically allowed by State law, those local provisions will be superseded beginning January 1, 2017. Local jurisdictions are required to submit their revised ordinances to the State Department of Housing and Community Development (HCD) within 60 days of adoption.

HCD has published a technical assistance memorandum (December 15, 2016) to provide information to local governments on recent amendments to accessory dwelling unit law. This memorandum, along with consultations with HCD, have guided the proposed revisions to Santa Fe Springs' Accessory Dwelling Unit Ordinance. The following is a brief summary of each of the three accessory dwelling unit bills that take effect January 1, 2017.

Summary of SB 1069 (Wieckowski): This law makes several changes to address barriers to the development of accessory dwelling units (ADUs), including parking requirements, utility fees, and existing single-family space repurposed as an ADU.

Parking: SB 1069 reduces maximum parking requirements to one space per bedroom or unit, and authorizes off street parking to be tandem or in setback areas unless specific findings such as fire and life safety conditions are made. SB 1069 also prohibits parking requirements if the ADU meets any of the following:

- Is within a half mile from public transit.
- Is within an architecturally and historically significant historic district.
- Is part of an existing primary residence or an existing accessory structure.
- Is in an area where on-street parking permits are required, but not offered to the occupant of the ADU.
- Is located within one block of a car share area.

Fees: SB 1069 provides that ADUs shall not be considered new residential uses for the purpose of calculating utility connection fees or capacity charges, including water and sewer service. The bill prohibits a local agency from requiring an ADU applicant to install a new or separate utility connection or impose a related connection fee or capacity charge for ADUs that are contained within an existing residence or accessory structure. For attached and detached ADUs, this fee or charge must be proportionate to the burden of the unit on the water or sewer system and may not exceed the reasonable cost of providing the service.

Fire Requirements: SB 1069 provides that fire sprinklers shall not be required in an accessory unit if they are not required in the primary residence.

ADUs within Existing Space: Local governments must ministerially approve an application to create an ADU on a single-family lot if the unit is:

- Contained within an existing residence or accessory structure.
- Has independent exterior access from the existing residence.
- Has side and rear setbacks that are sufficient for fire safety.

No additional parking or other development standards can be applied except for building code requirements.

No Total Prohibition: SB 1069 prohibits a local government from adopting an ordinance that precludes ADUs.

Summary of AB 2299 (Bloom): This law requires a local government to ministerially approve ADUs if the unit complies with certain parking requirements, and establishes maximum size and setback requirements, as follows:

- The unit is not intended for sale separate from the primary residence and may be rented.
- The lot is zoned for single-family or multifamily use and contains an existing, single-family dwelling.
- The unit is either attached to an existing dwelling or located within the living area of the existing dwelling or detached and on the same lot.
- The increased floor area of an attached ADU does not exceed 50% of the existing living area, with a maximum floor area of 1,200 square feet.
- The total area of floor space for a detached accessory dwelling unit does not exceed 1,200 square feet.
- No passageway can be required.
- No setback can be required from an existing garage that is converted into an ADU.
- Compliance with local building code requirements.
- Approval by the local health officer where private sewage disposal system is being used.

Summary of AB 2406 (Thurmond): This law creates more flexibility for housing options by authorizing local governments to permit junior accessory dwelling units (JADU) through an ordinance. The bill defines JADUs to be a unit that cannot exceed 500 square feet and must be completely contained within the space of an existing residential structure. In addition, the bill requires specified components for a local JADU ordinance.

Required Components: The ordinance authorized by AB 2406 must include the following parameters:

- Limit to one JADU per residential lot zoned for single-family residences with a single-family residence already built on the lot.
- The single-family residence in which the JADU is created or JADU must be occupied by the owner of the residence.
- The owner must record a deed restriction stating that the JADU cannot be sold separately from the single-family residence and restricting the JADU to the size limitations and other requirements of the JADU ordinance.
- The JADU must be located entirely within the existing structure of the single-family residence and JADU must have its own separate entrance.
- The JADU must include an efficiency kitchen which includes a sink, cooking appliance, counter surface, and storage cabinets that meet minimum building code standards. No gas or 220V circuits are allowed.
- The JADU may share a bath with the primary residence or have its own bath.

Prohibited Components: This bill prohibits a local JADU ordinance from requiring:

- Additional parking as a condition to grant a permit.
- Applying additional water, sewer and power connection fees.

DISCUSSION:

The proposed revisions to Zoning Code Section 155.644 (Accessory Dwelling Units), and the addition of Section 155.644.1 (Junior Accessory Dwelling units) will achieve compliance with state legislative requirements under SB 1069, AB 2299 and AB 2406. The following summarizes the rationale behind the primary amendments proposed to Santa Fe Springs' existing second (accessory dwelling) unit ordinance:

- The City's current ordinance establishes a ministerial review process for ADUs. The new ordinance adds that a building permit must be issued within 120 days for ADU applications in compliance with the City's Zoning Code.
- State law permits local jurisdictions to adopt maximum ADU unit sizes less than 1,200 square feet as long as the requirement is not constraining in the creation of ADUs. Given Santa Fe Springs' relatively small parcel sizes, the City's current maximum ADU unit size of 640 square feet has been maintained, with the additional stipulation that an attached ADU not exceed 50% of the existing habitable floor area of the primary residence.
- The draft ordinance proposes elimination of the current affordability and low income use restrictions on ADUs that are rented. State law establishes the maximum standards that local agencies can use to evaluate ADUs; no additional standards can be imposed. The City's current requirement to rent-restrict ADUs for lower income households for a 50 year period serves as a disincentive to property owners to create an ADU. Given the relatively smaller size of ADUs, market rents are generally more affordable than one bedroom apartments, and can provide needed housing for extended family members, the elderly, in-home health care providers, the disabled and other modest income households.
- The City's current ADU requirement for one off-street parking space, which may be uncovered and provided as tandem parking, has been maintained. Per the new state requirements, the draft ordinance specifies the following exceptions where no parking is required: 1) the ADU is located within 1/2 mile of public transit; 2) the ADU is located within an architecturally and historically significant historic district; 3) the ADU is part of the existing primary residence or an existing accessory structure; 4) when on-street parking permits are required but not offered to the ADU occupant; or 5) when there is a car share vehicle located within one block of the ADU.
- Specific setback exceptions were incorporated for existing garages legally converted to ADUs and ADUs constructed above existing garages with legal nonconforming setbacks. The City's current side and rear setback requirements for residential zoning districts range from 5 to 15 feet, and anything less is considered a non-conforming setback. State law specifically states that no setback increase may be required for an existing garage that is converted to an ADU. Additionally, the law mandates that jurisdictions require a setback of no more than 5 feet from side and rear property lines for an ADU constructed above a garage.

- Allowable configurations for replacement parking spaces where a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU were incorporated. State law states that any demolished covered parking spaces that are required to be replaced may be replaced with any combination of enclosed or covered spaces, uncovered spaces, tandem spaces, or by the use of mechanical automobile parking lifts.
- Per State law, clarification was added that ADUs shall not be considered a new residential use for the purposes of calculating utility connection fees or capacity charges. Attached ADUs shall not be required to install a new or separate utility connection. For detached ADUs, any separate utility connection fee or capacity charge shall be proportionate to the burden of the proposed ADU on the water and sewer system.
- A new Code Section 155.644.1 (Junior Accessory Dwelling Units) has been added to the Zoning Code to reflect the parameters of AB 2406.

PROPOSED ZONING TEXT AMENDMENT

The intent of the proposed Ordinance is to encourage the provision of accessory dwelling units to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the housing element of the General Plan. The proposed text changes are shown underlined and the existing text that is being replaced is shown as a ~~strike through~~.

§ 155.003 DEFINITIONS.

ACCESSORY DWELLING UNIT. Either a detached or attached dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel or parcels as the primary unit is situated. An accessory dwelling unit also includes the following:

- (1) An efficiency unit, as defined in California Health and Safety Code Section 17958.1.
- (2) A manufactured home, as defined in California Health and Safety Code Section 18007.

CAR SHARE LOCATION. A model of car rental where people rent cars for short periods of time, often by the hour, with a designated pick up and drop off location. The organization renting the cars may be a commercial business or the users may be organized as a company, public agency, cooperative, or ad hoc grouping.

LIVING AREA. The interior habitable area of a dwelling unit including basements and attics but not including a garage or any accessory structure.

PASSAGEWAY. A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

SECOND UNIT. The same as "accessory dwelling unit."

§ 155.644 ~~SECOND UNITS.~~ ACCESSORY DWELLING UNITS

(A) Intent.

(1) In enacting this section, it is the intent of the city to encourage the provision of accessory dwelling units to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the housing element of the General Plan. Accessory dwelling units provide housing for extended family members, students, the elderly in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create accessory dwelling units can benefit from added income, and an increased sense of security. Allowing accessory dwelling units in residential zones provides needed additional rental housing. This section provides the requirements for the establishment of accessory dwelling units consistent with Cal. Government Code § 65852.2.

(B) Administrative review.

All ~~second unit~~ accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within 120 days upon presentation of an application to build ~~an accessory dwelling unit~~ if the plans conform to the standards and criteria provided in division (C) of this section.

(C) Accessory dwelling unit standards. The following standards and criteria shall apply to the creation of ~~an second unit~~ accessory dwelling unit:

(1) The ~~second~~ accessory dwelling unit shall be allowed only on a lot or parcel in the R-1, Single-Family Residential Zone which is developed only with an existing detached single-family dwelling, or in the R-3 Multiple-Family Residential Zone which is developed with an existing residential dwelling.

(2) There shall not be more than one ~~second-~~ accessory dwelling unit per lot or parcel, except that no ~~second~~ accessory dwelling unit shall be allowed on any lot or parcel where a guest house or residential facility as defined in Cal. Health and Safety Code § 1502(a)(1) serving six or fewer persons exists.

(3) An accessory dwelling unit that conforms to the development standards of this section is deemed to be an accessory use and/or structure and will not be considered to exceed the allowable density for the lot upon which it is located.

(34) The lot or parcel proposed for the second accessory dwelling unit must contain a minimum area of 5,000 square feet.

(45) The ~~second-unit~~ accessory dwelling unit may be attached to or located within the living area of the primary dwelling, or detached from the primary dwelling.

(a) The maximum floor area for an attached accessory dwelling unit shall not exceed 50% of the existing habitable area of the primary residence, not to exceed 640 square feet.

(b) The maximum floor area for a detached accessory dwelling unit shall not exceed 640 square feet and shall not exceed one bedroom.

~~(5) The maximum floor area for a detached accessory dwelling unit shall not exceed 640 square feet and shall not contain more than one bedroom.~~

(6) ~~The second-unit accessory dwelling unit shall comply with all of the property development standards applicable to the specific zone in which it is located, including but not limited to, setback, height and maximum lot coverage standards of the applicable zone district in which it is located.~~

(a) No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit constructed above a garage.

(7) ~~The second-unit accessory dwelling unit shall comply with all building, safety, fire and health codes, and all other applicable laws and regulations. Accessory dwelling units are not required to provide fire sprinklers if sprinklers are not required for the primary dwelling unit.~~

(8) ~~The second-unit accessory dwelling unit shall be designed to be architecturally compatible with the primary dwelling. A site plan, elevations and floor plan depicting said architectural compatibility compatibility shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of any building permits.~~

(9) To maintain the residential character of the neighborhood, there shall not be more than one exterior entrance on the front or on any street-facing side of the second unit accessory dwelling unit. Additionally, no exterior stairway shall be located on the front or on any street-facing side of the second-unit accessory dwelling unit. No passageway shall be required in conjunction with construction of an accessory dwelling unit.

(10) Manufactured housing is allowed in compliance with the provisions herein; however, mobile homes, trailers and recreational vehicles shall not be used as second unit accessory dwelling units.

(11) In addition to all other required off-street parking, parking requirements for accessory dwelling units shall not exceed other shall be an additional off street parking space per unit or per bedroom for the second unit. These parking spaces may be provided as uncovered and may be in tandem parking on an existing driveway with the existing off street parking facilities. Parking may also be located in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that such parking is infeasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the city. No parking shall be required for an accessory dwelling unit in any of the following instances:

- (a) The accessory dwelling unit is located within one-half mile of public transit.
- (b) The accessory dwelling unit is located within an architecturally and historically significant historic district.
- (c) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
- (d) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- (e) When there is a car share vehicle located within one block of the accessory dwelling unit.

(12) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, and the city requires that those off-street parking spaces be replaced, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as enclosed or covered spaces, uncovered spaces, tandem spaces, or by the use of mechanical automobile parking lifts.

(123) Except as provided in subsection (13)(c) herein, the owner of the property on which the second-unit accessory dwelling unit is located shall reside in either of the dwelling units on the property as his/her/their principal residence. This is a perpetual requirement that runs with the land, and a restrictive covenant establishing this requirement shall be recorded prior to occupancy of the second-unit accessory dwelling unit.

(13) All second residential dwelling units which are rented shall be designated as "affordable" and shall conform to the following standards:

- (a) The second residential dwelling units shall be rented to "low" or "very low" income households as defined by the most currently published United States Department of Housing and Urban Development (HUD) Income Limits for Los Angeles County.
- (b) The property owner of the property on which the second residential dwelling unit is to be located shall enter into and record an affordable housing contract per the approval of the City Attorney for a minimum term of 50 years with automatic

renewal, or until the second residential dwelling unit is removed, and such restriction shall run with the land.

~~_____ (c) If the property owner does not occupy either the primary dwelling or the second unit as his/her/their primary residence, then both dwellings on the property shall be rented to "low" or "very low" income households as defined by the most currently published United States Department of Housing and Urban Development (HUD) Income Limits for Los Angeles County.~~

~~_____ (d) The property owner of the second residential dwelling unit shall comply and submit affordable housing reporting information as required by the Affordable Housing Covenant and Agreement approved by, and on file with, the city. The agreement shall include a certified annual report submitted by the property owner to the city demonstrating compliance with the Affordable Housing Covenant and Agreement~~

(14) The second-unit accessory dwelling unit may be rented for terms of at least 30 days or more or leased, but shall not be sold or owned separately from the primary dwelling.

(15) Accessory dwelling units shall not be considered new residential uses for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service.

(a) For attached units or units located within the living area of the existing dwelling and located within a single-family zone, the city shall not require the applicant to install a new or separate utility connection between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge.

(b) For detached units or units within multi-family zones, the city may require a new or separate utility connection directly between the accessory dwelling unit and the utility. The connection fee or capacity charge shall be proportionate to the burden of the proposed accessory dwelling unit upon the water or sewer system based upon either its size or the number of its plumbing fixtures, and may not exceed the reasonable cost of providing the water or sewer service.

(156) The provisions of this section shall not apply to any second-unit accessory dwelling units for which the city issued conditional use permits prior to the effective date of this section.

(167) The second-unit accessory dwelling unit shall only be allowed if a determination is made by the City Engineer that adequate infrastructure capacity is available to serve the second-unit accessory dwelling unit, including but not limited to, sewer, water and traffic capacity.

(178) A deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

~~(18) A yearly administrative review shall be held by the Director of Planning and Development to insure compliance with all applicable conditions.~~

§ 155.644.1 JUNIOR ACCESSORY DWELLING UNITS

(A) Intent.

(1) In enacting this section, it is the intent of the city to support the conversion or re-purposing of an existing bedroom(s) into an additional dwelling unit within a single-family dwelling to: a) more efficiently use and expand the existing housing stock; b) promote opportunities for house sharing, particularly among the age-in-place senior population; and c) expand affordable rental housing in the community.

(B) Definitions. For the purpose of this section the following definitions shall apply unless the context clearly indicates or requires a different meaning.

JUNIOR ACCESSORY DWELLING UNIT. An independent living unit created through the conversion of an existing bedroom in a single-family dwelling. Junior accessory dwelling units are distinguished from accessory dwelling units in that they: (a) must include the conversion of an existing bedroom(s) within a single-family dwelling (no new or additional building area); (b) are smaller in size (maximum size of five hundred (500) square feet); (c) contain either independent or shared bathroom facilities; and (d) are subject to unique standards that are not applicable to accessory dwelling units.

(C) Administrative review.

All junior accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within 120 days upon presentation of an application to provide a junior accessory dwelling unit if the plans conform to the standards and criteria provided in division (D) of this section.

(D) Junior accessory dwelling unit standards. The following standards and criteria shall apply to the creation of a junior accessory dwelling unit:

(1) A maximum of one junior accessory dwelling unit shall be permitted per residential lot containing a single-family dwelling. Junior accessory dwelling units are not required to meet the density requirements of the general plan or zoning ordinance.

(2) The property owner shall occupy either the main single-family dwelling or the junior accessory dwelling unit.

(3) The junior accessory dwelling unit may be rented for terms of at least 30 days or more, but shall not be sold or owned separately from the single-family dwelling.

(4) The junior accessory dwelling unit must be created within the existing walls of an existing single-family dwelling and must include the conversion of an existing bedroom(s) and ancillary spaces.

(5) The junior accessory dwelling unit shall not exceed five hundred (500) square feet in size.

(6) The junior accessory dwelling unit shall include a separate entrance from the main entrance to the single-family home with an interior entry to the main living room. The junior accessory dwelling unit may include a second interior doorway for sound attenuation.

(7) The junior accessory dwelling unit shall include a food preparation area, requiring and limited to the following components:

(a) A sink with a maximum width and length dimensions of sixteen inches (16") and a maximum waste line diameter of one-and-one-half inches (1.5");

(b) A cooking facility with appliances that do not require electrical service greater than one hundred twenty (120) volts or natural or propane gas; and

(c) A food preparation counter and storage cabinets which do not exceed six feet (6') in length.

(8) No additional off-street parking is required beyond that required for the main single-family dwelling. The main single-family dwelling must meet the current off-street parking standard in effect at the time the junior accessory dwelling unit is approved.

(9) Utility service. A separate water connection or meter, and a separate sewer service connection are not required for a junior accessory dwelling unit. Water and sewer service for the junior accessory dwelling unit is shared with the main single-family dwelling unit.

(10) Prior to obtaining a building permit for the junior accessory dwelling unit, a deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 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 January 24, 2017, and published in a newspaper of general circulation (Whittier Daily News) on January 26, 2017, 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. 1084 establishes definitions and standards to implement new State requirements for accessory dwelling units (ADUs) intended to further reduce barriers, better streamline approval, and expand capacity to accommodate the development of ADUs. 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.

A handwritten signature in blue ink, appearing to read 'Thaddeus McCormack', is positioned above the printed name.

Thaddeus McCormack
City Manager

Attachments:

Proposed Ordinance No. 1084

ORDINANCE NO. 1084

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING SANTA FE SPRINGS MUNICIPAL CODE, TITLE 15 (LAND USE), CHAPTER 155 (ZONING), SECTION 155.003 (DEFINITIONS), SECTION 155.062 (ACCESSORY USES R-1 DISTRICT), 155.092 (ACCESSORY USES R-3 DISTRICT), 155.644 (ACCESSORY DWELLING UNITS) AND ADDING SECTION 155.644.1 (JUNIOR ACCESSORY DWELLING UNITS), TO IMPLEMENT NEW STATE LEGISLATIVE MANDATES RELATED TO THE REQUIREMENTS AND DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS

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

SECTION 1. Section 155.003 (Definitions) of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended by adding the following definitions:

§ 155.003 DEFINITIONS

ACCESSORY DWELLING UNIT. Either a detached or attached dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel or parcels as the primary unit is situated. An accessory dwelling unit also includes the following:

- (1) An efficiency unit, as defined in California Health and Safety Code Section 17958.1.
- (2) A manufactured home, as defined in California Health and Safety Code Section 18007.

CAR SHARE LOCATION. A model of car rental where people rent cars for short periods of time, often by the hour, with a designated pick up and drop off location. The organization renting the cars may be a commercial business or the users may be organized as a company, public agency, cooperative, or ad hoc grouping.

JUNIOR ACCESSORY DWELLING UNIT. An independent living unit created through the conversion of an existing bedroom in a single-family dwelling. Junior accessory dwelling units are distinguished from accessory dwelling units in that they: (a) must include the conversion of an existing bedroom(s) within a single-family dwelling (no new or additional-building area); (b) are smaller in size (maximum size of five hundred (500) square feet); (c) contain either independent or shared bathroom facilities; and (d) are subject to unique standards that are not applicable to accessory dwelling units.

LIVING AREA. The interior habitable area of a dwelling unit including basements and attics but not including a garage or any accessory structure.

PASSAGEWAY. A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

SECOND UNIT. The same as "accessory dwelling unit."

SECTION 2. Section 155.062 ACCESSORY USES is hereby amended to add thereto new subsection (N) so that subsection (N) reads as follows:

§ 155.062 ACCESSORY USES.

(N) Accessory Dwelling Units in accordance with the provisions of § 155.644.

SECTION 3. Section 155.062 ACCESSORY USES is hereby amended to add thereto new subsection (O) so that subsection (O) reads as follows:

§ 155.062 ACCESSORY USES.

(O) Junior Accessory Dwelling Units in accordance with the provisions of § 155.644.1.

SECTION 4. Section 155.092 ACCESSORY USES is hereby amended to add thereto new subsection (J), so that subsection (J) reads as follows:

§ 155.092 ACCESSORY USES.

(J) Accessory Dwelling Units in accordance with the provisions of Chapter § 155.644.

SECTION 5. Section 155.644 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby revised in its entirety to read as follows:

§ 155.644 ACCESSORY DWELLING UNITS

(A) *Intent.*

(1) In enacting this section, it is the intent of the city to encourage the provision of accessory dwelling units to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the housing element of the General Plan. Accessory dwelling units provide housing for extended family members, students, the elderly in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create accessory dwelling units can benefit from added income, and an increased sense of security. Allowing accessory dwelling units in residential zones provides needed additional rental housing. This section provides the requirements for the establishment of accessory dwelling units consistent with Cal. Government Code §§ 65852.2.

(B) *Administrative review.*

All accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within 120 days upon presentation of an application to build an accessory dwelling unit if the plans conform to the standards and criteria provided in division (C) of this section.

(C) *Accessory dwelling unit standards.* The following standards and criteria shall apply to the creation of an accessory dwelling unit:

(1) The accessory dwelling unit shall be allowed only on a lot or parcel in the R-1, Single-Family Residential Zone which is developed only with an existing detached single-family dwelling, or in the R-3 Multiple-Family Residential Zone which is developed with an existing residential dwelling.

(2) There shall not be more than one accessory dwelling unit per lot or parcel, except that no accessory dwelling unit shall be allowed on any lot or parcel where a guest house or residential facility as defined in Cal. Health and Safety Code § 1502(a)(1) serving six or fewer persons exists.

(3) An accessory dwelling unit that conforms to the development standards of this section is deemed to be an accessory use and/or structure and will not be considered to exceed the allowable density for the lot upon which it is located.

(4) The lot or parcel proposed for the accessory dwelling unit must contain a minimum area of 5,000 square feet.

(5) The accessory dwelling unit may be attached to or located within the living area of the primary dwelling, or detached from the primary dwelling.

(a) The maximum floor area for an attached accessory dwelling unit shall not exceed 50% of the existing habitable area of the primary residence, not to exceed 640 square feet.

(b) The maximum floor area for a detached accessory dwelling unit shall not exceed 640 square feet and shall not exceed one bedroom.

(6) The accessory dwelling unit shall comply with all of the property development standards applicable to the specific zone in which it is located.

(a) No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit constructed above a garage.

(7) The accessory dwelling unit shall comply with all building, safety, fire and health codes, and all other applicable laws and regulations. Accessory dwelling units are not required to provide fire sprinklers if sprinklers are not required for the primary dwelling unit.

(8) The accessory dwelling unit shall be designed to be architecturally compatible with the primary dwelling. A site plan, elevations and floor plan depicting said architectural compatibility shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of any building permits.

(9) To maintain the residential character of the neighborhood, there shall not be more than one exterior entrance on the front or on any street-facing side of the accessory dwelling unit. Additionally, no exterior stairway shall be located on the front or on any

street-facing side of the accessory dwelling unit. No passageway shall be required in conjunction with construction of an accessory dwelling unit.

(10) Manufactured housing is allowed in compliance with the provisions herein; however, mobile homes, trailers and recreational vehicles shall not be used as accessory dwelling units.

(11) In addition to all other required off-street parking, parking requirements for accessory dwelling units shall not exceed one space per unit or per bedroom. These spaces may be provided as tandem parking on an existing driveway. Parking may also be located in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that such parking is infeasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the city. No parking shall be required for an accessory dwelling unit in any of the following instances:

- (a) The accessory dwelling unit is located within one-half mile of public transit.
- (b) The accessory dwelling unit is located within an architecturally and historically significant historic district.
- (c) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
- (d) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- (e) When there is a car share vehicle located within one block of the accessory dwelling unit.

(12) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, and the city requires that those off-street parking spaces be replaced, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as enclosed or covered spaces, uncovered spaces, tandem spaces, or by the use of mechanical automobile parking lifts.

(13) The owner of the property on which the accessory dwelling unit is located shall reside in either of the dwelling units on the property as his/her/their principal residence. This is a perpetual requirement that runs with the land, and a restrictive covenant establishing this requirement shall be recorded prior to occupancy of the accessory dwelling unit.

(14) The accessory dwelling unit may be rented for terms of at least 30 days or more, but shall not be sold or owned separately from the primary dwelling.

(15) Accessory dwelling units shall not be considered new residential uses for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service.

(a) For attached units or units located within the living area of the existing dwelling and located within a single-family zone, the city shall not require the applicant to install a new or separate utility connection between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge.

(b) For detached units or units within multi-family zones, the city may require a new or separate utility connection directly between the accessory dwelling unit and the utility. The connection fee or capacity charge shall be proportionate to the burden of the proposed accessory dwelling unit upon the water or sewer system based upon either its size or the number of its plumbing fixtures, and may not exceed the reasonable cost of providing the water or sewer service.

(16) The provisions of this section shall not apply to any accessory dwelling units for which the city issued conditional use permits prior to the effective date of this section.

(17) The accessory dwelling unit shall only be allowed if a determination is made by the City Engineer that adequate infrastructure capacity is available to serve the accessory dwelling unit, including but not limited to, sewer, water and traffic capacity.

(18) A deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

SECTION 6. Title 15 of Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to add new section 155.644.1: JUNIOR ACCESSORY DWELLING UNITS

§ 155.644.1 JUNIOR ACCESSORY DWELLING UNITS

(A) *Intent.*

(1) In enacting this section, it is the intent of the city to support the conversion or re-purposing of an existing bedroom(s) into an additional dwelling unit within a single-family dwelling to: a) more efficiently use and expand the existing housing stock; b) promote opportunities for house sharing, particularly among the age-in-place senior population; and c) expand affordable rental housing in the community.

(B) *Administrative review.*

All junior accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within 120 days upon presentation of an application to provide a junior accessory dwelling unit if the plans conform to the standards and criteria provided in division (D) of this section.

(C) *Junior accessory dwelling unit standards.* The following standards and criteria shall apply to the creation of a junior accessory dwelling unit:

(1) A maximum of one junior accessory dwelling unit shall be permitted per residential lot containing a single-family dwelling. Junior accessory dwelling units are not required to meet the density requirements of the general plan or zoning ordinance.

(2) The property owner shall occupy either the main single-family dwelling or the junior accessory dwelling unit.

(3) The junior accessory dwelling unit may be rented for terms of at least 30 days or more, but shall not be sold or owned separately from the single-family dwelling.

(4) The junior accessory dwelling unit must be created within the existing walls of an existing single-family dwelling and must include the conversion of an existing bedroom(s) and ancillary spaces.

(5) The junior accessory dwelling unit shall not exceed five hundred (500) square feet in size.

(6) The junior accessory dwelling unit shall include a separate entrance from the main entrance to the single-family home with an interior entry to the main living room. The junior accessory dwelling unit may include a second interior doorway for sound attenuation.

(7) The junior accessory dwelling unit shall include a food preparation area, requiring and limited to the following components:

(a) A sink with a maximum width and length dimensions of sixteen inches (16") and a maximum waste line diameter of one-and-one-half inches (1.5');

(b) A cooking facility with appliances that do not require electrical service greater than one hundred twenty (120) volts or natural or propane gas; and

(c) A food preparation counter and storage cabinets which do not exceed six feet (6') in length.

(8) No additional off-street parking is required beyond that required for the main single-family dwelling. The main single-family dwelling must meet the current off-street parking standard in effect at the time the junior accessory dwelling unit is approved.

(9) Utility service. A separate water connection or meter, and a separate sewer service connection are not required for a junior accessory dwelling unit. Water and sewer service for the junior accessory dwelling unit is shared with the main single-family dwelling unit.

(10) Prior to obtaining a building permit for the junior accessory dwelling unit, a deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

SECTION 7. This Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 8. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the

decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 9. To the extent the provisions of the Santa Fe Springs Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 10. The City Clerk shall certify to the adoption of this Ordinance, including the vote for and against and shall post a certified copy of this Ordinance, within 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance, and, in compliance with Section 36933 of the Government Code.

SECTION 11. This Ordinance is adopted pursuant to the authority granted by the California Constitution and State law, including but not limited to Article XI, Section 7 of the California Constitution.

PASSED and ADOPTED this 23rd day of March, 2017, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN

William K. Rounds, Mayor

ATTEST:

Janet Martinez, City Clerk



ORDINANCE FOR ADOPTION

Ordinance No. 1085: An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15 (Land Use), Section 155 (Zoning), Sections 155.003 (Definitions), 155.036 (Principal Permitted Uses A-1 District), 155.038 (Conditional Uses A-1 District), 155.061 (Principal Permitted Uses R-1 District), 155.063 (Conditional Uses R-1 District), 155.091 (Principal Permitted Uses R-3 District), 155.093 (Conditional Uses R-3 District), 155.153 (Conditional Uses C-4 District), 155.243 (Conditional Uses M-2 District), 155.327 (Permitted, Accessory and Conditional Uses PD Zone), 155.739 (Commission's Consideration - Development Plan Approval), in accordance with state Housing Element laws. (City of Santa Fe Springs)

RECOMMENDATIONS: That the City Council:

- Waive further reading and adopt Ordinance No. 1085.

BACKGROUND

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law requires local governments to adequately plan to meet the existing and projected 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 mechanisms that provide opportunities for, and do not unduly constrain housing. As a result, State housing policy rests largely upon the effective implementation of each jurisdiction's Housing Element. Furthermore, Housing Element statutes 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.

Government Code Section 65583 requires the housing element to identify adequate sites to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, transitional housing, and housing for persons with disabilities. The Housing Element must include an analysis of governmental constraints upon the maintenance, improvement, or development of housing for a variety of housing types, and set forth concrete program actions to address any shortfalls.

In December 2013, the Santa Fe Springs City Council adopted Ordinance 1050, establishing definitions and development standards for emergency shelters and transitional and supportive housing uses in accordance with SB 2. As part of the governmental constraints analysis conducted for the City's 2014-2021 Housing

Element, several additional revisions to the Santa Fe Springs Zoning Code were identified as necessary to better facilitate the provision of a variety of housing types consistent with Housing Element statutes. The following programs were adopted as part of the City's 2014-2021 Housing Element to provide for a variety of housing types:

Program 14. Zoning Ordinance Revisions:

- a. Identification of manufactured housing as a permitted use in all residential zones.
- b. Listing of small community care facilities (6 or fewer) as a residential use under zoning, and identification of large community care facilities as a conditionally permitted use within all residential zones.
- c. Definition of single room occupancy hotels (SROs) and identification of SROs as a conditionally permitted use in the C-4 and M-2 zones.
- d. Clarification that transitional and supportive housing are permitted in areas designated with a PD Overlay subject to the same approval processes as other residential uses.

Program 16. Fee Deferrals and/or Waivers for Affordable Housing:

In order to specifically encourage the provision of housing affordable to extremely low income (ELI) households (<30% AMI), the City will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units.

Program 18. Zoning for Small Employee Housing (6 or fewer):

Amend the City of Santa Fe Springs Municipal Code consistent with the Employee Housing Act (H&S 17021.5) to permit employee housing for six or fewer employees as a single-family structure.

DISCUSSION BY TOPIC AREA:

The draft ordinance addresses requirements under Government Code Section 65583 to identify adequate sites to facilitate and encourage the provision of a variety of types of housing for all income levels. The proposed amendments to the City of Santa Fe Springs Zoning Code implement programs adopted in the City's 2014-2021 Housing Element. Each of the topic areas contained in these proposed amendments is further discussed below.

Manufactured Housing: As a matter of practice, the City permits manufactured housing by right within all residential zones, consistent with State law. However, the Santa Fe Springs Municipal Code does not currently explicitly identify manufactured housing as a permitted use, except as it pertains to manufactured second units. The proposed Zoning Code amendments add a definition of manufactured housing, and list as a permitted use in the A-1, R-1 and R-3 zone districts.

Community Care Facilities: California law (known as the "Lanterman Act") requires the use of property for the care of six or fewer persons with developmental disabilities

to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones.

The Santa Fe Springs Zoning Ordinance does not currently specify provisions for community care facilities, though in practice the City has permitted a licensed five-bed adult residential facility by right, as well as several other unlicensed group homes. The proposed Zoning Code amendments add definitions for small and large community care facilities, and list small facilities as permitted by right in A-1, R-1, R-3, and large facilities as conditionally permitted within these same districts.

Single Room Occupancy (SRO) Units: SROs refer to a residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented to tenants on a weekly or monthly basis.

The Santa Fe Springs' Municipal Code does not currently explicitly address SRO uses, though they could be treated the same as motels and hotels which are conditionally permitted in the C-4 and M-2 zones. The proposed Code amendments add a definition of SROs, and list as a conditionally permitted use in the C-4 and M-2 zone districts.

Transitional and Supportive Housing: While Santa Fe Springs' Zoning Code was amended in 2013 to treat transitional and supportive housing as a residential use within residential zone districts, recent clarification of State statutes by the State Department of Housing and Community Development (HCD) indicates these uses must also be provided for in non-residential zone districts where housing is permitted. Within Santa Fe Springs' Planned Development (PD) Overlay zone, the Planning Commission, after holding a public hearing, may approve a combination of land uses which may include uses other than those permitted in the underlying zone, provided that at least 60% of the area is developed with one or more of the principal permitted, accessory, or conditional uses of the underlying zone. For example, a PD overlay added to a commercial zone district could also allow for the integration of residential uses.

The proposed Zoning Code amendments clarify that transitional and supportive housing would be permitted within areas designated with a PD Overlay subject to the same approval processes as other residential uses. Transitional and supportive housing have also been added as a permitted use in the A-1 zone district.

Fee Deferrals and/or Waivers for Affordable Housing: Housing Element statutes now require specific programs to assist in the development of adequate housing to meet the needs of extremely low income households (households earning less than 30% of area median incomes). The proposed Zoning Code amendment will add

provisions under Development Plan Approval for the waiver of Planning Department entitlement fees for projects with a minimum of ten percent extremely low income units.

Zoning for Small Employee Housing: California Health and Safety Code Section 17021.5 (Employee Housing Act) requires any employee housing providing accommodations for six or fewer employees to be deemed a single-family structure with a residential land use designation. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

The proposed Zoning Text amendments add a definition of small employee housing, and list as a permitted use in the A-1, R-1 and R-3 zone districts.

PROPOSED ZONING TEXT AMENDMENTS

The proposed text amendments are shown underlined.

§ 155.003 DEFINITIONS

Community Care Facility, Large: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for seven or more adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.

Community Care Facility, Small: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for six or fewer adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.

Employee Housing, Small: Pursuant to California Health and Safety Code Section 17008, employee housing, small means any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for six (6) or fewer persons.

Manufactured Housing: A structure as defined by California Health and Safety Code Section 18007.

Single Room Occupancy (SRO) Housing: SROs refer to a residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower

and kitchen facilities typically shared. SRO units are rented to tenants on a weekly or monthly basis.

§ 155.036 PRINCIPAL PERMITTED USES.

The following are the principal permitted uses in the A-1 Zone:

(E) Supportive housing and transitional housing subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district.

(F) Manufactured Housing

(G) Community Care Facility, Small

(H) Employee Housing, Small

§ 155.038 CONDITIONAL USES.

The following uses are permitted in the A-1 Zone only after a valid conditional use permit has first been obtained:

(O) Community Care Facility, Large

§ 155.061 PRINCIPAL PERMITTED USES.

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. Manufactured housing on a permanent foundation, small community care facilities (6 or fewer occupants), and small employee housing (6 or fewer occupants) shall also be permitted.

§ 155.063 CONDITIONAL USES.

The following uses shall be permitted in the R-1 Zone only after a valid conditional use permit has first been issued:

(D) Community Care Facility, Large

§ 155.091 PRINCIPAL PERMITTED USES.

The following uses are the principal permitted uses in the R-3 Zone:

- (E) Manufactured Housing
- (F) Community Care Facility, Small
- (G) Employee Housing, Small

§ 155.093 CONDITIONAL USES.

The following uses shall be permitted in the R-3 Zone only after a valid conditional use permit has first been issued:

- (J) Community Care Facility, Large

§ 155.153 CONDITIONAL USES.

The following uses shall be permitted in the C-4 Zone only after a valid conditional use permit has first been issued:

- (LL) Single Room Occupancy (SRO) Housing

§ 155.243 CONDITIONAL USES.

The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

- (N) Single Room Occupancy (SRO) Housing

§ 155.327 PERMITTED, ACCESSORY AND CONDITIONAL USES.

The principal permitted uses, accessory uses and conditional uses shall be the same as those permitted in the underlying zone. However, the Planning Commission, after holding a public hearing, may approve a combination of land uses which may include uses other than those permitted in the underlying zone, provided that the Commission finds that such combination of uses will complement each other and will harmonize with existing and proposed land uses in the vicinity, and provided that at least 60% of the area must be developed to one or more of the principal permitted, accessory, or conditional uses of the underlying zone. Transitional and supportive housing will be permitted within areas designated with a PD Overlay subject to the same approval processes as other residential uses.

§ 155.739 COMMISSION'S CONSIDERATION.

In studying any application for development plan approval, the Commission shall give consideration to the following:


(G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's Housing Element, the city will waive Planning Department entitlement fees for projects with a minimum of ten percent extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

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 January 24, 2017, and published in a newspaper of general circulation (Whittier Daily News) on January 26, 2017, 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. 1085 establishes definitions and standards to encourage and facilitate a variety of housing types, including manufactured housing, community care facilities, employee housing, single room occupancy housing, transitional and supportive housing, and housing for extremely low income households. 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.



Thaddeus McCormack
City Manager

Attachment:
Ordinance No. 1085

ORDINANCE NO. 1085

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING SANTA FE SPRINGS MUNICIPAL CODE, TITLE 15 (LAND USE), CHAPTER 155 (ZONING), SECTION 155.003, 155.036, 155.038, 155.061, 155.063, 155.091, 155.093, 155.153, 155.243, 155.327 AND 155.739, ESTABLISHING DEFINITIONS AND STANDARDS TO ENCOURAGE AND FACILITATE A VARIETY OF HOUSING TYPES, IN ACCORDANCE WITH STATE HOUSING ELEMENT LAWS.

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

SECTION 1. Section 155.003 (Definitions) of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended, in part, by adding the following definitions, with all other definitions in that section to remain unchanged:

§ 155.003 DEFINITIONS

Community Care Facility, Large: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for seven or more adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.

Community Care Facility, Small: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for six or fewer adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.

Employee Housing, Small: Pursuant to California Health and Safety Code Section 17008, employee housing, small means any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for six (6) or fewer persons.

Manufactured Housing: A structure as defined by California Health and Safety Code Section 18007.

Single Room Occupancy (SRO) Housing: SROs refer to a residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented to tenants on a weekly or monthly basis.

SECTION 2. Section 155.036 PRINCIPAL PERMITTED USES (A-1 DISTRICT) is hereby amended, to read as follows:

§ 155.036 PRINCIPAL PERMITTED USES.

(E) Supportive housing and transitional housing subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district.

(F) Manufactured Housing

(G) Community Care Facility, Small

(H) Employee Housing, Small

SECTION 3. Section 155.038 CONDITIONAL USES (A-1 DISTRICT) is hereby amended to read as follows:

§ 155.038 CONDITIONAL USES.

(O) Community Care Facility, Large

SECTION 4. Section 155.061 PRINCIPAL PERMITTED USES (R-1 DISTRICT) is hereby amended, in its entirety, to read as follows:

§ 155.061 PRINCIPAL PERMITTED USES.

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. Manufactured housing on a permanent foundation, small community care facilities (6 or fewer occupants), and small employee housing (6 or fewer occupants) shall also be permitted.

SECTION 5. Section 155.063 CONDITIONAL USES (R-1 DISTRICT) is hereby amended to read as follows:

§ 155.063 CONDITIONAL USES.

(D) Community Care Facility, Large

SECTION 6. Section 155.091 PRINCIPAL PERMITTED USES (R-3 DISTRICT) is hereby amended, to read as follows:

§ 155.091 PRINCIPAL PERMITTED USES.

(E) Manufactured Housing

(F) Community Care Facility, Small

(G) Employee Housing, Small

SECTION 7. Section 155.093 CONDITIONAL USES (R-3 DISTRICT) is hereby amended to read as follows:

§ 155.093 CONDITIONAL USES.

(J) Community Care Facility, Large

SECTION 8. Section 155.153 CONDITIONAL USES (C-4 DISTRICT) is hereby amended to read as follows:

§ 155.153 CONDITIONAL USES.

(LL) Single Room Occupancy (SRO) Housing

SECTION 9. Section 155.243 CONDITIONAL USES (M-2 DISTRICT) is hereby amended to read as follows:

§ 155.243 CONDITIONAL USES.

(N) Single Room Occupancy (SRO) Housing

SECTION 10. Section 155.327 PERMITTED, ACCESSORY AND CONDITIONAL USES (PD PLANNED DEVELOPMENT ZONE) is hereby amended, in its entirety, to read as follows:

§ 155.327 PERMITTED, ACCESSORY AND CONDITIONAL USES.

The principal permitted uses, accessory uses and conditional uses shall be the same as those permitted in the underlying zone. However, the Planning Commission, after holding a public hearing, may approve a combination of land uses which may include uses other than those permitted in the underlying zone, provided that the Commission finds that such combination of uses will complement each other and will harmonize with existing and proposed land uses in the vicinity, and provided that at least 60% of the area must be developed to one or more of the principal permitted, accessory, or conditional uses of the underlying zone. Transitional and supportive housing will be permitted within areas designated with a PD Overlay subject to the same approval processes as other residential uses.

SECTION 11. Section 155.739 COMMISSION'S CONSIDERATION (DEVELOPMENT PLAN APPROVAL) is hereby amended to read as follows:

§ 155.739 COMMISSION'S CONSIDERATION.

(G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's Housing Element, the city will waive Planning Department entitlement fees for projects with a minimum of ten percent extremely low income units. For purposes of this section,

extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

SECTION 12. This Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 13. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 14. To the extent the provisions of the Santa Fe Springs Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 15. The City Clerk shall certify to the adoption of this Ordinance, including the vote for and against and shall post a certified copy of this Ordinance, within 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance, and, in compliance with Section 36933 of the Government Code.

SECTION 16. This Ordinance is adopted pursuant to the authority granted by the California Constitution and State law, including but not limited to Article XI, Section 7 of the California Constitution.

PASSED and ADOPTED this 23rd day of March, 2017, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN

William K. Rounds, Mayor

ATTEST:

Janet Martinez, City Clerk



2016 General Plan Housing Element Annual Progress Report

City of Santa Fe Springs General Plan Housing Element Annual Progress Report and Environmental Document.

RECOMMENDATION: That the City Council:

- Receive and authorize staff to forward the 2016 General Plan Housing Element Annual Progress Reports to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

BACKGROUND

The purpose of this item is for the City Council to consider the status of the General Plan Housing Element Annual Progress Report (APR) for 2016, and the progress of its implementation, which needs to be reported to the California Department of Housing Community Development (HCD) and the Governor's Office of Planning and Research (OPR). Government Code Section 65400 establishes the requirement that each city and county prepare an annual report on the status of its General Plan, the Housing Element of its General Plan, and the actions taken towards completion of the programs and status of the local government's compliance with the deadlines in its housing element.

Except for the Land Use Element of the City's General Plan which was adopted in 1993, all other elements (Open Space/Conservation, Safety Element, Circulation Element, Noise Element, and Environmental Element) of the General Plan were adopted in 1994. Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on any particular timeline, with the exception of the Housing Element, which is required to be updated as prescribed by State Law.

The previous Housing Element 2008-2014 (4th Cycle), was adopted by the City on December 11, 2008 and certified by HCD on January 21, 2009. The City of Santa Fe Springs Housing Element 2014-2021(5th Cycle) was adopted by the City Council on January 30, 2014 and certified by HCD on February 18, 2014. The Housing Element establishes the City's strategy for meeting community housing needs for the period 2013-2021 and is one of seven integral and interrelated elements of the General Plan.

The 2016 Annual Report reflects the City's progress during the third year of the Regional Housing Need Allocation (RHNA) planning period (January 1, 2014 - October 1, 2021) for the 5th cycle Housing Element. The RHNA allocates the amount of housing growth each jurisdiction must plan for in their housing element by providing "adequate sites" through zoning. So long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target. However, pursuant to Government Code Section 65863, jurisdictions are

required to maintain an adequate sites inventory throughout the planning period¹. For example, to the extent that high density sites identified as accommodating the lower income RHNA are developed with fewer units, the jurisdiction will need to make up any shortfall on other sites, including rezoning as necessary.

As presented in Table 1 below, Santa Fe Springs was allocated a total RHNA of 324 units for the planning period. During 2016, no residential building permits were issued. During the first two years of the planning period (2014 and 2015), a total of 207 residential building permits were issued which address the City's above moderate income RHNA needs. The City will need to continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its outstanding RHNA throughout the planning period.

Table 1: Regional Housing Needs Allocation Progress

Income Level	RHNA Allocation	Building Permits 2014 - 2016	Remaining RHNA by Income Level
Very Low	82	0	82
Low	50	0	50
Moderate	53	0	53
Above Moderate	139	207	0
Total	324		

The City of Santa Fe Springs continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The APR represents the progress the City has made towards implementing the General Plan and Housing Element during the Calendar Year 2016 reporting period.

FISCAL IMPACT

No fiscal impacts are associated with the submittal of the 2016 General Plan Housing Element Annual Progress Report to HCD and OPR.

¹ "No Net Loss" planning law (Gov Code 65863) requires an adequate sites inventory to be maintained throughout the RHNA planning period. Jurisdictions are not permitted to approve projects at a lower residential density than identified in the sites inventory unless the remaining sites in the housing element are adequate to address the outstanding RHNA.

INFRASTRUCTURE IMPACT

No infrastructure impacts are associated with the submittal of the 2016 General Plan Housing Element Annual Progress Report to HCD and OPR.

A handwritten signature in blue ink, appearing to read 'Thaddeus McCormack', is written over the printed name.

Thaddeus McCormack
City Manager

ATTACHMENT:

1. 2016 APR

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS

Reporting Period 01/01/2016 - 12/31/2016

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
 Reporting Period 01/01/2016 - 12/31/2016

Table A
 Annual Building Activity Report Summary - New Construction
 Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3											
(10) Total by Income Table A/A3			0	0	0	0					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS

Reporting Period 01/01/2016 - 12/31/2016

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS

Reporting Period 01/01/2016 - 12/31/2016

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
 Reporting Period 01/01/2016 - 12/31/2016

Table B
Regional Housing Needs Allocation Progress
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level										
Very Low	Deed	0	0	0	0	0	0	0	0	0	0	82
	Restricted Non-Restricted	0	0	0	0	0	0	0	0	0		
	Deed	0	0	0	0	0	0	0	0	0		
Low	Restricted Non-Restricted	0	0	0	0	0	0	0	0	0	0	50
	Deed	0	0	0	0	0	0	0	0	0		
	Restricted	0	0	0	0	0	0	0	0	0		
Moderate		0	0	0	0	0	0	0	0	0	0	53
Above Moderate		0	156	51	0	0	0	0	0	-	207	0
Total RHNA by COG. Enter allocation number:		324										
Total Units		0	156	51	0	0	0	0	0	0	207	185
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
 Reporting Period 01/01/2016 - 12/31/2016

Table C
 Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1. Home Improvement Rebate	Pursue outside funding to support re-initiation of program. Seek to assist 100 homeowners.	Re-initiate program in 2014	Given funding constraints, the city has not re-initiated the program, and has been re-evaluating the viability of maintaining such a program over the long term.
2. Property Maintenance Program	Continue to bring properties into compliance; provide information on available rehabilitation assistance. Seek to complete 60 residential inspections on an annual basis.	2014-2021	During calendar year 2016, the city had a total of 197 code enforcement cases. Of these, three-quarters (147 cases) were closed.
3. Residential Inspection Program	Continue the annual inspection of rental units; bring substandard units into compliance.	2014-2021	The Residential Inspection Program was suspended in February 2016. There is discussion of re-initiating the program in 2016-17.
4. Sale of HARP Properties	Transfer ownership of HARP properties to a non-profit for provision of first-time homebuyer units. Seek to provide two moderate income units.	2014-2015	The city's goal is to sell the existing unoccupied HARP home to a qualified moderate income buyer in 2017. The vacant single-family property originally purchased by the CDC for development with a HARP home will be sold to a non-profit for development with a moderate income, first-time homebuyer unit.
5. County Homewownership Program (HOP)	Advertise the availability of the HOP	Update	The City has placed information on the HOP program on its website.

	program and LACDC bi-lingual homebuyer seminars.	advertising by 2014.	
6. Southern California Home Financing Authority (SCHFA)	Advertise the availability of the SCHFA program, along with a listing of participating lenders.	Update advertising materials by 2014	The city has placed information on the SCHFA program on its website.
7. Mortgage Credit Certificate Program	Advertise the availability of the MCC program, along with a listing of participating lenders.	Update advertising materials by 2014	The city has placed information on the MCC program on its website.
8. Affordable Housing Development Assistance	on two City-owned sites for development with affordable housing. Seek to achieve a minimum of 100 affordable units, and waive application processing fees for projects with 10% ELI units.	For the Lakeland/Laural site, enter into a DDA in 2014 and complete construction	City has an existing DDA with a non-profit developer entered into prior to the elimination of Redevelopment. The city continues to work with this non-profit to develop a project which both meets the city's needs and fulfills post-redevelopment requirements pertaining to property sales purchased with low/mod funds.
9. Housing Element Monitoring/Annual Report	Submit an annual Housing Element progress report to HCD. Monitor to ensure adequate sites to address RHNA throughout the planning period. Monitor redevelopment of R-3 properties.	First annual report due April 1, 2014. Ongoing monitoring of sites and R-3 pro	City has submitted its Annual Report for each year of the 2014-2021 Housing Element. It has been monitoring development applications on its R-3 properties to ensure adequate site capacity to address its RHNA goals.
10. Second Dwelling Unit Program	Implement the city's ordinance to accommodate second units. Seek to achieve at least 3 new second units.	2014-2021	Pursuant to 3 new second unit (now referred to as "accessory dwelling units") bills which became law in January 2017, the city has updated its regulations consistent with state requirements. The city also added new provisions to enable the provision of junior accessory dwelling units. The Planning Commission approved the new accessory dwelling unit ordinance in February 2017, with Council adoption anticipated in April.
11. Sustainability and Green Building	Provide education/outreach to residents and development community on CALGREEN. Advertise available energy conservation programs to residents.	Update advertising materials by 2014	The city provides a link on its website to the State CALGREEN standards.
12. Section 8 Rental Assistance	Continue participation in program and advertise through the City Newsletter and dissemination of brochures; encourage landlords to register units.	Advertise program quarterly in City Newsletter.	The city has provided a link on its website to the Section 8 program administered by HaCOLA.

			Discuss with landlords in conju	
13. Preservation of Assisted Rental Housing	Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.	Contact at-risk property owners within one year of potential expiration	No projects were at-risk of conversion to market-rate, with the earliest potential conversion not until 2025.	
14. Zoning Ordinance Revisions	Amend the Zoning Code to make explicit provisions for transitional & supportive housing, emergency shelters, manufactured housing, community care facilities, and SROs.	Adopt SB 2 amendments in 2013, with the balance of Code amendments in 2014	Zoning Code amendments to address zoning for a variety of housing types as specified in the Housing Element. The draft amendments went before Planning Commission in February 2017 and are scheduled before the City Council in March.	
15. Density Bonus	Adopt and maintain a density bonus ordinance and advertise on the city's website.	Adopt a local density bonus ordinance in 2013	City Council adopted a local density bonus ordinance in December 2013. The City is in the process of amending its ordinance for consistency with recent changes in State density bonus law effective January 1, 2017. The draft amendments are scheduled to go before Planning Commission in March 2017 and before the City Council in April.	
16. CEQA Exemptions for Infill Projects	Continue to use categorical exemptions where appropriate, on a case-by-case basis	2014-2021	The city did not have any residential development applications in 2016, and therefore no exemptions from CEQA were necessary.	
17. Fee Deferrals and/or Waivers for Affordable Housing	Inform affordable housing developers that fee deferrals, reductions and waivers may be requested as an incentive. Amend the Code to waive application processing fees for projects with 10% ELI units.	Provide information on available fee incentives in conjunction with affordable p	City's density bonus ordinance identifies fee reductions as an eligible incentive. The City has drafted an amendment to the Code which identifies application fee waivers for projects with ELI units which was approved by Planning Commission in February 2017, and is scheduled to go before City Council in April.	
18. Zoning for Small Employee Housing	Amend Zoning Code consistent with Employee Housing Act (H&S 17021.5).	Within two years of Housing Element adoption.	The City has drafted an amendment to the Code which specifies zoning for small employee housing which went before Planning Commission in February 2017 and is scheduled before the City Council in March.	
19. Fair Housing Programs	Promote the fair housing program through advertisement in the City newsletter, and through program brochures placed at	Advertise in City newsletter	The City continues to provide information about fair housing services available through the Fair Housing Foundation, and will ensure brochures are available in the City Hall lobby. A link to the Fair Housing Foundation has also been	

	public locations.	quarterly.	added to the City's website.
20. Social Service programs for Special Needs Groups	Maintain a proactive social service program; augment services as directed by the Social Services and Senior Citizens Advisory Committees.	2014-2021	The city has maintained an active social services program for its residents.
21. Reasonable Accommodation	Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the public counter.	Adopt Code procedures in 2013, and begin disseminating information in 2014.	City Council adopted procedures for Reasonable Accommodation in 2013. The City has placed information on its website and will develop a handout on reasonable accommodation procedures.
22. Housing Opportunities for Persons Living with Disabilities	Coordinate with ELARC to publicize info on resources for housing and services. Pursue State and Federal funds available for supportive housing and services in conjunction with future affordable housing projects, and apply for funds at least once during planning period.	Publicize resources in 2014. Pursue funding in conjunction with affordable hous	The city has placed a link to ELARC on its website. No affordable housing project proposals came before the city in 2016.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS

Reporting Period 01/01/2016 - 12/31/2016

General Comments:

Santa Fe Springs did not have any residential development applications or issue any residential building permits for new construction in 2016. Development activity is anticipated to pick up in 2017, with potential rezoning of a 5 acre site to R-3-PD for development with 100+ multi-family residential units.



City of Santa Fe Springs

City Council Meeting

March 23, 2017

NEW BUSINESS

Bartley Avenue Street Rehabilitation - Final Payment

RECOMMENDATION

That the City Council approve the Final Payment (less 5% Retention) to Sequel Contractors Inc. of Santa Fe Springs, California in the amount of \$228,952.00 for the subject project.

BACKGROUND

The City Council, at their meeting of September 22, 2016, awarded a contract to Sequel Contractors Inc. of Santa Fe Springs, California in the amount of \$456,447.00 for the above subject.

The project included the removal of existing asphalt concrete/macadam pavement surface, reworking the underlying aggregate base and in situ soil materials to provide a firm and stable platform for placing new asphalt concrete pavement thereon, and the removal and replacement of curb and gutter, sidewalks and driveways.

The following payment detail represents the Final 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 is \$467,890.25. The final project cost (approximately \$627,000) including the construction, engineering, inspection, overhead and contingency is within the budget amount of \$852,000.00.

FISCAL IMPACT

The Utility Users Tax-Capital Improvement Project Fund budgeted \$852,000 to the project. No additional funding is required to complete the project. The total project was under budget by approximately \$225,700.00

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

Thaddeus McCormack
City Manager

Attachment:
Payment Detail

Report Submitted By:

Noe Negrete, Director
Department of Public Works

Date of Report: March 15, 2017

ITEM NO. 10

Payment Detail

BARTLEY AVENUE STREET REHABILITATION

Contractor: Sequel Contractors, Inc.
13546 Imperial Highway
Santa Fe Springs, CA 9070

Final Payment: \$ 228,952.00

Item No.	Description	Contract			Completed This Period		Completed To Date		
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount
Contract Work									
1.	Traffic Control	1	L.S.	\$ 42,250.00	\$ 42,250.00	50%	\$ 21,125.00	100%	\$ 42,250.00
2.	Clearing and Grubbing	1	L.S.	\$ 5,000.00	\$ 5,000.00	50%	\$ 2,500.00	100%	\$ 5,000.00
3.	Adjust Existing Manhole Cover to Grade	6	E.A.	\$ 1,000.00	\$ 6,000.00	12	\$ 12,000.00	12	\$ 12,000.00
4.	Adjust Existing Water Valve Cover to Grade	1	E.A.	\$ 1,000.00	\$ 1,000.00	9	\$ 9,000.00	9	\$ 9,000.00
5.	Construct PCC Curb & Gutter (560-C-3250)	3,199	L.F.	\$ 30.00	\$ 95,970.00	0	\$ -	3120.79	\$ 93,623.70
6.	Construct PCC Curb Ramps w/ Truncated Domes (560-C-3250)	10	E.A.	\$ 3,500.00	\$ 35,000.00	0	\$ -	10	\$ 35,000.00
7.	Construct Residential Driveway Approach (560-C-3250)	2	E.A.	\$ 3,000.00	\$ 6,000.00	0	\$ -	3	\$ 9,000.00
8.	Construct PCC Sidewalk (560-C-2500)	670	S.F.	\$ 10.00	\$ 6,700.00	0	\$ -	1216.47	\$ 12,164.70
9.	Construct PCC Cross Gutter	3105	S.F.	\$ 15.00	\$ 46,575.00	0	\$ -	3181.65	\$ 47,724.75
10.	Grind Existing PCC Sidewalk	185	L.F.	\$ 15.00	\$ 2,775.00	60	\$ 900.00	60	\$ 900.00
11.	Cold Mill and Remove Minimum 4" Existing AC/Macadam Pavement/Aggregate Base including Construction of Temporary Driveway Approach Access Ramps.	87,704	S.F.	\$ 0.50	\$ 43,852.00	92785	\$ 46,392.50	92785	\$ 46,392.50
12.	Unclassified Excavation	75	C.Y.	\$ 55.00	\$ 4,125.00	0	\$ -	0	\$ -
13.	Construct A.C. Pavement	2361	TON	\$ 60.00	\$ 141,660.00	2338.91	\$ 140,334.60	2338.91	\$ 140,334.60
14.	Construct Aggregate Base	84	C.Y.	\$ 60.00	\$ 5,040.00	0	\$ -	0	\$ -
15.	Furnish and Install Signing and Stripping	1	L.S.	\$ 3,000.00	\$ 3,000.00	100%	\$ 3,000.00	100%	\$ 3,000.00
16.	Storm Water Pollution Prevention Plan (SWPPP) Preparation & Implementation	1	L.S.	\$ 4,000.00	\$ 4,000.00	50%	\$ 2,000.00	100%	\$ 4,000.00
17.	Construction Survey	1	L.S.	\$ 7,500.00	\$ 7,500.00	50%	\$ 3,750.00	100%	\$ 7,500.00
				Total	\$ 456,447.00		\$ 241,002.10		\$ 467,890.25

CONTRACT PAYMENTS

Total Items Completed to Date	\$ 467,890.25
Less 5% Retention	\$ 23,394.51
Less Progress Payment No 1	\$ 215,543.74
Final Payment:	\$ 228,952.00

Invoice Date	Invoice No.	Warrant Billing Period
12/20/16	1	Invoice Due Date 02/23/17
2/13/2017	2	Invoice Due Date 04/06/17

Finance Please Pay:	\$ 228,952.00
Project Account:	454-397-C358-4800
Recommended by:	RBI (2232)
Approved by:	B #2455



City of Santa Fe Springs

City Council Meeting

March 23, 2017

NEW BUSINESS

Parkmead Street Rehabilitation - Final Payment

RECOMMENDATION

That the City Council approve the Final Payment (less 5% Retention) to Sequel Contractors Inc. of Santa Fe Springs, California in the amount of \$236,303.76 for the subject project.

BACKGROUND

The City Council, at their meeting of September 22, 2016, awarded a contract to Sequel Contractors Inc. of Santa Fe Springs, California in the amount of \$416,403.00 for the above subject.

The project included the removal of the existing pine trees and replacing with a non-intrusive Brisbane Box tree species. The existing roots had damaged the roadway surface and created major issues with drainage by uplifting the curb and gutter. Roadway rehabilitation work included; removal of existing asphalt concrete/macadam pavement surface, reworking the underlying aggregate base and in situ soil materials to provide a firm and stable platform for placing new asphalt concrete pavement thereon, and the removal and replacement of curb and gutter, sidewalks and driveways.

The following payment detail represents the Final Payment (less 5% Retention) due per terms of the contract for the work which has been completed and found to be satisfactory. The contract also calls out for a twelve month plant establishment period. The Contractor will be issued a Purchase Order in the amount of \$9,600 for the remaining twelve month plant establishment period.

The final construction cost is \$509,743.85 plus the \$9,600.00 totaling \$519,343.85. The final project cost (approximately \$745,000) including the construction, engineering, inspection, overhead and contingency is within the budget amount of \$801,000.00

FISCAL IMPACT

The Utility Users Tax-Capital Improvement Project Fund budgeted \$801,000.00 to the project. No additional funding is required to complete the project. The total project was under budget by approximately \$56,000.


Thaddeus McCormack
City Manager

Attachment:

Payment Detail

Report Submitted By:

Noe Negrete, Director
Department of Public Works

 Date of Report: March 15, 2017

ITEM NO. 11

Payment Detail
PARKMEAD STREET REHABILITATION

Contractor: Sequel Contractors, Inc.
13546 Imperial Highway
Santa Fe Springs, CA 90670

Final Payment: \$ 236,303.76

Item No.	Description	Contract			Total	Completed This Period		Completed To Date			
		Quantity	Units	Unit Price		Quantity	Amount	Quantity	Amount		
Contract Work											
1.	Clearing and Grubbing	1	L.S.	5,000	\$	5,000.00	\$	2,500.00	100%	\$	5,000.00
2.	Construction Survey	1	L.S.	7,500	\$	7,500.00	\$	3,750.00	100%	\$	7,500.00
3.	Traffic Control	1	L.S.	34,000	\$	34,000.00	\$	17,000.00	100%	\$	34,000.00
4.	Storm Water Pollution Prevention Plan (SWPPP) Preparation & Implementation	1	L.S.	4,000	\$	4,000.00	\$	2,000.00	100%	\$	4,000.00
5.	Adjust Manhole Cover to Grade	5	EA.	1,000	\$	5,000.00	\$	5,000.00	5	\$	5,000.00
6.	Adjust Existing Water Valve Cover to Grade	7	EA.	1,000	\$	7,000.00	\$	7,000.00	7	\$	7,000.00
7.	Adjust Existing Water Meter Box to Grade	34	EA.	100	\$	3,400.00	\$	1,600.00	16	\$	1,600.00
8.	Replace Existing Water Meter Box and Adjust to Grade	7	EA.	250	\$	1,750.00	\$	6,250.00	25	\$	6,250.00
9.	Unclassified Excavation	52	C.Y.	55	\$	2,860.00	\$	1,008.15	18.33	\$	1,008.15
10.	Place Untreated Base/Overexcavation	200	TON	15	\$	3,000.00	\$	453.30	30.22	\$	453.30
11.	Mill and Remove Minimum 3.5" Existing A.C./ Macadam Pavement/Aggregate Base	48,675	S.F.	1	\$	48,675.00	\$	49,412.00	49412	\$	49,412.00
12.	Remove and Construct PCC Curb Ramp w/ Truncated Domes	975	S.F.	15	\$	14,625.00	\$	-	1,308.18	\$	19,622.70
13.	Remove and Construct 8" PCC Curb & Gutter	2,310	L.F.	34	\$	78,540.00	\$	499.80	2,345.84	\$	79,758.56
14.	Remove and Construct 4" PCC Sidewalk	1,850	S.F.	10	\$	18,500.00	\$	120.00	9,199.86	\$	91,998.60
15.	Remove and Construct PCC Residential Driveway Approach	1,057	S.F.	11	\$	11,627.00	\$	-	2,282.09	\$	25,102.99
16.	Construct Temporary Driveway Approach Access Ramp	8	EA.	250	\$	2,000.00	\$	10,250.00	41	\$	10,250.00
17.	Remove and Construct PCC Cross Gutter	1,186	S.F.	15	\$	17,790.00	\$	-	1,326.00	\$	19,890.00
18.	Construct A.C. Pavement	1,170	TON	60	\$	70,200.00	\$	72,484.80	1208.08	\$	72,484.80

Payment Detail
PARKMEAD STREET REHABILITATION

Contractor: Sequel Contractors, Inc.
13546 Imperial Highway
Santa Fe Springs, CA 90670

Final Payment: \$ 236,303.76

Item No.	Description	Contract			Completed This Period		Completed To Date		
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount
Contract Work									
19.	Furnish and Install Signing & Striping	1	L.S.	2,000	\$ 2,000.00	162.5%	\$ 3,250.00	162.5%	\$ 3,250.00
20.	Furnish and Install Triton Catch Basin Insert with Shelf (Model TRC9)	2	EA.	2,000	\$ 4,000.00	2	\$ 4,000.00	2	\$ 4,000.00
21.	Furnish and Instal 24" Box Tree	41	EA.	325	\$ 13,325.00	39	\$ 12,675.00	39	\$ 12,675.00
22.	Soil Prep, Fine Grade, Pre-Emergent Weed Killer, and Turf-Sod	12,476	S.F.	2	\$ 18,714.00	11509	\$ 17,263.50	11509	\$ 17,263.50
23.	Irrigation Repair	26	EA.	650	\$ 16,900.00	25	\$ 16,250.00	25	\$ 16,250.00
24.	Import and Place Topsoil	128	C.Y.	55	\$ 7,040.00	133.5	\$ 7,342.50	133.5	\$ 7,342.50
25.	Turf and Subsoil Removal	12,476	S.F.	1	\$ 9,357.00	11509	\$ 8,631.75	11509	\$ 8,631.75
26.	Plant Establishment Period	12	MONTHS	800	\$ 9,600.00	0	\$ -	0	\$ -
				Total	\$ 416,403.00		\$ 248,740.80		\$ 509,743.85

Total Completed Items to Date: \$ 509,743.85

CONTRACT PAYMENTS

Total Items Completed to Date	\$ 509,743.85
Less 5% Retention	\$ 25,487.19
Less Progress Payment No. 1:	\$ 247,952.90
Final Payment:	\$ 236,303.76

Invoice Date	Invoice No.	Warrant Billing Period	
		Invoice Due Date	Invoice Pay Date
12/05/16	1	1/3/2017	01/12/17
3/1/2017	2	3/27/2017	04/06/17

Finance Please Pay:	\$ 236,303.76
Project Account:	454-397-C365-4800
Recommended by:	<i>DS (2232)</i>
Approved by:	<i>M #225</i>



City of Santa Fe Springs

City Council Meeting

March 23, 2017

NEW BUSINESS

Resolution No. 9537 – Ordering the Preparation of the Engineer's Report for FY 2017/18 in Conjunction with the Annual Levy of Assessments for Heritage Springs Assessment District No. 2001-01 (Hawkins Street and Palm Drive)

RECOMMENDATION

That the City Council adopt Resolution No. 9537, ordering the preparation of the Engineer's Report for FY 2017/18 in conjunction with the annual levy of assessments for Heritage Springs Assessment District No. 2001-01 (Hawkins Street and Palm Drive).

BACKGROUND

The Heritage Springs Assessment District was established in May 2001, pursuant to the Municipal Improvements Act of 1913 (Division 12 of the California Streets and Highway Code), to finance the acquisition of various public improvements that were required for the development of the District.

The District also included a mechanism to provide funding on an annual basis for ongoing street maintenance which includes slurry sealing, street resurfacing and street reconstruction as needed. The requirement for a street maintenance district component was a condition of approval for the development. In FY 2007-2008, the two streets within the Heritage Springs Assessment District, Palm Drive and Hawkins Street, were slurry-sealed.

The approval of this initial Resolution orders the preparation of plans, specifications, cost estimate, assessment diagram, assessment and the Engineer's Report for the annual updating of the assessment district.


Thaddeus McCormack
City Manager

Attachments:

1. Resolution No. 9537
2. Boundary Map

Report Submitted By: Noe Negrete, Director
Department of Public Works

Date of Report: March 15, 2017

ITEM NO. 12

RESOLUTION NO. 9537

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS
ORDERING THE PREPARATION OF THE ENGINEER'S REPORT FOR FY 2017-18
IN CONJUNCTION WITH THE ANNUAL UPDATE FOR
HERITAGE SPRINGS ASSESSMENT DISTRICT NO. 2001-01
(HAWKINS STREET AND PALM DRIVE)**

WHEREAS, the City Council of the City of Santa Fe Springs, California, desires to initiate proceedings for the annual levy of assessments for an assessment district established in May 2001, pursuant to the Municipal Improvements Act of 1913 (Division 12 of the California Streets and Highways Code.)

**CITY OF SANTA FE SPRINGS
HERITAGE SPRINGS ASSESSMENT DISTRICT NO. 2001-01
(HAWKINS STREET AND PALM DRIVE)**

(Hereinafter referred to as the "District"); and,

WHEREAS, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2017 and ending June 30, 2018; and,

WHEREAS, there has been submitted to this City Council, for its consideration at this time, a map showing the boundaries of the area affected by the levy of the assessment for the above referenced fiscal year, said map further showing and describing in general the works of improvement proposed to be maintained in said District, and description being sufficient to identify the works of improvement and the areas proposed to be assessed for said maintenance thereof; and

WHEREAS, the provisions of said Division 12 require a written "Report" consisting of the following:

1. Plans and specifications of the area of the work improvement to be maintained; and
2. An estimate of the costs for maintaining the improvements for the above referenced fiscal year; and
3. A diagram of the area proposed to be assessed; and
4. A proposed assessment of the estimated costs for maintenance work for said fiscal year.

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

Section 1: That the above recitals are true and correct.

Section 2: That a map entitled "Boundary Map Heritage Springs Assessment District No. 2001-01" as submitted to this City Council, showing the boundaries of the proposed area to be assessed and showing the work of improvement to be maintained and a copy is on file in the Office of the City Clerk and open to public inspection. The proposed parcels and properties within said area are those to be assessed to pay certain costs and expenses for said maintenance work.

Section 3: That the proposed maintenance work within the area proposed to be assessed shall be for certain improvements, as said maintenance work is set forth in the "Report" to be presented to this City Council for consideration.

Section 4: That Noe Negrete, City Engineer, is hereby ordered to prepare and file with this City Council, a "Report" relating to said annual assessment and levy in accordance with the provisions of Municipal Improvements Act of 1913 (Division 12 of the California Streets and Highway Code).

Section 5: That, upon completion, said "Report" shall be filed with the City Clerk who shall then submit the same to this City Council for its consideration pursuant to section 10203 and 10204 of said Streets and Highways Code.

Section 6: That the City Clerk shall certify to the adoption of this resolution.

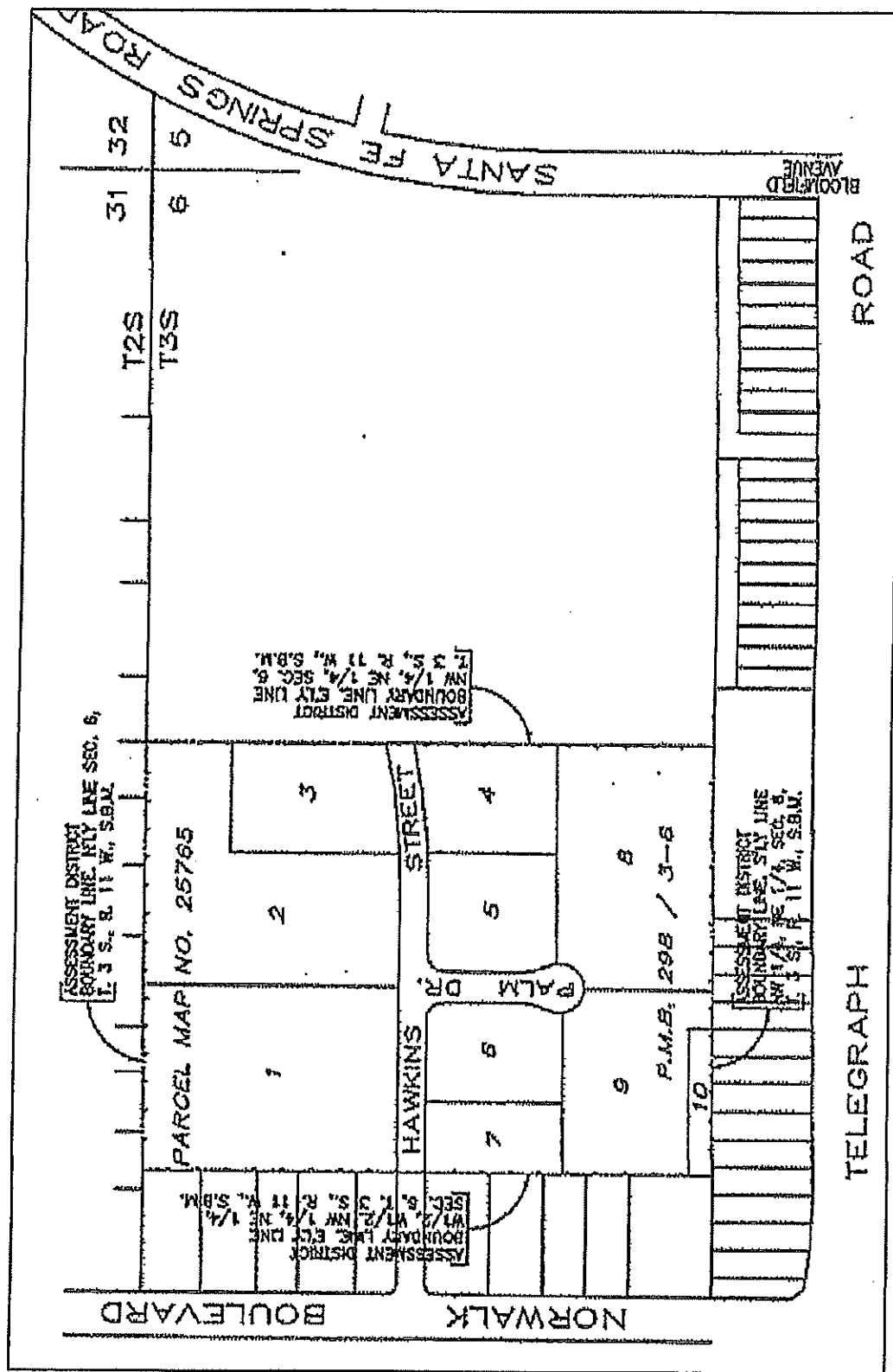
APPROVED and ADOPTED this 23rd day of March 2017.

William K. Rounds, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

BOUNDARY MAP HERITAGE SPRINGS ASSESSMENT DISTRICT 2001-1





City of Santa Fe Springs

City Council Meeting

March 23, 2017

NEW BUSINESS

Resolution No.9538 – Ordering the Preparation of the Engineer's Report for FY 2017/18 in Conjunction with the Annual Levy of Assessments for Street Lighting District No. 1

RECOMMENDATION

That the City Council adopt Resolution No. 9538, ordering the preparation of the Engineer's Report for FY 2017/18 in conjunction with the annual levy of assessments for Street Lighting District No. 1.

BACKGROUND

Santa Fe Springs Lighting District No. 1 was formed May 26, 1982, pursuant to the provisions of the Landscaping and Lighting Act of 1972. After the initial formation of the district, it is necessary for the City to annually update the Lighting District. This allows the City to continue levying annual assessments against the properties located within the Lighting District.

The required documents that meet the legal requirements are outlined in Chapter 3 of the Landscaping and Lighting Act of 1972 as contained in the Streets and Highways Code.

The approval of this initial Resolution orders the preparation of cost estimate, assessment diagram, assessment, and Engineer's Report for the annual updating of the Lighting District.

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

Thaddeus McCormack
City Manager

Attachments:

1. Resolution No. 9538
2. Boundary Map

Report Submitted By:

Noe Negrete, Director
Department of Public Works

A handwritten signature in blue ink, appearing to read "Noe Negrete".

Date of Report: March 15, 2017

ITEM NO. 13

RESOLUTION NO. 9538

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ORDERING THE PREPARATION OF THE ENGINEER'S REPORT FOR FY 2016-17 IN CONJUNCTION WITH THE ANNUAL UPDATE FOR STREET LIGHTING DISTRICT NO. 1

WHEREAS, the City Council of the City of Santa Fe Springs, California, desires to initiate proceedings for the annual levy of assessments for a street lighting district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, in what is known and designated as

CITY OF SANTA FE SPRINGS LIGHTING DISTRICT NO. 1

(Hereinafter referred to as the "District"); and,

WHEREAS, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2017 and ending June 30, 2018; and,

WHEREAS, there has been submitted to this City Council, for its consideration at this time, a map showing the boundaries of the area affected by the levy of the assessment for the above referenced fiscal year, said map further showing and describing in general the works of improvement proposed to be maintained in said District, and description being sufficient to identify the works of improvement and the areas proposed to be assessed for said maintenance thereof; and

WHEREAS, the provisions of said Division 15, Part 2 require a written "Report" consisting of the following:

1. Plans and specifications of the area of the work improvement to be maintained; and
2. An estimate of the costs for maintaining the improvements for the above referenced fiscal year; and
3. A diagram of the area proposed to be assessed; and
4. An assessment of the estimated costs for maintenance work for said fiscal year.

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

Section 1: That the above recitals are true and correct.

Section 2: That a map entitled "City of Santa Fe Springs Lighting District No. 1

Annual Levy" as submitted to this City Council, showing the boundaries of the proposed area to be assessed and showing the work of improvement to be maintained, and a copy is on file in the Office of the City Clerk and open to public inspection. The proposed parcels and properties within said area are those to be assessed to pay certain costs and expenses for said maintenance work.

Section 3: That the proposed maintenance work within the area proposed to be assessed shall be for certain street lighting improvements, as said maintenance work is set forth in the "Report" to be presented to this City Council for consideration.

Section 4: That Noe Negrete, City Engineer, is hereby ordered to prepare and file with this City Council, a "Report" relating to said annual assessment and levy in accordance with the provisions of Article IV, commencing with Section 22565 of Chapter 1 of the Streets and Highways Code of the State of California.

Section 5: That, upon completion, said "Report" shall be filed with the City Clerk who shall then submit the same to this City Council for its consideration pursuant to section 22623 and 22624 of said Streets and Highways Code.

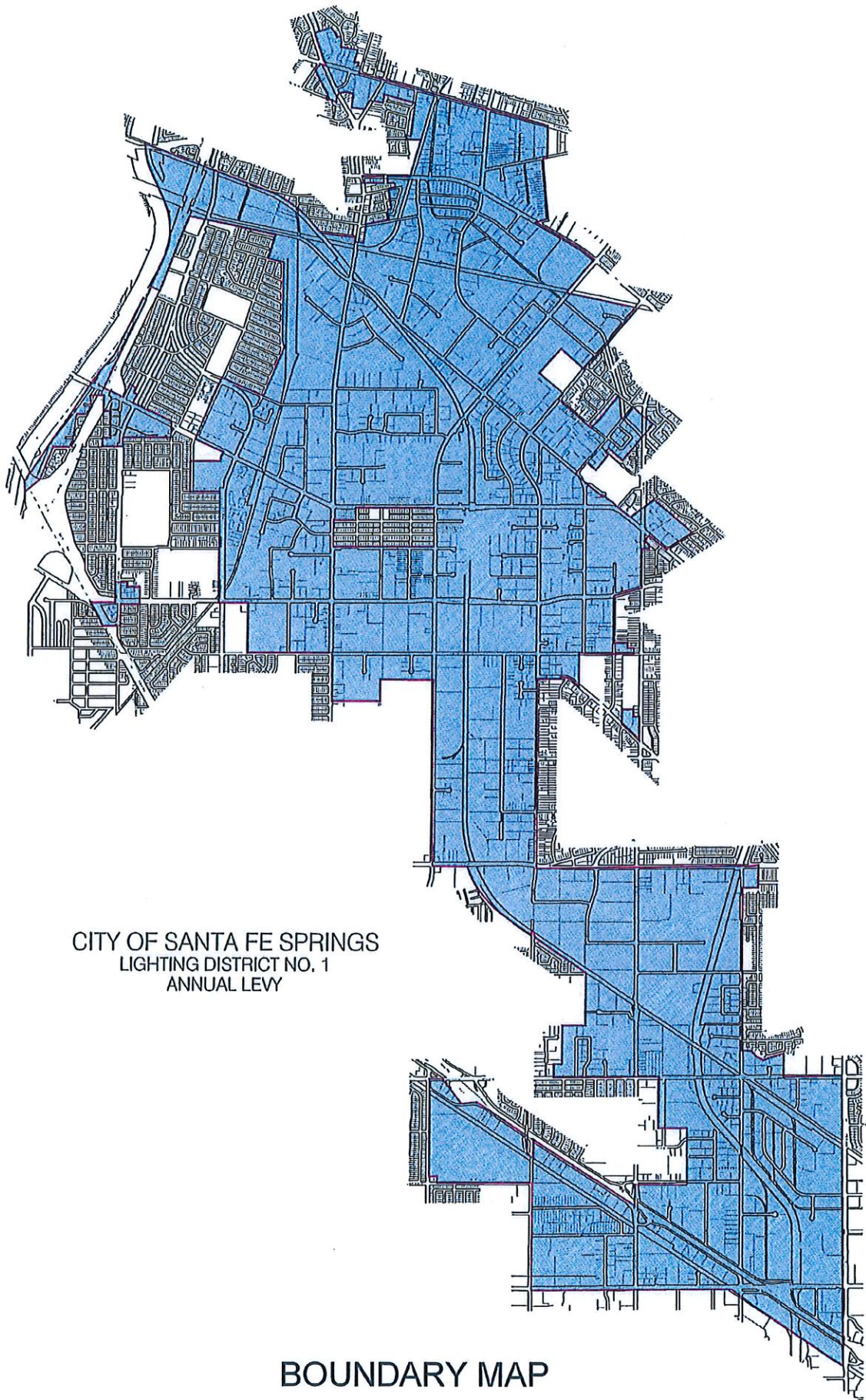
Section 6: That the City Clerk shall certify to the adoption of this resolution.

APPROVED and ADOPTED this 23rd day of March 2017.

William K. Rounds, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk



CITY OF SANTA FE SPRINGS
LIGHTING DISTRICT NO. 1
ANNUAL LEVY

BOUNDARY MAP



City of Santa Fe Springs

City Council Meeting

March 23, 2017

NEW BUSINESS

Award of bid to Sunset Vans for the Purchase of Two (2) 2017 Ford Transit ADA Compliant Wheelchair Vans and Declare Unit 485 Surplus Property

RECOMMENDATION

That the City Council take the following actions:

- Authorize the Director of Purchasing Services to purchase two (2) 2017 Ford Transit Americans with Disabilities (ADA) Accessible Wheelchair Vans from Sunset Vans in the amount of \$102,105.80 (\$51,052.90 each) and authorize a purchase order to be issued in this amount.
- Declare Unit 485 (2004 Ford E-450 Cutaway Bus) surplus and authorize the vehicle to be sent to public auction once the replacement units have been delivered and placed into service.

BACKGROUND

Replacement vehicles are budgeted annually for units that have reached the end of their mileage and/or service use life cycle. More specifically, the City Council approved \$110,000 in FY 2016-17 Los Angeles County Metropolitan Transit Authority (MTA) Proposition A Transportation Funds for the purchase of one replacement Cutaway Passenger Bus for the City's transit services activity. After comprehensively reviewing the community's transportation needs, Staff recommends that instead of purchasing the replacement cutaway bus that two (2) transit ADA wheelchair accessible vans would be more conducive for the City's transportation needs and services.

The Director of Purchasing Services requests approval to authorize the purchase of two (2) 2017 Ford Transit ADA Wheelchair Vans from Sunset Vans based on the below-received bids. This includes authorization to issue a purchase order in the amount of \$102,105.80. The quoted amounts include all taxes, fees, and delivery.

VENDOR

Sunset Vans
Mobility Works
Alamo Mobility

BID AMOUNT

\$102,105.80
\$102,901.50
No Response

As a result of the recommended purchase, the current transit vehicles (Units 672 and 685) would be utilized in a reserve capacity and the current "back-up" vehicle could be declared as being surplus and available for public auction. That vehicle (Unit 485) is a 2004 Ford E-450 Cutaway Bus – (VIN# IFDXE45S64HA74267) with approximately 170,000 miles.



City of Santa Fe Springs

City Council Meeting

March 23, 2017

FISCAL IMPACT

The City Council approved \$110,000 in the FY 2016-17 Budget for the acquisition of these vehicles. Given the quoted total of \$102,105.80, the City will realize a savings of \$7,894.20 with this purchase. There is no General Fund impact to the City as the purchase is budgeted using MTA Proposition A Transportation Funds.

Thaddeus McCormack
City Manager

Attachments:

Vendor Bid – Sunset Vans

Photos - Proposed Vans

Photo – Unit 485

Sunset Vans Inc.
8851 Lakewood Blvd.
Downey, CA 90240
888-280-VANS (8267) x 302

INVOICE



Tel: (949) 903-6415
Fax: (562) 862-4482
Email: Aaron@sunsetvans.com
Website: www.sunsetvans.com

COMPANY City of Santa Fe Springs	SALES MANAGER Aaron Burrows	QUOTE NUMBER 1 of 1
CONTACT Tim Rodriguez		VIN: TBD
STREET 12636 Emmens Way	VEHICLE MAKE AND MODEL 2017 FORD TRANSIT (148"WB)	Email: trodriquez@santafesprings.org
CITY, STATE and ZIP Santa Fe Springs, Ca 90670		TERMS TBD
PHONE 562-868-0511	DELIVERY Pick-Up	DATE 3/14/17

QTY	VEHICLE and EQUIPMENT	COST
1	2017 Ford Transit 150 ADA Wheelchair Van 3.7L V6 148"WB	
1	Braun fully automatic ADA lift, Rear door mounted Century 2 Series (New)	
1	Overhead storage compartment above driver and passenger area	
3	Rows of bolted "L" track (Holds up to 2 wheelchairs) *Upgraded to Titan Self-Retracting	
2	Sets of Tie down straps for 2 wheelchairs 30/20 Tested DOT approved	
4	Interior dome lights (On / Off switch)	
1	Wheelchair lift light	
1	3/4 inch sub floor with Heavy duty Altro flooring	
1	Commercial ABS interior kit with grey walls and headliner	
1	Driver / Passenger Heavy Duty Running Boards (Grey Color)	
3	Double (2) Passenger Folding Seats – Driver's Side	
2	Single (1) Passenger Folding Seats – Passenger Side	
5	Seat Steel Reinforcement Kit	
4	Seat Belt Steel Reinforcement Kit	
1	Wheelchair Lift Steel Reinforcement Kit	
1	Front & Rear A/C & Heat with in dash fan speed control	
1	Interlock for lift, brake, transmission, door and lift.	
1	Vehicle backup alarm	
1	Sign kit	
1	Safety Kit, first aid kit, fire extinguisher, and web cutter.	
1	Grab Handle B Pillar	
1	Modesty Panel with Grab Handle	
1	Window Tint	
1	Rearview Back-up Camera	
1	3yr/36k mile Bumper to Bumper Warranty & 5yr/60k mile Powertrain Warranty (See Ford Specs)	
1	3yr Limited Warranty on Braun Lift and Interior/Exterior Conversion Work	
	Vehicle Build Subtotal	\$55,279.00
	GPC, Ford Incentives, Mobility Rebates & Sunset Discounts	(-\$7,813.00)
	Total Package Cost (After applicable rebates)	\$47,466.00
	Sales Tax	\$2,986.90
	Registration	\$600.00
	TOTAL	\$51,052.90

*Manufacturer's rebates are subject to change *Must have Valid Ford GPC Number to Qualify

QUOTE IS VALID FOR 30 DAYS

QUOTE APPROVAL

Please sign and fax proposal back to Sunset to confirm order

AUTHORIZED SIGNATURE:

A non-refundable deposit of \$1,000.00 is required for all special order units.

Proposed Vans (2) to be Purchased (front and rear views)



Unit 485 – 2004 E-450 Cutaway Bus





City of Santa Fe Springs

City Council Meeting

March 23, 2017

NEW BUSINESS

Crime Legislation Impacts

RECOMMENDATION: That the City Council:

- Consider the impacts on crime in Santa Fe Springs since the passage of Assembly Bill 109, Proposition 47 and Proposition 57;
- Direct the City Manager to continue to analyze these impacts to identify necessary changes; and
- Direct the City Manager to work with City of Whittier, legislators, Gateway Cities Council of Governments, League of California Cities, and other cities to consider legislative strategies to improve these impacts.

In the aftermath of the tragic shooting of Whittier Police Officer Keith Boyer, the Whittier City Council recently took action to further the analysis of the local crime impacts stemming from Assembly Bill 109 and Propositions 47 and 57, in particular how such legislation/Initiatives may have contributed to the set of circumstances that led to the shooting of Officer Boyer. In addition, the Whittier City Council directed their City Manager to work with other agencies (including and specifically the City of Santa Fe Springs) to develop strategies to mitigate these impacts. In so much as the Santa Fe Springs City Council and Staff have been working with our counterparts in the City of Whittier on this matter already, it would be appropriate for the Santa Fe Springs City Council to take similar action. It should be noted that Mayor Rounds has submitted a letter to the Whittier Daily News (attached) that, although not yet published, calls for local elected officials to work together to change the law to better protect our Police Officers and the community at-large relative to AB 109 and the aforementioned initiatives.

The following is taken from the City of Whittier's agenda report of March 14, 2017:

BACKGROUND

News outlets have asserted a lack of relationship between crime rates and imprisonment rates and noted that crime remains at historic lows nationally, with property crime declining more than 50% since 1991. The Los Angeles Times also published a recent editorial disputing that criminal justice reforms contributed to the February 20, 2017 Whittier police shooting.

The most recent FBI national crime statistics report that since 2015, violent crime decreased 5.3% and property crime decreased 0.6%. However, the western region that includes California showed a 6.4% increase in violent crime, the highest regional increase in the nation. Additionally, this region was the only area to post any increase in property crime (0.8%)¹.

¹ Statistics compare the first six months of 2016 to the first six months of 2015. The FBI has not yet released statistics for all of 2016.



City of Santa Fe Springs

City Council Meeting

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State legislation may have contributed to this increase with Assembly Bill 109 (AB109) adopted by the state legislature in 2011 and Propositions 47 (Prop 47) and 57 (Prop 57) approved by voters in 2014 and 2016. The 2013 closure of ten courts in Los Angeles County, including the Whittier court, may have contributed to the increase by producing fewer criminal filings. The burden appears to have shifted from state prisons to the local level.

Proposition 47 Impacts

Proposition 47 proponents characterized its effect as reducing a few offenses from felony to misdemeanors. Prop 47 requires misdemeanor sentencing for shoplifting, grand theft, receiving stolen property, forgery, fraud and writing bad checks (when value is \$950 or less); and personal use of most illicit drugs. While some studies have suggested that \$130 million has been saved by this measure, opponents argue Prop 47 already has cost citizens of LA County nearly \$250 million in property loss.

After Prop 47 was approved, property crime rates in Whittier increased 12 percent, followed by another 15 percent the following year, after years of relatively low crime rates. Cities throughout California, *including the City of Santa Fe Springs*, are experiencing similar increases in what some categorize as low level crime, which can minimize the criminal action.

Prop 47 may also contribute to the decrease in offender participation in rehabilitative mental health and drug programs throughout the state. Los Angeles County has seen a 60% decrease in its programs now that the maximum sentence for a misdemeanor drug offense is reduced to six months. Such treatment is a critical component of recovery for those addicted to methamphetamine, heroin, cocaine, and similar drugs. Previously, an offender could opt in to an 18-month anti-drug program to avoid longer incarceration but that legal incentive is now gone.

AB109 Impacts

Sentencing reforms in AB109 also appear to have negatively impacted *Santa Fe Springs/Whittier*. A prime example is the shooting of two Whittier police officers on February 20, 2017. While Officer Boyer's killer was not released early under AB109, the legislation did have a direct impact on the process and treatment related to his release. The suspect served two years for vehicle theft in state prison and was released under AB109 on Post Release Community Supervision probation (County level supervision) because his auto theft charge was considered a non-violent property crime. Officials were not allowed to consider his past violent criminal history but could only consider his most recent conviction per AB109.



City of Santa Fe Springs

City Council Meeting

March 23, 2017

Under AB109, the suspect's County probation violations for drugs were not statistically considered recidivism. The legislation redefined recidivism by requiring a prior offender to commit a new crime resulting in arrest, trial, conviction and incarceration. The previous straightforward definition of recidivism was incarceration, release, and return to prison. Prior to AB109, the suspect would have been released under the experienced supervision of State parole that has the expertise to manage violent criminals rather than under County probation. Under State parole guidelines, the suspect would have been sent back to State prison when he violated the conditions of release as he did multiple times. Under probation supervision in the current process, the suspect was jailed five times between June 2016 and February 2017 for drug violations and another violation classified as a felony. Pursuant to AB109, the suspect received the maximum "flash incarceration" of ten days each time in county jail. Unfortunately, County probation could not return him to state prison under AB109.

In addition, under AB109 the suspect would have mandatorily been released from supervision after three years, regardless of his violations. The outcome in this example was not likely anticipated at the time of the legislation's passage.

DISCUSSION

The City Council may wish to provide input on potential measures that could reduce the unintended negative impacts of existing law. Possible approaches could include these avenues:

- Enable the courts to consider the totality of an offender's history when sentencing, rather than the most recent offense, to identify patterns of violence and escalating criminal behavior.
- Redefine violent crime to include resisting arrest and other crimes that involve force that are now classified as non-violent.
- Use County probation and State parole in such ways as to enable the oversight authority to return individuals to State prison for multiple violations.
- Mandate the use of State parole rather than County probation for suspects convicted of prior violent crimes.
- Redefine recidivism as incarceration, release, and return rather than requiring a prior offender to commit a new crime resulting in arrest, trial, conviction and incarceration.
- Encourage the timely release of Prop 47 funds as promised to invest in evidence-based rehabilitation and treatment programs.



City of Santa Fe Springs

City Council Meeting

March 23, 2017

- Seek increased State funding for AB109 sweeps by local law enforcement to assure compliance with the terms of release.

The county, state, and federal legislators representing *Santa Fe Springs/Whittier* have been attentive and responsive to needs of Whittier residents. Many were present for Officer Boyer's funeral services and at short notice for the impromptu vigil the night of his shooting. As a first step, the City can continue conversations with their offices to request their assistance to implement changes. The City Manager can also direct staff to stimulate legislative improvements by working with other cities, the League of California Cities, the Gateway Council of Governments, and similar organizations to support any recommended changes.

FISCAL IMPACT

There are no immediate fiscal impacts

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

Thaddeus McCormack
City Manager

Attachment(s)

Letter Submitted to Whittier Daily News

Letter submitted to Whittier Daily News (yet to be printed as of this writing: 3-16-17.

On February 20, 2017, the Cities of Whittier and Santa Fe Springs lost one of its true heroes, Officer Keith Boyer. On that day Officer Boyer was suddenly and tragically gunned down by a career criminal, who has spent the better part of his adult life in prison. While the senselessness of this vile act has been universally decried, there has been much debate as to the role voter-approved initiatives and laws like AB 109 played in this tragedy. As Mayor of Santa Fe Springs and the Father of a Police Officer, I think the time for debate and finger pointing is over. Splitting hairs over whether or not this despicable act was the direct result of a law passed to ease overcrowding of the State's prisons, or the indirect effect of the State delegating responsibility to the an already overwhelmed County probation system that simply cannot manage the influx of criminals released into our local communities, is a meaningless exercise that will not undo the circumstances that led to Officer Boyer's death, and more importantly, will do nothing to help prevent another such tragedy. Whatever the case, something has to change. As Whittier Police Chief Jeff Piper so eloquently stated, "We need to wake up. Enough is enough!"

As an elected official, I understand that laws and policies should not be judged by one incident. I certainly appreciate voters' desire to see more opportunities for rehabilitation of those who commit non-violent offense. I also understand the pressure that the Federal government has placed on the State to ease crowding in the State prison system. Nonetheless, the price of easing prison overcrowding as well as the well-intentioned proposals to deal with "non-violent" and "non-serious" offenders cannot be less safe communities and certainly not the lives of loyal and dedicated public servants like Officer Keith Boyer.

Officer Boyer was the consummate professional. He would be the first to recognize the need for more compassion in our criminal justice system. However, the circumstances of his death have brought us to the all too clear realization that compassion and leniency have their limits. A law that defines the perpetrator of this heinous act as being non-violent and non-serious, is nonsensical. We as a society owe it to Officer Boyer and his family to not let his death be in vain. As an elected official, I am asking that all elected officials and community leaders in the area, in particular our State elected officials, work together to change the law so that society is protected from career criminals like the one who murdered Officer Boyer, and that our reform and rehabilitation efforts go to those who are capable of receiving it as the second chance at redemption that it is intended. I urge everyone, in the name and honor of Officer Boyer, to contact your State elected officials to implore them to change the law to protect those who have sworn a solemn oath to protect us.

Mayor Bill Rounds
City of Santa Fe Springs



City of Santa Fe Springs

City Council Meeting

March 23, 2017

PRESENTATION

Introduction of New Santa Fe Springs Policing Team Members

RECOMMENDATION

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

Ryan Todd, Sergeant
Tim Roberts, Corporal
Leo Vanegas, Officer
David Yoshitake, Officer



Thaddeus McCormack
City Manager



City of Santa Fe Springs

City Council Meeting

March 23, 2017

PRESENTATION

Proclaiming the Month of April 2017, as DMV/Donate Life Month in Santa Fe Springs

RECOMMENDATION

That the City Council designate the Month of April 2017, as "DMV/Donate Life Month in Santa Fe Springs."

BACKGROUND

In recognition of National Donate Life Month, the California Organ and Tissue Donor Registry encourages others to become organ and tissue donors, by registering on-line, or when they apply for, or renew, their driver's license or I.D. card. More than 118,000 individuals nationwide and more than 21,000 Californians are currently on the national organ transplant waiting list. In addition to there being a need for organs and tissue donors, the nation is also in urgent need of blood and marrow donors.

To better promote and raise awareness of this issue, the City of Fullerton and the Hostert family (Craig, Kathleen, Justin, and Nicole), in collaboration with the non-profit foundation OneLegacy, have issued an area-wide challenge to Southern California Mayors to help support the upcoming Donate Life Run/Walk to be held on Saturday, April 29, 2017, at Cal State University, Fullerton. The Donate Life Run/Walk is a signature event for Donate Life California and helps promote and encourage Californians to sign up as organ and tissue donors via the DMV when they renew/apply for a driver's license or I.D. card.

The Mayor has invited representatives from the Donate Life Run/Walk to be at the Council meeting to receive a proclamation declaring April 2017 as "DMV/Donate Life Month" in Santa Fe Springs.

Thaddeus McCormack
City Manager

Attachment:
Proclamation

WHEREAS, organ, tissue, marrow and blood donation are life-giving acts recognized worldwide as expressions of compassion to those in need; and

WHEREAS, more than 118,000 individuals nationwide and more than 21,000 in California are currently on the national organ transplant waiting list, and on average, 22 people die each day while waiting due to the shortage of donated organs; and

WHEREAS, the need for donated organs is especially urgent in Hispanic and African American communities; and

WHEREAS, more than 600,000 units of blood per year are needed to meet the need in California; and

WHEREAS, at any given time, 6,000 patients are in need of volunteer marrow donors; and

WHEREAS, a single individual's donation of the heart, lungs, liver, kidneys, pancreas and small intestine can save up to eight lives; donation of tissue can save and heal the lives of up to 50 others; and a single blood donation can help three people in need; and

WHEREAS, millions of lives each year are saved and healed by donors of organs, tissues, marrow and blood; and

WHEREAS, over twelve million Californians have signed up with the state-authorized Donate Life California Donor Registry to ensure their wishes to be organ, eye and tissue donors are honored; and

WHEREAS, California residents can sign up with the Donate Life California Registry when applying for or renewing their driver's licenses or ID cards at the California Department of Motor Vehicles;

NOW, THEREFORE BE IT RESOLVED that in recognition of National Donate Life Month, the month of April 2017, is hereby proclaimed as,

"DMV / Donate Life California Month"

In the City of Santa Fe Springs, and in doing so the Mayor encourages all residents to check "YES!" when applying for or renewing their driver's license or ID card, or by signing up at www.donateLIFECalifornia.org or www.doneVIDACalifornia.org

Dated this 23th day of March, 2017

William K. Rounds, Mayor

ATTEST:

Janet Martinez, City Clerk



City of Santa Fe Springs

City Council Meeting

March 23, 2017

PROCLAMATION

Proclaiming the week of April 9 through April 15, 2017, as "National Library Week"

RECOMMENDATION

That the City Council proclaim the week of April 9 through April 15, 2017, as "National Library Week."

BACKGROUND

This week, the Santa Fe Springs City Library joins libraries in schools, campuses and communities nationwide in celebrating the dynamic changes that are happening in today's libraries. April 9-15 is National Library Week, a time to highlight the changing role of libraries, librarians and library workers.

Libraries today are more about how they connect with their patrons, as opposed to what they have on their shelves. Libraries aren't just a place to study, but also creative and engaging community centers where people can collaborate using new technologies, find the latest entertainment, or just relax. Our library offers access to a variety of print and digital resources, including online homework help, online databases, downloadable magazines, ebooks, and e-audio, that can be accessed in person or online.

Libraries of all types are evolving to meet the needs of the communities they serve. We encourage the transformation of our adult residents by offering them an opportunity to receive a scholarship to earn a high school diploma online. Many residents do not have the funds to pay for education at their age, but still want to improve their lives and that of their children.

Libraries are many things to many people. Whether through offering e-books and technology classes, materials for English-language learners, programs for job seekers or offering a safe haven in times of crisis, libraries and librarians listen to the community they serve, and they respond.

The Santa Fe Springs City Library is celebrating National Library Week by offering a "Make-Your-Own-Book" class at 2 p.m. on Saturday, April 15.

First sponsored in 1958, National Library Week is a national observance sponsored by the American Library Association (ALA) and libraries across the country each April.



City of Santa Fe Springs

City Council Meeting

March 23, 2017

The Mayor may wish to call upon Joyce Ryan, Library Services Division Director, to assist with the presentation of the proclamation to the Santa Fe Springs Friends of the Library.

Thaddeus McCormack
City Manager

Attachment
Proclamation

WHEREAS, libraries are evolving in order to serve their communities and to continue to fulfill their role in leveling the playing field for all who seek information and access to technologies;

WHEREAS, libraries and librarians open up a world of possibilities through innovative STEAM programing, job-seeking resources and the power of reading;

WHEREAS, libraries and librarians are looking beyond their traditional roles and providing more opportunities for community engagement and deliver new services that connect closely with patrons' needs;

WHEREAS, libraries support democracy and effect social change through their commitment to provide equitable access to information for all library users regardless of race, ethnicity, creed, ability, sexual orientation, gender identity or socio-economic status;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santa Fe Springs, hereby proclaim the week of April 9-15, 2017 as

“NATIONAL LIBRARY WEEK”

In Santa Fe Springs and I encourage all residents to visit the library this week and explore what's new at your library. Because of you, Libraries Transform.

DATED this 23rd day of March, 2017.

WILLIAM K. ROUNDS, MAYOR

ATTEST:

JANET MARTINEZ, CMC, CITY CLERK



City of Santa Fe Springs

City Council Meeting

March 23, 2017

PRESENTATION

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

RECOMMENDATION

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

BACKGROUND

Three (3) Firefighter Candidates were hired on February 6, 2017 to replace current vacancies in the Department of Fire-Rescue.

The three (3) new employees have completed a comprehensive four-week academy instructed by senior Santa Fe Springs Fire-Rescue personnel. They will continue their training throughout their first year of employment and will formally tested quarterly covering each of the many skills they will be tasked with learning. They are each currently assigned to one of the four (4) fire stations in the City.

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

New Santa Fe Springs Department of Fire-Rescue Firefighter Candidates

Brent Eastman

Casey Jones

Anthony Mora

Thaddeus McCormack
City Manager



City of Santa Fe Springs

City Council Meeting

March 23, 2017

APPOINTMENTS TO COMMITTEES AND COMMISSIONS

Committee	Vacancies	Councilmember
Beautification	3	Moore
Beautification	1	Rounds
Beautification	3	Sarno
Beautification	1	Trujillo
Historical	1	Rounds
Historical	3	Sarno
Historical	3	Trujillo
Historical	3	Zamora
Parks & Recreation	1	Rounds
Parks & Recreation	2	Sarno
Parks & Recreation	1	Trujillo
Senior Citizens	3	Moore
Senior Citizens	1	Rounds
Senior Citizens	1	Sarno
Senior Citizens	4	Trujillo
Senior Citizens	1	Zamora
Sister City	2	Rounds
Sister City	3	Sarno
Sister City	2	Trujillo
Sister City	2	Zamora
Youth Leadership	1	Moore
Youth Leadership	1	Sarno
Youth Leadership	1	Trujillo
Youth Leadership	3	Zamora

Applications Received: None.

Recent Actions: Ivan Aguilar and Jennifer Tobar were appointed to the Youth Leadership Committee.


Thaddeus McCormack
City Manager

Attachments:
Committee Lists
Prospective Members

Prospective Members for Various Committees/Commissions

Beautification

Community Program

Family & Human Services

Heritage Arts

Historical

Personnel Advisory Board

Parks & Recreation

Frank Aguayo Sr.

Planning Commission

Senior Citizens Advisory

Frank Aguayo Sr.

Sister City

Traffic Commission

Youth Leadership

BEAUTIFICATION COMMITTEE

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

9:30 a.m., Town Center Hall

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Juliet Ray	(18)
	Vacant	(18)
	Vacant	(17)
	Guadalupe Placencia	(17)
	Vacant	(17)
Zamora	Mary Reed	(18)
	Charlotte Zevallos	(18)
	Doris Yarwood	(18)
	Vada Conrad	(17)
	Joseph Saiza	(17)
Rounds	Sadie Calderon	(18)
	Rita Argott	(18)
	Mary Arias	(17)
	Marlene Vernava	(17)
	Vacant	(17)
Sarno	Vacant	(18)
	Irene Pasillas	(18)
	Vacant	(18)
	May Sharp	(17)
	Vacant	(17)
Trujillo	Mary Jo Haller	(18)
	Nora Walsh	(18)
	Margaret Bustos*	(18)
	Vacant	(17)

**Indicates person currently serves on three committees*

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Meets the third Wednesday of the month, except Jul., Aug., Sept., and Dec., at 5:45 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
Moore	Arcelia Miranda	(18)
	Martha Villanueva	(17)
	Margaret Bustos*	(17)
Zamora	Gaby Garcia	(18)
	Tina Delgado	(17)
	Gilbert Aguirre	(17)
Rounds	Annette Rodriguez	(18)
	Janie Aguirre	(17)
	Peggy Radoumis	(17)
Sarno	Debbie Belmontes	(18)
	Linda Vallejo	(18)
	Hilda Zamora	(17)
Trujillo	Dolores H. Romero*	(18)
	Laurie Rios	(18)
	Bonnie Fox	(17)

Organizational Representatives: Nancy Stowe
(Up to 5) Evelyn Castro-Guillen
Elvia Torres
(SPIRITT Family Services)

**Indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the month, except Dec., at 9:00 a.m., at the Gus Velasco Neighborhood Center Room 1

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

Membership: 9 Voting Members
6 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Laurie Rios	6/30/2018
Zamora	Larry Oblea	6/30/2018
Rounds	Pauline Moore	6/30/2018
Sarno	Francis Carbajal	6/30/2018
Trujillo	Amparo Oblea	6/30/2018

Committee Representatives

Beautification Committee	Marlene Vernava*	6/30/2017
Historical Committee	Sally Gaitan	6/30/2017
Planning Commission	Gabriel Jimenez	6/30/2017
Chamber of Commerce	Debbie Baker	6/30/2017

Council/Staff Representatives

Council Liaison	Richard Moore
Council Alternate	Jay Sarno
City Manager	Thaddeus McCormack
Director of Community Services	Maricela Balderas
Director of Planning	Wayne Morrell

**Indicates person currently serves on three committees*

HISTORICAL COMMITTEE

Meets Quarterly - The 2nd Tuesday of Jan., April, July, and Oct., at 5:30 p.m.,
Heritage Park Train Depot

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

Membership: 20

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Astrid Shesterkin	(18)
	Tony Reyes	(18)
	Amparo Oblea	(17)
	George Felix, Jr.	(17)
Zamora	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Larry Oblea	(17)
Rounds	Vacant	(18)
	Linda Vallejo	(18)
	Mark Scoggins*	(17)
	Janice Smith	(17)
Sarno	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Sally Gaitan	(17)
Trujillo	Vacant	(18)
	Vacant	(18)
	Merrie Hathaway	(17)
	Vacant	(17)

**Indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 7:00 p.m., Town Center Hall, Meeting Room #1

Subcommittee Meets at 6:00 p.m.

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Mary Tavera	(18)
	Adrian Romero	(17)
	William Logan	(17)
	Ralph Aranda	(17)
	Kurt Hamra	(17)
Zamora	Michael Givens	(18)
	Ruben Gonzalez	(18)
	Jamie Castañeda	(18)
	Sally Gaitan	(17)
	Steve Gonzalez	(17)
Rounds	Kenneth Arnold	(18)
	Vacant	(18)
	Johana Coca*	(18)
	Tim Arnold	(17)
	Mark Scoggins*	(17)
Sarno	Vacant	(18)
	Debbie Belmontes	(18)
	Lisa Garcia	(17)
	Vacant	(18)
	David Diaz-Infante	(17)
Trujillo	Miguel Estevez	(18)
	Andrea Lopez	(18)
	Vacant	(17)
	Anthony Ambris	(17)
	Arcelia Miranda	(17)

**Indicates person currently serves on three committees*

PERSONNEL ADVISORY BOARD

Meets Quarterly on an As-Needed Basis

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

Terms: Four Years

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Council	Angel Munoz	6/30/2017
	Ron Biggs	6/30/2017
Personnel Advisory Board	Neal Welland	6/30/2020
Firemen's Association	Jim De Silva	6/30/2017
Employees' Association	Johnny Hernandez	6/30/2020

PLANNING COMMISSION

Meets the second Monday of every Month at 4:30 p.m.,
Council Chambers

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

Membership: 5

APPOINTED BY

NAME

Moore

Ken Arnold

Rounds

Ralph Aranda

Sarno

John Mora

Trujillo

Frank Ybarra

Zamora

Gabriel Jimenez

SENIOR ADVISORY COMMITTEE

Meets the Second Tuesday of the month, except Jul., Aug., Sep., and Dec., at 9:30 a.m.,
Gus Velasco Neighborhood Center

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Vacant	(18)
	Vacant	(18)
	Paul Nakamura	(18)
	Astrid Shesterkin	(17)
	Vacant	(17)
Zamora	Dolores Duran	(18)
	Elena Lopez Armendariz	(18)
	Rebecca Lira	(18)
	Amelia Acosta	(17)
	Vacant	(17)
Rounds	Vacant	(18)
	Bonnie Fox	(18)
	Gilbert Aguirre	(17)
	Lorena Huitron	(17)
	Janie Aguirre	(17)
Sarno	Yoko Nakamura	(18)
	Linda Vallejo	(18)
	Hilda Zamora	(17)
	Vacant	(17)
	Vacant	(17)
Trujillo	Vacant	(18)
	Vacant	(18)
	Vacant	(18)
	Margaret Bustos*	(17)
	Vacant	(17)

**Indicates person currently serves on three committees*

SISTER CITY COMMITTEE

Meets the First Monday of every month, except Dec., at 6:45 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
Moore	Martha Villanueva	(18)
	Laurie Rios	(18)
	Mary K. Reed	(17)
	Peggy Radoumis	(17)
	Francis Carbajal	(17)
Zamora	Charlotte Zevallos	(18)
	Josefina Canchola	(18)
	Vacant	(17)
	Doris Yarwood	(17)
	Vacant	(17)
Rounds	Manny Zevallos	(18)
	Susan Johnston	(18)
	Robert Wolfe	(18)
	Vacant	(17)
	Vacant	(17)
Sarno	Jeannette Wolfe	(18)
	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Cathy Guerrero	(17)
Trujillo	Vacant	(18)
	Andrea Lopez	(18)
	Dolores H. Romero*	(17)
	Marcella Obregon	(17)
	Vacant	(17)

**Indicates person currently serves on three committees*

TRAFFIC COMMISSION

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

Membership: 5

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

APPOINTED BY

NAME

Moore

Albert J. Hayes

Rounds

Johana Coca

Sarno

Alma Martinez

Trujillo

Greg Berg

Zamora

Nancy Romo

YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, at 6:30 p.m., Gus Velasco Neighborhood Center

Qualifications: Ages 13-18, reside in Santa Fe Springs

Membership: 20

APPOINTED BY	NAME	Term Expires in Year Listed or upon Graduation
Moore	Richard Aguilar	(17)
	Evony Reyes	(18)
	Zachary Varela	(17)
	Vacant	(17)
	Giovanni Sandoval	(18)
Zamora	Metztli Mercado-Garcia	(17)
	Vacant	(17)
	Vacant	(18)
	Vacant	(18)
Rounds	Andrew Chavez	(18)
	Jennisa Casillas	(17)
	Walter Alvarez	(18)
	Valerie Yvette A. Gonzales	(17)
Sarno	Vacant	(18)
	Rafael Gomez	(17)
	Ivan Aguilar	(18)
	Jennifer Centeno Tobar	(18)
Trujillo	Paul Legarreta	(17)
	Ionnis Panou	(18)
	Vacant	(17)
	Amber Marquez	(18)