



# AGENDA

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

**July 23, 2020  
6:00 P.M.**

**VIA TELECONFERENCE**

***Annette Rodriguez, Councilmember  
Juanita Trujillo, Councilmember  
Joe Angel Zamora, Councilmember  
John M. Mora, Mayor Pro Tem  
William K. Rounds, Mayor***

**\*\*\*\*GOVERNOR'S EXECUTIVE ORDER N-29-20\*\*\*\*  
\*\*REGARDING CORONAVIRUS COVID-19\*\***

On March 4, 2020, Governor Newsom proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19. The Governor has issued Executive Orders that temporarily suspend requirements of the Brown Act, including allowing the City Council to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Please be advised that, until further notice, City Council meetings will be held by teleconference. City Hall, including Council Chambers, is closed to the public.

You may attend the City Council meeting telephonically or electronically using the following means:

**Electronically using Zoom:** Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/521620472?pwd=U3cyK1RuKzY1ekVGZFdKQXNZVzh4Zz09>

Zoom Meeting ID: 521620472 Password: 659847

**Telephonically:** Dial: 888-475-4499 Meeting ID: 521620472

**Public Participation:** You may submit public comments in writing by sending them to the City Clerk at [cityclerk@santafesprings.org](mailto:cityclerk@santafesprings.org). If you attend the meeting by telephone, you must submit a public comment in writing to be heard. To ensure that they are received for the meeting, please submit your written comments prior to 4:00 p.m. on the day of the City Council meeting. You may also contact the City Clerk's Office at (562) 868-0511 ext. 7314.

**1. CALL TO ORDER**

**2. ROLL CALL**

Annette Rodriguez, Councilmember  
Juanita Trujillo, Councilmember  
Joe Angel Zamora, Councilmember  
John M. Mora, Mayor Pro Tem  
William K. Rounds, Mayor

- 3. PUBLIC COMMENTS** *This is the time when comments may be made by citizens on matters under the jurisdiction of the City Council, on the agenda and not on the agenda. Each citizen is limited to three (3) minutes.*

**PUBLIC FINANCING 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 Public Financing Authority.*

- a. Minutes of the June 25, 2020 Public Financing Authority (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

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

**Recommendation:**

- Receive and file the report.

**WATER UTILITY AUTHORITY**

**5. 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.*

- a. Minutes of the June 25, 2020 Water Utility Authority (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

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

**Recommendation:**

- Receive and file the report.

- c. Status Update of Water-Related Capital Improvement Projects (Public Works)

**Recommendation:**

- Receive and file the report.

**NEW BUSINESS**

6. Appointment of City Representative to the Administrative Entity for the Southeast Water Coalition Joint Powers Authority (Public Works)

**Recommendation:**

- Appoint the Water Utility Services Manager, Jesse Sira, to serve as the primary representative to the Southeast Water Coalition Administrative Entity, Noe Negrete as the alternate representative, and Don Nguyen, Water Utility Supervisor, as second alternate representative, for the City of Santa Fe Springs effective July 23, 2020.

7. Resolution No. 9687 – Board Member Appointment to the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority (Public Works)

**Recommendation:**

- Adopt Resolution No. 9687 appointing Noe Negrete to serve as the primary Board Member and Jesse Sira, Don Nguyen, and Sarina Morales-Choate to serve as alternate Board Members representing the City of Santa Fe Springs with the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority.

**HOUSING SUCCESSOR**

8. **CONSENT AGENDA**

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

Minutes of the June 25, 2020 Housing Successor Meeting (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

**SUCCESSOR AGENCY**

9. **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 Successor Agency.*

Minutes of the June 25, 2020 Successor Agency Meeting (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

**CITY COUNCIL**

10. **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 June 25, 2020 Regular City Council Meeting (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

- b. General Motion to Waive Full Reading and Read Ordinance by Title Only Pursuant to California Government Code Section 36934 (City Clerk)

**Recommendation:**

- Approve a general motion to waive full reading and read Ordinance titles only, pursuant to California Government Code Section 36934.

**PUBLIC HEARING**

11. Confirmation of 2019/20 Weed Abatement Charges (City Clerk)

**Recommendation:**

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Confirm the charges listed in the Los Angeles County Agricultural Commissioner's 2019/20 Weed Abatement Assessment Roll and instruct the County Auditor to enter the amounts of these assessments against the respective parcels of land as they appear on the current assessment roll.

**PUBLIC HEARING**

12. Consideration of an Appeal of a Planning Commission denial, filed by Becker Boards, involving an application for a Conditional Use Permit (CUP Case No. 795), five (5) Zone Variance (ZV Case Nos. 82 and 84-87) and a Development Agreement (DA 01-2020) on a parcel located at 13539 Freeway Drive (APN: 8069-016-006) (Planning)

**Recommendation:**

- Open the Public Hearing and receive any comments from the public regarding the appeal of the denial by the Planning Commission of Conditional Use Permit Case No. 795, Zone Variance Case Nos. 82 and 84-87 and Development Agreement 01-2020, and thereafter close the public hearing; and
- Consider the information presented in this report and any public testimony obtained through this Public Hearing, in combination with the February 12, 2020 Planning Commission staff report, approved minutes, adopted resolution, and previous presentations provided by Staff and Joseph White, which collectively provide the necessary background and context; and
- Find that the applicant's CUP request does not meet the necessary criteria set forth in §155.716 of the City's Zoning Ordinance for the granting of a Conditional Use Permit; and
- Find that the applicant's project does not meet the necessary finding set forth in §155.384 (C) of the City's Zoning Ordinance for the granting of a Conditional Use Permit for a billboard project; and
- Find that the applicant has not adequately demonstrated that the required conditions for approval of a Variance can be found for the subject billboard project, as set forth in §155.675 of the City of Santa Fe

- Springs Zoning Ordinance; and
- Uphold the Planning Commission's decision and deny Conditional Use Permit Case No. 795; Zone Variance Case No. 82, Zone Variance Case Nos. 84-87; and Development Agreement No. 01- 2020; and
- Find and determine that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the project is Exempt from CEQA since no project is being recommended for approval at this time; and
- Adopt Resolution No. 9686, which incorporates the City Council findings and actions regarding this matter.

**PUBLIC HEARING**

13. Resolution No. 9688 – Levy Annual Assessments for City of Santa Fe Springs Lighting District No. 1 (FY 2020/21) (Public Works)

**Recommendation:**

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Adopt Resolution No. 9688 confirming the diagram and assessment, and providing for annual assessment levy; and
- Authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Lighting District No. 1 for FY 2020/21.

**PUBLIC HEARING**

14. Resolution No. 9689 – Levy Annual Assessments for Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) FY 2020/21 (Public Works)

**Recommendation:**

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Adopt Resolution No. 9689 confirming the diagram and assessment, and providing for annual assessment levy; and
- Authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) for FY 2020/21.

**PUBLIC HEARING**

15. Ordinance No. 1113 – Public Hearing for Granting a Franchise to Park Water Company for Maintenance and Operation of Pipelines in City Streets (Public Works)

**Recommendation:**

- Open the Public Hearing noted in Resolution No. 9683;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing; and
- Introduce Ordinance No. 1113, which would grant a franchise to Park

Water Company.

**NEW BUSINESS**

16. Introduction of An Ordinance Amending Chapter 110 (Regulation of Certain Businesses) Of Title XI (Business Regulations) And Chapter 130 (General Provisions) Of Title XIII (General Offenses) Of the Santa Fe Springs Municipal Code To Establish A Sidewalk Vending Program (Police Services)

**Recommendation:**

- Find that the adoption of this Ordinance is not a "project" under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21065, and that it is exempt from the provisions of CEQA pursuant to CEQA Guidelines (14 Cal. Code. Regs. § 15000, et seq.) Section 15061(b)(3) (because it can be seen with certainty that the adoption of this Ordinance will not have an effect on the environment) such that no environmental review under CEQA is required.
- Introduce for first reading, by title only, Ordinance No. 1098 amending Section 110.50 of Chapter 110 (Regulation of Certain Businesses) of Title XI (Business Regulations) and amending Section 130.08 and repealing the Subchapter entitled Pushcart Vendors (Sections 130.9 through 130.16) of Chapter 130 (General Provisions) of Title XIII (General Offenses) of the Santa Fe Springs Municipal Code and Replacing it with a new Subchapter entitled Sidewalk Venders (Sections 130.9 Through 130.17) relating to Sidewalk Vending.

17. Approve an Independent Audit Services Agreement with White Nelson Diehl Evans, LLP for Fiscal Years 2019-20 through 2021-22 with Optional Renewals for Fiscal Years 2022-23 and 2023-24 (Finance)

**Recommendation:**

- Authorize the Mayor to execute a professional services agreement with the firm of White Nelson Diehl Evans, LLP (WNDE) to perform the City's annual independent audit for Fiscal Years 2019-20 through 2021-22 with optional renewals for Fiscal Years 2022-23 and 2023-24.

18. **CITY MANAGER'S AND EXECUTIVE TEAM REPORTS**

19. **COUNCIL COMMENTS**

**RECESS TO CLOSED SESSION** [will not take place on Zoom or over telephone]

**CLOSED SESSION**

20. **CONFERENCE WITH LABOR NEGOTIATORS**

(Pursuant to California Government Code Section 54957.6)

**Agency Designated Representatives:** City Manager, Director of Finance, Human Resources Manager, Labor Negotiator

**Employee Organizations:** Santa Fe Springs City Employees' Association and Santa Fe Springs Firefighters' Association



# City of Santa Fe Springs

Regular Meetings

July 23, 2020

21. **CLOSED SESSION**  
**CONFERENCE WITH LABOR NEGOTIATORS**  
(Pursuant to California Government Code Section 54957.6)  
**Agency Designated Representatives:** City Manager, Labor Negotiator  
**Employee Organization:** Santa Fe Springs Executive, Management and Confidential Employees' Association
22. **CLOSED SESSION**  
**THREAT TO PUBLIC SERVICES OR FACILITIES**  
(Pursuant to California Government Code Section 54957)  
**Consultation with:** Fire Chief, Police Chief and Captain, Director of Police Services, City Attorney
23. **CLOSED SESSION**  
**CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**  
Initiation of litigation pursuant to Government Code Section 54956.9(d)(4): Two Cases
- RECONVENE MEETING** [on Zoom and over telephone]
24. **CLOSED SESSION REPORT**
25. **ADJOURNMENT**

**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.

I, Janet Martinez, City Clerk for the City of Santa Fe Springs, do hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; city's website at [www.santafesprings.org](http://www.santafesprings.org); and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

  
for Janet Martinez, CMC, City Clerk

July 16, 2020  
Date Posted