



APPROVED: 02/06/2024

MINUTES OF THE SPECIAL MEETINGS OF THE CITY COUNCIL

January 11, 2024

CALL TO ORDER

Mayor Sarno called the meeting to order at 6:02 p.m.

ROLL CALL

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

Members absent: None

INVOCATION

Cindy Jarvis led the invocation.

PLEDGE OF ALLEGIANCE

Youth Leadership Committee member Valerie Bojorquez led the pledge of allegiance.

INTRODUCTIONS

Mayor Sarno introduced the following members from the Chamber of Commerce:

1. Ross Gile, Digical Web Designs and Embroidery Goods, Inc.

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

There were no changes.

PUBLIC COMMENTS

Members of the Little Lake City School District spoke during public comment.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

There were no staff communications.

HOUSING SUCCESSOR AGENDA – NONE

SUCCESSOR AGENCY AND 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.

City Manager, René Bobadilla provided a brief explanation on Item No. 5.

Mayor Sarno opened the public hearing at 6:35 p.m.

There was no one wishing to speak on Item No. 5.

Mayor Sarno closed the public hearing at 6:35 p.m.

It was moved by Councilmember Martin, seconded by Councilmember Zamora, to find and determine that the proposed zone text amendments are consistent with the goals, policies, and program of the City's General Plan, find and determine that the proposed zone text amendments are consistent with the State's ADU and JADU regulations, 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), 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 take such additional, related action that may be desirable, by the following roll call vote:

Ayes: Martin, Rodriguez, Zamora, Rounds, Sarno

Nays: None

Absent: None

Recused: None

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.

Contract Planner, Alejandro De Loera provided a presentation on Item No. 6. Council asked questions regarding safety and allowed uses in the M-2 zones in the City, as well

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as is the type of batteries being stored. City Attorney, Ivy M. Tsai added that future code amendments can be made to accommodate for battery storage.

Mayor Sarno opened the public hearing at 6:57 p.m.

Elkins Kalt, representatives for the appellant Bridgeland Resources LLC, provided a presentation. Councilmember Martin and Rodriguez made comments about the authenticity of the letters received in opposition to the project and about the legality of the project.

Reed Smith, representatives for the applicant Gridstor, provided a rebuttal. Chris Baker and Ryan Schalk, speakers representing Gridstor also provided additional information.

Deputy City Clerk, Fernando Muñoz provided the names of the people who submitted public comments via email: two (2) letters from Elkins Kalt, Eric Cartier, Jeremy Flores, Kathie Fink, PMC Global representatives Waterstone Environmental, Phillip Babich, Ricardo Uribe, Robert Corona, and two (2) emails from Yeesmi Pulido.

The following people spoke during public comments: Chris Hite, Manny Solis, Tommy Faavae, Joe Sullivan, Deveney Pula, and Mindy Jenkins.

Elkins Kalt provided closing arguments.

Mayor Sarno closed the public hearing at 7:55 p.m.

It was moved by Mayor Pro Tem Rounds, seconded by Councilmember Martin, to deny the appeal by Bridgeland Resources LLC, 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), 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 take such additional, related action that may be desirable, by the following roll call vote:

Ayes: Martin, Rodriguez, Zamora, Rounds, Sarno

Nayes: None

Absent: None

Recused: None

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.

City Manager, René Bobadilla provided a brief presentation on Item No. 7. Mayor Sarno asked for Council to determine if eliminating council liaisons from advisory committees would be beneficial, to which there was unanimous consensus. City Manager Bobadilla made a comment that advisory committee summaries and quarterly reports would be provided to Council to keep them apprised of ongoing business.

Mayor Sarno asked to only keep the CIP Project Subcommittee, Whittier PD Subcommittee, and the Parcel Tax for November 2024 Election Subcommittee. City Manager Bobadilla added that he and Director of Finance, Lana Dich would create budget workshops and quarterly financial reports to promote transparency and participation.

The following external committee appointments were made:

Organization	Council Liaison
California Contract Cities Association	Martin
Chamber Youth Enrichment Fund Board	Rounds
City Selection Committee (League of Cal Cities) (Mayor is Rep)	Mayor Alt - Martin
Gateway Cities Council of Governments	Zamora Alt - Martin
91/605/405 Committee (Subcommittee of COG)	Zamora

I-5 Consortium Policy Board	Martin Alt - Rounds
Joint Powers Insurance Authority	Martin Alt - Rounds
LA CADA	Rodriguez Alt - N/A
League of California Cities	Mayor Alt - Martin
Sanitation District (Mayor is Rep)	Mayor Alt - Rounds
SFHS Education Foundation	Rodriguez
SASSFA	Rounds Alt - N/A
SEAACA	Rodriguez Alt - Martin
Southeast Water Coalition Board	Zamora
Southern California Association of Governments (SCAG)	Martin Alt - Zamora
Vector Control Appt can be for 2 or 4 yrs.	Rounds

It was moved by Councilmember Zamora, seconded by Councilmember Martin, to approve the Council appointments and incorporate the changes to council liaisons and subcommittees as recommended by Council and the City Manager, by the following vote:

Ayes: Martin, Rodriguez, Zamora, Rounds, Sarno
Nayes: None
Absent: None
Recused: None

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.

City Manager, René Bobadilla provided a brief presentation to Item No. 8.

It was moved by Councilmember Zamora, seconded by Mayor Pro Tem Rounds, to 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, approve a Professional Services Agreement with RailPros, Inc. to provide rail road flagging services for the Rosecrans Marquardt Grade Separation Project, and take such additional, related action that may be desirable, by the following vote:

Ayes: Martin, Rodriguez, Zamora, Rounds, Sarno
Nayes: None
Absent: None
Recused: None

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.

It was moved by Councilmember Zamora, seconded by Councilmember Rodriguez, to approve the consent calendar, by the following vote:

Ayes:	Martin, Rodriguez, Zamora, Rounds, Sarno
Nayes:	None
Absent:	None
Recused:	None

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Councilmember Zamora wished everyone a Happy New Year and talked about the prospects of a one-stop shop for development projects. City Manager Bobadilla added that they have interviewed four (4) firms to provide in-house plan check services.

Councilmember Martin also wished everyone a Happy New Year and admired the number of people in attendance. The thanked staff and commented on the battery storage project.

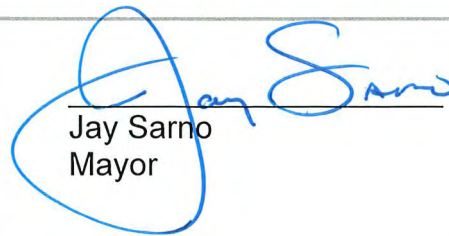
Councilmember Rodriguez commended staff and congratulated the Mayor and Mayor Pro Tem. Lastly, she thanked commissioners and staff for their hard work.

Mayor Pro Tem Rounds welcomed everyone to 2024 and talked about the growth in the City, stating that Santa Fe Springs is not afraid to try new things.

Mayor Sarno directed staff to create a policy for council rotation for mayor and mayor pro tem positions and for rules governing council meetings. He commented on Gridstor and thanked Councilmember Martin for her term as Mayor.

ADJOURNMENT

Mayor Sarno adjourned the meeting at 8:26 p.m.


Jay Sarno
Mayor

ATTEST:


Fernando N. Muñoz
Deputy City Clerk

02/06/2024
Date