



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

TUESDAY, SEPTEMBER 3, 2024
AT 5:00 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
Scott E. Porter

CITY STAFF

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

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

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****PUBLIC COMMENTS ON CLOSED SESSION ITEMS**

At this time, the general public may address the City Council on closed session items *only*. 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.

1. CLOSED SESSION – CITY COUNCIL**CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Pursuant to Government Code Section 54956.8)

Property: Assessor's Parcel Nos. 8008-023-900 and 8008-023-901

Agency negotiator: City Manager

Negotiating parties: Any interested developers of affordable housing

Under negotiation: Price and Terms

2. CLOSED SESSION – SUCCESSOR AGENCY**CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Pursuant to Government Code Section 54956.8)

Property: Assessor's Parcel Nos. 8001-011-918, 8001-011-914, and 8001-011-915

Agency negotiator: City Manager

Negotiating parties: Any interested developers of affordable housing

Under negotiation: Price and Terms

CLOSED SESSION REPORT**REGULAR SESSION – BEGINNING AT 6:00 P.M.****INVOCATION****PLEDGE OF ALLEGIANCE****INTRODUCTIONS****PRESENTATIONS****3. RECOGNITION OF DONORS FOR ANNUAL BACKPACK PROGRAM
(COMMUNITY SERVICES)****4. UPDATE ON SONIC AND DAVE'S HOT CHICKEN/PACIFIC DENTAL PROJECT
(COMMUNITY DEVELOPMENT)****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

HOUSING SUCCESSOR, SUCCESSOR AGENCY, AND CITY COUNCIL AGENDA

PUBLIC HEARING

5. **ORDINANCE NO. 1150 - AMENDING SECTIONS 155.091 (USES), 155.093 (DEVELOPMENT STANDARDS), 155.175.2 (USES) AND 155.175.4 (DEVELOPMENT STANDARDS) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING) OF THE SANTA FE SPRINGS MUNICIPAL CODE, AND DETERMINE THAT THE ACTION IS EXEMPT UNDER CEQA (COMMUNITY DEVELOPMENT)**

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 Ordinance; 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); and
- 3) Waive further reading and introduce Ordinance No. 1150 by title, adopting a Zoning Code Amendment to amend Sections 155.091 (Uses), 155.093 (Development Standards), 155.175.2 (Uses) and 155.175.4 (Development Standards) within Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code, and determine that the action is exempt under CEQA; and
- 4) Take such additional, related action that may be desirable.

OLD BUSINESS – NONE**REGULAR BUSINESS – 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.

HOUSING SUCCESSOR

**6. MINUTES OF THE AUGUST 6, 2024 HOUSING SUCCESSOR MEETINGS
(CITY CLERK)**

RECOMMENDATION: It is recommended that the Housing Successor:

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

**7. MINUTES OF THE AUGUST 6, 2024 SUCCESSOR AGENCY MEETINGS
(CITY CLERK)**

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.

CITY COUNCIL

8. MINUTES OF THE AUGUST 6, 2024 CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

**9. 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.

**10. NORWALK BOULEVARD – LOS NIETOS ROAD GRADE SEPARATION
PROJECT – ADOPTION OF RESOLUTION NO. 9928 (PUBLIC WORKS)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9928 approving an application for specified grant funds from the U.S. Department of Transportation's Federal Railroad Administration Railroad Crossing Elimination Grant Program for the Norwalk Boulevard – Los Nietos Road Grade Separation Project; and

- 2) Appropriate \$330,000 from the Utility Users Tax (UUT) Fund to cover the City's portion of the local match; and
- 3) Take such additional, related action that may be desirable.

11. STAGE ROAD AND ISELI ROAD STREET IMPROVEMENTS – AUTHORIZATION OF CONSTRUCTION (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Construction Plans for the Stage Road and Iseli Road Street Improvement Project; and
- 2) Appropriate \$1,737,800 in Utility User Tax (UUT) Funds for the project; and
- 3) Take such additional, related action that may be desirable.

12. SECOND READING OF ORDINANCE NO. 1147 – AMENDING CHAPTER 119 (RESERVED) OF TITLE 11 (BUSINESS REGULATIONS) OF THE SANTA FE SPRINGS MUNICIPAL CODE TO ESTABLISH PROCEDURES RELATED TO SPECIAL EVENT PERMITS (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Ordinance No. 1147:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING CHAPTER 119 (RESERVED) OF TITLE 11 (BUSINESS REGULATIONS) OF THE SANTA FE SPRINGS MUNICIPAL CODE TO ESTABLISH PROCEDURES RELATED TO SPECIAL EVENT PERMITS

- 2) Take such additional, related, action that may be desirable.

13. RESOLUTION NO. 9927 – AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR FUNDING OF THE TOWN CENTER TELEGRAPH CORRIDOR SPECIFIC PLAN AND COMMITTING NECESSARY LOCAL MATCHING FUNDS TO COMPLETE THE STUDY (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution 9927; and
- 2) Authorize the City Manager to execute agreements with the California Department of Transportation for funding of the Town Center Telegraph Corridor Specific Plan and committing necessary local matching funds to complete the

study; and

- 3) Approve the recognition of \$673,000 in grant funds awarded for the Town Center Telegraph Corridor Specific Plan (Project Code: TCTCP) and authorize the deposit of these funds into revenue account 10103199-442000.
- 4) Establish a corresponding expense allocation of \$673,000 in the Community Development – Administration & Current Planning expenditure account (No. 10103199-542050) to support the execution of the project, including consultant procurement, advisory committee participation, community outreach, and other related activities.
- 5) Take such additional, related action that may be desirable.

14. SECOND READING OF ORDINANCE NO. 1149 RELATING TO CITY COUNCIL REORGANIZATION (CITY ATTORNEY)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Ordinance No. 1149:

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS ADDING SECTION 30.22 TO CHAPTER 30 (CITY COUNCIL) OF TITLE III (ADMINISTRATION) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO CITY COUNCIL REORGANIZATION

- 2) Take such additional, related, action that may be desirable.

15. THIRD AMENDMENT TO EMPLOYMENT AGREEMENT WITH CITY MANAGER (CITY ATTORNEY)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the “Third Amendment to Employment Agreement Between the City of Santa Fe Springs and René Bobadilla.”

16. PURCHASE OF NEW COMMERCIAL-GRADE MOWER FOR LAKE CENTER ATHLETIC PARK SPORTS FIELDS (PARKS & RECREATION)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the purchase of a John Deere 2653B PrecisionCut Mower, an edger, and related accessories for the newly renovated Lake Center Athletic Park sports fields; and

- 2) Approve an appropriation adjustment and authorize a budget transfer from the Equipment Acquisition and Replacement Fund (6090) in the amount of \$79,670.50 to cover the purchase cost of the equipment; and
- 3) Authorize the City Manager to execute the purchase agreement with the selected vendor; and
- 4) Take such additional, related action that may be desirable.

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.