



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

TUESDAY, MARCH 19, 2024
AT 6:00 P.M.

CITY HALL COUNCIL CHAMBERS
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

CITY COUNCIL

Jay Sarno, Mayor
William K. Rounds, Mayor Pro Tem
Juanita Martin, Councilmember
Annette Rodriguez, Councilmember
Joe Angel Zamora, Councilmember

CITY MANAGER

René Bobadilla, P.E.

CITY ATTORNEY

Ivy M. Tsai

CITY STAFF

Assistant City Manager
Fire Chief
Police Chief
Director of Community Services
Director of Finance
Director of Parks & Recreation
Acting Director of Planning
Director of Police Services
Director of Public Works
City Clerk

Nicholas Razo
Chad Van Meeteren
Aviv Bar
Maricela Balderas
Lana Dich
Gus Hernandez
Cuong H. Nguyen
Dino Torres
James Enriquez
Janet Martinez

NOTICES

This City Council Meeting (“Council”) will be held in person and will meet at City Hall – City Council Chambers, 11710 E. Telegraph Road, Santa Fe Springs, California. The meeting will be live streamed on the City’s YouTube Channel and can be accessed on the City’s website via the following link:

https://santafesprings.org/city_council/city_council_meetings/index.php

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.

SB 1439: Effective January 1, 2023, City Council Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$250 from an interested person. The Council Member would need to disclose the donation and abstain from voting.

Public Comments: 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 on the day of the meeting, please fill out a speaker card provided at the door and submit it to City Clerk staff. You may also submit comments in writing by sending them to the City Clerk’s Office at cityclerk@santafesprings.org. All written comments received by 12:00 p.m. the day of the City Council Meeting will be distributed to the City Council and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced. 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.

Please Note: Staff reports and supplemental attachments are available for inspection at the office of the City Clerk in City Hall, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday. Telephone: (562) 868-0511.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

PRESENTATIONS

1. **IN MEMORIAM OF NICKY STRADLEY FOR EXCEPTIONAL COMMUNITY SERVICE AND POSITIVE IMPACT TO THE COMMUNITY (COMMUNITY SERVICES)**
2. **RECAP OF SHAMROCK 5K AND RECOGNITION OF SPONSORS (PARKS & RECREATION)**

CHANGES TO AGENDA

PUBLIC COMMENTS ON NON-AGENDA & NON-PUBLIC HEARING AGENDA ITEMS

At this time, the general public may address the City Council on both non-agenda *and* non-public hearing agenda items. Comments relating to public hearing items will be heard during the public hearing. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the City Council.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

PUBLIC FINANCING AUTHORITY, WATER UTILITY AUTHORITY, HOUSING SUCCESSOR, SUCCESSOR AGENCY, AND CITY COUNCIL AGENDA

PUBLIC HEARING

3. **PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENT TO AMEND SECTIONS 155.620, 155.628, 155.640, 155.715, 155.865, AND 155.866, AND ADD NEW SECTIONS 155.005 AND 155.006, TO CHAPTER 155 (ZONING) OF TITLE 15 (LAND USE) OF THE CODE OF SANTA FE SPRINGS, AND DETERMINE THAT THE ACTION IS EXEMPT UNDER CEQA (PLANNING)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Zone Text Amendment related to code clean up and streamlining efforts; and

- 2) Find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a “significant effect on the environment” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382; and
 - 3) Find and determine that the proposed Zone Text Amendment is consistent with the goals, policies, and program of the City’s General Plan; and
 - 4) Waive further reading and introduce Ordinance No. 1135 by title, adopting a Zone Text Amendment to amend Sections 155.620, 155.628, 155.640, 155.715, 155.865, and 155.866, and add new Sections 155.005 and 155.006, to Chapter 155 (Zoning) of Title 15 (Land Use) of the Code of Santa Fe Springs; and
 - 5) Take such additional, related, action that may be desirable.
4. **PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENT (“ZTA”) TO AMEND CHAPTER 154 (SUBDIVISIONS) FOR AN URBAN LOT SPLIT AND CHAPTER 155 (ZONING) FOR THE CREATION OF TWO (2) RESIDENTIAL UNITS PER LOT, OF THE SANTA FE SPRINGS MUNICIPAL CODE, ALL PURSUANT TO SENATE BILL 9 AND DETERMINATION THAT THE ACTION IS EXEMPT UNDER CEQA (PLANNING)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendments related to urban lot split and the creation of two (2) residential units per lot, and thereafter close Public Hearing; and
- 2) Find and determine that this Project is exempt from California Environmental Quality Act (CEQA) pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9; and
- 3) Find and determine that the proposed Zone Text Amendments are consistent with the goals, policies, and program of the City’s General Plan; and
- 4) Find and determine that the proposed Zone Text Amendments are consistent with the State’s Senate Bill (SB) 9; and
- 5) Waive further reading and introduce Ordinance No. 1136 by title, adopting Zone Text Amendments to ensure that the City’s Zoning Ordinance is aligned with the State’s SB 9 regulation; and
- 6) Take such additional, related action that may be desirable.

OLD BUSINESS – NONE

REGULAR BUSINESS

5. **RESOLUTION NOS. SA-2024-002 & 9902 – DECLARATION OF SURPLUS PROPERTY– EIGHT (8) PARCELS (APNS: 8011-018-900, 901, 902, 903, 904, 905, 906, AND 8011-019-911), LOCATED AT THE SOUTHEAST CORNER OF BLOOMFIELD AVENUE AND TELEGRAPH ROAD; AND TWENTY-EIGHT (28) PARCELS (APNS: 8011-002-901, 902 & 903, AND 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979), LOCATED ALONG THE NORTH SIDE OF TELEGRAPH ROAD WITH ADDITIONAL FRONTAGE ON ROMANDEL AVENUE, IN THE CITY OF SANTA FE SPRINGS, AND FINDING THE ACTIONS EXEMPT FROM CEQA (PLANNING)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Find that the declaration of City-owned land is exempt from environmental review pursuant to State CEQA Guidelines Sections 15061(b)(3) (General Rule Common Sense Exemption) and Section 15312, Class 12 (Surplus Government Property Sales); and
- 2) Adopt Resolution No. 9902, declaring those certain real properties owned by the City as surplus land and no longer necessary for City’s use; and owned by the city as surplus land and not necessary for public city’s use pursuant to AB 14865 (Surplus Land Act); and
- 3) Take such additional, related action that may be desirable.

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Find that the declaration of Successor-owned land is exempt from environmental review pursuant to State CEQA Guidelines Sections 15061(b)(3) (General Rule Common Sense Exemption) and Section 15312, Class 12 (Surplus Government Property Sales); and
- 2) Adopt Resolution No. SA 2024-02, declaring those certain real properties owned by the Successor as surplus land and no longer necessary for its use; and
- 3) Take such additional, related action that may be desirable.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a Councilmember wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any Ordinance.

PUBLIC FINANCING AUTHORITY

6. MINUTES OF THE FEBRUARY 20, 2024 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Approve the minutes as submitted.

7. MONTHLY REPORT ON THE STATUS OF DEBT INSTRUMENTS ISSUED THROUGH THE CITY OF SANTA FE SPRINGS PUBLIC FINANCING AUTHORITY (PFA) (FINANCE)

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Receive and file the report.

WATER UTILITY AUTHORITY

8. MINUTES OF THE FEBRUARY 20, 2024 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Approve the minutes as submitted.

9. MONTHLY REPORT ON THE STATUS OF DEBT INSTRUMENTS ISSUED THROUGH THE CITY OF SANTA FE SPRINGS WATER UTILITY AUTHORITY (WUA) (FINANCE)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Receive and file the report.

10. STATUS UPDATE OF WATER-RELATED CAPITAL IMPROVEMENT PROJECTS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Receive and file the report; and
- 2) Take such additional, related action that may be desirable.

HOUSING SUCCESSOR

11. MINUTES OF THE FEBRUARY 20, 2024 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Housing Successor:

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

12. MINUTES OF THE FEBRUARY 20, 2024 SUCCESSOR AGENCY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.

CITY COUNCIL

13. MINUTES OF THE FEBRUARY 20, 2024 CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

14. FIRE STATION HEADQUARTERS ROOF REPLACEMENT – FINAL PAYMENT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Final Payment to Rite-Way Roof Corporation of Fontana, California for \$104,596 (Less 5% Retention) for the subject project; and
- 2) Approve the final contract amount with Rite-Way Roof Corporation in the amount of \$718,227, including the aggregate change order amount of \$112,475; and
- 3) Take such additional, related action that may be desirable.

15. POLICE SERVICES STAGING FACILITY STORM DAMAGE – EMERGENCY REPAIRS UPDATE (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Pursuant to Santa Fe Springs Municipal Code Section 34.23 and California Public Contract Code Section 22050, by a four-fifths vote authorize continuing the repairs without competitive bidding; and
- 2) Take such additional, related action that may be desirable.

16. RESOLUTION NO. 9900 – SUMMARY VACATION OF A PORTION OF CHARLESWORTH ROAD WEST OF ALBURTIS AVENUE AND DETERMINING THAT THE VACATION IS EXEMPT UNDER CEQA (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Find and determine that the proposed street vacation as described in the City Engineer’s Report and on Attachment A is excess right-of-way and is not required for street or highway purposes; and
- 2) Find and determine that the proposed street vacation will not cut off all access to adjoining properties and will not affect any public service easement; and
- 3) Adopt Resolution No. 9900 determining that the vacation of a portion of Charlesworth Road is exempt from CEQA and ordering the vacation of a portion of Charlesworth Road, West of Alburtis Avenue; and
- 4) Authorize the City Manager to execute the quitclaim deed to the Los Nietos School District; and
- 5) Take such additional, related action that may be desirable.

17. RESOLUTION NO. 9901 – INTENT TO VACATE KOONTZ AVENUE SOUTH OF FLORENCE AVENUE (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9901 declaring City Council’s intention to vacate Koontz Avenue South of Florence Avenue and setting a time and place for a public hearing; and
- 2) Take such additional, related action that may be desirable.

18. AMENDMENT OF CHAPTER 150 OF THE CODE OF SANTA FE SPRINGS RELATING TO BUILDING REGULATIONS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Introduce for first reading by title only and waive further reading of Ordinance No. 1137: AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING THE CITY OF SANTA FE SPRINGS MUNICIPAL CODE BY MODIFYING CHAPTER 150 (BUILDING REGULATIONS) BY ADOPTING BY REFERENCE THE 2023 LOS ANGELES COUNTY BUILDING CODE (TITLE 26), ELECTRICAL CODE (TITLE 27), PLUMBING CODE (TITLE 28), MECHANICAL CODE (TITLE 29), RESIDENTIAL CODE (TITLE 30), EXISTING BUILDING CODE (TITLE 33), WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO; and

- 2) Schedule a public hearing on April 2, 2024, to consider adoption and second reading of the Ordinance No. 1137; and
- 3) Take such additional, related, action that may be desirable.

19. RESIDENTIAL STREET LIGHTING SYSTEM UPGRADE PROJECT (PHASE 3) – AWARD OF TASK ORDER FOR DESIGN SERVICES (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Award a Task Order to PSOMAS of Santa Ana, California in the amount of \$294,650 for the Residential Street Lighting System Upgrade Project (Phase 3); and
- 2) Authorize the City Manager to execute a Task Order for On-Call Professional Engineering Services with PSOMAS; and
- 3) Take such additional, related action that may be desirable.

20. TRANSFER OF LAKELAND AND LAUREL AFFORDABLE HOUSING PROPERTY TO THE CITY TO CORRECT VESTING OF TITLE AND FACILITATE SALE TO HABITAT FOR HUMANITY LOS ANGELES (CITY ATTORNEY)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve a Joint Resolution of The City Council of The City of Santa Fe Springs, The City Council Acting As The Successor Agency to The Community Development Commission of The City of Santa Fe Springs, And Acting As The Successor Agency to The Santa Fe Springs Redevelopment Agency Approving The Transfer of Certain Property Set Aside For Affordable Housing to The City of Santa Fe Springs to Fulfill The City Obligations For A Purchase And Sale Agreement With Habitat For Humanity of Greater Los Angeles And Directing The Executive Director/City Manager to Execute The Deeds And All Necessary And Related Documents to Complete The Transfer And Finding This Action Exempt From The California Environmental Quality Act.

21. LIBRARY INNOVATION LAB GRANT ACCEPTANCE (COMMUNITY SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve acceptance of the Library Innovation Lab Grant (grant); and
- 2) Authorize the Director of Community Services to execute all documents related to the grant for the Santa Fe Springs City Library.

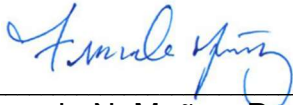
APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Council member announcements; requests for future agenda items; conference/meetings reports. Members of the City Council will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

ADJOURNMENT

I, Fernando N. Muñoz, Deputy City Clerk for the City of Santa Fe Springs hereby certify that a copy of this agenda has been posted no less than 72 hours at the following locations; City's website at www.santafesprings.org; 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.



Fernando N. Muñoz, Deputy City Clerk