



AGENDA

MEETINGS OF THE HOUSING SUCCESSOR, SUCCESSOR AGENCY, AND CITY COUNCIL

**TUESDAY, MAY 5, 2026
AT 5:00 P.M.**

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

CITY COUNCIL

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

CITY MANAGER

René Bobadilla, P.E.

CITY ATTORNEY

Rick Olivarez

CITY STAFF

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

Nicholas Razo
Michael Kozicki
Aviv Bar
Cuong Nguyen
Julio Morales
Gus Hernandez
Arlene Salazar
James Enriquez
Maribel Garcia

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.gov/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, 2025, City Council Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$500 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.gov. 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.

Council Meeting Start Times: If there is a closed session or study session scheduled on the agenda, the regular meeting shall be scheduled to start at 5:00 p.m. and open session shall start at 6:00 p.m. If there is no closed session or study session scheduled on the agenda, the regular meeting shall be scheduled to start at 6:00 p.m.

Please Note: Staff reports and supplemental attachments are available for inspection online and 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**CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Pursuant to Government Code Section 54956.8)

Property: 11330-11350 Washington Boulevard, Assessor Parcel No. 8178-001-045

Agency negotiator: René Bobadilla, City Manager and Cuong Nguyen, Director of Community Development

Negotiating parties: Primestor Development, LLC

Under negotiation: Potential Litigation

CLOSED SESSION REPORT**REGULAR SESSION – BEGINNING AT 6:00 P.M.****INVOCATION****PLEDGE OF ALLEGIANCE****PRESENTATIONS****2. WATER SAFETY MONTH (PUBLIC WORKS)****3. MARIACHI JUVENIL OF SANTA FE SPRINGS (PARKS AND 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 HEARING – NONE****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**4. MINUTES OF THE APRIL 7, 2026 HOUSING SUCCESSOR MEETINGS (CITY CLERK)**

It is recommended that the Housing Successor:

1. Approve the minutes as submitted.

SUCCESSOR AGENCY**5. MINUTES OF THE APRIL 7, 2026 SUCCESSOR AGENCY MEETINGS (CITY CLERK)**

It is recommended that the Successor Agency:

1. Approve the minutes as submitted.

CITY COUNCIL**6. MINUTES OF THE APRIL 7, 2026 REGULAR CITY COUNCIL MEETINGS (CITY CLERK)**

It is recommended that the City Council:

1. Approve the minutes as submitted.

7. APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH PRIMESTOR DEVELOPMENT, INC. FOR PREPARATION OF THE DOWNTOWN SPECIFIC PLAN (COMMUNITY DEVELOPMENT)

It is recommended that the City Council:

1. Approve the Professional Services Agreement (PSA) between the City of Santa Fe Springs and Primestor Development, Inc. (Primestor); and
2. Authorize the City Manager to execute the agreement and serve as the City's representative under the agreement; and
3. Determine that the action is categorically exempt under the California Environmental Quality Act (CEQA); and
4. Take such additional, related, action that may be desirable.

8. MEMORANDUM OF UNDERSTANDING – THE OLIVE RESTOBAR (COMMUNITY DEVELOPMENT)

It is recommended that the City Council:

1. Approve and authorize the City Manager to execute a Memorandum of Understanding (MOU) with The Olive Banquet SS LLC to facilitate the identification and development of a restaurant and banquet hall project within the City; and
2. Authorize the City Manager to take any additional, related action(s) that may be desirable.

9. APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH DEODATE CORPORATION (COMMUNITY DEVELOPMENT)

It is recommended that the City Council:

1. Determine that the proposed action is exempt from the California Environmental Quality Act (CEQA); and

2. Authorize the City Manager to execute Amendment No. 1 to the Professional Services Agreement (PSA) with Deodate Corporation (Deodate) for on-call city-wide real estate program management services; and
3. Authorize the City Manager to take such additional, related action(s) that may be desirable.

10. DECLARATION OF A CITY PROPERTY [APN: 8009-026-900] LOCATED IN THE CITY OF SANTA FE SPRINGS SURPLUS PROPERTY (COMMUNITY DEVELOPMENT)

It is recommended that the City Council:

1. Find that this action is exempt from environmental review under the California Environmental Quality Act (CEQA); and
2. Adopt Resolution No. 10010, declaring that real property owned by the city as surplus land and not necessary for public use pursuant to Surplus Lands Act (Gov. Code § 54220 *et seq.*)
3. Take such additional, related action that may be desirable.

11. AUTHORIZATION TO PURCHASE TEN (10) SEEDEVIL BALLOON LIGHT SYSTEMS AND TWO (2) PORTABLE POWER STATIONS, USING PROPOSITION C LOCAL RETURN FUNDS (PARKS & RECREATION)

It is recommended that the City Council:

1. Authorize the purchase of ten (10) SeeDevil balloon light systems and two (2) portable power stations, in an amount not to exceed \$13,708.38; and
2. Authorize the Director of Parks and Recreation to issue a purchase order(s) for the procurement of the equipment in an amount not-to-exceed \$13,708.38; and
3. Approve the use of Proposition C Local Return funds, as approved by the Los Angeles County Metropolitan Transportation Authority (LA Metro), to finance this purchase; and
4. Take such additional, related, action that may be desirable.

12. FISCAL YEAR 2025-26 BUDGET ADJUSTMENT AND ADDING OF POSITION (HUMAN RESOURCES)

It is recommended that the City Council:

1. Approve staff recommendation to add new position of Police Chief to the existing salary schedule.
2. Approve and adopt the revised salary schedule in Attachment A.
3. Approve the job specification for the position of Police Chief.

13. AUTHORIZE BANKING SERVICES WITH COMMERCIAL BANK OF CALIFORNIA (FINANCE)

It is recommended that the City Council:

1. Authorize the City Manager to authorize transition of banking services with California Commercial Bank.

14. APPROVAL AND ADOPTION OF THE SEWER SYSTEM MANAGEMENT PLAN (SSMP) (PUBLIC WORKS)

1. Approve and adopt the 2025 Sewer System Management Plan (SSMP); and
2. Authorize the Director of Public Works to certify and upload the SSMP to the California Integrated Water Quality System (CIWQS) database; and
3. Authorize the Director of Public Works to make minor administrative updates as needed to maintain regulatory compliance; and

4. Take such additional, related, action that may be desirable.

15. RESIDENTIAL STREET IMPROVEMENT 2025-2026 – AWARD OF CONTRACT (PUBLIC WORKS)

1. Award a construction contract to C J Construction, Inc. of Santa Fe Springs, California in the amount of \$4,138,350 for the construction of the Residential Street Improvement 2025-2026 project; and
2. Authorize the City Manager to execute the agreement; and
3. Take such additional, related, action that may be desirable.

APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Councilmember announcements; requests for future agenda items; conference/meeting 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, Maribel Garcia, 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.gov; 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.