



AGENDA

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

**TUESDAY, MAY 12, 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 and Recreation
Director of Police and Community Services
Director of Public Works
City Clerk

Nicholas Razo
Michael Kozicki
Paul Espinosa
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 before and 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 emergencies 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 NEGOTIATIONS**

(Pursuant to Government Code Section 54956.8)

Property: Assessor Parcel No. 7005-007-050

Agency negotiator: Nicholas Razo, Assistant City Manager and Cuong Nguyen, Director of Community Development

Negotiating parties: Prospective Tenant for Assessor Parcel No. 7005-007-050

Under negotiation: Price and terms of payment relating to interests in real property

CLOSED SESSION REPORT**REGULAR SESSION – BEGINNING AT 6:00 P.M.****INVOCATION****PLEDGE OF ALLEGIANCE****PRESENTATIONS**

- 2. RECOGNITION OF FOUR HIGH SCHOOL CHAMPION SPORTS TEAMS (PARKS & RECREATION)**
- 3. PUBLIC WORKS WEEK (PUBLIC WORKS)**
- 4. PROCLAMATION - OLDER ADULTS MONTH (POLICE AND COMMUNITY SERVICES)**
- 5. NATIONAL MILITARY APPRECIATION MONTH (POLICE AND COMMUNITY SERVICES)**
- 6. PROCLAMATION - NATIONAL POLICE WEEK (POLICE AND COMMUNITY SERVICES)**
- 7. INTRODUCTION OF NEW SANTA FE SPRINGS POLICE CHIEF (CITY MANAGER)**

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****8. PUBLIC HEARING TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTION 155.181 (PRINCIPAL PERMITTED USES) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), 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 receive the written and oral staff report and any comments from the public regarding the proposed Zoning Code Amendment; and
2. Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3) (Common Sense Exemption); 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. Introduce by title only and waive further reading of Ordinance No. 1169: An Ordinance of the City of Santa Fe Springs Municipal Code amending Section 155.181 (Principal Permitted Uses) of Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code; and
5. Take such additional, related action that may be desirable.

9. PUBLIC HEARING - TO CONSIDER THE PROPOSED GENERAL PLAN AMENDMENT TO AMEND TABLE LU-1 (LAND USE CATEGORIES) AND RELATED PAGES PERTAINING TO FLOOR AREA RATIOS WITHIN CHAPTER 2 (LAND USE ELEMENT), OF THE SANTA FE SPRINGS GENERAL PLAN (COMMUNITY DEVELOPMENT)**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 General Plan Amendment; and
2. Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3) (Common Sense Exemption); and
3. Find and determine that the proposed General Plan Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
4. Adopt Resolution No. 10011, which incorporates the City Council's findings and actions regarding this matter, to effectuate the proposed amendments to the text of the City's General Plan; and
5. 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.

PUBLIC FINANCING AUTHORITY

10. MINUTES OF THE APRIL 21, 2026 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

It is recommended that the Public Financing Authority:

1. Approve the minutes as submitted.

11. 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

12. MINUTES OF THE APRIL 21, 2026 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

It is recommended that the Water Utility Authority:

1. Approve the minutes as submitted.

13. 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

14. MINUTES OF THE APRIL 21, 2026 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

It is recommended that the Housing Successor:

1. Approve the minutes as submitted.

SUCCESSOR AGENCY

15. MINUTES OF THE APRIL 21, 2026 SUCCESSOR AGENCY MEETINGS (CITY CLERK)

It is recommended that the Successor Agency:

1. Approve the minutes as submitted.

CITY COUNCIL

16. MINUTES OF THE APRIL 21 AND APRIL 23, 2026 SPECIAL AND REGULAR CITY COUNCIL MEETINGS (CITY CLERK)

It is recommended that the City Council:

1. Approve the minutes as submitted.

17. WADING POOL MAINTENANCE SERVICES – AWARD OF CONTRACT TO SERVICE FIRST (PUBLIC WORKS)**It is recommended that the City Council:**

1. Accept the proposal from Service First in response to the RFP 25-9 Wading Pool Maintenance Services; and
2. Award a contract to Service First from Santa Ana, California for Wading Pool Maintenance Services; and
3. Authorize the City Manager to execute the agreement with Service First; and
4. Take such additional, related, action that may be desirable.

18. APPROVE AGREEMENT WITH IBE DIGITAL TO PURCHASE FIREWALL APPLIANCES WITH FORTIGATE AND RELATED SERVICES (FINANCE)**It is recommended that the City Council:**

1. Authorize the City Manager to execute a five (5) year agreement with IBE Digital (IBE) to Firewall Appliances with Fortigate, and Unified Threat Protection (UTP) security subscription bundle, installation, and related services in the amount of \$94,871; 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.