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**CITY OF SANTA FE SPRINGS**  
**SPECIAL MEETINGS OF THE HOUSING SUCCESSOR,**  
**SUCCESSOR AGENCY, AND CITY COUNCIL**  
**AGENDA**

**THURSDAY, JANUARY 11, 2024**  
**AT 6:00 P.M.**

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

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**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 Planning  
Director of Police Services  
Director of Public Works  
City Clerk

Nicholas Razo  
Chad Van Meeteren  
Aviv Bar  
Maricela Balderas  
Lana Dich  
Wayne Morrell  
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](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](mailto: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. 2023 HOLIDAY HOME DECORATING CONTEST WINNERS (COMMUNITY SERVICES)
2. TREE LIGHTING & SANTA FLOAT PROGRAMS RECAP (COMMUNITY SERVICES)
3. HOLIDAY BASKET PROGRAMS RECAP (COMMUNITY SERVICES)
4. 2023 COMMUNITY SERVICES DEPARTMENT END OF YEAR RECAP OF EVENTS (COMMUNITY SERVICES)

**CHANGES TO AGENDA**

**PUBLIC COMMENTS ON NON-AGENDA AND AGENDA ITEMS**

At this time, the general public may address the City Council on both non-agenda *and* agenda items. 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 Mayor.

**STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**

**HOUSING SUCCESSOR AGENDA – NONE**

CITY COUNCIL AGENDA

**PUBLIC HEARING**

5. PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENTS TO ENSURE THAT THE CITY'S ZONING ORDINANCE IS ALIGNED WITH THE STATE'S ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) STATUTES AND FIND THAT THE AMENDMENTS ARE EXEMPT FROM 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 ADU and JADU regulations; and
  - 2) Find and determine that the proposed zone text amendments are consistent with the goals, policies, and program of the City's General Plan; and
  - 3) Find and determine that the proposed zone text amendments are consistent with the State's ADU and JADU regulations; and
  - 4) Find and determine that this Project is exempt from California Environmental Quality Act (CEQA) pursuant to Public Resource Code (PRC) Section 21080.17 which provides an exemption for the adoption of an ordinance by a city or county to implement the provisions of Section 65852.2 of the Government Code (the state ADU law); and
  - 5) Waive further reading and introduce Ordinance No. 1134 by title, adopting Zone Text Amendments to ensure that the City's Zoning Ordinance is aligned with the State's Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) statutes; and
  - 6) Take such additional, related action that may be desirable.
6. **A PUBLIC HEARING TO CONSIDER AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE ZONE DETERMINATION CASE NO. 2023-01: A REQUEST TO DETERMINE THAT A BATTERY ENERGY STORAGE SYSTEM USE WITH DIRECT CONNECTION TO A PUBLIC UTILITY GRID IS A SIMILAR AND COMPATIBLE USE WITH OTHER SIMILARLY PRINCIPALLY PERMITTED USES LISTED IN THE M-2, HEAVY MANUFACTURING, ZONE; AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15061(B)(3) (COMMON SENSE EXEMPTION) (PLANNING)**

**RECOMMENDATION: It is recommended that the City Council:**

- 1) Open the public hearing, receive public testimony from anyone in the audience or on Zoom wishing to speak; and
- 2) Consider the information presented in the written and oral staff reports, in combination with the November 13, 2023 Planning Commission staff report and summary, which collectively provides the necessary background and context; and
- 3) Deny the appeal by Bridgeland Resources LLC; and
- 4) Find and determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) (Common Sense Exemption) and;

- 5) Adopt City Council Resolution No. 9892, which incorporates the City Council's findings and actions regarding the matter, which include to ratify the Planning Commission's decision and to approve Zone Determination Case No. 2023-01 determining that a battery energy storage system use with direct connection to a public utility grid is similar to and compatible with other similarly principally permitted uses listed in the M-2, Heavy Manufacturing, Zone and will not be inconsistent with the purpose of the M-2 Zone; and
- 6) Take such additional, related action that may be desirable.

**OLD BUSINESS**

**7. APPOINTMENTS TO CITY COMMISSIONS/COMMITTEES AND EXTERNAL ORGANIZATIONS (CITY CLERK)**

**RECOMMENDATION: It is recommended that the City Council:**

- 1) Review and make appointments to City commissions and committees as desired; and
- 2) Review and make appointments to City Council liaisons to advisory committees as desired; and
- 3) Review and make appointments to City Council subcommittees as desired; and
- 4) Review and make appointments to external organizations as desired; and
- 5) Take such additional, related action that might be desirable.

**REGULAR BUSINESS**

**8. AMENDMENT NO. 2 TO THE COOPERATIVE AND FUNDING AGREEMENT WITH METRO FOR THE ROSECRANS/MARQUARDT GRADE SEPARATION PROJECT (PUBLIC WORKS)**

**RECOMMENDATION: It is recommended that the City Council:**

- 1) Authorize the Mayor to sign Amendment No. 2 to the Cooperative and Funding Agreement for the Rosecrans/Marquardt Grade Separation Project between the Los Angeles County Metropolitan Transportation Authority and the City of Santa Fe Springs; and
- 2) Approve a Professional Services Agreement with RailPros, Inc. to provide rail road flagging services for the Rosecrans Marquardt Grade Separation Project; 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.

SUCCESSOR AGENCY

9. **ADOPT RESOLUTION SA-2024-001 APPROVING THE SUCCESSOR AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 24-25) AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2024 THROUGH JUNE 30, 2025 (FINANCE)**

**RECOMMENDATION: It is recommended that the Successor Agency:**

- 1) Adopt Resolution SA-2024-001 Approving the Successor Agency's Recognized Obligation Payment Schedule (ROPS 24-25) and Administrative Budget for the Period July 1, 2024 through June 30, 2025.

CITY COUNCIL

10. **LISTING AGREEMENT TO APPOINT COLLIER INTERNATIONAL GREATER LOS ANGELES, INC., THE EXCLUSIVE RIGHT TO NEGOTIATE THE RENEWAL OF A GROUND LEASE WITH THE UNITED STATES POSTAL SERVICE AT 11760 TELEGRAPH ROAD (PLANNING)**

**RECOMMENDATION: It is recommended that the City Council:**

- 1) Approve the Listing Agreement appointing Colliers International Greater Los Angeles, Inc. ("Colliers") as the City's sole agent and granting to Colliers the exclusive right to negotiate the renewal of a ground lease with the United States Postal Services (USPS) for the real property located at 11760 Telegraph Road; and
  - 2) Authorize the Mayor to execute the Listing Agreement; and
  - 3) Take such additional, related action that may be desirable.
11. **TRAFFIC ENFORCEMENT AGREEMENT WITH THE CALIFORNIA HIGHWAY PATROL SANTA FE SPRINGS AREA (CHP) (POLICE SERVICES)**

**RECOMMENDATION: It is recommended that the City Council:**

- 1) Authorize the Director of Police Services to enter into an agreement with the California Highway Patrol Santa Fe Springs Area (CHP) for traffic enforcement in an amount not to exceed \$50,000 on a recurring fiscal year basis.

**12. REVISION TO PERSONNEL POLICIES AND PROCEDURES MANUAL, SECTION 6-3.7 HOURLY NON-BENEFITTED SICK LEAVE TO COMPLY WITH THE HEALTHY WORKPLACE/HEALTHY FAMILIES ACT OF 2014 (PAID SICK LEAVE) (HUMAN RESOURCES)**

**RECOMMENDATION: It is recommended that the City Council:**

- 1) Approve the revision to Personnel Policies and Procedures Manual (PPPM), Section 6-3.7 Hourly Non-Benefitted Sick Leave to comply with the Healthy Workplace/Healthy Families Act of 2014 (Paid Sick Leave).

**13. CLARKE ESTATE PARKING LOT PAVING IMPROVEMENTS – AWARD OF CONTRACT (PUBLIC WORKS)**

**RECOMMENDATION: It is recommended that the City Council:**

- 1) Accept the bids; and
- 2) Award a contract to Prestige Paving Company, Inc. of La Mirada, California in the amount of \$129,197.81; and
- 3) Take such additional, related action that may be desirable.

**14. CALRECYCLE GRANT AND PAYMENT PROGRAMS (CITY MANAGER)**

**RECOMMENDATION: It is recommended that the City Council:**

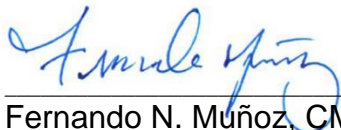
- 1) Adopt a resolution authorizing the submittal of application(s) for all CalRecycle Grant and Payment Programs for which the City is eligible.

**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 24 hours at the following locations; City’s website at [www.santafesprings.org](http://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, CMC, Deputy City Clerk