

CITY OF SANTA FE SPRINGS

**MINUTES
FOR THE REGULAR MEETINGS OF THE
COMMUNITY DEVELOPMENT COMMISSION
CITY COUNCIL**

April 8, 2010

1. CALL TO ORDER

Chairperson/Mayor Putnam called the Community Development Commission and City Council Meetings to order at 6:03 p.m.

2. ROLL CALL

Present: Commissioners/Councilmembers González, Rounds, Trujillo
Vice-Chairperson/Mayor Pro Tem Serrano, Chairperson/Mayor
Putnam

Also present: Fred Latham, City Manager; Marsha Chavez, Support Services Supervisor; Steve Skolnik, City Attorney; Paul Ashworth, Director of Planning and Development; Don Jensen, Director of Public Works; Fernando Tarin, Director of Police Services; Carole Joseph, Director of Recreation Services; Terri Bui, Accounting Manager; Alex Rodriguez, Fire Chief

COMMUNITY DEVELOPMENT COMMISSION

3. REPORT OF THE CITY MANAGER AND EXECUTIVE DIRECTOR

City Manager, Fred Latham had nothing to report.

Paul Ashworth, Executive Director reported that an item is on the Planning Commission Agenda for the April 12, 2010 meeting with regard to a Conditional Use Permit for the Lakeland Development Corporation. Mr. Ashworth noted that a two-week time extension would be recommended by staff for consideration at the following Planning Commission meeting.

AWARD OF CONTRACT

4. Neighborhood Center Renovation and Modernization

Recommendation: That the Community Development Commission accept the bids for the subject project and award the contract to the lowest responsible bidder, if acceptable.

City Manager Fred Latham noted that an addendum report had been prepared for the Commission's consideration following a thorough review of the bids received for the project. The addendum report detailed bids received, the amounts of each bid and funding recommendations.

6A

City Attorney Steve Skolnik advised the Commission that a role-call vote should be taken on this item.

Commissioner Rounds moved approval of the recommendation as listed in the addendum report, which is as follows: 1) accept the bids for the Neighborhood Center Renovation and Modernization Project; 2) award a contract to Cornerstone General, Inc. of Whittier, California, in the amount of \$3,120,365; 3) authorize the Mayor to execute the contract; 4) re-appropriate \$312,000 in proceeds from oil field environmental insurance claim that was appropriated for the Nieto Branch Library Project (480-0804) to the Budget Transitional Funding Account (Account #9000) for FY 2009-10; 5) Re-allocate Community Development Commission funding from the Fire Headquarters Station Expansion Project (453-B011) in the amount of \$2,377,000 to complete funding for the Neighborhood Center Renovation and Modernization Project (484-R545); and 6) Appropriate \$400,000 from unallocated 2006 CDC Tax-Exempt Bond Funds to complete funding for the Neighborhood Center Renovation and Modernization Project (484-R545).

Commissioner Serrano seconded the motion which carried by the following roll call vote:

AYES: Commissioners González, Rounds, Trujillo, Mayor Pro-Tem Serrano,
Mayor Putnam

NOES:

ABSENT:

ABSTAIN:

JOINT PUBLIC HEARING

5. Approval of the Proposed Amendment to the Section 8 Administrative Plan
Public Hearing on the amendment to the Section 8 Administrative Plan.

Chairperson Putnam opened the Public Hearing and invited interested parties to come forward to address the Community Development Commission. Having no one come forward, Chairperson Putnam closed the Public Hearing.

Commissioner González moved approval of the recommendations. Commissioner Serrano seconded the motion, which carried unanimously.

City Attorney Steve Skolnik advised the Commission that a role-call vote should be taken on this item.

Commissioner Rounds moved approval of the recommendation. Commissioner Serrano seconded the motion which carried by the following roll call vote:

AYES: Commissioners González, Rounds, Trujillo, Mayor Pro-Tem Serrano,
Mayor Putnam

NOES:

ABSENT:

ABSTAIN:

6. Reconsideration of Development Approval Case No. 31

Recommendation: That the Community Development Commission take the following actions: 1) find and determine that the proposed test rack and appurtenant improvements will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; 2) find that approval of Reconsideration of DPA Case No. 31 is pursuant to and in furtherance of the Redevelopment Plan for the Consolidated Redevelopment Project Area and is within the scope of the Program EIR which was prepared for said Redevelopment Plan and Final Subsequent EIR for the Consolidated Redevelopment Project Area, and that no new significant effects could occur or no new mitigation measures or environmental document would be required; and 3) approve reconsideration of DPA Case No. 31, subject to the conditions of approval as contained within this staff report.

Commissioner Rounds moved approval of the recommendation. Commissioner Trujillo seconded the motion which carried unanimously.

7. Reconsideration of Development Approval Case No. 310

Recommendation: That the Community Development Commission take the following actions: 1) find and determine that the proposed addition and appurtenant improvements will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; 2) find that approval of Reconsideration of DPA Case No. 310 is pursuant to and in furtherance of the Redevelopment Plan for the Consolidated Redevelopment Project Area and is within the scope of the Program EIR which was prepared for said Redevelopment Plan and Final Subsequent EIR for the Consolidated Redevelopment Project Area, and that no new significant effects could occur or no new mitigation measures or environmental document would be required; and 3) approve reconsideration of DPA Case No. 310, subject to the conditions of approval as contained within this staff report.

Commissioner Serrano moved approval of the recommendation. Commissioner González seconded the motion which carried unanimously.

8. Designation of Developer with Whom Staff Will Initiate Negotiations for the Construction of Affordable Housing on the 3.9 Acre CDC-Owned Property at 13231 & 13241 Lakeland Road

Recommendation: That the Community Development Commission (CDC) designate the joint venture team of East LA Community Corporation (ELACC) and National Community Renaissance (CORE) as the Developer with whom staff will negotiate an agreement to construct affordable housing on the 3.9 acre site owned by the CDC at 13231 & 13241 Lakeland Road.

Commissioner Trujillo moved approval of the recommendation. Commissioner Rounds seconded the motion which carried unanimously.

CITY COUNCIL

ORDINANCE FOR PASSAGE

9. Ordinance No. 1009 – Adding a New Section (10.99) to Title 1, Chapter 10 of the City Code Relating to the Payment of Taxes, Fees, and Fines to the City.

Recommendation: That the City Council waive further reading and adopt Ordinance No. 1009, an ordinance amending the City's Municipal Code.

Councilmember González asked how this would affect residents. City Attorney Steve Skolnik reported that the State Constitution provides that cities can impose fees and demand payment after which payment can be appealed. Mr. Skolnik further explained that the recent court decision clarified that cities must have an ordinance in place that requires persons to pay first and then seek appeal. Ordinance 1009 accomplishes this.

City Manager Fred Latham explained that there would be no change to residents as a result of this ordinance; simply that the law in place upon adoption of this ordinance is the manner in which we would have previously applied any situation. Mr. Latham was not aware of any situation in Santa Fe Springs where any resident has been put in this position.

Mayor Pro Tem Serrano moved approval of the recommendation. Councilmember González seconded the motion which carried by the following roll call vote:

AYES: Councilmembers González, Rounds, Trujillo, Mayor Pro-Tem Serrano,
Mayor Putnam

NOES:

ABSENT:

ABSTAIN:

NEW BUSINESS

10. Extension of Section 190 Agreement for the Valley View Avenue Grade Separation Project

Recommendation: That the City Council take the following actions: 1) Approve the Extension Agreement with the California Department of Transportation for the allocation of Section 190 funds to the Valley View Avenue Grade Separation; and 2) Authorize the Director of Public Works execute the Agreement.

City Manager Fred Latham explained that Director of Public Works Don Jensen had a few comments to make with regard to this item. Mr. Jensen explained that in recent discussions with the State of California, a revised agreement had been received after the preparation of the agenda which superseded the agreement before the City Council. Mr. Jensen further noted that the only change in the

document was a revision to a date that actually works towards the City's benefit.

Mayor Pro Tem Serrano moved approval of the recommendation. Councilmember González seconded the motion which carried unanimously.

11. Consideration of Resolution No. 9249 – Authorization Application Amendments and the Expenditure of Funds in Order to Move Forward with an Energy Efficiency and Conservation Block Grant Funds (EECBG) Project

Recommendation: That the City Council approve Resolution No. 9249, which authorizes the expenditure of funds on the proposed EECBG project, and authorizes the amendments to the January 12, 2010 EECBG application.

Councilmember González moved approval of the recommendation. Mayor Pro Tem Serrano seconded the motion which carried unanimously.

CLOSED SESSION

Chairperson/Mayor Putnam at 6:18 p.m. recessed the Community Development Commission, and City Council Meetings to go into Closed Session.

12. **CONFERENCE WITH LABOR NEGOTIATOR**

Agency Negotiator: City Manager
Employee Organizations: Santa Fe Springs Firemen's Association
Santa Fe Springs Employee's Association

RECONVENE

Chairperson/Mayor Putnam reconvened the Community Development Commission and City Council Meetings at 7:03 p.m.

City Attorney Steve Skolnik reported that there was nothing to report out of the Closed Session.

13. **INVOCATION**
Councilmember Trujillo gave the Invocation.

14. **PLEDGE OF ALLEGIANCE**
The Pledge of Allegiance was led by the Youth Leadership Committee Members.

INTRODUCTIONS

15. Representatives from the Chamber of Commerce
Mayor Putnam introduced Kathy Fink, Chief Executive Officer.
16. Representatives from the Youth Leadership Committee
Alyssa Trujillo and Ariana González introduced themselves to the City Council.

17. **ANNOUNCEMENTS**

Mayor Putnam announced that Councilmember Louie González would be celebrating a birthday on April 10; she invited the audience to sign Happy Birthday to him.

Carole Joseph, Director of Recreation Services, updated the Community Calendar.

PRESENTATIONS

18. Introduction of New Santa Fe Springs Policing Team Member
Captain Aviv Bar introduced Jason Zuhlke, Whittier Police Corporal and Anthony Gonzalez, Whittier Police Officer.
19. Proclaiming April 22, 2010 as "Earth Day in Santa Fe Springs"
Mayor Putnam called upon Anita Jimenez, Program Coordinator to give the presentation. Anita Jimenez read the proclamation and presented it to Tony Jayich and Jen & Jesus Hernandez, longtime gardeners at the Community Gardens in Santa Fe Springs; pictures with Council followed.
20. Proclaiming the Month of April 2010, as "Fair Housing Month"
Mayor Putnam called upon Paul Ashworth, Director of Planning and Development to give the presentation. Paul Ashworth read the proclamation and presented it to Martha Soto, Director of Investigations for the Fair Housing Foundation; pictures with Council followed.

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

No appointments were made.

22. **ORAL COMMUNICATIONS**

This is the time when comments may be made by interested persons on matters not on the agenda having to do with City business.

Mayor Putnam opened Oral Communications. Doris Yarwood of the Soroptimist Club addressed the Commission/Council and announced that the Miss Santa Fe Springs Pageant contest would be held at Santa Fe High School on April 22nd. There being no one further to address the Commission/Council, Oral Communications were declared closed.

23. **EXECUTIVE TEAM REPORTS**

Fernando Tarin announced that on April 9, 2010 a DUI check point would be held in the area of Bloomfield Avenue/Norwalk Boulevard from 8:00 p.m. – 2:00 a.m. which would focus on drivers driving with suspended licenses and drivers under the influence of alcohol or drugs. Mr. Tarin noted that this check point is being funded by a grant from the Office of Traffic Safety.

Commissioner/Councilmember González requested a City Council budget study session be scheduled as soon as practical.

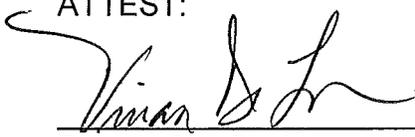
RECESS TO CLOSED SESSION

24. **ADJOURNMENT**

Chairperson/Mayor Putnam, at 7:35 p.m., recessed the Community Development Commission and City Council meetings to closed session and noted that following the closed session the meetings would be adjourned in loving memory of former long-time resident and former City Councilmember Amat Barcelon; and Mary Lazzaretto, Andy Lazzaretto's mother.



Betty Putnam
Mayor

ATTEST:


Deputy City Clerk