



CITY OF SANTA FE SPRINGS
SPECIAL MEETING OF THE CITY COUNCIL
AGENDA

TUESDAY, DECEMBER 17, 2024
AT 12:00 P.M.

CITY HALL, CITY MANAGER'S CONFERENCE ROOM
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

CITY COUNCIL

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

CITY MANAGER

René Bobadilla, P.E.

CITY ATTORNEY

Rick Olivarez

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 Manager's Office, 11710 E. Telegraph Road, Santa Fe Springs, California.

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 AGENDA ITEMS

At this time, the general public may address the City Council on agenda 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.

REGULAR BUSINESS

1. **RESOLUTION NO. 9941 – RATIFYING, AUTHORIZING, AND APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 12131 TELEGRAPH ROAD, ASSESSOR PARCEL NUMBER (APN): 8005-012-031**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve Resolution No. 9941 ratifying, authorizing, and approving the purchase of real property located at 12131 Telegraph Road (APN: 8005-012-031), in Santa Fe Springs, California (“Property”); and
- 2) Take such additional, related action that may be desirable.

ADJOURNMENT

I, Fernando N. Muñoz, 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; 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.



CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: Cuong Nguyen, Director of Community Development

SUBJECT: **RESOLUTION NO. 9941 – RATIFYING, AUTHORIZING AND APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 12131 TELEGRAPH ROAD, ASSESSOR PARCEL NUMBER (APN): 8005-012-031**

DATE: December 17, 2024

RECOMMENDATION

It is recommended that the City Council:

- 1) Approve Resolution No. 9941 ratifying, authorizing and approving the purchase of real property located at 12131 Telegraph Road (APN: 8005-012-031), in Santa Fe Springs, California ("Property"); and
- 2) Take such additional, related action that may be desirable.

FISCAL IMPACT

If the City Council delegates authority to the City Manager or his designee to negotiate the terms of the Purchase and Sale Agreement (PSA), the total amount will not exceed nine million five hundred thousand dollars (\$9,500,000).

If the City Council also delegate authority to the City Manager or his designee to negotiate and execute a lease with the current property owner and tenant, the lease would offset any financial obligations for the duration of the lease, which would not to exceed 15 years.

BACKGROUND

In October of 2024, staff became aware that the property located at 12131 Telegraph Road in the City of Santa Fe Springs was listed for sale. This property is currently owned and occupied by the Los Angeles Chapter of the National Tooling & Machining Association (NTMA) Training Center Trust. The City owns a nearby parcel at the

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Resolution – 12131 Telegraph Road – Purchase Authorization

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northwest corner of Telegraph Road and Norwalk Boulevard, which makes the acquisition of the NTMA property strategically significant.

The potential acquisition would not only expand the City's land holdings in a key area but could also enhance the viability of downtown development and serve as a catalyst for future projects. On December 2, 2024, the City Manager and the Director of Community Development discussed the potential benefits of acquiring the NTMA property with the City Council during a closed session. Following this discussion, the City Council expressed interest in moving forward and authorized the City Manager, or his designee, to submit an offer to purchase the property.

ANALYSIS

The purchase of the Property would eventually support a mix of residential and nonresidential spaces, promoting the development of both housing and commercial in line with the Santa Fe Springs General Plan Policies LU-1.3 and ED 3.3.

Additionally, the purchase would aid in expanding Downtown Santa Fe Springs, fostering a vibrant community with diverse commercial services and housing options along Telegraph Road, in alignment with General Plan Policies LU-7.7 and ED-3.2.

ENVIRONMENTAL

This action is exempt from the California Environmental Quality Act ("CEQA") (Pub. Res. Code § 21000 *et seq.*) pursuant to CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*) Section 15061(b)(1), because it can be seen with certainty that there is no possibility that the purchase of the Property may have a significant effect on the environment because the Property would be purchased and utilized in its current, as-is condition. Any future development of the Property will be subject to environmental review, as required by CEQA.

DISCUSSION

The proposed acquisition of the NTMA property presents a strategic opportunity for the City to enhance its downtown area and further its development goals outlined in the General Plan. By acquiring this property, the City can catalyze future mixed-use development that supports both residential and commercial growth along the Telegraph Road corridor. This initiative aligns with the City's broader efforts to revitalize the area, create a vibrant downtown community, and increase housing options. Additionally, the purchase supports the goals of economic development and will strengthen the City's position in shaping its future urban landscape.

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SUMMARY/NEXT STEPS

Upon City Council approval of the recommended actions, Resolution No. 9941 will take effect immediately upon adoption.

ATTACHMENTS:

A. Resolution No. 9941

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

RESOLUTION NO. 9941

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS RATIFYING, AUTHORIZING AND APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 12131 TELEGRAPH ROAD, SANTA FE SPRINGS, CALIFORNIA, ASSESSOR PARCEL NUMBER (APN) 8005-012-031

WHEREAS, the City of Santa Fe Springs ("City") is a municipal law corporation organized and exists under the laws of the State of California, including the California Constitution and the California Government Code, and the City of Santa Fe Springs Municipal Code; and

WHEREAS, the City Council has identified a certain real property located at 12131 Telegraph Road (Assessor Parcel Number ("APN") 8005-012-031), and more particularly described in the legal description attached as Exhibit "A" ("Property") for the purpose of acquiring the Property to support broader efforts to revitalize the area, create a vibrant downtown community, and increase housing options; and

WHEREAS, in connection with the sale of the Property, the Property owner has requested a temporary three-month leaseback of the Property in order to wind up operations and vacate the Property, which would not involve any development or demolition and would therefore not be subject to the Surplus Lands Act ("SLA") (Gov. Code § 54200 *et seq.*); and

WHEREAS, the purchase of the Property would contribute to a mix of residential and nonresidential spaces and encourage the development of commercial projects and housing, consistent with the Santa Fe Springs General Plan Policies LU-1.3 and ED 3.3; and

WHEREAS, the purchase of the Property would support efforts to expand Downtown Santa Fe Springs and create a vibrant and diverse commercial services and housing options on Telegraph Road, consistent with the Santa Fe Springs General Plan Policies LU-7.7 and ED-3.2.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS HEREBY FINDS, DETERMINES, DECLARES, ORDERS AND RESOLVES AS FOLLOWS:

SECTION 1. The Recitals set forth above are true and correct and incorporated in full, herein.

SECTION 2. The City Council hereby delegates authority to the City Manager or his designee(s), to do any and all things, including negotiating the terms of the Purchase and Sale Agreement ("PSA") for an amount not-to-exceed Nine Million Five-Hundred Thousand Dollars (\$9,500,000), and execute and deliver any documents, which in consultation with the City Attorney and City staff, they may deem advisable in order to

effectuate the acquisition of the Property consistent with the PSA in furtherance of the purpose and intent of this Resolution, and any such actions previously taken by such officers are hereby approved, ratified, and confirmed.

SECTION 3. The City Council further delegates authority to the City Manager or his designees(s) to negotiate and execute a lease with the Property owner and current Property tenant for a term not to exceed 15 years, nor permit any development or demolition during said lease term.

SECTION 4. This action is exempt from the California Environmental Quality Act (“CEQA”) (Pub. Res. Code § 21000 *et seq.*) pursuant to CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*) Section 15061(b)(1) because it can be seen with certainty that there is no possibility that the purchase of the Property may have a significant effect on the environment because the Property would be purchased and utilized in its current, as-is condition. Any future or subsequent development of the Property would be subject to environmental review, as applicable, pursuant to CEQA.

SECTION 5. This Resolution shall take effect immediately, upon adoption.

SECTION 6. If any part, term or provision of this Resolution is held to be illegal, in conflict with any law or otherwise invalid, the remaining portion or portions shall be considered severable and not be affected by such determination, and the rights and obligations of the parties shall be construed and enforced as if the Resolution did not contain the particular part, term or provisions held to be illegal or invalid.

ADOPTED, SIGNED AND APPROVED this 17th day of December, 2024.

William K. Rounds, Mayor

I, **Fernando Muñoz**, City Clerk of the City of Santa Fe Springs, do hereby certify that the foregoing Resolution was adopted by said City Council at a special meeting of the Santa Fe Springs City Council held on 17th day of December, 2024 and that it was so adopted by the following vote:

AYES: _____

NOES: _____

ABSTENTIONS: _____

ABSENT: _____

Fernando Muñoz, City Clerk

EXHIBIT "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA FE SPRINGS IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF TRACT NO. 1664, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT, 218.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 397.84 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 399.20 FEET TO THE NORTH LINE OF SAID LOT; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 356.60 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 20 FEET OF SAID LANDS;

ALSO EXCEPTING THEREFROM ALL OIL, MINERAL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 250 FEET UNDER THE ABOVE-DESCRIBED REAL PROPERTY, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED APRIL 17, 1980 AS INSTRUMENT NO. 80- 387005, OFFICIAL RECORDS.

APN: 8005-012-031