



# AGENDA

## ADJOURNED REGULAR MEETINGS OF THE HOUSING SUCCESSOR SUCCESSOR AGENCY AND CITY COUNCIL

September 12, 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

**HOUSING SUCCESSOR**

3. Minutes of the August 10, 2017 of the Housing Successor Agency

**Recommendation:** That the Housing Successor approve the minutes as submitted.

**SUCCESSOR AGENCY**

4. Minutes of the August 10, 2017 of the Successor Agency.

**Recommendation:** That the Successor Agency approve the minutes as submitted.

**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.*

a. Minutes of the August 10, 2017 Regular City Council Meeting

**Recommendation:** That the City Council:

- Approve the minutes as submitted.

b. Quarterly Treasurer's Report of Investments for the Quarter Ended June 30, 2017

**Recommendation:** That the City Council:

- Receive and file the report.

c. Fire Station Headquarters – HVAC Improvements – Final Payment

**Recommendation:** That the City Council:

- Approve the Final Payment (less 5% Retention) to Los Angeles Air Conditioning, Inc. of La Verne, California in the amount of \$252,700.00 for the subject project.

d. Community Development Block Grant (CDBG) Program Participating City Cooperation Agreement with the Community Development Commission of the County of Los Angeles – Amendment No. 1

**Recommendation:** That the City Council:

- Approve Amendment No. 1 to the Community Development Block Grant Program Participating City Cooperation Agreement with the Community Development Commission of the County of Los Angeles; and
- Authorize the Mayor to execute Amendment No. 1.

e. Interim City Manager Professional Services Agreement

**Recommendation:** That the City Council:

- Receive and file the City of Santa Fe Springs Agreement Retaining Donald R. Powell as Interim City Manager.

f. Agreement for Professional Services with Keyser Marston Associates

Agreement between the City of Santa Fe Springs and Keyser Marston Associates to conduct a hotel feasibility analysis for a proposed hotel located on the southwest corner of Norwalk Boulevard and Telegraph Road in the City of Santa Fe Springs

**Recommendation:** That the City Council:

- Approve an agreement between the City of Santa Fe Springs and Keyser Marston Associates to conduct a hotel feasibility analysis for a proposed hotel at Heritage Court located on the southwest corner of Norwalk Boulevard and Telegraph Road in the City of Santa Fe Springs.

**PUBLIC HEARINGS**

7. Consideration of Appeal of Conditional Use Permit Case No. 783

Council's review of the Planning Commission decision denying a conditional use permit for the operation and maintenance of a massage use at 11416 Washington Boulevard, in the Community Commercial (C4) Zone, and within the Washington Boulevard Redevelopment Project Area

**Recommendation:** That the City Council:

- Open the Public Hearing for those wishing to speak on these matters; and thereafter, close the Public Hearing;
- Consider an appeal of the Planning Commission's decision to deny the request for a Conditional Use Permit to allow the operation and maintenance of a massage use at 11416 Washington Boulevard;
- Adopt Resolution No. 9558 upholding the Planning Commission's decision denying CUP 783 for the operation of a massage establishment at 11416 Washington Boulevard.

8. Ordinance No. 1089: 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), Section 155.481 (Require Parking), and Section 155.637 (Mini-warehouses) of the City Zoning Regulations

**Recommendation:** That the City Council:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1089, and thereafter close the Public Hearing; and
- Waive further reading and introduce Ordinance No. 1089.

9. General Rule Exemption – CEQA Guidelines §15061(b)(3) Zoning Text Amendment – Wireless Telecommunications Facilities Ordinance No. 1090: An ordinance of the City Council of the City of Santa Fe Springs, California, amending Santa Fe Springs Municipal Code Title 15 (Land Usage), Section 155 (Zoning), Sections 155.377 (Permitted, Accessory and Conditional Uses Freeway Overlay Zone) and 155.381 (Design Standards

Freeway Overlay Zone), and adding Chapter 157 to Santa Fe Springs Municipal Code Title 15 (Land Usage) to establish a comprehensive set of regulations and standards for the permitting, placement, design, installation, operation and maintenance of wireless telecommunications facilities in all areas of the city

**Recommendation:** That the City Council:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1090 and, thereafter, close the Public Hearing; and
- Find that the proposed amendments to the text of the City's Land Use Regulations are consistent with the City's General Plan; and
- Introduce for first reading the proposed amendments to the City Ordinance regarding wireless telecommunications facilities in all areas of the city.

**NEW BUSINESS**

10. 2018 Art Fest Event Consultant Services – Authorization to Advertise Request for Proposals

**Recommendation:** That the City Council:

- Authorize the Director of Community Services to request proposals to retain a consultant to provide professional services for the 2018 SFS Art Fest event.

11. Water Well No. 12 Engineering Design Services for Water Treatment System – Contract Amendment No. 2

**Recommendation:** That the City Council:

- Approve Contract Amendment No. 2 with CIVILTEC Engineering, Inc. (Civiltec), in the amount of \$25,612.00 for additional design services; and
- Authorize the Public Works Director to execute Contract Amendment No. 2.

12. Custodial Services – Authorization to Issue a Request for Bids

**Recommendation:** That the City Council:

- Authorize the City Engineer to Issue a Request for Bids to provide Custodial Services; and
- Authorize the City Engineer to extend the Custodial Services Contract with Merchants Building Maintenance, LLC on a month-to-month basis until the City Council awards a new contract for Custodial Services.

13. On-Call Professional Engineering Services – Residential South Streets Improvement Design-Year 1 (Harvest Avenue) – Contract Amendment No. 1

**Recommendation:** That the City Council:

- Amend the adopted Capital Improvement Program for FY 2012/15 to include Harvest Avenue Street Improvements (Darcy Street to Longworth Avenue);
- Accept the Proposal; and
- Authorize the Director of Public Works to execute Contract Amendment No. 1 with Fountainhead in the amount of \$15,825.00 for the design of Harvest Avenue Street Improvement.

14. Engineering Design Services – Florence Avenue Widening Project – Award of Contract  
**Recommendation:** That the City Council:
- Amend the Adopted Capital Improvement Program for FY 2012/15 to include the Florence Avenue Widening project.
  - Accept the Proposals;
  - Award a Contract to Anderson Penna from Newport Beach, California in the amount of \$234,263.00 for the design of the Florence Avenue Widening project; and
  - Authorize the Mayor to execute the agreement with Anderson Penna.

**CLOSED SESSION**

15. PUBLIC EMPLOYMENT  
(Pursuant to California Government Code Section 54957(b)(1))  
TITLE: City Manager

**Please note:** Item Nos. 16 – 25, will commence at the 7:00 p.m. hour.

16. **INVOCATION**

17. **PLEDGE OF ALLEGIANCE**

18. **INTRODUCTIONS**

- Representatives from the Chamber of Commerce

19. **ANNOUNCEMENTS**

20. **PRESENTATIONS**

- a. Presentation to Milestone Event Celebrants

**APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

21. Committee Appointments

22. Mayor's Appointment to Successor Agency Oversight Board

23. **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.*

24. **EXECUTIVE TEAM REPORTS**

25. **ADJOURNMENT**

***City of Santa Fe Springs***  
***Regular Meetings***

***September 12, 2017***

*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.*

  
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Janet Martinez, CMC  
City Clerk

September 7, 2017  
Date