



AGENDA

MEETINGS OF THE PUBLIC FINANCING AUTHORITY, WATER UTILITY AUTHORITY, HOUSING SUCCESSOR, SUCCESSOR AGENCY, AND CITY COUNCIL

**TUESDAY, MARCH 17, 2026
AT 6:00 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 and 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****INVOCATION****PLEDGE OF ALLEGIANCE****PRESENTATIONS – NONE****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****1. PUBLIC HEARING FOR FIRST READING OF ORDINANCE NO. 1167 TO AMEND SECTIONS 155.123 (CONDITIONAL USES), 155.153 (CONDITIONAL USES), 155.175.2 (USES), 155.183 (CONDITIONAL USES), 155.213 (CONDITIONAL USES), 155.243 (CONDITIONAL USES), AND ADD SECTION 155.725 (CONDITIONAL USE PERMIT FOR TRUCK, TRAILER, CHASSIS OR CONTAINER STORAGE) WITHIN TITLE 15, CHAPTER 155, OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA (COMMUNITY DEVELOPMENT)**

It is recommended that the City Council:

1. Open the Public Hearing; and
2. Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing; and
3. Find and determine that the proposed Zoning Code Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
4. Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
5. Introduce by title only and waive further reading of Ordinance No. 1167: An Ordinance of the City of Santa Fe Springs Municipal Code relating to the temporary storage of trucks, chassis, and containers on already entitled properties through approval of a Conditional Use Permit; and
6. Take such additional, related action that may be desirable.

2. PUBLIC HEARING TO CONSIDER APPROVAL OF AN OPERATING COVENANT AGREEMENT WITH THE OLIVE BANQUET INC. AND THE OLIVE BANQUET SS, LLC (COMMUNITY DEVELOPMENT)

It is recommended that the City Council:

1. Open the Public Hearing;
2. Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing; and
3. Determine that the approval of the Operating Covenant Agreement is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption); and
4. Approve the Operating Covenant Agreement with The Olive Banquet Inc. and The Olive Banquet SS, LLC for the property located at 11900 Telegraph Road and authorize the City Manager to execute the Operating Covenant Agreement and supporting exhibits substantially in the form presented, with such minor modifications as approved by the City Attorney; and
5. Take such additional, related action that may be desirable.

OLD BUSINESS - NONE**REGULAR BUSINESS****3. FISCAL YEAR 2025-26 MID-YEAR BUDGET ADJUSTMENTS (FINANCE)**

It is recommended that the City Council:

1. Approve staff recommendation of an additional appropriation of \$440,000 to the FY 2025-26 General Fund Budget for Public Works emergency repairs and Parks & Recreation one-time costs and special event costs;
2. Approve staff recommendation for personnel adjustments of \$77,087 to promote Economic Development, expand Public Safety, and other service enhancements.
3. Approve and adopt the revised salary schedule in Attachment B.

4. APPOINTMENT OF AN ALTERNATE TO THE SOUTHEAST WATER COALITION (CITY CLERK)

It is recommended that the City Council:

1. Appoint an alternate to the Southeast Water Coalition; and
2. 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.

PUBLIC FINANCING AUTHORITY**5. MINUTES OF THE FEBRUARY 17, 2026 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)**

It is recommended that the Public Financing Authority:

1. Approve the minutes as submitted.

6. MONTHLY REPORT ON THE STATUS OF DEBT INSTRUMENTS ISSUED THROUGH THE CITY OF SANTA FE SPRINGS PUBLIC FINANCING AUTHORITY (PFA) (FINANCE)

It is recommended that the Public Financing Authority:

1. Receive and file the report.

WATER UTILITY AUTHORITY

7. MINUTES OF THE FEBRUARY 17, 2026 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

It is recommended that the Water Utility Authority:

1. Approve the minutes as submitted.

8. MONTHLY REPORT ON THE STATUS OF DEBT INSTRUMENTS ISSUED THROUGH THE CITY OF SANTA FE SPRINGS WATER UTILITY AUTHORITY (WUA) (FINANCE)

It is recommended that the Water Utility Authority:

1. Receive and file the report.

HOUSING SUCCESSOR

9. MINUTES OF THE FEBRUARY 17, 2026 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

It is recommended that the Housing Successor:

1. Approve the minutes as submitted.

SUCCESSOR AGENCY

10. MINUTES OF THE FEBRUARY 17, 2026 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

It is recommended that the Successor Agency:

1. Approve the minutes as submitted.

11. APPROVAL OF NON-EXCLUSIVE LICENSE AGREEMENT WITH VEHICLE PARKING UNLIMITED, LLC FOR USE OF MC&C IV FOR COMMERCIAL VEHICLE PARKING AND STORAGE (COMMUNITY DEVELOPMENT)

It is recommended that the Successor Agency:

1. Determine that the proposed non-exclusive license agreement with Vehicle Parking Unlimited, LLC (VPU) is exempt from the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 *et seq.*) pursuant to CEQA Guidelines Section 15301 (Minor Alterations to Land); and
2. Adopt Resolution 10003, approving a month-to-month license agreement between the Successor Agency to the Community Development Commission/Redevelopment Agency of the City of Santa Fe Springs (Successor Agency) and VPU for the use of MC&C IV site located at 12381 Romandel Avenue; and
3. Take such additional, related, action that may be desirable.

CITY COUNCIL

12. MINUTES OF THE FEBRUARY 17, 2026 CITY COUNCIL MEETINGS (CITY CLERK)

It is recommended that the City Council:

1. Approve the minutes as submitted.

13. APPROVE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF SANTA FE SPRINGS AND UNIVERSAL WASTE SYSTEMS, INC., TO PROVIDE ILLEGAL DUMPING CLEAN UP AND DISPOSAL SERVICES (POLICE AND COMMUNITY SERVICES)

It is recommended that the City Council:

1. Authorize the City Manager to enter into a Professional Services Agreement with Universal Waste System, Inc. in final form that is acceptable to the City Attorney to provide removal and disposal services of illegally dumped items throughout the City; and
2. Approve an agreement not-to-exceed \$300,000 for expenditures related to services provided by the hauler; and
3. Take such additional, related, action that may be desirable.

14. 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT (COMMUNITY DEVELOPMENT)

It is recommended that the City Council:

1. Find that the preparation, review, and submission of the 2025 Housing Element Annual Progress Report is not subject to the California Environmental Quality Act (CEQA), as the actions are not a project as defined by Section 15378(b)(2) of the Public Resources Code; and
2. Receive and file the 2025 Housing Element Annual Progress Report; and
3. Authorize staff to submit the 2025 Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and to the Governor's Office of Planning and Research (OPR), and
4. Take such additional, related, action that may be desirable.

15. AWARD OF CONTRACTS – ON-CALL PROFESSIONAL ARCHITECTURAL CONSULTING SERVICES (RFQ NO. 26-1) (COMMUNITY DEVELOPMENT)

It is recommended that the City Council:

1. Adopt Resolution No. 10004 awarding Professional Services Agreements to Dahlin Group, dSantana Arquitectura, RACAIA, Inc., RJM Design Group, TAIT & Associates Inc., and Tate Snyder Kimsley Architects, Inc., and authorizing the City Manager, or designee, to enter into and execute the Professional Services Agreements with all six firms; and
2. Take such additional, related action that may be desirable.

APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS

COUNCIL COMMENTS

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.