

**MINUTES**

**JOINT ADJOURNED MEETINGS OF THE  
COMMUNITY DEVELOPMENT COMMISSION  
CITY COUNCIL**

**CITY OF SANTA FE SPRINGS  
NOVEMBER 9, 2009**

**1. CALL TO ORDER**

Chairperson/Mayor Gonzalez, at 6:12 p.m., called the Community Development Commission and City Council meetings to order.

**2. ROLL CALL**

Present: Commissioners/Councilmembers Putnam, Rounds, Serrano, Chairperson/Mayor Gonzalez

Not Present: Velasco

Also present: Fred Latham, City Manager; Barbara Earl, City Clerk; Steve Skolnik, City Attorney; Paul Ashworth, Director of Planning and Development; Don Jensen, Director of Public Works; Fernando Tarin, Director of Police Services; Hilary Keith, Director of Library and Cultural Services; Jose Gomez, Director of Finance & Administrative Services; Alex Rodriguez, Fire Chief

**COMMUNITY DEVELOPMENT COMMISSION**

**3. REPORT OF THE CITY MANAGER AND EXECUTIVE DIRECTOR**

No reports were given.

**4. CONSENT AGENDA**

**Minutes**

- A. Minutes of the Community Development Commission Meeting of October 22, 2009

**Recommendation:** That the Commission approve the Minutes as submitted.

Vice-Chairperson Putnam moved to approve the Minutes. Commissioner Serrano seconded the motion, which carried unanimously.

**NEW BUSINESS**

5. Resolution No. 240-09 – Approving the Use of Community Development Commission Funds for the Modification of the Traffic Signal at Slauson Avenue and Norwalk Boulevard

**Recommendation:** That the Commission adopt Resolution No. 240-09 finding that the modification of the traffic signal at Slauson Avenue and Norwalk Boulevard benefits the Consolidated Redevelopment Project Area and that no other reasonable means to complete the financing of this project is available within the community; and transfer \$8,560 from Account No. 484-R514 to Account No. 484-R555 to complete the funding for this project.

15. Resolution No. 9230 – Approving the Use of Community Development Commission Funds for the Modification of the Traffic Signal at Slauson Avenue and Norwalk Boulevard

**Recommendation:** That the City Council adopt Resolution No. 9230 finding that the modification of the traffic signal at Slauson Avenue and Norwalk Boulevard benefits the Consolidated Redevelopment Project Area and that no other reasonable means to complete the financing of the project is available within the community.

City Attorney Skolnik advised that Item No. 5 was a companion item to No. 15 on the Council Agenda and should be taken together.

Commissioner Rounds moved the recommendations for Item Nos. 5 and 15. Commissioner Serrano seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Gonzalez

NOES:

ABSENT: Velasco

ABSTAIN:

7. Resolution No. 246-09 – Approving the Use of Community Development Commission Funds for the Four Corners Landscaping (Telegraph Road/Santa Fe Springs Road) Project

**Recommendation:** That the Commission review and approve the design for the Four Corners Landscaping Project; amend the Adopted Capital Improvement Program for FY 2006-07 through FY 2011-12 to include the Four Corners Landscaping Project; adopt Resolution No. 246-09 finding that the Four Corners Landscaping Project benefits the Consolidated Redevelopment Project Area and that no other reasonable means to complete the financing of this project is available within the community; appropriate \$160,000.00 from unallocated 2006 CDC bond funds from Account No. 484-350 to 484-R553 to complete the funding for this project; accept the bids for the Four Corners Landscaping; and award a contract to Belaire West Landscape, Inc. of Buena Park, California in the amount of \$78,286.00.

18. Resolution No. 9233 – Approving the Use of Community Development Commission Funds for the Four Corners Landscaping (Telegraph Road/Santa Fe Springs Road) Project

**Recommendation:** That the City Council adopt Resolution No. 9233 finding that the Four Corners Landscaping (Telegraph Road/Santa Fe Springs Road) benefits the Consolidated Redevelopment Project Area and that no other reasonable means to complete the financing of the project is available within the community.

City Attorney Skolnik advised that Item No. 7 also had a companion item on the Council Agenda, No. 18, and they should be taken together.

Commissioner Rounds moved the recommendations for Item Nos. 7 and 18. Vice-Chairperson Putnam seconded the motion, which carried unanimously.

8. Request for Assistance by and Agreement with Frederick J. Hanshaw Regarding Installation and Use of Electronic Readerboard Sign

**Recommendation:** That the Commission approve Resolution No. 244-2009; approve the use of CDC funds to assist in the cost to install a replacement electronic readerboard sign and approve an appropriation from CDC funds in an amount not to exceed 50% of the total cost, or \$45,000, whichever is less; and authorize the Executive Director to effectuate the provisions of Resolution No. 244-2009 and execute the Agreement.

Vice-Chairperson Putnam moved the recommendation for Item No. 8. Commissioner Rounds seconded the motion, which carried unanimously.

Commissioner Serrano inquired whether the readerboard sign will be re-designed.

Paul Ashworth, Executive Director, explained that the existing panel will be removed and replaced with a new LED panel.

Commissioner Serrano inquired whether the City will have use of the sign.

Mr. Ashworth stated that the City will have 25% of the overall airtime.

**CITY COUNCIL**

9. **CONSENT AGENDA**

**Minutes**

A. Minutes of the City Council Meeting of October 22, 2009

**Recommendation:** That the City Council approve the Minutes as submitted.

Councilmember Rounds moved to approve the Minutes. Councilmember Serrano seconded the motion, which carried unanimously.

**PUBLIC HEARING**

10. Consideration of Adoption of Resolutions of Necessity Nos. 9224, 9225 and 9226 for the Acquisition by Eminent Domain of Certain Real Property Interests for Public Purposes for the Valley View Grade Separation Project

**Recommendation:** That the City Council separately consider Resolution Nos. 9224, 9225 and 9226; conduct a Public Hearing on the adoption of the proposed Resolutions of Necessity, receive from staff the evidence stated and referred to in the Agenda report, take testimony from any person wishing to be heard on issues A, B, C, and D as stated in the report, consider all evidence to determine whether to adopt each proposed Resolution of Necessity; and if the City Council finds that the evidence warrants the necessary findings with respect to each of the proposed Resolutions of Necessity, then staff recommends that the City Council, in the exercise of its discretion, adopt proposed Resolution Nos. 9224, 9225 and 9226 (each of which require a 4/5 vote of the entire Council) and authorize the City Attorney's office to file an eminent domain proceeding to acquire the subject real property interests; authorize the City Attorney's office and City staff to take all necessary steps to deposit with the court the amount of probable compensation required by law for issuance of the Order for Possession; and authorize the City Manager, or his designee, to execute all necessary documents.

City Attorney Skolnik stated that tonight the City Council is being asked to consider adopting three Resolutions of Necessity for the Acquisition of a partial fee interest, permanent street easements, permanent utility easements, and temporary construction easements on certain properties located on Valley View Avenue and Borate Street in the City of Santa Fe Springs in connection with the Valley View Avenue Grade Separation Project.

He further advised Council that after the staff presentation, the Public Hearing should be held to receive public comment on this item. Following the Public Hearing, the Council will then need to separately consider and vote on each Resolution of Necessity.

Don Jensen, Director of Public Works, introduced the attorneys and consultants working on the City's behalf and then gave a very detailed staff presentation.

Mayor Gonzalez inquired of City Clerk Barbara Earl whether any letters had been submitted to the City Council regarding the issue.

Ms. Earl stated she had received one letter from the Law Offices of Palmieri, Tyler, Wiener, Wilhelm & Waldron LLP dated October 28, 2009, which was received on the same date.

Councilmember Velasco, at 6:23 p.m., entered the proceedings.

Mayor Gonzalez opened the Public Hearing and invited anyone wishing to be heard regarding the adoption of Resolution of Necessity Nos. 9224, 9225 and 9226 to come forward.

Having no one come forward, Mayor Gonzalez closed the Public Hearing.

City Attorney Skolnik advised that each Resolution of Necessity must be considered separately and requires a 4/5 vote of the City Council.

City Attorney Skolnik stated that Resolution No. 9224 involves real property interests located at 14515-14565 Valley View Avenue which is further identified as Assessor's Parcel Number 8069-006-042.

He then read Resolution No. 9224 by title as follows: A Resolution of Necessity of the City of Santa Fe Springs Declaring Certain Real Property Interests Necessary for Public Purposes and Authorizing the Acquisition thereof, in connection with the Valley View Grade Separation Project.

Councilmember Serrano moved to adopt Resolution No. 9224. Mayor Pro Tem Putnam seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Gonzalez

NOES:

ABSENT:

ABSTAIN:

City Attorney Skolnik stated that Resolution No. 9225 involves real property interests located at 14027, 14103, and 14100 Borate Street which are further identified as Assessor's Parcel Numbers 8069-008-031, 032, and 033.

He then read Resolution No. 9225 by title as follows: A Resolution of Necessity of the City of Santa Fe Springs Declaring Certain Necessary for Public Purposes and Authorizing the Acquisition thereof, in connection with the Valley View Grade Separation Project.

Councilmember Serrano moved to adopt Resolution No. 9225. Mayor Pro Tem Putnam seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Gonzalez

NOES:

ABSENT:

ABSTAIN:

City Attorney Skolnik stated that Resolution No. 9226 involves real property interests located at 15015 Valley View Avenue which are further identified as Assessor's Parcel Numbers 8069-008-025 and 035.

He then read Resolution No. 9226 by title as follows: A Resolution of Necessity of the City of Santa Fe Springs Declaring Certain Necessary for Public Purposes and Authorizing the Acquisition thereof, in connection with the Valley View Grade Separation Project.

Councilmember Serrano moved to adopt Resolution No. 9226. Mayor Pro Tem Putnam seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Gonzalez

NOES:

ABSENT:

ABSTAIN:

City Attorney Skolnik explained that Council will now need to act on three staff recommendations: 1) Authorize the City Attorney to file eminent domain proceedings to acquire the real property interests; 2) Authorize the City Attorney and City staff to take all necessary steps to deposit with the court the amount of probable compensation required by law for issuance of Orders for Possession; and 3) Authorize the City Manager to execute all necessary documents in connection with the eminent domain proceedings to acquire the real property interests.

Councilmember Serrano moved the three recommendations. Councilmember Velasco seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Gonzalez

NOES:

ABSENT:

ABSTAIN:

6. Resolution No. 245-09 – Approving the Use of Community Development Commission Funds for the Acquisition of Certain Real Property Interests for the Valley View Grade Separation Project

**Recommendation:** That the Commission adopt Resolution No. 245-09 finding that the Valley View Grade Separation Project benefits the Consolidated Redevelopment Project Area and that no other reasonable means to complete the financing of the project is available within the community; appropriate the indicated amount from 2006 tax exempt bond proceeds to cover the probable just compensation established by the City Council and required by law for issuance of the Order for Possession; and authorize the City Manager, or his designee, to execute all necessary documents and authorize the City Attorney's office and CDC staff to take all necessary steps to deposit said funds with the court.

17. Resolution No. 9232 – Approving the Use of Community Development Commission Funds for the Acquisition of Certain Real Property Interests for the Valley View Avenue Grade Separation Project

**Recommendation:** That the City Council adopt Resolution No. 9232 finding that the Valley View Grade Separation Project benefits the Consolidated Redevelopment Project Area and that no other reasonable means to complete the financing of the project is available within the community.

City Attorney Skolnik advised that Item Nos. 6 and 17 were also companion items and should be taken together.

Councilmember Rounds moved the recommendations for Item Nos. 6 and 17. Mayor Pro Tem Putnam seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Gonzalez

NOES:

ABSENT:

ABSTAIN:

**PUBLIC HEARING**

11. Resolution No. 9228 – Approval of the I-5 (Valley View Avenue to San Gabriel River) Freeway Agreement

**Recommendation:** That the City Council conduct the Public Hearing; and adopt Resolution No. 9228 approving the I-5 (Valley View Avenue to San Gabriel River) Freeway Agreement and authorize the Mayor to sign the Agreement.

Mayor Gonzalez opened the Public Hearing and invited interested parties to come forward to address the Council.

Having no one come forward, Mayor Gonzalez closed the Public Hearing.

Mayor Pro Tem Putnam moved the recommendation. Councilmember Serrano seconded the motion, which carried unanimously.

**PUBLIC HEARING**

12. General Plan Amendment No. 23  
Resolution No. 9229

Request to amend the land use map of the City's General Plan from the existing land use designation of "Business Park" to "Multi-Family Residential" on three existing parcels at 9830 Jersey Avenue, 9841 Alburdis Avenue and 9851 Alburdis Avenue

**Recommendation:** That the City Council conduct the Public Hearing; and adopt Resolution No. 9229 approving General Plan Amendment Case No. 23.

**PUBLIC HEARING**

13. Zone Change Case No. 131  
Ordinance No. 1005

Request for approval to change the zoning designation for three existing parcels at 9830 Jersey Avenue, 9841 Alburdis Avenue, and 9851 Alburdis Avenue from ML, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential-Planned Development, Zone

**Recommendation:** That the City Council conduct the Public Hearing; find that Zone Change Case No. 131 satisfies the criteria and conditions set forth in Section 155.825 et seq. of the City Code for the granting of a change of zone; find that Zone Change Case No. 131 is consistent with the City's General Plan as amended by General Plan Amendment Case No. 23; find that the 2.67 plus acres of property is suitable for the requested change of zone; and introduce and waive further reading of Ordinance No. 1005.

City Attorney Skolnik suggested holding the Public Hearing for Item Nos. 12 and 13 together.

Mayor Gonzalez opened the Public Hearing and invited interested parties to come forward to address the Council.

Having no one come forward, Mayor Gonzalez closed the Public Hearing.

City Attorney Skolnik read the Ordinance by title as follows: An Ordinance of the City of Santa Fe Springs Amending Title 5 of the Code of Ordinances of the City, "The Zoning Ordinance" of the City, by Placing Certain Properties within the City into the R-3-PD, "Multi-Family Residential-Planned Development" Zone.

Councilmember Velasco moved the recommendations for Item Nos. 12 and 13. Mayor Pro Tem Putnam seconded the motion.

Councilmember Serrano prompted discussion of the items stating that he was not sold on the project and would like staff to come back with more information regarding the residential portion of the complex.

Following discussion by Council, City Attorney Skolnik suggested that the items be continued to the next Council meeting in order to preserve the integrity of the Notice and the Public Hearing.

Mayor Gonzalez re-opened the Public Hearing and invited interested parties to come forward to address the Council.

Richard Martinez, 9805 Jersey Avenue, inquired as to the number of parking spaces allotted in the project, and expressed concern that he has trouble parking in front of his home now because of the other complexes in the area.

Paul Ashworth, Director of Planning and Development, stated the Jersey/Alburtis project will provide two covered parking spaces for each unit, plus an additional twenty visitor parking spaces scattered throughout the project, for a total of 120 parking spaces serving the project.

Alma Martinez, 9805 Jersey Avenue, inquired as to when construction on the project will begin, how long it will last, and how noisy the crew was.

Mr. Ashworth stated the developer for the new project had not yet committed to a schedule; the rehabilitation work being performed at the Villa Verde apartments will be completed by the end of December.

Ron Pardini, business owner, 9830 Jersey Avenue, stated that he did not receive a copy of the notice; expressed his opposition to the project; also expressed his concern regarding property values and their impacts upon his fellow business owners.

Vince Parra, 9834 Jersey Avenue, expressed concern regarding the re-zoning and inquired what will happen to his business.

Having no one else come forward, Mayor Gonzalez closed the Public Hearing.

City Attorney Skolnik stated that now will be the appropriate time for Council to consider the substitute motion to continue Item Nos. 12 and 13 to the November 24 Council meeting.

Councilmember Serrano moved the recommendation to continue Item Nos. 12 and 13 to the November 24 meeting. Councilmember Rounds seconded the motion, which carried unanimously.

#### **ORDINANCE FOR INTRODUCTION**

14. Ordinance No. 1006 – Amending Section 130.04 of the City Code Banning Smoking within Public Parks

**Recommendation:** That the City Council waive further reading and introduce Ordinance No. 1006, an ordinance amending Section 130.04 of the City Code to make it unlawful to smoke within public parks.

Councilmember Serrano stated that he did not agree with the Ordinance in that it would take rights away from people and put pressure on staff to enforce it; he suggested that staff re-write it and bring it back to a future Council meeting.

Mayor Pro Tem Putnam expressed agreement with Councilmember Serrano's comments as did Councilmember Rounds.

City Manager Latham stated that staff will bring it back at a later date after it has been researched further.

**NEW BUSINESS**

16. Resolution No. 9231 – Request for Parking Restriction on Arctic Circle

**Recommendation:** That the City Council adopt Resolution No. 9231, which would prohibit parking of vehicles weighing over 6,000 pounds on the south side of Arctic Circle beginning at a point 1,600 feet east of the centerline of Shoemaker Avenue to a point 2,000 feet east of the centerline of Shoemaker Avenue and implement a tow-away zone for vehicles that violate the restriction.

Councilmember Rounds moved the recommendation. Mayor Pro Tem Putnam seconded the motion, which carried unanimously.

19. Renewal of Concession Agreement with Ebrahim Ghaneian

**Recommendation:** That the City Council renew the Concession Agreement with Ebrahim (Ebie) Ghaneian to operate the kitchen at Heritage Park and grant him exclusive catering rights for weddings and large picnics at Heritage Park. This agreement shall be for a five-year period, October 1, 2009 through October 1, 2014.

20. Request for Transfer of Trucking Use Time Extension Entitlement

**Recommendation:** That the City Council approve the transfer of the rights and privileges granted by the Trucking Use Time Extension issued to Yellow Freight Systems, Inc. to Crown Enterprises, Inc. subject to the same terms and conditions set forth in the original Memorandum of Understanding.

21. Request for Approval of a Recyclable Materials Dealer Permit for Pivco Recycling Company

**Recommendation:** That the City Council approve the issuance of Recyclable Materials Dealer Permit No. 18 to Pivco Recycling for an annual renewal period set to expire on June 30, 2010, subject to the conditions of approval.

22. Review and Consideration of the San Gabriel Watershed and Mountains Special Resource Study Position Paper

**Recommendation:** That the City Council approve the recommendations in the Position Paper and authorize the City Manager and staff to prepare and send comments to the National Park Service regarding the San Gabriel Watershed and Mountains Special Resource Study.

23. Authorization to Sign a Memorandum of Understanding (MOU) between the City of Santa Fe Springs and the City of Norwalk to Provide Grant Administration Services for Federal Transit Administration Grant CA-04-0141

**Recommendation:** That the City Council authorize the City Manager to execute an MOU between the City of Santa Fe Springs and the City of Norwalk to provide grant administration services for Federal Transit Administration Grant CA-04-0141, which provides \$475,000 to the City of Santa Fe Springs for the Transportation Center Parcel B Parking Expansion Project.

24. Amendment of Water Rates and Related Charges for FY 2009-2010

**Recommendation:** That the City Council direct staff to initiate proceedings in accordance with Proposition 218 to consider implementing a 12.0% increase in water rates and 7.0% increase in service charges as of February 1, 2010.

Councilmember Rounds moved the recommendations for Item Nos. 19, 20, 21, 22, 23 and 24. Councilmember Serrano seconded the motion, which carried unanimously.

#### **UNFINISHED BUSINESS**

25. Designation of Waste Hauler to Provide Solid Waste Collection and Disposal Services for the Villages at Heritage Springs Housing Development

**Recommendation:** That the City Council: 1) designate Serv-Wel Disposal as the provider of solid waste collection and disposal services for the Villages at Heritage Springs Housing Development; 2) authorize staff to prepare the requisite amendments to the Franchise Agreement between Serv-Wel and the City; 3) and maintain service with the current provider of waste disposal services at City facilities.

Councilmember Rounds moved the first and second recommendations and directed staff to explore other options with regard to the third recommendation and bring them back to a future Council meeting.

26. **INVOCATION**

Councilmember Rounds gave the Invocation.

27. **PLEDGE OF ALLEGIANCE**

The Norwalk VFW Post, along with Santa Fe Springs Police and Fire personnel, presented the Colors.

#### **INTRODUCTIONS**

28. Representatives from the Youth Leadership Committee

Those members who were present introduced themselves.

29. Representatives from the Chamber of Commerce  
Rick Landis, Santa Fe Springs Swap Meet, and Michael Becher, Miller Giangrande, LLP were present representing the Chamber.
30. Chamber of Commerce Citizens of the Year  
Laurie Lanham, Citizen of the Year Chairperson, introduced Residential Citizen of the Year Louis Serrano and Business Resident of the Year Randall Courtney, Digital DataWerks, and invited Council to the Citizen of the Year Luncheon to be held on Wednesday, November 18, 11:30, Town Center Hall.
31. **ANNOUNCEMENTS**  
Hilary Keith, Director of Library and Cultural Services, updated the Community Events Calendar.

**PRESENTATIONS**

32. Presentation to the City Council from the American Cancer Society  
Fernando Tarin, Director of Police Services, introduced his Co-Chairs of the 2009 Relay, Fire Chief Alex Rodriguez and Wendy Meador of Tangram Interiors, along with ACS representative Larry Sandoval. Mr. Sandoval presented Council with a Certificate of Appreciation for their support and combined departmental contributions totaling over \$11,000, bringing overall contributions to date to \$1,174,468; pictures with Council were taken.
33. Proclaiming November 15, 2009 as "America Recycles Day in Santa Fe Springs"  
Mayor Gonzalez called upon City Clerk Barbara Earl to read the Proclamation.

34. **APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

Committee Appointments

Mayor Gonzalez appointed Richard Moore to the Historical Committee.

35. **ORAL COMMUNICATIONS**

Mayor Pro Tem Putnam opened Oral Communications and invited interested parties to come forward to address the Council.

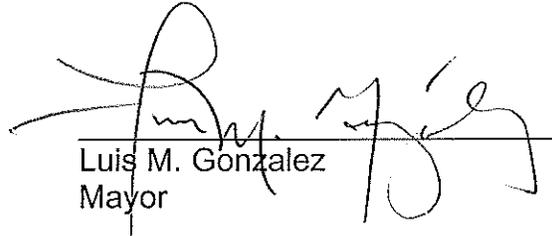
Councilmember Serrano congratulated Mayor Gonzalez and Mayor Pro Tem Putnam on their recent re-elections and also Councilmember-Elect Trujillo.

36. **EXECUTIVE TEAM REPORTS**

Fernando Tarin advised Council of PSC efforts to gear up for the holiday season and announced that Public Safety Officer Darryl Pedigo was the proud father of a new baby girl, Lauren Marie.

37. **ADJOURNMENT**

Mayor Gonzalez, at 7:45 p.m., adjourned the meetings and invited everyone to join him at the Veterans' Fountain to place a memorial wreath in honor of Veterans' Day.



Luis M. Gonzalez  
Mayor

ATTEST:



Barbara Earl, CMC, City Clerk