

AERIAL PHOTOGRAPH

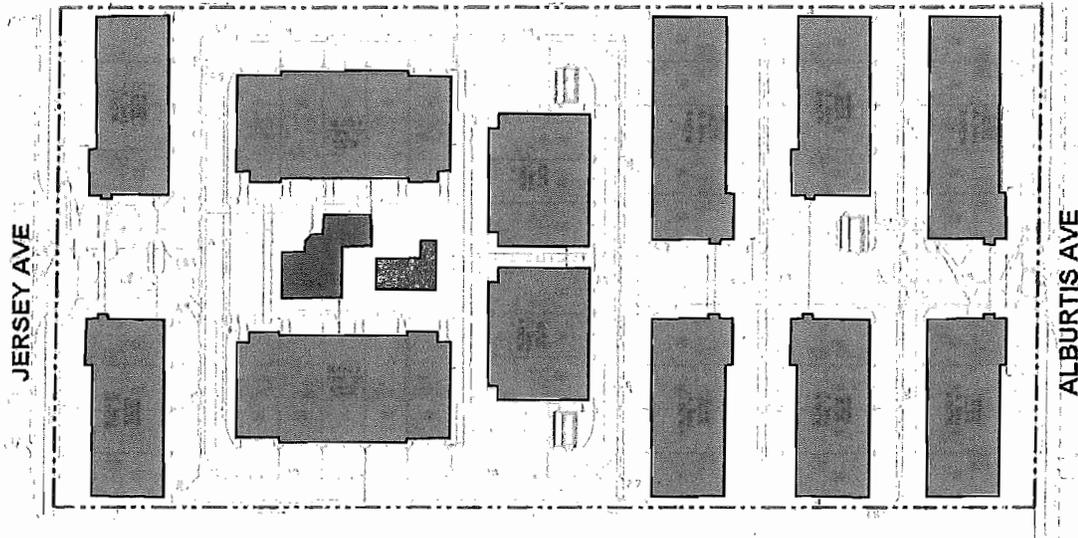


CITY OF SANTA FE SPRINGS

Jersey / Alburdis Condominium Development



SITE PLAN

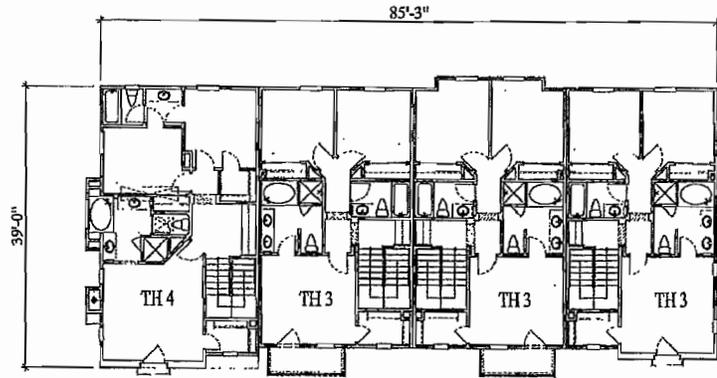


CITY OF SANTA FE SPRINGS

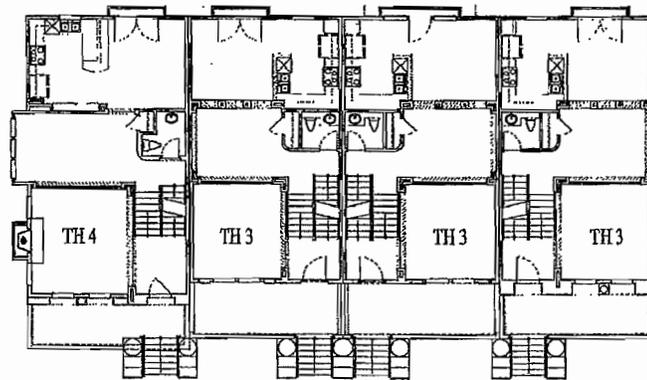
Jersey / Alburdis Condominium Development
9830 Jersey Avenue and 9841-51 Alburdis Avenue



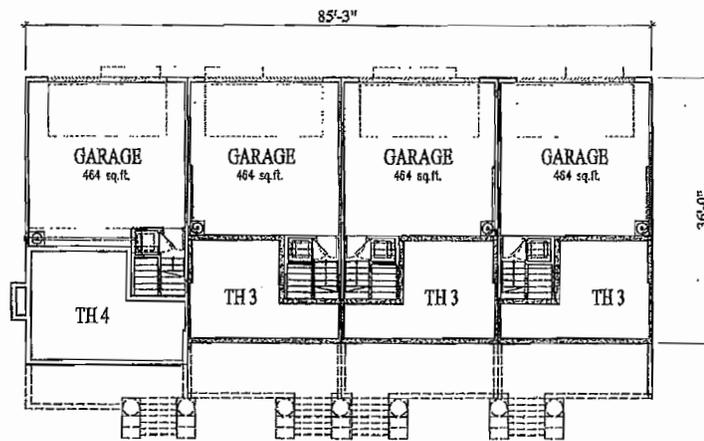
FLOOR PLANS



THIRD FLOOR



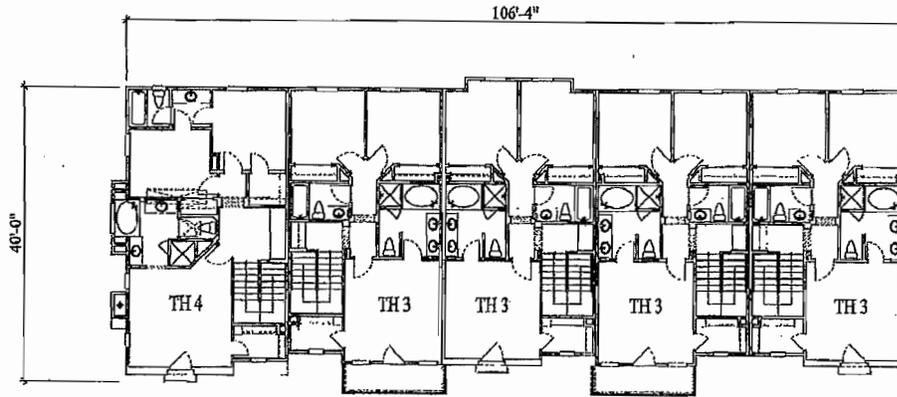
SECOND FLOOR



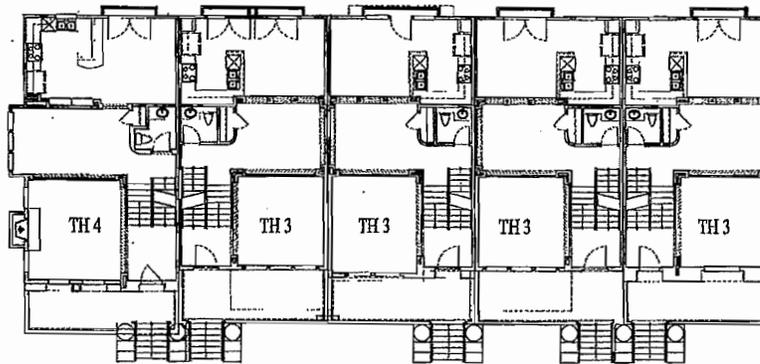
FIRST FLOOR

Building A - 1st, 2nd, & 3rd Floor Plan

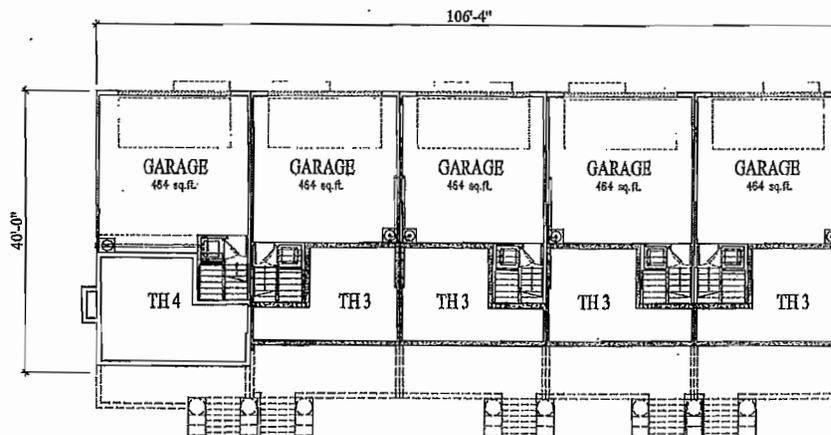
FLOOR PLANS (Cont.)



THIRD FLOOR



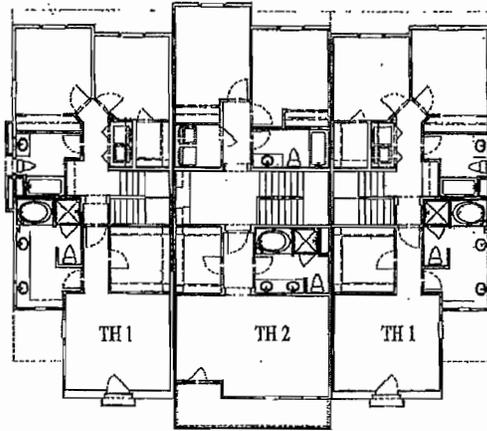
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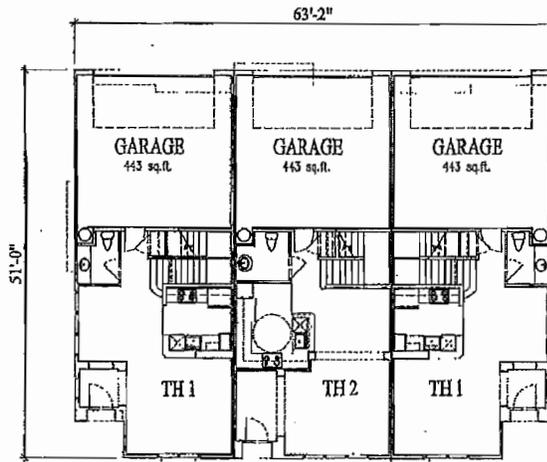
FIRST FLOOR

Building B - 1st, 2nd, & 3rd Floor Plan

FLOOR PLANS (Cont.)



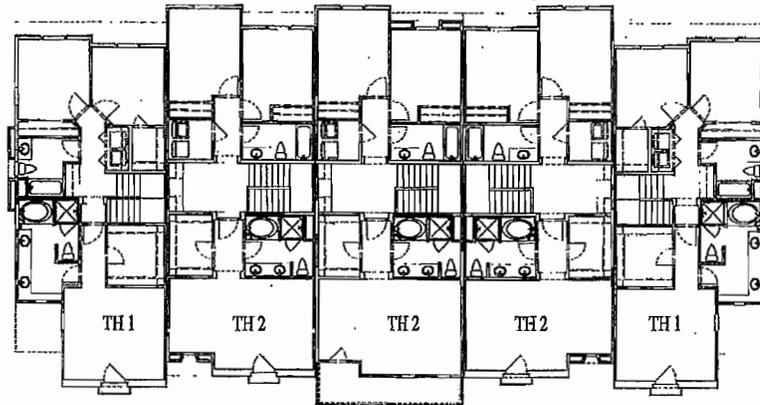
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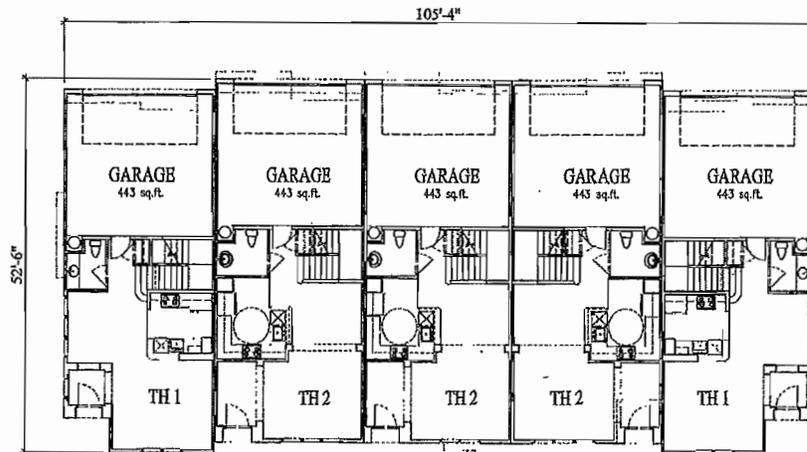
FIRST FLOOR

Building C - 1st & 2nd Floor Plan

FLOOR PLANS (Cont.)



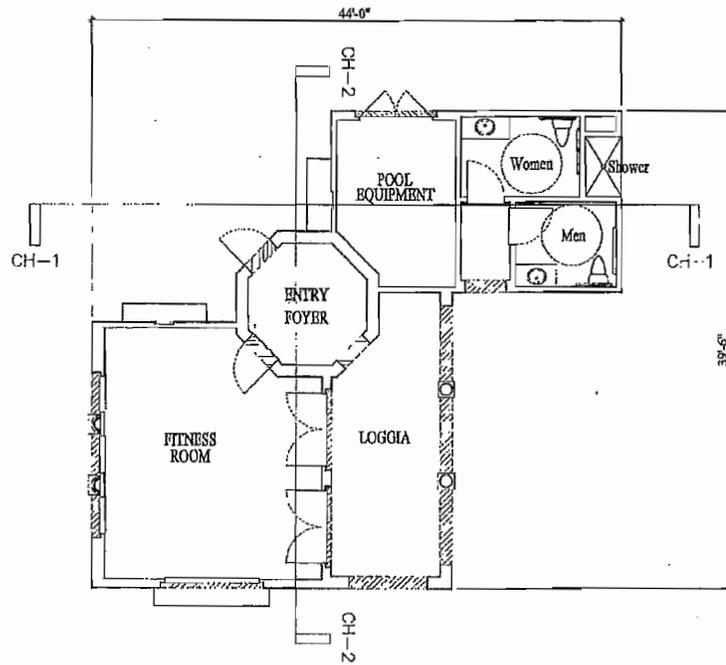
SECOND FLOOR



FIRST FLOOR

Building D - 1st & 2nd Floor Plan

FLOOR PLANS (Cont.)

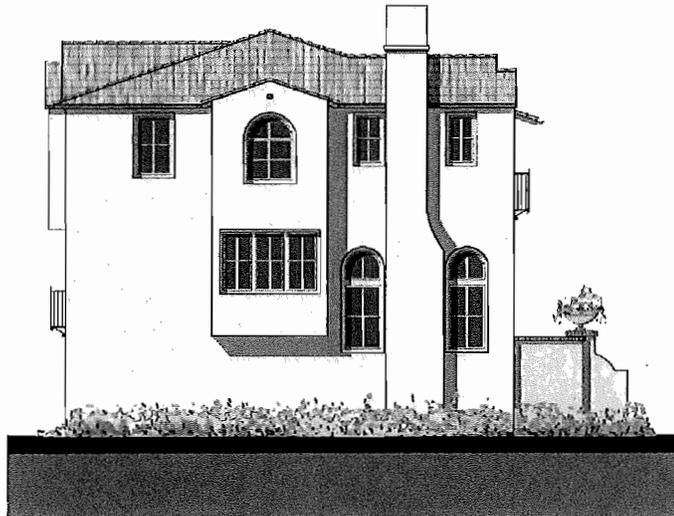


Clubhouse - Floor Plan

ELEVATIONS



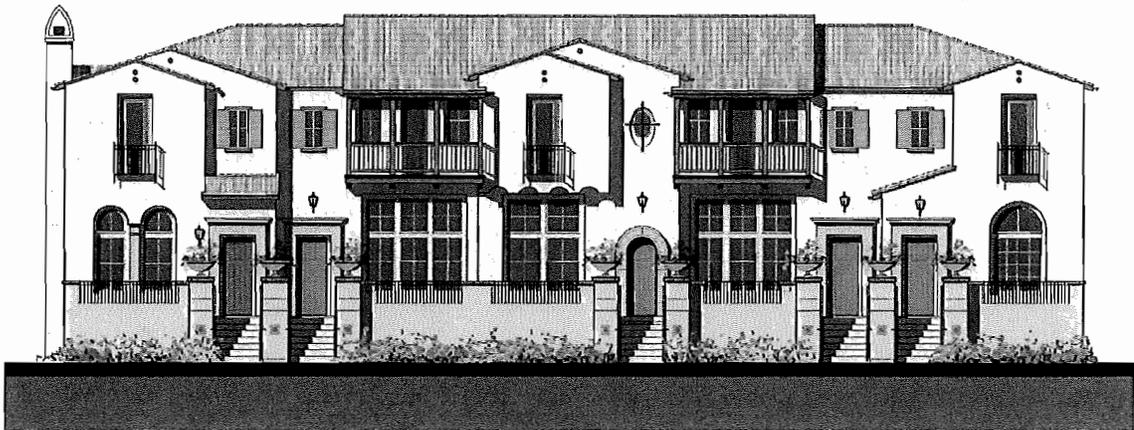
FRONT ELEVATION



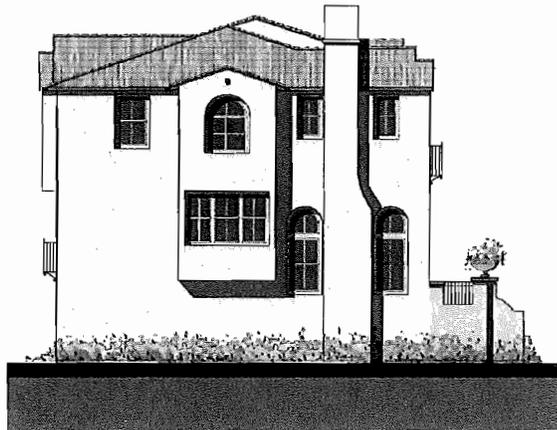
LEFT ELEVATION

Building A – 3-story, 4-plex

ELEVATIONS (cont.)



FRONT ELEVATION



LEFT ELEVATION

Building B – 3-story, 5-plex

ELEVATIONS (cont.)



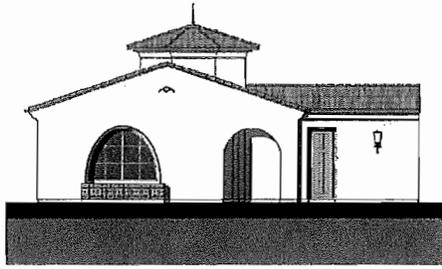
BUILDING C FRONT ELEVATION



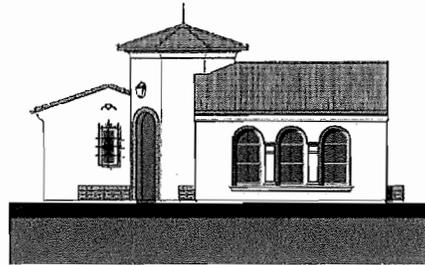
BUILDING D FRONT ELEVATION

***Typical Elevation for
Building C – 2-story, 3-plex and Building D – 2-story 5-plex***

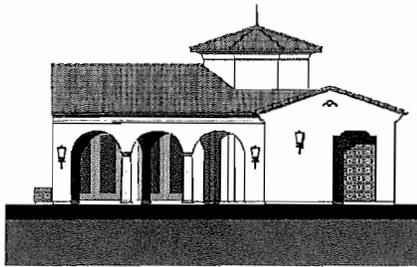
ELEVATIONS (cont.)



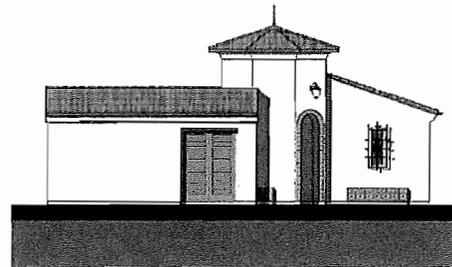
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Clubhouse

CONDITIONAL USE PERMIT APPLICATION



City of Santa Fe Springs
Application for
CONDITIONAL USE PERMIT (CUP)

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street):

EAST OF JERSEY AVE., SOUTH OF TELEGRAPH RD., & WEST OF ALBURTIS AVE.

Give the correct legal description of the property involved (include only the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) SEE ATTACHED TITLE REPORT DATED JUNE 19, 2008.

Record Owner of the property: KEANA DEVELOPMENT, LLC.
Name: SHANE ASTANI Phone No: (310) 273-2999
Mailing Address: 9595 WILSHIRE BLVD. S.F. 1010 Date of Purchase: 9-30-05 AND 3-01-06
Fax No: (310) 550-4564 E-mail: SHANE@ASTANIENTERPRISES.COM
Is this application being filed by the Record Owner? NO
(if filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:
Name: ALLIANCE LAND PLANNING & ENGINEERING, INC. Phone No: (760) 431-9896
Mailing Address: 2248 FARADAY AVE., CARLSBAD CA 92008
Fax No: (760) 431-8802 E-mail: CWHITTEKER@ALLIANCEENG.COM
Describe any easements, covenants or deed restrictions controlling the use of the property:

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):
FOR 50 TWO-STORY RESIDENTIAL CONDOMINIUMS WITH ASSOCIATED PRIVATE DRIVES, PARKING, POOL AREA WITH CLUBHOUSE AND LANDSCAPE AREAS.

NOTE
This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Conditional Use Permits."

CONDITIONAL USE PERMIT APPLICATION (Cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT

1. Explain why the proposed use is essential or desirable in the location requested.

- THE PROPOSED PROJECT IS DESIRABLE AT THIS LOCATION DUE TO ITS PROXIMITY TO EXISTING RESIDENTIALS ALONG WITH NEARBY COMMERCIAL AND RETAIL USES.

2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

- THE PROPOSED PROJECT WILL COMPLIMENT EXISTING ADJACENT RESIDENTIAL USES AND WILL HAVE A POSITIVE IMPACT ON THE COMMUNITY BY PROVIDING NEW HOUSING.

3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?

- THE PROPOSED PROJECT WILL BE RESIDENTIAL TOWNHOMES, THEREFORE IT SHOULD NOT CREATE HARMFUL NOISE, DUST, ODORS, AND/OR OTHER UNDESIRABLE FEATURES THAT MIGHT AFFECT ADJOINING PROPERTIES.

4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

- THIS PROJECT WILL REDEVELOP AN EXISTING OLDER BUSINESS PARK AREA INTO A NEW RESIDENTIAL HOUSING AREA, WHICH WILL CONTINUE THE REDEVELOPMENT PROCESS WITHIN THIS AREA OF SANTA FE SPRINGS.

5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.

- THE PROPOSED RESIDENTIAL PROJECT WILL NOT CREATE SIGNIFICANT TRAFFIC AND IS CURRENTLY SERVED BY TWO ADJACENT LOCAL COLLECTOR STREETS, JERSEY AVE. AND ALBURTIS AVE.

6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

- THE PROPERTY OWNER WILL BE SELLING THE TOWNHOMES TO INDIVIDUAL BUYERS. A HOMEOWNER'S ASSOCIATION WILL BE CREATED.

CONDITIONAL USE PERMIT APPLICATION (Cont.)

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition (Attach a supplemental sheet if necessary):

Name (please print): KEANA DEVELOPMENT, LLC
Mailing Address: 9595 WILSHIRE BLVD., BEVERLY HILLS CA 90212 Ste 1070
Phone No: (310) 273-2999
Fax No: (310) 650-4564 E-mail: SHANE@ASTANIENTERPRISES.COM
Signature: [Signature]

Name (please print):
Mailing Address:
Phone No:
Fax No: E-mail:
Signature:

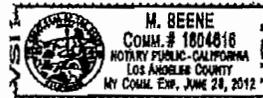
CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, SHANE ASTANI, being duly sworn, depose and say that I am the petitioner in this application for a Conditional Use Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: [Signature]
(If signed by other than the Record Owner, written authorization must be attached to this application)

On October 23, 2008 before me, M. Beene, Notary Public (seal) personally appeared Shane Astani who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public

FOR DEPARTMENT USE ONLY
CASE NO:
DATE FILED:
FILING FEE:
RECEIPT NO:
APPLICATION COMPLETE?

CONDITIONAL USE PERMIT APPLICATION (Cont.)

CERTIFIED PROPERTY OWNERS LIST AFFIDAVIT

RECEIVED OCT 27 2008 Planning Dept.

STATE OF CALIFORNIA)) ss. COUNTY OF LOS ANGELES)

I, SHANE ASTANI, HEREBY STATE THAT the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available Assessment Roll of the County of Los Angeles within the area described and for a distance of five-hundred (500) from the exterior boundaries of property legally described as:

SEE ATTACHED TITLE REPORT DTD 6/19/08

[Handwritten Signature]

Signature

SHANE ASTANI Printed Name

KEANA DEVELOPMENT Company / Address

9595 WILSHIRE BLVD #1010 BEVERLY HILLS, CA 90210

On October 23, 2008 before me, M. Beene, Notary Public

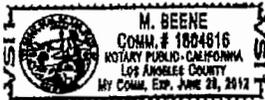
Personally appeared Shane Astani Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[Handwritten Signature] M. Beene Notary Public





NEW BUSINESS

PUBLIC HEARING

Vesting Tentative Tract Map No. 070726 and Environmental Documents

Request for approval to consolidate three (3) existing parcels measuring approximately 2.67 acres into one (1) parcel and create an airspace subdivision of fifty (50) residential condominium units from twelve (12) buildings at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058), in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area (Keana Development, LLC)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Vesting Tentative Tract Map No. 070726 and, after receiving all public comments, thereafter close the Public Hearing.
2. Approve and adopt the Initial Study/Mitigated Negative Declaration, based on the findings of the Initial Study, which indicates that, within the meaning as defined in the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project will not have a significant adverse effect on the environment because potentially significant impacts could be mitigated to less than significant levels.
3. Adopt the Mitigation and Monitoring and Reporting Program for the proposed project in order to mitigate or avoid significant effects on the environment, and that the Planning Commission attach the mitigation measures to the conditions of approval for Vesting Tentative Tract Map No. 070726.
4. Find that Vesting Tentative Tract Map No. 070726, together with the provisions for its design and improvement, is consistent with the City's General Plan.
5. Find that Vesting Tentative Tract Map No. 070726 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map.
6. Approve Vesting Tentative Tract Map No. 070726, subject to the conditions of approval as stated in this report.

BACKGROUND

The subject site is made up of three (3) separate parcels measuring approximately 2.67 acres and is located west of Jersey Avenue, north of Telegraph Road, and east of Alburdis Avenue at 9830 Jersey Avenue and 9841-51 Alburdis Avenue (APNs: 8005-002-059, 8005-002-016, 8005-002-058), in the ML (Limited Manufacturing) Zone and within the Consolidated Redevelopment Project Area. The subject site is currently developed with six (6), one-story buildings (approximately 65,000 sq. ft.) consisting of eighteen (18) separate rentable units that are currently used for various light manufacturing/warehouse uses. All of the leases are either month-to-month or will be expiring within the near future and will automatically convert to month-to-month tenancies.

The applicant, Keana Development LLC, is proposing to clear the entire site and develop a new 50-unit residential condominium project (totaling approximately 107,384 sq. ft.) with a pool, clubhouse (approximately 1,099 sq. ft.), parking (100 covered resident parking spaces and 19 open guest parking stalls - including 1 handicap stall), landscaping and driveways. The residential units are 3 bedrooms with 2.5 baths and will range in size from approximately 1,479 sq. ft. to 1,728 sq. ft.

To allow the owner to sell the units individually, the applicant is requesting for approval of a Vesting Tentative Tract Map to consolidate three (3) existing parcels measuring approximately 2.67 acres into one parcel and subsequently create an airspace subdivision of fifty (50) residential condominium units. (see Table 1 - tract map summary table provided below).

Table 1 – TRACT MAP SUMMARY TABLE

TRACT MAP SUMMARY TABLE			
Lot #	Address	APN	Lot Area
Lot 1	9830 Jersey Avenue	8005-002-059	28,353 sq ft
Lot 2	9841 Alburdis Avenue	8005-002-016	58,490 sq ft
Lot 3	9851 Alburdis Avenue	8005-002-058	30,007 sq ft
OVERALL SQUARE FOOTAGE			
116,850 sq ft (2.68 acres)			
TOTAL UNITS PROPOSED			
50 units			

Effectively, the proposed condominium subdivision is a division of airspace whereby the owner owns their individual unit and a proportionate share of the common areas (i.e. parking, landscape areas, driveways, etc.). An owner’s association will be formed to maintain the common areas. As is common in all condominium projects, the proposal will be required to record Covenants, Conditions and Restrictions

(CC&R's) to ensure mutual access, designation of parking and signage rights, an agreement of common area maintenance and other common rights provided to the individual owner's within the project.

RELATED ENTITLEMENTS

In addition to the requested vesting tract map, the proposed project will also need approval of the following three (3) entitlements: a General Plan Amendment (GPA), a Zone Change (ZC), and a Conditional Use Permit (CUP). Below are the case numbers as well as a brief description of each entitlement request:

General Plan Amendment Case No. 23

A request for approval of a General Plan Amendment to change the land use designation for properties located at 9830 Jersey Avenue and 9841-51 Alburdis Avenue from "Business Park" to "Multi-Family Residential".

Zone Change Case No. 131

A request for approval to change the zone designation for properties located at 9830 Jersey Avenue and 9841-51 Alburdis Avenue from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development).

Conditional Use Permit Case No. 694

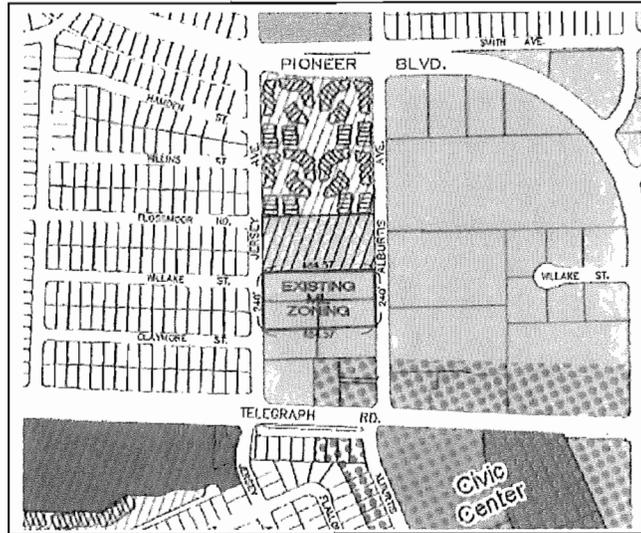
A request for approval of a Conditional Use Permit to allow the construction of a new 50-unit residential condominium project (approximately 107,384 sq. ft) with a pool, clubhouse (approximately 1,099 sq. ft.), parking (100 covered resident parking spaces and 19 open guest parking stalls) on a 2.67 acre property located at 9830 Jersey Avenue and 9841-51 Alburdis Avenue.

STREETS AND HIGHWAYS

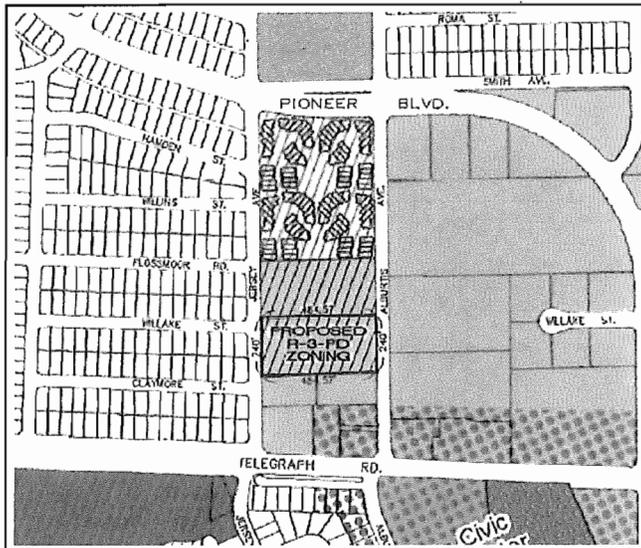
The subject property fronts onto both Jersey Avenue and Alburdis Avenue. The main entrance to the condominium development would be from Jersey Avenue. A secondary entrance and an additional emergency access point would be from Alburdis Avenue. Both Jersey Avenue and Alburdis Avenue are designated as a "Local Street" within the Circulation Element of the City's General Plan.

ZONING DESIGNATION

The subject property, as well as the adjoining properties to the south and east are zoned ML, Limited Manufacturing Administration and Research. The property to the north is zoned R-3-PD, Multi-Family Residential – Planned Development. The properties to the west, across from Jersey Avenue, are zoned R-1, Single-Family Residential (see zoning map provided on following page).



Zoning Map

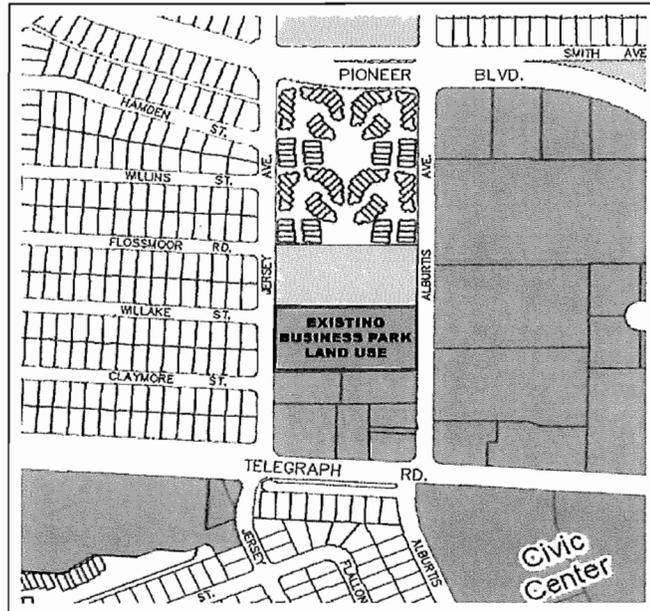


Proposed Zoning Map

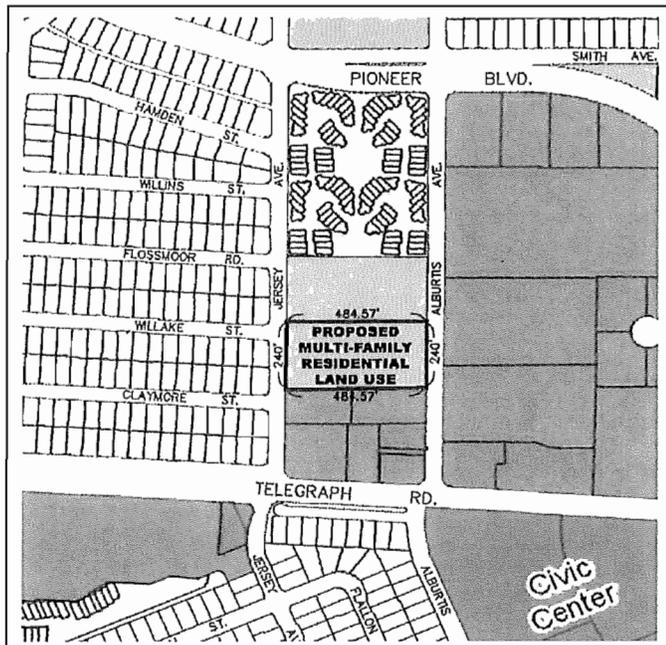
GENERAL PLAN LAND USE DESIGNATION

The general plan land use designation for the site is "Business Park." Properties to the south and east, also have a general plan land use designation of "Business Park." The property to the north has a general plan land use designation of "Multi-Family Residential." The properties to the west, across from Jersey Avenue, have

a general plan land use designation of "Single-Family Residential" (see General Plan Map provided below).



General Plan Map



Proposed General Plan Map

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of the State Subdivision Map Act, this Vesting Tentative Tract Map (VTPM Case No. 070768) was set for Public Hearing. Legal Notice of a Public Hearing for the proposed tentative tract map and development plan was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessors Roll within 500 feet of the exterior boundaries of the property. The Legal Notice of the Public Hearing was mailed to said property owner(s), published in a newspaper of general circulation (Whittier Daily News) and posted in Santa Fe Springs City Hall, the City Library and Town Center Hall on August 28, 2009, as required by the City's Zoning Regulation and the State Zoning and Development Laws. Additionally, the Public Hearing notice was posted on the subject site

ADDITIONAL NOTIFICATION

In addition to the notification as stated above, notification of the proposed Vesting Tentative Map was sent to the surrounding cities, the unified school district within and outside the area covered by the proposed project, and each agency expected to provide water, sewage, streets, roads or other essential facilities or services to the project.

ENVIRONMENTAL DOCUMENTS

An Initial Study/ Mitigated Negative Declaration was prepared to determine the project's impact on the environment and whether an Environmental Impact Report or a Negative Declaration (or Mitigated Negative Declaration) was needed. Based on the Initial Study, it was determined that there were no potentially significant impacts that could not be mitigated to a level of insignificance; consequently, a Mitigated Negative Declaration was prepared. Areas of the proposed project subject to mitigation measures are: Aesthetics, Air Quality, Cultural Resources, Hazards and Hazardous Materials, Noise, Traffic and Transportation, and Utilities and Service Systems. The reasons to support the finding of the Mitigated Negative Declaration are contained in the Initial Study which is provided as an attachment to this report.

To begin the public review and comment period, a Notice of Intent (NOI) to adopt the draft Mitigated Negative Declaration for the proposed project was sent to the State Clearinghouse on July 27, 2009. The NOI was also posted with the County Clerk, posted in Santa Fe Springs City Hall, the City Library and the City's Town Center, and also published in the Whittier Daily News on July 24, 2009, pursuant to Section 15072 of the CEQA Guidelines.

The public comment period ended on August 25, 2009. There were comments received from The Department of Toxic Substance Control, the County of Los Angeles Public Library, and the Department of Transportation. All comments have been addressed and are provided as Exhibit "A" of the environmental document.

TENTATIVE TRACT MAP – REQUIREMENTS FOR APPROVAL

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the general plan as required by Section 66473.5 of the Subdivision Map Act.

Additionally, the Planning Commission shall deny a tentative map if it makes any of the following findings as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

1. That the proposed map is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plan.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.
8. That the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such board, it may disapprove the tentative map or maps of the subdivision.

FINDINGS

The proposed Vesting Tentative Tract Map, subject to the attached conditions, is in accordance with the Subdivision Map Act (California Government Code, Section 66474) in that:

1. *Approval of the proposed Vesting Tentative Tract Map would promote a number of Specific General Plan Goal and Policies as described in "Table 2" below:*

Table 2
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	15.1 Encourage and promote owner-occupancy of homes.	Consistent: 50 new condominium units will be constructed.
	9.4 Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	Consistent: Three Assessor's Parcels (APNs: 8005-002-059, 8005-002-016 and 8005-002-058) will be combined to form the project site.
Housing	2.3 Continue to provide for flexibility in the density and mix of land uses through the Planned Development overlay, and encourage the development of higher density, affordable housing in this zone.	Consistent: The proposed condominium project involves a zone change request to change the zone designation of the site from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development). The applicant is also planning to offer/designate a few units for affordable housing.
Open Space/ Conservation	2.3 Promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: In addition to approx. 100 to 170 sq. ft. of private open space (patio/balcony), approx. 5,000 square feet of public open space (community area with clubhouse, pool and spa) will be provided throughout the development.
Safety	5.3 Review all new developments with regards to urban fire risks.	Consistent: In addition to meeting current Fire Code regulations for the construction of the proposed buildings, the project has been designed to provide adequate emergency access throughout the site.
Circulation	3.7 Minimize pedestrian and vehicular conflicts.	Consistent: Sidewalks setback from curb face will be provided along both Jersey Avenue and Alburdis Avenue. In addition, on-site walkways will be placed away from proposed driveways.
Noise	3.2 Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity.	Consistent: During construction, all construction activities will be consistent with the permitted hours established in the City's noise ordinance.

In summary, the proposed subdivision and provisions for its design and improvements, subject to the attached conditions, are compatible with the goals and objectives of the various elements of the City of Santa Fe Springs General Plan, and therefore, is in compliance with Government Code Section 66473.5, entitled "Subdivision must be consistent with General Plan or Specific Plan."

- 2 *The site is physically suitable for the type of development and proposed density of development.*

Section 155.096 states that population density in the R-3 Zone shall be controlled by the requirements of 2,000 square feet of lot area for each dwelling unit. The subject site measure approximately 2.67-acres (116,305 sq. ft.), which would potentially allow a maximum of 58 units. The proposed condominium development would result in 50 new residential units; 8 units less than the allowable maximum. The proposed condominium development would also be an extension of a use that is already occurring just north of the site.

3. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.*

The proposed subdivision is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. Additionally, as required by the California Environmental Quality Act (CEQA), an Initial Study (IS)/Mitigated Negative Declaration (MND) was prepared for the proposed condominium project. According to the IS/MND, the project is not expected to have any impacts on biological resources.

4. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

The proposed subdivision is for a property located in an urbanized area and is consistent with other similar improvements in the surrounding area. As noted previously, the proposed map is consistent with the General Plan. Additionally, in accordance with CEQA Guidelines, an Initial Study/Mitigated Negative Declaration was prepared for the project which determined that there were no potentially significant impacts on the environment that could not be mitigated to a level of insignificance. The subdivision, therefore, does not have the potential to disrupt the urban environment or otherwise cause serious health problems.

5. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

In addition to several existing utility easements, the subject site currently has a common driveway that runs along the center of the property from Jersey Avenue to Alburtis Avenue. Nevertheless, the applicant is proposing to clear the site. New easements for utility or roadways, if necessary, will be provided prior to final map approval. Moreover, no public easements are anticipated within the proposed subdivision.

6. *In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the EIR Mitigation Monitoring Program, submit an erosion control plan and comply with the NPDES, Best Management Practices, during the grading and construction phases of the project.*

The project will meet all state and local ordinances and requirements including the California Regional Water Quality Control Board.

7. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

The proposed subdivision is for a property located in an urbanized area and is consistent with other similar improvements in the surrounding area. As noted previously, the proposed map is consistent with the General Plan. Additionally, in accordance with CEQA Guidelines, an Initial Study/ Mitigated Negative Declaration was prepared for the project which determined that there were no potentially significant impacts on the environment that could not be mitigated to a level of insignificance. The subdivision, therefore, does not have the potential to disrupt the urban environment or otherwise cause serious health problems.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that the Vesting Tentative Tract Map No. 070726, together with the provisions for its design and improvement, is consistent with and in furtherance of the policies and goals set forth in the City General Plan and is therefore recommending approval of Vesting Tentative Tract Map No. 070726.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvements of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

CONDITIONS OF APPROVAL

NOTE: the conditions provided below represents the comprehensive list of conditions for both Conditional Use Permit Case No. 694 and Vesting Tract Map Case No. 70726

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Noe Negrete 562-868-0511 x7611)

1. That the owner shall pay a flat fee of \$22,400 to resurface the existing street frontage to centerline for Alburtis Avenue and Jersey Avenue.
2. That the owner shall design and construct a 5-foot wide sidewalk at the back of the property line (offset from the curb) along the Jersey Avenue and Alburtis Avenue street frontage. This shall include the removal of unused driveways and construction of curb and gutter where the driveway(s) were removed.
3. That the owner shall remove and reconstruct all damaged curb and gutter on both Jersey Avenue and Alburtis Avenue.
4. That the owner shall execute an affidavit agreeing to the addition of a cost-of-living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County and will not exceed 3% per year.
5. That the owner shall execute an affidavit agreeing to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface and reconstruct the street frontage on regular intervals (5-year, 10-year and 20-year intervals, respectively, as determined by the City Engineer). The owner shall retain the right to challenge the costs and method of spreading future assessments.
6. That adequate "on-site" parking shall be provided per City requirements, and streets abutting the development (Jersey Avenue) shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation.
7. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of street lights along the project street frontage (Jersey Avenue). The City will design and cause construction of said street light(s).
8. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning

17. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.
18. Final parcel map checking of \$4,574 plus \$275 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
19. The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:
(Contact: Bil Murphy 562.868-0511 x3703)

20. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
21. That the owner shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
22. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.

23. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant.
24. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
25. That prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
26. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
27. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION:
(Contact: Tom Hall 562.868-0511 x3715)

28. That prior to issuance of building permits, the applicant shall assess and mitigate any contamination of the soil and/or groundwater to an acceptable level for residential development.
29. That the developer will conduct a soil gas survey in accordance with the most recent Department of Toxic Substances Control/Los Angeles Regional Water Quality Control Board Active Soil Gas Investigation Advisory.
30. That an approved vapor barrier/ventilation system, as determined by the Fire Chief, shall be installed if required to mitigate soil gas contaminants that would otherwise pose an unacceptable indoor air risk to future residents. The requirements for a vapor barrier/ventilation system will be dependent on the data obtained from Condition 21 & 29 (soil vapor survey to assess vapor intrusion risk to indoor air).

31. That all future residents be notified of any mitigation measures or barriers installed within or about the structure in order to mitigate human health risks posed by residual or regional contamination.
32. That a Soils Management Plan (SMP) addressing site monitoring and remediation actions during site grading is required. The SMP shall be submitted to the Santa Fe Springs Fire Department for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the Fire Department for final approval.
33. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
34. That a "Closure Letter," "No Further Action Letter," or other appropriate documentation certifying that all soil, soil gas, and/or groundwater assessment and mitigation requirements are complete is issued by the Santa Fe Springs Department of Fire-Rescue and any other appropriate regulatory agency.

POLICE SERVICES DEPARTMENT:
(Contact: Phillip De Rouse at x3319)

35. That the applicant shall submit and obtain approval of a proposed lighting (photometric) for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (as close to 2 foot candle power as possible) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plan shall be submitted to the Director of Police Services prior to the issuance of any building permits related to the proposed condo project.
36. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
37. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the

46. That prior to the issuance of a building permit for the project, the owner shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City.
47. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas.
48. That all landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
49. That there shall be no roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and visible from a public street. Satellite dish antennae and similar devices will be addressed within the CC&Rs.
50. That the electrical plans, which show the location of electrical transformer(s) shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development. The electrical transformer shall be screened with shrubs. As measured from the base of the transformer's pad, all shrubs shall be planted 8 feet away from the door and 18 inches away from the sides.
51. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
52. That the Department of Planning and Development shall review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
53. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the prior approval of the Director of

Planning and Development. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height.

54. That trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be planted with vines if located adjacent to or within a landscapes area to help screen the enclosure. Trellises or other covered structures are recommended to minimize the visual impact of trash bins from dwelling units.
55. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
56. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Anita Jimenez at (562) 868-0511 x7361.
57. That the owner/developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.
58. That in conformance with City Ordinance No. 909, the applicant shall comply with the City's "Heritage Artwork in Public Places Program".
59. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601

(22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Owner/developer understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
60. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.

61. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application.
62. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
63. That Conditional Use Permit Case No. 694 shall not be valid until approved by the Community Development Commission and shall be subject to any other conditions the Community Development Commission may deem to impose.
64. That Zone Change Case No. 131, General Plan Amendment Case No. 23, and Vesting Tentative Tract Map Case No. 70726 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem to impose.
65. That Conditional Use Permit Case No. 694, Zone Change Case No. 131, General Plan Amendment Case No. 23, and Vesting Tentative Tract Map Case No. 70726 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval.
66. That the applicant, Keana Development, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 694, Zone Change Case No. 131, General Plan Amendment Case No. 23, and Vesting Tentative Tract Map Case No. 70726, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865 for the Conditional Use Permit, Zone Change, and General Plan Amendment and within the time period provided for in the Government Code Section 66499.37 for the Vesting Tentative Tract Map. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

67. That prior to the recordation of Final Tract Map No. 70726, the applicant shall pay all printing costs incurred to print the City's existing General Plan and Zoning Ordinance. Per State Law, copies shall be calculated at a cost of .10 per page.
68. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the tract map is prepared using a computerized drafting system, the owner/developer's engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
69. That Vesting Tentative Tract Map No. 70726 shall expire 24 months after Planning Commission approval on October 26, 2009, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Vesting Tentative Tract Map No. 070726 shall not be effective until such time that a final map is recorded.
70. That the applicant shall provide Covenant, Conditions, & Restrictions (CC&Rs) for the proposed multi-tenant residential development. The CC&Rs must be approved by the Director of Planning and Development prior to obtaining occupancy.
71. The CC&R's shall contain a condition prohibiting the storage or parking of any boat, recreational vehicle, trailer, trailer coach or house car as defined in the State of California Vehicle Code anywhere on the project area except within garages.
72. That the CC&Rs and other Agreements governing the common area shall be subject to the approval of the City Attorney, and the owner/developer shall pay all City costs in reviewing, modifying, and approving the CC&Rs, Agreements and related documents.
73. That upon the formation of the Association, the owner shall provide the name, phone number, e-mail address, and building address of each member comprising the Association.

74. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



Paul R. Ashworth

Director of Planning and Development

Attachments:

1. Vicinity Map
2. Aerial Photograph
3. Proposed Vesting Tentative Tract Map (VTTM 070726)
4. Tentative Tract Map Application
5. Proposed Initial Study / Mitigated Negative Declaration

VICINITY MAP



CITY OF SANTA FE SPRINGS

Jersey / Albutris Condominium Development



AERIAL PHOTOGRAPH

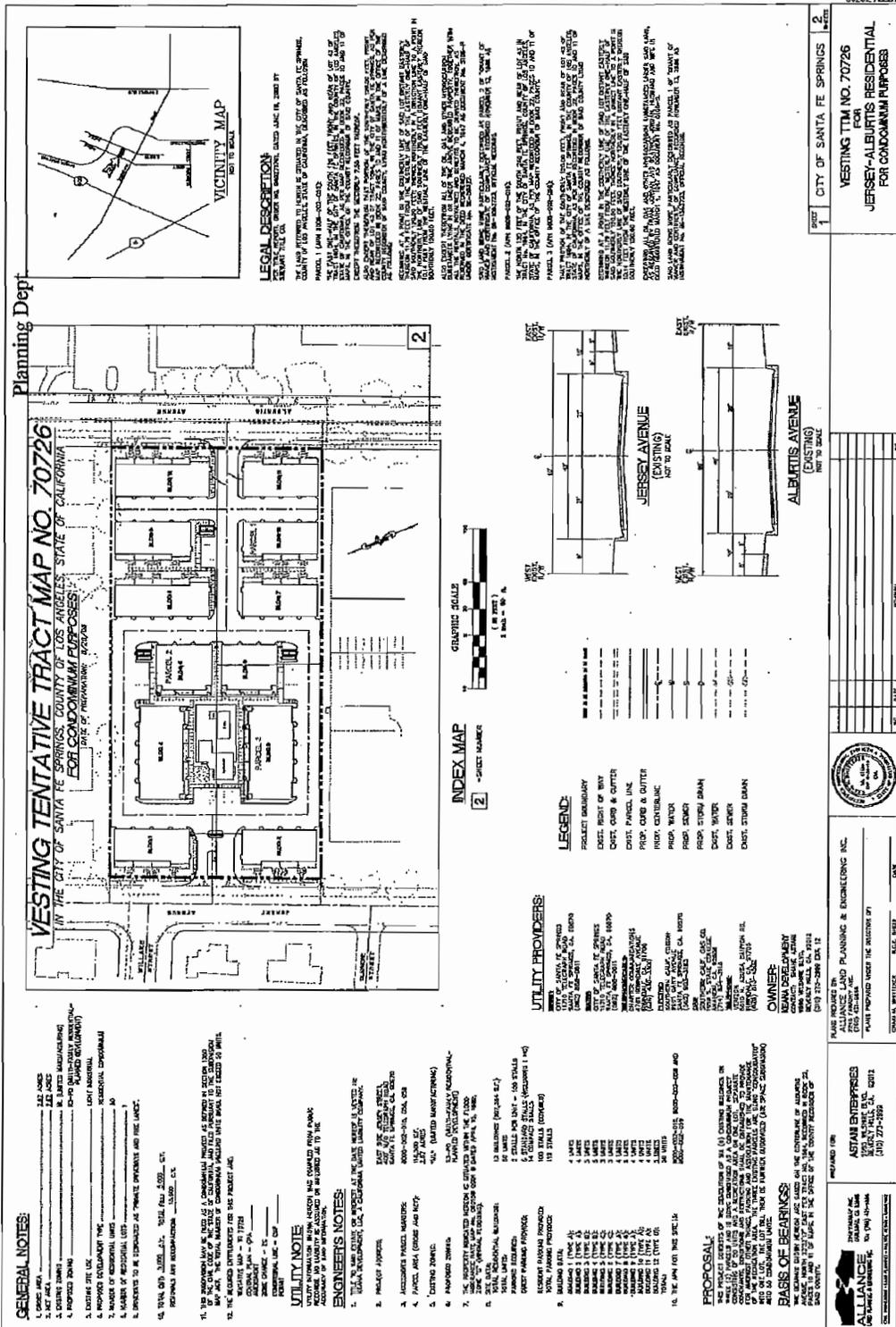


CITY OF SANTA FE SPRINGS

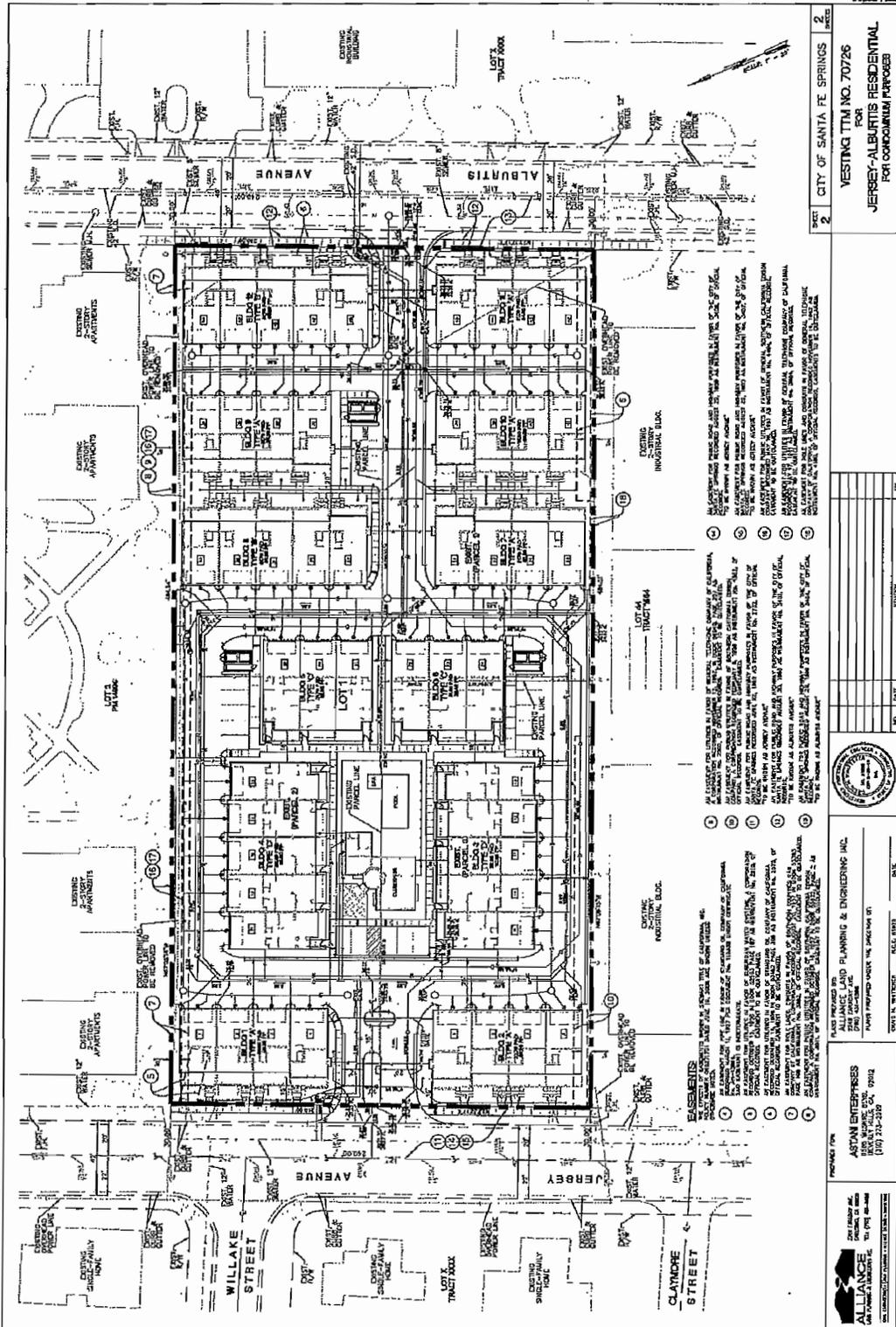
Jersey / Alburdis Condominium Development



PROPOSED VESTING TENTATIVE TRACT MAP



PROPOSED VESTING TENTATIVE TRACT MAP (Cont.)



SHEET 2 CITY OF SANTA FE SPRINGS 2
 VESTING TTM NO. 70726
 FOR
 JERREY-ALBURTTIS RESIDENTIAL
 FOR CONCOMITANT PURPOSES

- 1. ALL LOTS OF THE TRACT ARE TO BE VESTED IN THE CITY OF SANTA FE SPRINGS, CALIFORNIA, AS RESIDENTIAL TRACT MAP CASE NO. 070726, SUBJECT TO THE TERMS AND CONDITIONS OF THE TRACT MAP.
- 2. ALL LOTS OF THE TRACT ARE TO BE VESTED IN THE CITY OF SANTA FE SPRINGS, CALIFORNIA, AS RESIDENTIAL TRACT MAP CASE NO. 070726, SUBJECT TO THE TERMS AND CONDITIONS OF THE TRACT MAP.
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- 9. ALL LOTS OF THE TRACT ARE TO BE VESTED IN THE CITY OF SANTA FE SPRINGS, CALIFORNIA, AS RESIDENTIAL TRACT MAP CASE NO. 070726, SUBJECT TO THE TERMS AND CONDITIONS OF THE TRACT MAP.
- 10. ALL LOTS OF THE TRACT ARE TO BE VESTED IN THE CITY OF SANTA FE SPRINGS, CALIFORNIA, AS RESIDENTIAL TRACT MAP CASE NO. 070726, SUBJECT TO THE TERMS AND CONDITIONS OF THE TRACT MAP.



PLANNED BY
 ASTAN ENTERPRISES
 1500 MARKET FLD. #1012
 SANTA FE SPRINGS, CA 91752
 (951) 314-2010

DATE: 10/21/09
 BY: CUONG NGUYEN



TENTATIVE TRACT MAP APPLICATION



City of Santa Fe Springs
Application for
TENTATIVE TRACT / PARCEL MAP

AREA: What is the total area of the land to be divided?
Number of lots proposed? ONE
USE: Proposed use of lots: RESIDENTIAL HOUSING
GRADING: Is any grading of lots contemplated? YES
WATER: What provisions are being made to provide an adequate water system? PRIVATE WATER SYSTEM PROPOSED ON-SITE TO CONNECT TO EXISTING LINES IN JERSEY & ALBURTIS.
SEWERS: What provisions are being made to provide an adequate sewer system? PRIVATE SEWER SYSTEM PROPOSED ON-SITE TO CONNECT TO EXISTING LINE IN JERSEY STREET.
GAS and ELECTRICITY: Are the appropriate utility companies being contacted to insure service to the subject property? YES
STREETS: Will each resulting parcel or lot front on a dedicated and improved street? YES
DEED RESTRICTIONS: State nature of deed restrictions, existing and proposed: NONE

THE APPLICATION IS BEING FILED BY:
[X] Record Owner of the Property
[] Authorized Agent of the Owner (Written authorized must be attached to application)

STATUS OF AUTHORIZED AGENT (engineer, attorney, purchaser, developer, lessee, etc.): ALLIANCE LAND PLANNING & ENGINEERING, INC.

I HERBY CERTIFY THAT the facts, statements and information furnished above are true and correct to the best of my knowledge and belief.

SIGNED: (If signed by other than the Record Owner, written authorization must be attached to this application).

RECEIVED
OCT 27 2008
Planning Dept.

TENTATIVE TRACT MAP APPLICATION (Cont.)

TTM/TPM Application
Page 2 of 2

RECORD OWNER

Name: KEANA DEVELOPMENT, LLC.
Contact Person: SHANE ASTANI
Address: 9595 WILSHIRE BLVD.
City: BEVERLY HILLS
State: CA Zip: 90212
Phone: (310) 273-2999

OWNER'S AGENT

Name:
Contact Person:
Address:
City:
State: Zip:
Phone: ()

ENGINEER OR LICENSED SURVEYOR

Name: ALLIANCE LAND PLANNING & ENGINEERING, INC.
Contact Person: CRAIG WHITEKER
Address: 2248 FARADAY AVE.
City: CARLSBAD
State: CA Zip: 92008
Phone: (760) 431-9896

FOR DEPARTMENT USE ONLY
CASE NO:
DATE FILED:
FILING FEE:
RECEIPT NO:
APPLICATION COMPLETE?

Last Updated: 7/21/2006
Q:\Planning\Datagase\Planning Handouts\Application for subdivision & parcel map.doc

RECEIVED

OCT 27 2008

Planning Dept.

Report Submitted By: Cuong Nguyen
Planning and Development Dept.

Date of Report: October 21, 2009



NEW BUSINESS

PUBLIC HEARING

Zone Change Case No. 131

Ordinance No. 1005

Request for approval to change the zoning designation for three existing parcels at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058) from ML, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential - Planned Development, Zone. (Keana Development, LLC)

RECOMMENDATIONS

Staff recommends that the City Council take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 131 and, after receiving all public comments, thereafter close the Public Hearing.
2. 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.
3. Find that Zone Change Case No. 131 involving the proposed Change of Zone from ML, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential - Planned Development, Zone is consistent with the City's General Plan as amended by General Plan Amendment Case No. 23.
4. Find that the 2.67± acres property is suitable for the requested Change of Zone from ML, Limited Manufacturing Administration and Research to R-3-PD, Multiple-Family Residential - Planned Development.
5. Introduce Ordinance No. 1005 and pass its first reading on Zone Change Case No. 23.

BACKGROUND

The subject site is made up of three (3) separate parcels measuring approximately 2.67 acres and is located east of Jersey Avenue, north of Telegraph Road, and west of Alburdis Avenue at 9830 Jersey Avenue and 9841-51 Alburdis Avenue (APNs: 8005-002-059, 8005-002-016, 8005-002-058), in the ML (Limited Manufacturing Administration and Research) Zone and within the Consolidated Redevelopment

Project Area. The subject site is currently developed with six (6), one-story buildings (approximately 65,000 sq. ft.) consisting of eighteen (18) separate rentable units that are currently used for various light manufacturing/warehouse uses. All of the leases are either month-to-month or will be expiring within the near future and will automatically convert to month-to-month tenancies.

The applicant, Keana Development LLC, is proposing to demolish the entire site and develop a new 50-unit residential condominium project. The site, however, currently does not have the zoning or the land use designation for residential development. The entire 2.67± acres is currently zoned ML, Limited Manufacturing Administration and Research, with a General Plan Land Use Map designation of "Business Park." The General Plan Guidelines published by the State Office of Planning and Research require all projects, actions or programs to be consistent with the General Plan; thus for residential development to occur, the zoning and land designation of the Project Area must be changed.

As a result, the applicant is requesting approval to change the existing zoning designation from ML, Limited Manufacturing Administration and Research to R-3-PD, Multiple-Family Residential-Planned Development. Concurrent with the Zone Change request, the applicant is also requesting approval the following three entitlements: a Zone Change (ZC), a Conditional Use Permit (CUP), and a Vesting Tentative Tract Map (VTTM).

PREVIOUS ACTIONS BY PLANNING COMMISSION

On October 26, 2009, the Planning Commission held a Public Hearing on General Plan Amendment Case No. 23, Zone Change Case No. 131, Conditional Use Permit Case No. 694, Vesting Tentative Tract Map Case No. 070726, and also considered the proposed environmental documents (Initial Study/Mitigated Negative Declaration).

General Plan Amendment Case No. 23

A request for approval of a General Plan Amendment to change the General Plan land use designation for properties located at 9830 Jersey Avenue and 9841-51 Alburdis Avenue from "Business Park" to "Multi-Family Residential".

Zone Change Case No. 131

A request for approval to change the zone designation for properties located at 9830 Jersey Avenue and 9841-51 Alburdis Avenue from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential - Planned Development).

Conditional Use Permit Case No. 694

A request for approval of a Conditional Use Permit to allow the construction of a new 50-unit residential condominium project (approximately 107,384 sq. ft) with a pool,

clubhouse (approximately 1,099 sq. ft.), parking (100 covered resident parking spaces and 19 open guest parking stalls) on a 2.67± acre property located at 9830 Jersey Avenue and 9841-51 Alburdis Avenue.

Vesting Tentative Tract Map Case No. 070726

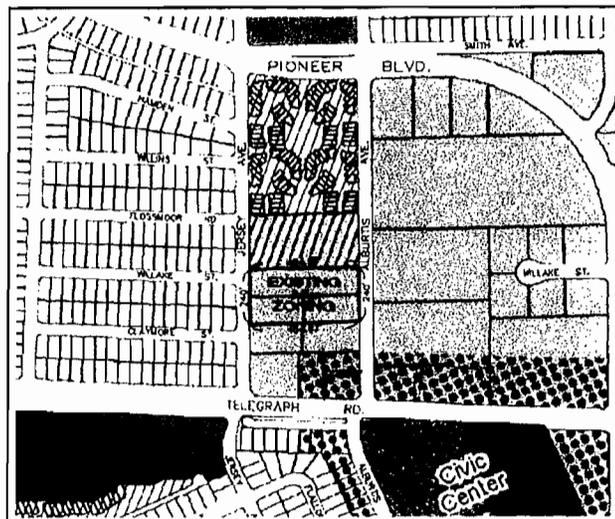
A request for approval of a Vesting Tentative Tract Map to consolidate three existing parcels measuring approximately 2.67± acres into one parcel and create an airspace subdivision of 50 residential condominium units for 12 buildings.

STREETS AND HIGHWAYS

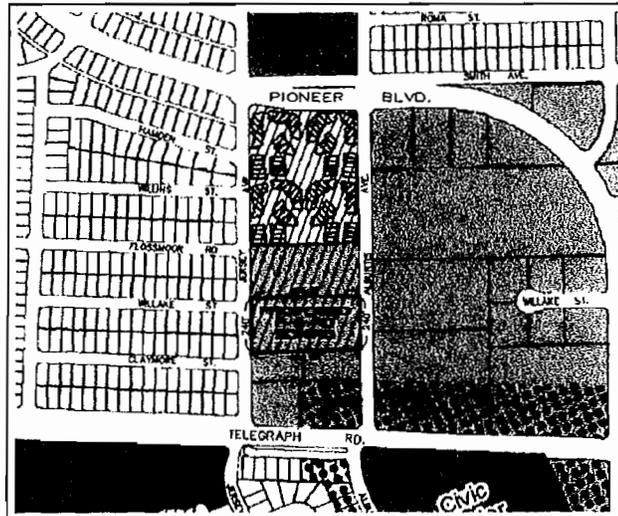
The subject property fronts onto both Jersey Avenue and Alburdis Avenue. The main entrance to the condominium development would be off Jersey Avenue. A secondary entrance and an additional emergency access point would be off Alburdis Avenue. Both Jersey Avenue and Alburdis Avenue are designated as a "Local Street" within the Circulation Element of the City's General Plan.

ZONING DESIGNATION

The subject property, as well as the adjoining properties to the south and east are zoned ML, Limited Manufacturing Administration and Research, and are currently used for various light manufacturing/warehouse uses. The property to the north is zoned R-3-PD, Multi-Family Residential – Planned Development, and is currently developed with a condominium development. The properties to the west, across from Jersey Avenue, are zoned R-1, Single-Family Residential, and are developed with single-family homes.



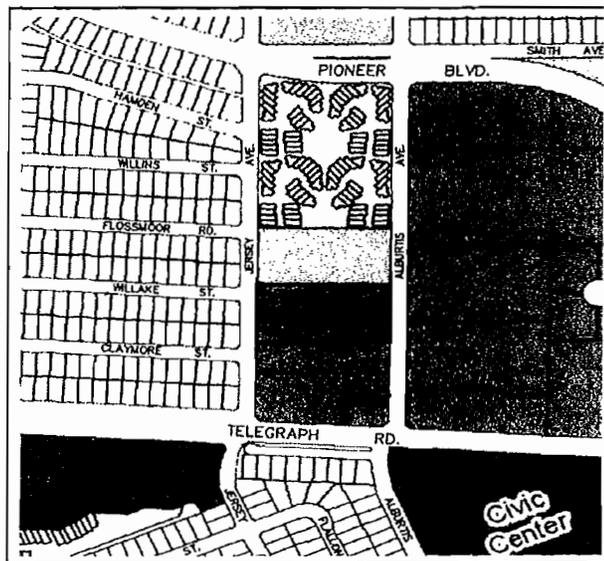
Existing Zoning Map



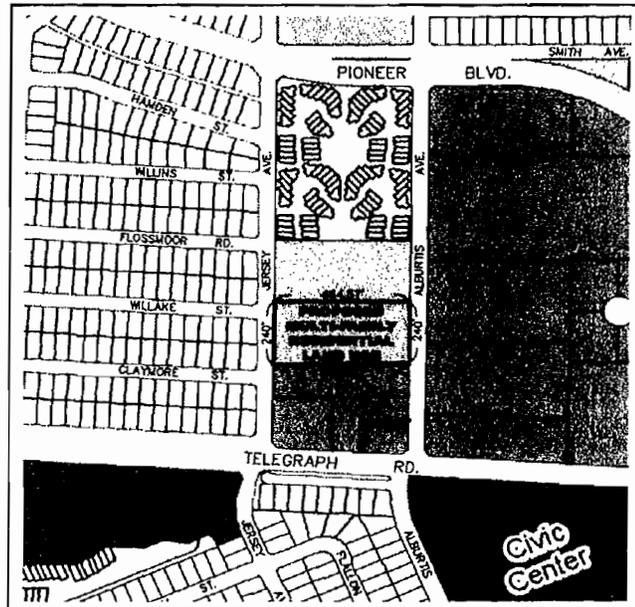
Proposed Zoning Map

GENERAL PLAN LAND USE DESIGNATION

The general plan land use designation for the site is "Business Park." Properties to the south and east, also have a general plan land use designation of "Business Park." The property to the north has a general plan land use designation of "Multi-Family Residential." The properties to the west, across Jersey Avenue, have a general plan land use designation of "Single-Family Residential."



Existing General Plan Map



Proposed General Plan Map

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of Sections 65090 et seq and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code, the proposed Zone Change (ZC Case No. 131) was set for Public Hearing. Legal Notice of a Public Hearing for the proposed zone change, general plan amendment, vesting tentative parcel map and development plan was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessors Roll within 500 feet of the exterior boundaries of the property. The Legal Notice of the Public Hearing was mailed to said property owner(s), published in a newspaper of general circulation (Whittier Daily News) and posted in Santa Fe Springs City Hall, the City Library and Town Center Hall on October 30, 2009, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ZONING ORDINANCE REQUIREMENTS

Section 155.825 of the Zoning Regulations stipulates that, in considering any request for a change of zone, the Commission shall satisfy itself that the following conditions prevail before recommending that the change be granted:

1. That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.
2. That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.
3. That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general.
4. That the proposed change of zone will not adversely affect the master plan of the city.

FINDINGS

1. *That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.*

There is a need in the community for additional housing, particularly housing for single wage earners and first-time homebuyers. Santa Fe Springs is a predominantly industrial community, with most of its residential neighborhoods built out in the 1950's. Approximately ten percent of the City's 5,500 acres is zoned for residential uses, and virtually all of those areas are now fully developed.

The City is also expected to experience future growth in population and employment; thus necessitating the need for the additional dwelling units which would be permitted by the zone change request. Table 1 outlines The Southern California Association of Government, (SCAG), population, housing and employment forecast for the City.

**Table 1
City of Santa Fe Springs
Population, Housing and Employment Forecast**

Year	Population	Housing Units	Employment
2005	17,547	4,995	60,833
2010	18,263	5,201	64,732
2015	19,113	5,451	65,703
2020	19,949	5,702	66,617

Source: SCAG 2004 RTP Growth Forecast, website:
http://www.scag.ca.gov/forecast/downloads/excel/RTP07_CityLevel.xls

As seen in the table, between 2005 and 2020, the population is projected to increase by populations, housing is projected to increase by 206 units, and employment is projected to increase by 3,900 jobs. Between 2010 and 2015, the population is projected to increase by 850 individuals and housing is projected to increase by 250 units, and employment is projected to increase by 971 jobs. Moreover, between 2015 and 2020, the population is projected to increase by 836 individuals; housing is projected to increase by 251 units and employment is projected to increase by 914 jobs.

With projected increase in population and employment, coupled with the residentially zoned areas of the City being fully developed, there is a definite need for additional residential development in the City.

2. *That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.*

Feasibility studies have been performed by potential developers/buyers to determine the type of development that would be most favorable for the site. The studies concluded that the highest and best use of the site is a multi-family residential development. A multi-family residential development would be compatible with the surrounding land uses. A multi-family residential development would provide a less intensive land use on the site. Given the close proximity of other single and multiple family units, a less intensive land use would be considered more desirable. Additionally, the infrastructure already exists to support a residential development. Moreover, the City's Housing Element has identified the need for additional residential housing based on the long term demand for residential development in the City.

3. *That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general.*

The proposed Zone Change would not be detrimental to persons or property in the surrounding area. In fact, the zone change and related project will result in the following benefits: (1) Encourage and promote owner-occupancy of homes; (2) Fulfill regional housing needs as identified by SCAG; (3) Address the housing shortage in the City by adding an additional 50 condominium units; (4) promote a job/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access; and (5) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

4. *That the proposed change of zone will not adversely affect the master plan of the city.*

The General Plan is the *master plan of the city*. The General Plan provides the overall direction for the future development of the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe Springs. It is a long range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work and frequent Santa Fe Springs.

The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation and 7) Noise. There is no evidence to suggest that the proposed Zone Change will *adversely affect the master plan of the city*.

The following table (Table 2) illustrates how the proposed Change of Zone will be consistent with the goals and policies of the General Plan.

**Table 2
General Plan Consistency Analysis**

General Plan Element	Policy	Project Consistency
Land Use	15.1 Encourage and promote owner-occupancy of homes.	Consistent: 50 new condominium units will be constructed.
	9.4 Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	Consistent: Three Assessor's Parcels (APNs: 8005-002-059, 8005-002-016 and 8005-002-058) will be combined to form the project site.
Housing	2.3 Continue to provide for flexibility in the density and mix of land uses through the Planned Development overlay, and encourage the development of higher density, affordable housing in this zone.	Consistent: The proposed condominium project involves a zone change request to change the zone designation of the site from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential - Planned Development). The applicant is also planning to offer/designate a few units for affordable housing.
Open Space/ Conservation	2.3 Promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: In addition to approx. 100 to 170 sq. ft. of private open space (patio/balcony), approx. 5,000 square feet of public open space (community area with clubhouse, pool and spa) will be provided throughout the development.

**Table 2
General Plan Consistency Analysis**

Safety	5.3 Review all new developments with regards to urban fire risks.	Consistent: In addition to meeting current Fire Code regulations for the construction of the proposed buildings, the project has been designed to provide adequate emergency access throughout the site.
Circulation	3.7 Minimize pedestrian and vehicular conflicts.	Consistent: Sidewalks setback from the curb face will be provided along both Jersey Avenue and Albutis Avenue. In addition, on-site walkways will be placed away from proposed driveways.
Noise	3.2 Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity.	Consistent: During construction, all construction activities will be consistent with the permitted hours established in the City's noise ordinance.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that Zone Change Case No. 131 meets and satisfies the criteria for the subject change of zone request.



Frederick W. Latham
City Manager

Attachments:

1. Vicinity Map
2. Aerial Photograph
3. Zoning Map – Existing
4. Zoning Map – Proposed
5. Zone Change Application
6. Ordinance No. 1005

C:\Cuong\Cases\Aug.09-Aug.10\JerseyAlbutisCondos\ZC 131\ZC131_CCReport.doc

Zone Change Case No. 131

VICINITY MAP



SUBJECT PROPERTY
 9830 Jersey Avenue and
 9841-51 Alburdis Avenue

CITY OF SANTA FE SPRINGS

Jersey / Alburdis Condominium Development



Report Submitted By: C. Nguyen, Planning and Development Dept.

Date of Report: October 28, 2017

AERIAL PHOTOGRAPH



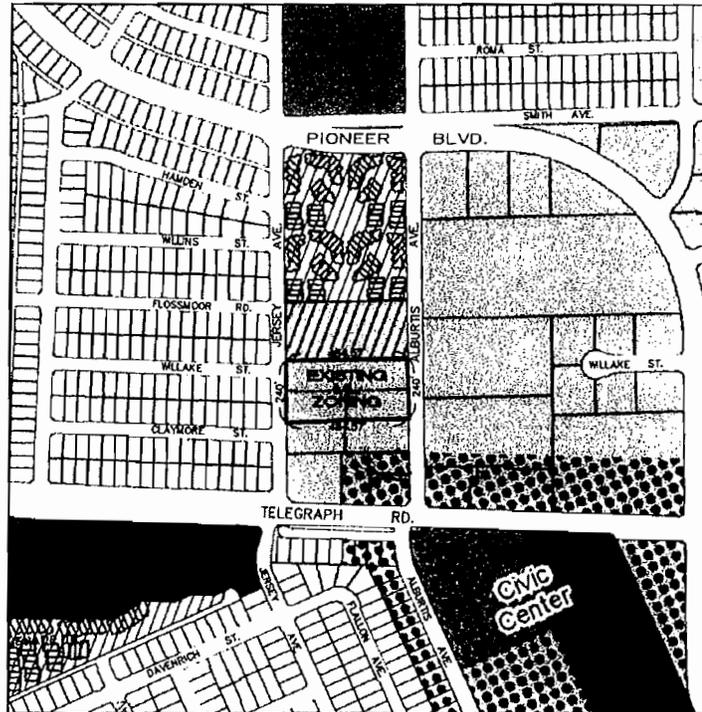
CITY OF SANTA FE SPRINGS

Jersey / Alburts Condominium Development



ZONING MAP – EXISTING

ZONE CHANGE CASE NO. 131



ZONING DESIGNATION

RESIDENTIAL

-  R-1 SINGLE FAMILY
-  R-1-D SINGLE FAMILY - DESIGN OVERLAY ZONE
-  R-3-PD MULTIPLE FAMILY - PLANNED DEVELOPMENT OVERLAY ZONE

COMMERCIAL

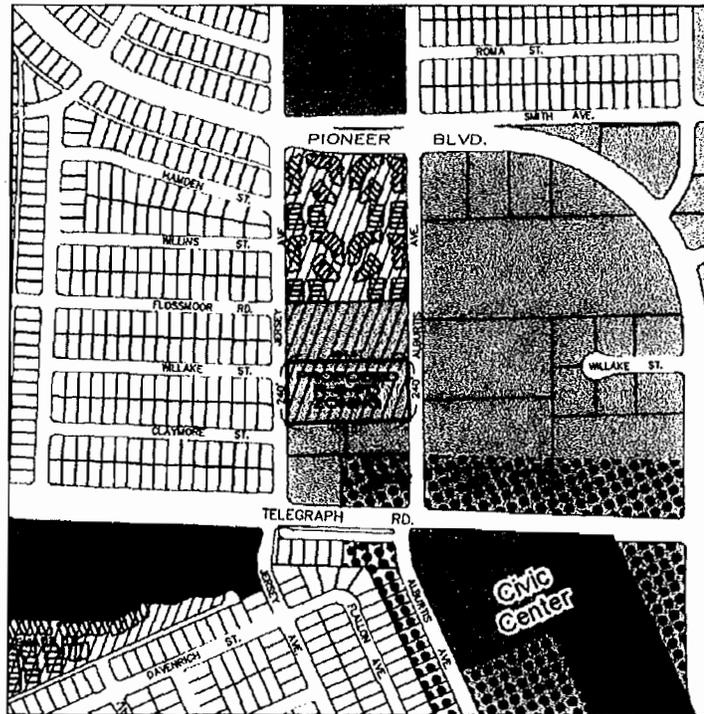
-  C-4-PD COMMUNITY - PLANNED DEVELOPMENT OVERLAY ZONE
-  C-4-D COMMUNITY - DESIGN OVERLAY ZONE

MANUFACTURING

-  ML LIMITED
-  ML-D LIMITED - DESIGN OVERLAY ZONE
-  PF PUBLIC FACILITIES
-  PF-D PUBLIC FACILITIES - DESIGN OVERLAY ZONE

ZONING MAP – PROPOSED

ZONE CHANGE CASE NO. 131



ZONING DESIGNATION

RESIDENTIAL

-  R-1 SINGLE FAMILY
-  R-1-D SINGLE FAMILY – DESIGN OVERLAY ZONE
-  R-3-PD MULTIPLE FAMILY – PLANNED DEVELOPMENT OVERLAY ZONE

COMMERCIAL

-  C-4-PD COMMUNITY – PLANNED DEVELOPMENT OVERLAY ZONE
-  C-4-D COMMUNITY – DESIGN OVERLAY ZONE

MANUFACTURING

-  ML LIMITED
-  ML-D LIMITED – DESIGN OVERLAY ZONE
-  PF PUBLIC FACILITIES
-  PF-D PUBLIC FACILITIES – DESIGN OVERLAY ZONE

ZONE CHANGE APPLICATION



City of Santa Fe Springs Application for **ZONE CHANGE**

The undersigned hereby petitions that the Zoning Ordinance be amended by changing the Zoning Map as outlined in this application.

Location of property involved (give street address or distance from nearest cross streets): EAST OF JERSEY AVE., NORTH OF TELEGRAPH, & WEST OF ALBURTIS AVE.

Legal description of property (attach supplemental sheet if necessary):
SEE ATTACHED

Change Requested: From Zone ML to Zone R3PD

The application is being filed by:

- Record Owner of the Property
 - Authorized Agent of the Owner
- (Written authorization must be attached to application.)

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.):
ALLIANCE LAND PLANNING & ENGINEERING, INC.

Describe any easements, covenants or deed restrictions controlling the use of the property:
SEE ATTACHED

Present use of property: COMMERCIAL/LIGHT MANUFACTURING

Purpose for which the Change of Zone is requested (Explain fully the intended use of the property if the Change of Zone is granted):
PROJECT PROPOSES 50 TWO-STORY RESIDENTIAL CONDOMINIUMS WITH POOL/CLUBHOUSE, PRIVATE DRIVES, PARKING AND LANDSCAPING.

NOTE
This application must be accompanied by the filing fee, map and other data specified in "Information on Zone Changes"

ZONE CHANGE APPLICATION (Cont.)

ZC Application
Page 2 of 3

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THE ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A CHANGE OF ZONE.

1. Demonstrate how the proposed Change of Zone would be in accordance with the principles of good land use planning. (For example, would the proposed use serve a desirable function in the area, harmonize with adjoining zoning, promote sound development and not impose undue traffic burdens or cause traffic hazards, etc.)

- THE PROPOSED REDEVELOPMENT OF THIS SITE TO A RESIDENTIAL USE WOULD COMPLIMENT THE EXISTING RESIDENTIAL USE TO THE SOUTH AND EAST AS WELL AS HARMONIZING WITHIN THE MIXED USE ASPECT OF THE AREA. THE PROJECT WILL ENHANCE THE AREA AND NOT CAUSE ANY UNDUE BURDENS ON SURROUNDING USES OR INFRASTRUCTURE.

2. Is there a justifiable need in the community for more of the types of uses permitted in the zone requested than can be accommodated in the areas already zoned for such uses? (The justification for a Zone Change must be community need. The fact that the requested zone would be financially beneficial to the property owner is not sufficient grounds for granting the change.)

- THERE IS A JUSTIFIABLE NEED FOR NEW HOUSING WITHIN SANTA FE SPRINGS. THE REDEVELOPMENT OF THIS SITE WILL HELP MEET THOSE NEEDS ALONG WITH IMPROVING THE MIXED USE COMPONENT OF THIS AREA OF THE CITY.

3. Why is this particular property more suitable for the use permitted in the proposed zone than for the use permitted in the present zone?

- RESIDENTIAL HOUSING EXISTS TO THE SOUTH AND EAST OF THIS SITE. THE PROPOSED PROJECT WILL COMPLIMENT THOSE EXISTING USES AND REPLACE THE EXISTING COMMERCIAL/ INDUSTRIAL USE, WHICH IS OFTEN VACANT.

4. Indicate how the use permitted in the proposed zone would be compatible to existing permitted uses in the same neighborhood. Show that they would not in any way be detrimental to persons and property in the same general area.

- THE PROPOSED ZONE WOULD BE COMPATIBLE TO THE EXISTING USE BY SERVING AS A DESIRABLE FUNCTION WITHIN THE SAME NEIGHBORHOOD. THERE CURRENTLY IS RESIDENTIAL USE SURROUNDING THE SOUTH AND EAST AREA, WHICH WOULD SHOW THAT THIS PROPOSED ZONE WOULD NOT BE IN ANY WAY DETRIMENTAL TO PERSONS AND PROPERTY IN THE SAME GENERAL AREA.

ZONE CHANGE APPLICATION (Cont.)

ZC Application
Page 3 of 3

We, the undersigned, state that we are the owners of all of the property involved in this petition: (Attach a supplemental sheet if necessary)

Name (please print): KEANA DEVELOPMENT, LLC Ste. 1010
Mailing Address: 8595 WILSHIRE BLVD., BEVERLY HILLS CA 90212
Phone No: (310) 273-2888
Signature: _____

Name (please print): _____
Mailing Address: _____
Phone No: _____
Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, SHANE ASTANI, being duly sworn, depose and say that I am the petitioner in this application for a Change of Zone, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: _____
(If signed by other than the Record Owner, written authorization must be attached to this application)

On October 23, 2009 before me, M. Beene, Notary Public personally appeared Shane Astani

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. Beene
Notary Public

FOR DEPARTMENT USE ONLY
CASE NO: _____
DATE FILED: _____
FILING FEE: _____
RECEIPT NO: _____
APPLICATION COMPLETE? _____

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 9229

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS REGARDING AN AMENDMENT TO THE LAND USE MAP TO GENERAL PLAN OF THE CITY OF SANTA FE SPRINGS (GENERAL PLAN AMENDMENT CASE NO. 23)

WHEREAS, an application was filed by the applicant, Keana Development, LLC, for a general plan amendment from Business Park to Multiple-Family Residential on an approximately 2.67-acre property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058), and

WHEREAS, the general plan amendment request was filed concurrently with Conditional Use Permit Case No. 694, Zone Change Case No. 131, and a Vesting Tentative Tract Map Case No. 70726, and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resource Code Section 21000, et seq.) and the State CEQA Guidelines to consider and analyze the environmental impacts related to the development of the 2.67-acre site with proposed 50-unit residential condominium project; and

WHEREAS, the subject Initial Study/Mitigated Negative Declaration considered all four entitlements necessary to permit the proposed residential housing project, and

WHEREAS, the Initial Study/Mitigated Negative Declaration contained substantial evidence supporting the conclusion that the proposed residential project will not have a significant adverse effect on the environment within the meaning as defined in the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission, at its meeting of October 26, 2009, held a Public Hearing and studied the matter; and

WHEREAS, notice of the Public Hearing was given as required by law, and

WHEREAS, the Planning Commission considered the testimony received at said Public Hearing and studied the facts and circumstances involved in the request for said General Plan Amendment, and

WHEREAS, the Planning Commission at said Public Hearing made a recommendation that the City Council approve General Plan Amendment No. 23.

NOW, THEREFORE, IT BE RESOLVED THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:

SECTION I. The City Council hereby adopts General Plan Amendment No. 23, an amendment to the Land Use Map of the City's adopted General Plan, changing the land use designation on the General Plan Map from "Business Park" to "Multiple-Family Residential" land use as shown on the map labeled "Exhibit A – Summary of Changes" attached hereto and made part of this Resolution, and hereby instructs the Mayor and City Clerk to certify that said map has been properly adopted by the City Council of the City of Santa Fe Springs.

PASSED and ADOPTED this 9th day of November, 2009 by the following roll call vote.

AYES:

NOES:

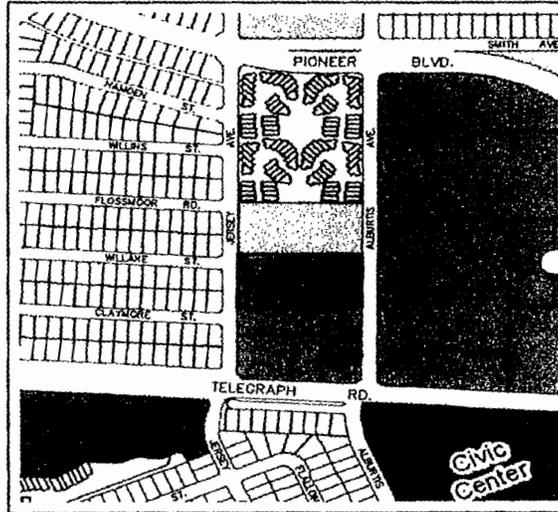
ABSENT:

MAYOR

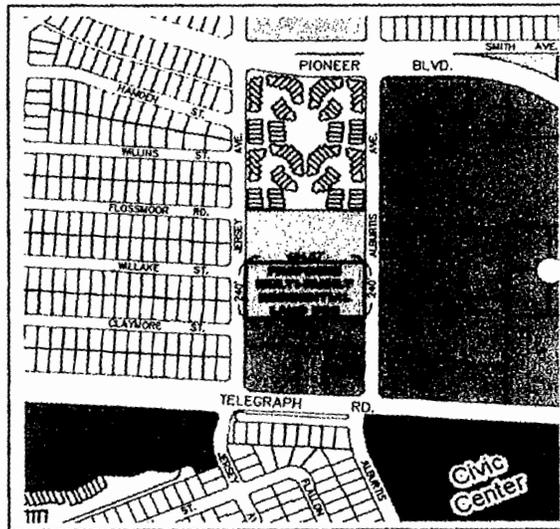
ATTEST:

CITY CLERK

**Exhibit A
Summary of Changes**



Existing General Plan Map



Proposed General Plan Map

ORDINANCE NO. 1005

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 (ZONE CHANGE CASE NO. 131).

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES ORDAIN AS FOLLOWS:

Section 1. Attached hereto and, by this reference, made a part hereof, is a map entitled "Exhibit A – Summary of Changes." The property which is the subject of this Ordinance is shown on said map as currently being in the M-L, Limited Manufacturing, zone.

Section 2. Title 15 of the Code of Ordinances of the City of the City of Santa Fe Springs, which chapter is the Zoning Ordinance of the City, is amended by placing the property shown upon Exhibit A as being in the R-3-PD, Multi-Family Residential – Planned Development, zone.

Section 3. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage hereof.

PASSED AND ADOPTED THIS _____ DAY OF NOVEMBER, 2009 BY THE FOLLOWING ROLL CALL VOTE:

AYES:

NOES:

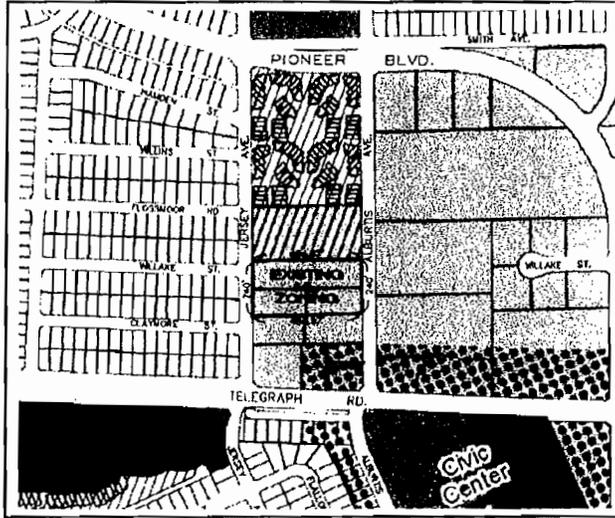
ABSENT:

MAYOR

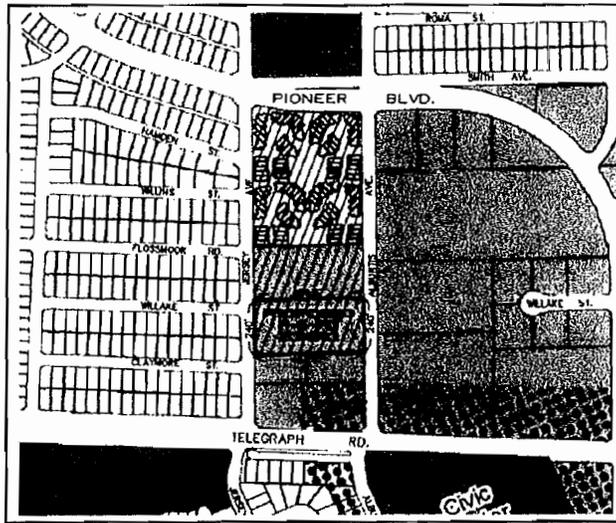
ATTEST:

CITY CLERK

**Exhibit A
Summary of Changes**



Existing Zoning Map



Proposed Zoning Map

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.

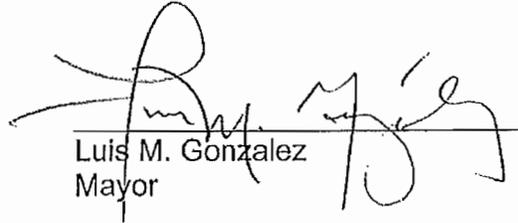
Councilmember Serrano congratulated Mayor Gonzalez and Mayor Pro Tem Putnam on their recent re-elections and also Councilmember-Elect Trujillo.

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.

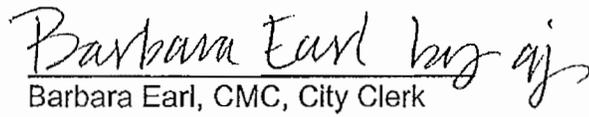
37. **ADJOURNMENT**

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

Original

Petition in Opposition to Zone Change Case No.131

Petition summary and background: A request to change the zone designation for properties to located at 9830 Jersey Ave. and 9841-51 Alburdis Avenue to R-3PD (Multi-Family Residential - Planned Development)

Action petitioned for: We, the undersigned, are concerned citizens who urge our leaders to act now to: **Desist movement on Zone Change Case No. 131**

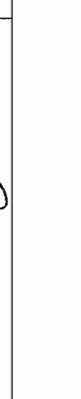
Printed Name	Signature	Address	Comment	Date
CRISTAN WPEZ	<i>[Signature]</i>	6949 Houston St #7 BUENA PARK, CA 90620	I OPPOSE THE REZONING	11/09/09
PAUL BAEROSA	<i>[Signature]</i>	26054 SERRANO CT LAKE FOREST CA 92630	"	11/09/09
KEVIN KIM	<i>[Signature]</i>	11851 KINGWOODS AVE NORWALK CA, 90650	"	11/09/09
Mike Barbosa	<i>[Signature]</i>	26054 Serrano Ct Lake Forest CA, 92630		11/09/09
Naleric Worthington, PhD	<i>[Signature]</i>	13023 HALEY ST. #11 WHITTIER, CA 90601	I oppose the rezoning	11/10/09
Frank Chirino, Esq.	<i>[Signature]</i>	Santa Fe Springs, CA 11329 FREEDSON ST	"	11/10/09
JOHN SAUTOYO	<i>[Signature]</i>	SANTA FE SPRINGS CA 90670 9534 Jersey Ave. S.F. Springs, Ca. 90670	"	11/10/09
Stuart Tubee	<i>[Signature]</i>	13310 Thrifty Avenue W ADRIAN, MI 48105	"	11/10/09
Laura Segovia	<i>[Signature]</i>	8248 CORAL LANE PICO RIVERA, CA 90660	"	11/10/09
CHRISTOPHER SWINTERO	<i>[Signature]</i>	7607 MANZANAL AVE PICO RIVERA CA 90660	I OPPOSE	11/10/09
VINCE PARRA	<i>[Signature]</i>	5952 N. DEL LOMA AVE. SAN GABRIEL, CA, 91775	I OPPOSE	11/16/09
JASON TRUJILLO	<i>[Signature]</i>		I OPPOSE REZONING	11/10/09

Petition in Opposition to Zone Change Case No.131

Petition summary and background
 A request to change the zone designation for properties to located at 9830 Jersey Ave. and 9841-51 Alburdis Avenue to R-3PD (Multi-Family Residential - Planned Development)

Action petitioned for
 We, the undersigned, are concerned citizens who urge our leaders to act now to:
Desist movement on Zone Change Case No. 131

Printed Name	Signature	Address	Comment	Date
John Veloso Cuano		9838 Jersey Ave. Santa Fe Springs, CA	I oppose to our business rezoning of our business	11/9/09
RON PARDIN		9830 JERSEY AVE SANTA FE SPRINGS, CA	REZONING THE BUSINESS COMPLEX WILL HAVE SEVERE ADVERSE EFFECTS ON MY BUSINESS	11/9/09
Mike Veloz		11246 maxine st SFS CA 90070	I OPPOSE!	11/9/09
STEVEN BLISS		9030 Alburdis Ave	I oppose, I work here	11/9/09
JOHN VELAZQUEZ		9845 ALBURDIS AVE,	I OPPOSE	11/10/09
RANDY PARKER		" "	" "	11/9/09
HABAGYAN		9643 ALBURDIS AVE		11/10/09
Rod Van Beek		9841 1/2 Alburdis Ave	I oppose	11/10/09
HENDRIK MALESKI		9841 1/2 alburdis ave	I OPPOSE	11/10/09
JOE DLAZ		9847 ALBURDIS AVE	I OPPOSE	11/10/09
JESSICA SIKLES		9820 Jersey Ave	I OPPOSE	11/10/09
DAVE GREATHOUSE		9830 Jersey Ave	I OPPOSE	11/10/09

Printed Name	Signature	Address	Comment	Date
Susette Vargas		11583 Willake St.		10/10/09
CARLOS MORENO		11579 willake st		10/10/09
Maria Anita		11579 Willake St.		10/10/09
Maria P. P. P.		11562 willake st		10/10/09
Mary Irene		11552 willake st		10/10/09
Jessica Paez		11548 willake st		10/10/09
Manoel Aguilera		11536 Willake St.		10/10/09
Robert m. Gonzalez		11542 willake st		10/10/09
Don Burton		11532 willake st		11/10/09
Maria Kodencia		11522 Willake St		11/10/09
Maria Kodencia		11528 willake st		11/10/09
Maria Kodencia		11513 willake st		11/10/09
Gonzalo Sobrano		11527 willake st	THE PROJECT. I OPPOSE IT	11-10-09
Quirferdo		11539 willake st	I OPPOSE IT	11-10-09
Jonathan Tapia		11543 willake st	-	11/10/09
ROBERTA SALDANA		11558 willake st	I OPPOSE	11/10/09

Printed Name	Signature	Address	Comment	Date
RODRIGO R DE FARIA		6722 BEAR CANYON RE-ENTRY	I OPPOSE	11/10/09
LAIKO Betancourt		6316 Stafford Ave #1 Huntington Park CA 90255		11/11/09
Albert Hernandez		6293 Norco Dr Rico Rivera CA 90660		11/11/09
Daniel Hernandez		13440 Mulberry Whittier CA	I OPPOSE	11/11/09
Amanda Gonzalez		18330 Boney Ave Unit 7 Pasadena CA 90241	I Oppose	11/11/09
Miguel Quintana		3902 Milwaukee 8700 Riverside, CA	I oppose	11/11/09
Travis Abayta		14344 Terryknoll Dr. Whittier, CA	I oppose	11/11/09
Jason Buzzard		17008 Ramona Dr. Whittier, CA 90602	I oppose	11/11/09
Alex Lee		445 S WESTERN LA, CA 90020	I OPPOSE	11/11/09
Jeremy Abiang		1200 SMOKE TREE LA Habra, CA, 90031	I oppose	11/11/09
T. Ryan Chappo		326 Bungalow A #6 El Segundo, CA 90245	I OPPOSE	11/11/09
Gerard Juarez		14615 PREL AVE ROSELAND CA 90650	I OPPOSE	11/11/09
Peter Tang		3327 Mussel Ave Rosemead CA 91719	I OPPOSE	11/11/09
JOSE MONTENEGRO		90670 9757 HAZELTON AVE S.F.S	I OPPOSE	11/11/09
Carlos Figueroa		5811 Hersholt Ave LAKELAND CA 90712	I OPPOSE	11/11/09
Robert Chacon		11633 Hochmeyer St. Whittier, CA 90605	I OPPOSE	11-11-09



November 1, 2012

Mr. Carlos Roman
9843 Albutis Ave
Santa Fe Springs, CA 90670

Re: Property changes

Dear tenant:

This letter is to advise and update you of the current status and future development plans for this property.

The landlord is planning to finalize his entitlements for a residential development on the site. During this process, you may be receiving notices and/or letters from the City. This advance notice is to give you a heads-up so that you understand this is a lengthy process and you will be given ample notice about the changes that will be taking place.

There should be no immediate concern or reaction on your part as this final stages of the entitlement process could take some time. IF, and when, the redevelopment occurs, GM Properties will make any/all attempts to assist and guide the tenants in their relocation. Any tenant who remains in their current location until such time as the property is ready for development will receive financial assistance from the landlord of 30 days and up to 90 days rent concession based on how long you have been a tenant.

Please understand that this project has been in the works for many years, so do not become overly concerned as we will keep you well informed and updated as the process moves along.

As always, should you have any questions, please feel free to contact us.

Regards,

A handwritten signature in black ink, appearing to read "Jason Jamison", is written over a circular stamp or watermark.

Jason Jamison
GM PROPERTIES

12300 E. Washington Blvd.
Suite A
Whittier, CA 90606
T 562-696-0200
F 562-693-2126
1-800-637-6530
www.gmpropertiesinc.com
CDRE #01238514

Attachment 9

ORDINANCE NO. 1042

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 (ZONE CHANGE CASE NO. 131).

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES ORDAIN AS FOLLOWS:

Section 1. Attached hereto and, by this reference, made a part hereof, is a map entitled "Exhibit A – Summary of Changes." The property which is the subject of this Ordinance is shown on said map as currently being in the M-L, Limited Manufacturing, zone.

Section 2. Title 15 of the Code of Ordinances of the City of the City of Santa Fe Springs, which chapter is the Zoning Ordinance of the City, is amended by placing the property shown upon Exhibit A as being in the R-3-PD, Multi-Family Residential – Planned Development, zone.

Section 3. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage hereof.

PASSED and ADOPTED this 26th day of March, 2013 by the following roll call vote.

AYES:

NOES:

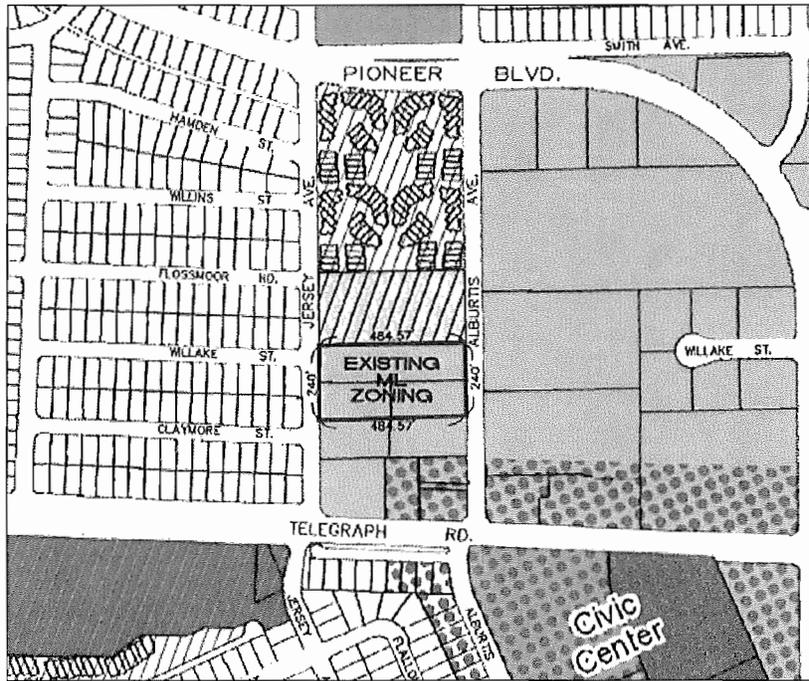
ABSENT:

MAYOR

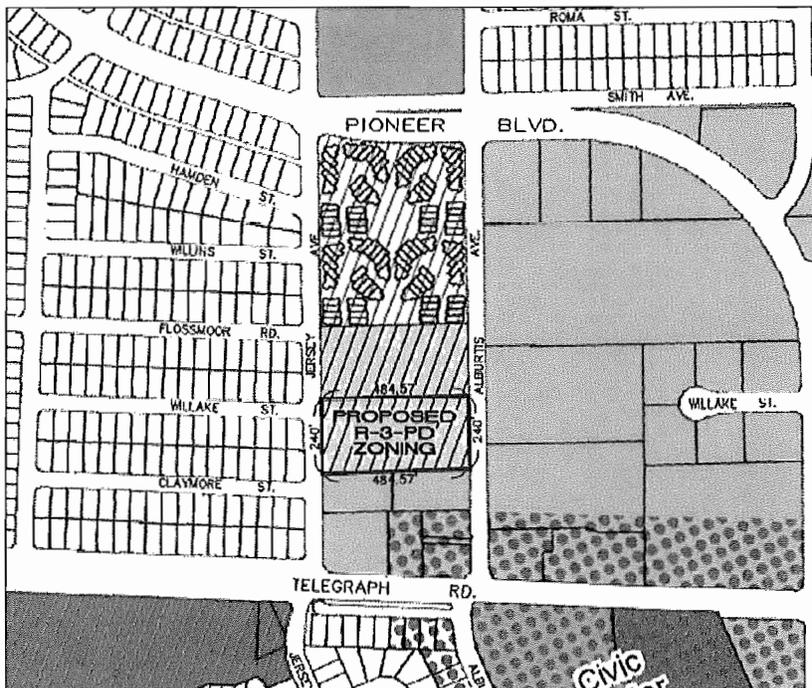
ATTEST:

CITY CLERK

**Exhibit A
Summary of Changes**



Existing Zoning Map



Proposed Zoning Map



NEW BUSINESS

PUBLIC HEARING

General Plan Amendment No. 23

Resolution No. 9408

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 (APN: 8005-002-059), 9841 Albutis Avenue (APN: 8005-002-016) and 9851 Albutis Avenue (APN: 8005-002-058).
(Keana Development, LLC)

RECOMMENDATIONS

Staff recommends that the City Council take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 23 and, after receiving all public comments, thereafter close the Public Hearing.
2. Adopt Resolution No. 9408, approving General Plan Amendment Case No. 23, a 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 (APN: 8005-002-059), 9841 Albutis Avenue (APN: 8005-002-016) and 9851 Albutis Avenue (APN: 8005-002-058).

BACKGROUND

The subject site is made up of three (3) separate parcels measuring approximately 2.67 acres and is located east of Jersey Avenue, north of Telegraph Road, and west of Albutis Avenue at 9830 Jersey Avenue and 9841-51 Albutis Avenue (APNs: 8005-002-059, 8005-002-016, 8005-002-058), in the ML (Limited Manufacturing Administration and Research) Zone and within the Consolidated Redevelopment Project Area. The subject site is currently developed with six (6), one-story buildings (approximately 65,000 sq. ft.) consisting of eighteen (18) separate rentable units that are currently used for various light manufacturing/warehouse uses. It should be noted that all of the leases are now month-to-month tenancies.

The applicant, Keana Development LLC, is proposing to demolish the entire site and develop a new 50-unit residential condominium project. The site, however, currently does not have the zoning or the land use designation for residential development. The entire 2.67± acres is currently zoned ML, Limited Manufacturing Administration and Research, with a General Plan Land Use Map designation of "Business Park."

The General Plan Guidelines published by the State Office of Planning and Research require all projects, actions or programs to be consistent with the General Plan; thus for residential development to occur, the zoning and land designation of the Project Area must be changed.

As a result, the applicant is requesting approval 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". Concurrent with the General Plan Amendment request, the applicant is also requesting approval for a Zone Change (ZC). It should be noted that a Conditional Use Permit (CUP) and a Vesting Tentative Tract Map (VTTM) have been approved by the Planning Commission and currently remain in effect, but is contingent upon your approval the subject Zone Change and aforementioned General Plan Amendment.

PREVIOUS ACTIONS BY PLANNING COMMISSION

On October 26, 2009, the Planning Commission held a Public Hearing on Zone Change Case No. 131, General Plan Amendment Case No. 23, Conditional Use Permit Case No. 694, Vesting Tentative Tract Map Case No. 070726, and also considered the related environmental documents (Initial Study/Mitigated Negative Declaration) (see attached Planning Commission staff reports).

Zone Change Case No. 131

A request for approval to change the zone designation for properties located at 9830 Jersey Avenue and 9841-51 Alburdis Avenue from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development).

Action taken:

10/26/2009 - Based on the facts presented to the Planning Commission, and any testimony during the public hearing, the Planning Commission unanimously recommended that the City Council approve Zone Change Case No. 131.

General Plan Amendment Case No. 23

A request for approval of a General Plan Amendment to change the General Plan land use designation for properties located at 9830 Jersey Avenue and 9841-51 Alburdis Avenue from "Business Park" to "Multi-Family Residential".

Action taken:

10/26/2009 - Based on the facts presented to the Planning Commission, and any testimony during the public hearing, the Planning Commission unanimously recommended that the City Council approve General Plan Amendment Case No. 23.

Conditional Use Permit Case No. 694

A request for approval of a Conditional Use Permit to allow the construction of a new 50-unit residential condominium project (approximately 107,384 sq. ft) with a pool, clubhouse (approximately 1,099 sq. ft.), parking (100 covered resident parking spaces and 19 open guest parking stalls) on a 2.67± acre property located at 9830 Jersey Avenue and 9841-51 Albutis Avenue.

Action(s) taken:

10/26/2009 - Based on the facts presented to the Planning Commission, and any testimony during the public hearing, the Planning Commission unanimously approved Conditional use Permit Case No. 694.

10/25/2010 – The Planning Commission approved a one-year time extension.

10/10/2011 - The Planning Commission approved a one-year time extension.

11/13/2012 - The Planning Commission approved a one-year time extension.

Vesting Tentative Tract Map Case No. 070726

A request for approval of a Vesting Tentative Tract Map to consolidate three existing parcels measuring approximately 2.67± acres into one parcel and create an airspace subdivision of 50 residential condominium units for 12 buildings.

Action Taken:

10/26/2009 - Based on the facts presented to the Planning Commission, and any testimony during the public hearing, the Planning Commission unanimously approved Vesting Tentative Tract Map Case No. 070726. Although Tentative Maps are typically valid for only two (2) years, it should be noted that through the passage of SB 1185 (2008 – Lowenthal), AB 333 (2009 – Fuentes), and AB 208 (2011 – Fuentes), the expiration date for the subject map was affectively extended an additional 5 years until 10/26/2016.

PREVIOUS ACTIONS BY CITY COUNCIL

On November 9, 2009, the City Council held a Public Hearing on Zone Change Case No. 131 and General Plan Amendment Case No. 23. Following discussion by City Council and after hearing testimony from two current business owners from the site and two adjacent property owners, the council took action to continue the case to the November 24th meeting (see attached staff report and minutes from November 9, 2009 City Council meeting).

Following the meeting, a petition in opposition to the project was started by an existing tenant of the subject property. The petition was signed by 101 individuals and submitted to city staff (see petition signatures attached). Upon receipt of the petition, staff immediately informed the applicant of the oppositions to their project.

As a result, the applicant requested that the case be taken off the City Council agenda so that they could resolve the dispute with their tenants. The case was not placed on the November 24th City Council agenda. In fact, the matter has been tabled until now due to the challenging economic conditions, and more specifically a weak housing market, during these past few years.

Since 2009, the following has occurred:

- The applicant has converted all leases to month-to-month tenancies.
- The applicant has provided their tenants with advance notice of their intentions to move forward with the development project (see attached letter dated November 1, 2012 from applicant's property manager).
- As stated in their November 1st letter, the applicant has committed to doing the following:
 - Assist and guide the tenants in their re-location.
 - Provide tenants with financial assistance of 30-days to 90-days rent concession (based on length of tenancy).
 - Keep tenants well-informed and updated as the process moves forward.
- Staff re-noticed the public hearing. Although state law only requires that property owners are given legal notice of the public hearing; because of the known opposition towards this project, staff sent the public hearing notice to both property owners and tenants within 500 feet of the exterior boundaries of the property. The public hearing was also posted in Santa Fe Springs City Hall, the City Library and Town Center Hall on March 13, 2013.
- The public hearing notice was published in a newspaper of general circulation (Whittier Daily News) on March 15, 2013.

CRITERIA FOR AMENDING THE GENERAL PLAN

Section 65353-65356 of the State Planning, Zoning and Development Laws set forth the procedures for amending the City's General Plan. Specifically, the State Planning Laws dictate that at least one Public Hearing shall be conducted on the proposed General Plan Amendment. Other than the Public Hearing requirement, there are no mandatory findings that the Planning Commission must make before recommending approval or denial of a request to amend the City's General Plan.

However, in previous considerations of proposed General Plan Amendments, the Planning Commission has reviewed the request based on the following criteria:

1. That the Amendment will not distort or disturb the harmonious relationships of land use designations shown on the General Plan Map and would not disturb the relationship of the various elements of the General Plan and/or be inconsistent with the goals and policies of the General Plan

2. That the property involved in the requested Amendment is suitable for the uses permitted in the proposed land use designation.
3. That the proposed land use designation would not be detrimental to persons or properties in the surrounding area nor to the community in general.

FINDINGS

1. *That the Amendment will not distort or disturb the harmonious relationships of land use designations shown on the General Plan Map and would not disturb the relationship of the various elements of the General Plan.*

The current General Plan land use designation and zoning designation for the subject site is ML, Limited Manufacturing Administration and Research. If the proposed General Plan Amendment and Zone Change are approved, the General Plan land use designation will be "Multiple-Family Residential" and the zoning designation will be R-3-PD, Multiple-Family Residential-Planned Development. This will be consistent with the properties to the north which also have the same zoning and General Plan land use designation.

2. *That the Amendment would not disturb the relationship of the various elements of the General Plan.*

The General Plan is the *Master Plan of the City*. The General Plan provides the overall direction for the future development of the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe Springs. It is a long range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work and frequent Santa Fe Springs.

The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation and 7) Noise. Staff evaluated and compared the proposed project to the goals and policies set forth in the city's General Plan and there is no evidence to suggest that the proposed General Plan Amendment and associated Zone Change will disturb the relationship between these elements and/or be inconsistent with the goals and policies of the General Plan (see Table 1 – General Plan Consistency Analysis on the following page).

**Table 1
General Plan Consistency Analysis**

General Plan Element	Policy	Project Consistency
Land Use	<u>15.1</u> Encourage and promote owner-occupancy of homes.	Consistent: 50 new condominium units will be constructed.
	<u>9.4</u> Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	Consistent: Three Assessor's Parcels (APNs: 8005-002-059, 8005-002-016 and 8005-002-058) will be combined to form the project site.
Housing	<u>2.3</u> Continue to provide for flexibility in the density and mix of land uses through the Planned Development overlay, and encourage the development of higher density, affordable housing in this zone.	Consistent: The proposed condominium project involves a zone change request to change the zone designation of the site from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development). The applicant is also planning to offer/designate a few units for affordable housing.
Open Space/ Conservation	<u>2.3</u> Promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: In addition to approx. 100 to 170 sq. ft. of private open space (patio/balcony), approx. 5,000 square feet of public open space (community area with clubhouse, pool and spa) will be provided throughout the development.
Safety	<u>5.3</u> Review all new developments with regards to urban fire risks.	Consistent: In addition to meeting current Fire Code regulations for the construction of the proposed buildings, the project has been designed to provide adequate emergency access throughout the site.
Circulation	<u>3.7</u> Minimize pedestrian and vehicular conflicts.	Consistent: Sidewalks setback from the curb face will be provided along both Jersey Avenue and Alburdis Avenue. In addition, on-site walkways will be placed away from proposed driveways.
Noise	<u>3.2</u> Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity.	Consistent: During construction, all construction activities will be consistent with the permitted hours established in the City's noise ordinance.

3. *That the property involved in the requested Amendment is suitable for the uses permitted in the proposed land use designation.*

Feasibility studies have been performed by potential developers/buyers to determine the type of development that would be most favorable for the site. The studies concluded that the highest and best use of the site is a multi-family residential development. A multi-family residential development would be compatible with the surrounding land uses. A multi-family residential development would provide a less intensive land use to the site. Given the close proximity of other single and multiple family units, a less intensive land use would be considered more desirable.

Additionally, the infrastructure already exists to support a residential development. Moreover, the City's Housing Element has identified the need for additional residential housing based on the long term demand for residential development in the City.

4. *That the proposed land use designation would not be detrimental to persons or properties in the surrounding area nor to the community in general.*

Changing the land use designation on the subject site would not be detrimental to persons or property in the surrounding area. In fact, the general plan amendment and related project will result in the following benefits: (1) Encourage and promote owner-occupancy of homes; (2) Fulfill regional housing needs as identified by SCAG; (3) Address the housing shortage in the City by adding an additional 50 condominium units; (4) Promote a job/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access; and (5) Provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

STAFF REMARKS

Based on the reasons enumerated in the proposed findings, Staff believes that General Plan Amendment Case No. 23 satisfies the criteria for the subject change of zone request. Although the project had experienced some opposition when it was originally presented in November of 2009, staff believes the opposition was mainly due to the lack of communication between the applicant and their tenants. Staff believes the applicant's newfound commitment to keep their tenants well-informed, coupled with their promise to assist and guide tenants in their re-location, has helped changed the position of those tenants whom were previously opposed to the project. To date, staff has not received any inquiries, or more importantly, opposition to the subject proposal in response to the public hearing notices.



Thaddeus McCormack
City Manager

Attachments:

1. Vicinity Map
2. Aerial Photograph
3. General Plan Map – Existing and Proposed
4. General Plan Amendment Application
5. Planning Commission Staff Reports for Zone Change Case No. 131, General Plan Amendment Case No. 23, Conditional Use Permit Case No. 694, and Vesting Tentative Parcel Map Case No. 70726 (*see attachments on report for Zone Change Case No. 131*).
6. City Council Staff report from November 9, 2009 City Council meeting.
7. Minutes from November 9, 2009 City Council meeting (*see attachment on report for Zone Change Case No. 131*).
8. Signed petition in opposition to Zone Change Case No. 131 (*see attachment on report for Zone Change Case No. 131*)
9. Letter dated November 1, 2012 - Property manager letter to tenants (*see attachment on report for Zone Change Case No. 131*)
10. Resolution No. 9408

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VICINITY MAP



CITY OF SANTA FE SPRINGS

Jersey / Alburts Condominium Development



AERIAL PHOTOGRAPH

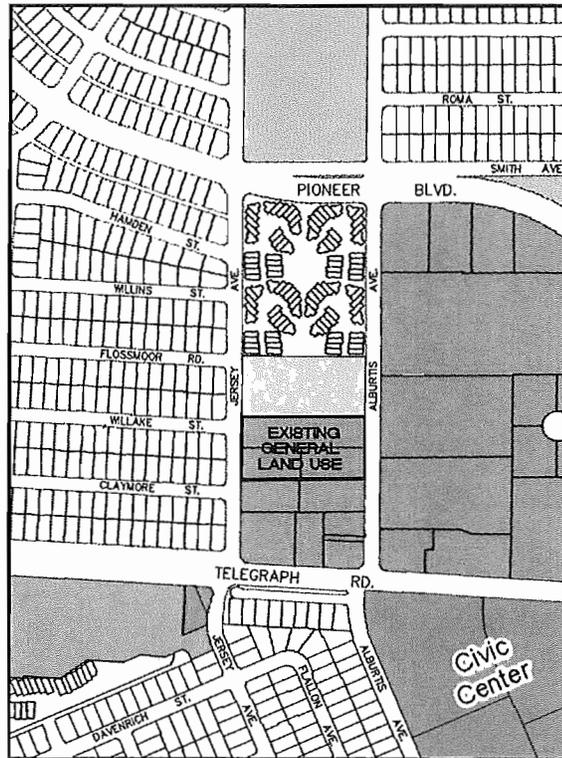


CITY OF SANTA FE SPRINGS

Jersey / Alburts Condominium Development



GENERAL PLAN MAP – EXISTING
GENERAL PLAN AMENDMENT CASE NO. 23

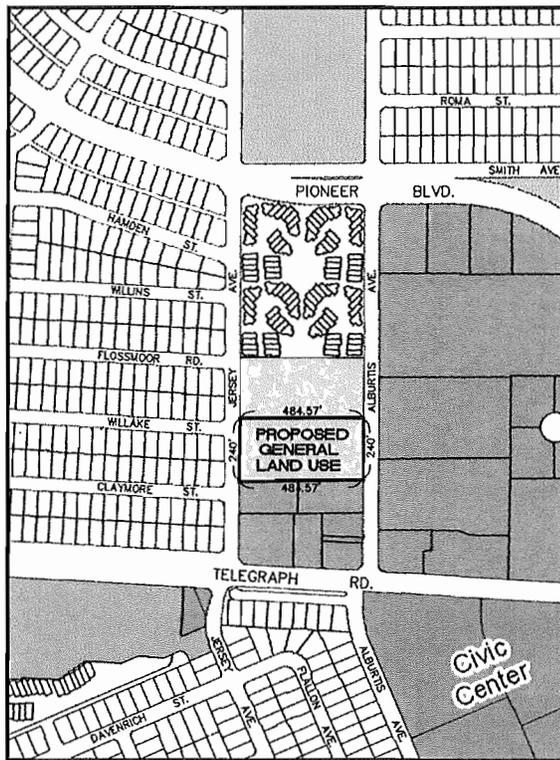


LAND USE DESIGNATION:

-  SINGLE FAMILY RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  COMMERCIAL
-  BUSINESS PARK
-  PUBLIC FACILITIES
-  OPEN SPACE



GENERAL PLAN MAP – PROPOSED
GENERAL PLAN AMENDMENT CASE NO. 23



LAND USE DESIGNATION:

-  SINGLE FAMILY RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  COMMERCIAL
-  BUSINESS PARK
-  PUBLIC FACILITIES
-  OPEN SPACE



GENERAL PLAN ADMENDMENT APPLICATION



City of Santa Fe Springs
Application for
GENERAL PLAN AMENDMENT

The undersigned hereby petitions that the General Plan be amended by changing the land use designation on the General Plan Map as outlined in this application.

Location of property involved (Include a map showing the location and dimensions of the property involved): EAST OF JERSEY AVE, NORTH OF TELEGRAPH ROAD, & WEST OF ALBURTIS AVE.

Legal description of property (Attach supplemental sheet if necessary): SEE ATTACHED

Land use designation requested from BUSINESS PARK to RESIDENTIAL

THE APPLICATION IS BEING FILED BY:

- Record Owner of the Property
Authorized Agent of the Owner (Written authorization must be attached to application)
City Initiated
Other

Describe any easements, covenants or deed restrictions controlling the use of the property: SEE ATTACHED

Present zoning of property: ML

Present use of property: COMMERCIAL/LIGHT MANUFACTURING

NOTE
This application must be accompanied by the filing fee, General Plan Map and other data specified in "Information on General Plan Amendments"

RECEIVED
OCT 27 2008
Planning Dept.

GENERAL PLAN ADMENDMENT APPLICATION (Cont.)

GPA Application
Page 2 of 3

Purpose for which the General Plan Map Amendment is requested. Explain the following:

1. The reason for the General Plan Amendment

- THE PROPOSED REDEVELOPMENT OF THIS SITE IS TO REPLACE THE EXISTING COMMERCIAL/ INDUSTRIAL PLAN WITH RESIDENTIAL HOUSING. THE SITE IS CURRENTLY CLASSIFIED AS A BUSINESS PARK ON THE EXISTING GENERAL PLAN AND IS PROPOSED TO BE CHANGED TO A RESIDENTIAL AREA.

2. Why the proposed General Plan Amendment would be in the public interest

- THE PROPOSED GENERAL PLAN AMENDMENT WOULD BE OF INTEREST TO THE PUBLIC BECAUSE THE REDEVELOPMENT OF THIS SITE WILL PROVIDE NEW HOUSING OPPORTUNITIES WITHIN THIS TRANSITIONAL AREA OF SANTA FE SPRINGS.

3. How the proposed General Plan Amendment will be compatible with surrounding zoning and land use

- THE PROPOSED GENERAL PLAN AMENDMENT WILL BE COMPATIBLE WITH THE SURROUNDING ZONING AND LAND USE BY IMPLEMENTING ADDITIONAL HOUSING TO THE CURRENT MIXED USE OF THIS AREA. CURRENTLY THERE ARE RESIDENTIAL USES THE SOUTH OF THE PROPOSED SITE.

4. The intended use of the property if the General Plan Amendment is granted

- THE INTENDED USE OF THE PROPERTY, IF THE GENERAL PLAN AMENDMENT IS GRANTED, WILL BE 50 UNIT TWO-STORY RESIDENTIAL CONDOMINIUMS.

RECEIVED

OCT 27 2008

Planning Dept.

GENERAL PLAN ADMENDMENT APPLICATION (Cont.)

GPA Application Page 3 of 3

We, the undersigned, state that we are the owners of all of the property involved in this petition: (Attach a supplemental sheet if necessary)

Name (please print): KEANA DEVELOPMENT, LLC
Mailing Address: 9595 WILSHIRE BLVD., BEVERLY HILLS CA 90212 Ste 1010
Phone No: (310) 273-2999
Signature: [Handwritten Signature]

Name (please print):
Mailing Address:
Phone No:
Signature:

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, SHANE ASTANI, being duly sworn, depose and say that I am the petitioner in this application for a General Plan Amendment, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: [Handwritten Signature]
(If signed by other than the Record Owner, written authorization must be attached to this application)

October 23, 2008 before me, M. Beene, Notary Public, personally appeared Shane Astani who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[Handwritten Signature: M. Beene]
Notary Public

RECEIVED

Oct 27 2008

Planning Dept.

FOR DEPARTMENT USE ONLY
CASE NO:
DATE FILED:
FILING FEE:
RECEIPT NO:
APPLICATION COMPLETE?

Please see Agenda Item 11, Attachment 6 for Planning Commission Staff Reports for Zone Change Case No. 131, General Plan Amendment Case No. 23, Conditional Use Permit Case No. 694, and Vesting Tentative Parcel Map Case No. 70726

Attachment 5



NEW BUSINESS

PUBLIC HEARING

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 (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058). (Keana Development, LLC)

RECOMMENDATIONS

Staff recommends that the City Council take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 23 and, after receiving all public comments, thereafter close the Public Hearing.
2. Adopt Resolution No. 9229, approving General Plan Amendment Case No. 23, a 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 (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058).

BACKGROUND

The subject site is made up of three (3) separate parcels measuring approximately 2.67 acres and is located east of Jersey Avenue, north of Telegraph Road, and west of Alburdis Avenue at 9830 Jersey Avenue and 9841-51 Alburdis Avenue (APNs: 8005-002-059, 8005-002-016, 8005-002-058), in the ML (Limited Manufacturing Administration and Research) Zone and within the Consolidated Redevelopment Project Area. The subject site is currently developed with six (6), one-story buildings (approximately 65,000 sq. ft.) consisting of eighteen (18) separate rentable units that are currently used for various light manufacturing/warehouse uses. All of the leases are either month-to-month or will be expiring within the near future and will automatically convert to month-to-month tenancies.

The applicant, Keana Development LLC, is proposing to demolish the entire site and develop a new 50-unit residential condominium project. The site, however, currently does not have the zoning or the land use designation for residential development. The entire 2.67± acres is currently zoned ML, Limited Manufacturing Administration and Research, with a General Plan Land Use Map designation of "Business Park."

The General Plan Guidelines published by the State Office of Planning and Research require all projects, actions or programs to be consistent with the General Plan; thus for residential development to occur, the zoning and land designation of the Project Area must be changed.

As a result, the applicant is requesting approval to change the existing zoning designation from ML, Limited Manufacturing Administration and Research to R-3-PD, Multiple-Family Residential-Planned Development. Concurrent with the Zone Change request, the applicant is also requesting approval the following three entitlements: a Zone Change (ZC), a Conditional Use Permit (CUP), and a Vesting Tentative Tract Map (VTTM).

PREVIOUS ACTIONS BY PLANNING COMMISSION

On October 26, 2009, the Planning Commission held a Public Hearing on General Plan Amendment Case No. 23, Zone Change Case No. 131, Conditional Use Permit Case No. 694, Vesting Tentative Tract Map Case No. 070726, and also considered the proposed environmental documents (Initial Study/Mitigated Negative Declaration).

General Plan Amendment Case No. 23

A request for approval of a General Plan Amendment to change the General Plan land use designation for properties located at 9830 Jersey Avenue and 9841-51 Albutis Avenue from "Business Park" to "Multi-Family Residential".

Zone Change Case No. 131

A request for approval to change the zone designation for properties located at 9830 Jersey Avenue and 9841-51 Albutis Avenue from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development).

Conditional Use Permit Case No. 694

A request for approval of a Conditional Use Permit to allow the construction of a new 50-unit residential condominium project (approximately 107,384 sq. ft) with a pool, clubhouse (approximately 1,099 sq. ft.), parking (100 covered resident parking spaces and 19 open guest parking stalls) on a 2.67± acre property located at 9830 Jersey Avenue and 9841-51 Albutis Avenue.

Vesting Tentative Tract Map Case No. 070726

A request for approval of a Vesting Tentative Tract Map to consolidate three existing parcels measuring approximately 2.67± acres into one parcel and create an airspace subdivision of 50 residential condominium units for 12 buildings.

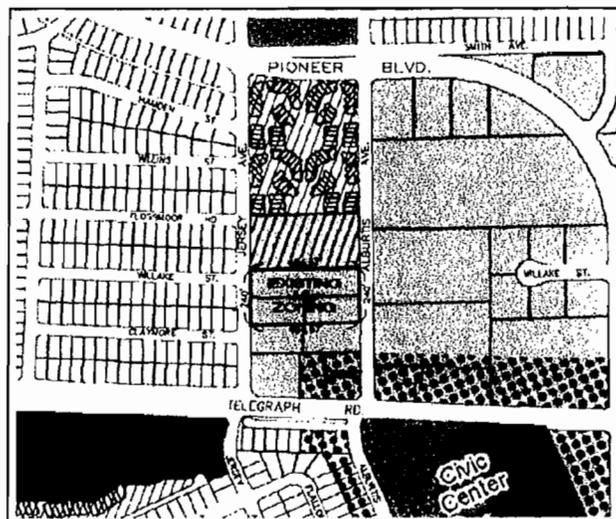
After opening the public hearing and receiving comments, the Planning Commission approved and adopted the Environmental documents for the proposed project, and thereafter made a recommendation that the Community Development Commission approve the Conditional Use Permit and the City Council approve the General Plan Amendment and Zone Change.

STREETS AND HIGHWAYS

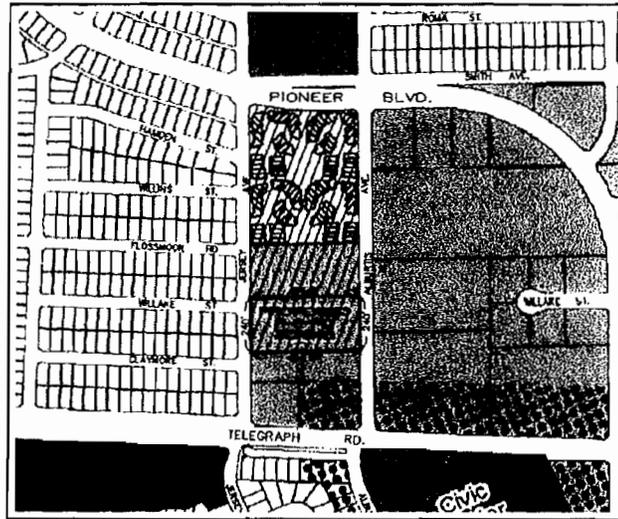
The subject property fronts onto both Jersey Avenue and Alburts Avenue. The main entrance to the condominium development would be from Jersey Avenue. A secondary entrance and an additional emergency access point would be from Alburts Avenue. Both Jersey Avenue and Alburts Avenue are designated as a "Local Street" within the Circulation Element of the City's General Plan.

ZONING DESIGNATION

The subject property, as well as the adjoining properties to the south and east are zoned ML, Limited Manufacturing Administration and Research, and are currently used for various light manufacturing/warehouse uses. The property to the north is zoned R-3-PD, Multi-Family Residential – Planned Development Overlay, and is currently developed with a condominium development. The properties to the west, across from Jersey Avenue, are zoned R-1, Single-Family Residential, and are developed with single-family homes.



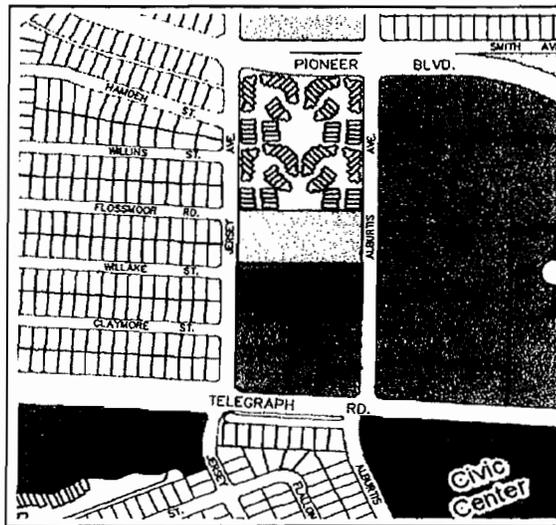
Existing Zoning Map



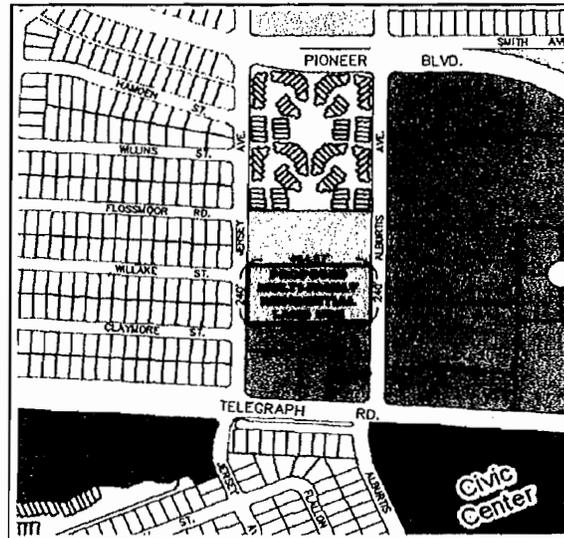
Proposed Zoning Map

GENERAL PLAN LAND USE DESIGNATION

The general plan land use designation for the site is "Business Park." Properties to the south and east, also have a general plan land use designation of "Business Park." The property to the north has a general plan land use designation of "Multi-Family Residential." The properties to the west, across Jersey Avenue, have a general plan land use designation of "Single-Family Residential."



Existing General Plan Map



Proposed General Plan Map

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of 65351, 65353, 65355 and 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code, the proposed General Plan Amendment (GPA Case No. 23) was set for Public Hearing. Legal Notice of a Public Hearing for the proposed General Plan Amendment was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessors Roll within 500 feet of the exterior boundaries of the property. The Legal Notice of the Public Hearing was also published in a newspaper of general circulation (Whittier Daily News) and posted in Santa Fe Springs City Hall, the City Library and Town Center Hall on October 30, 2009, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

CRITERIA FOR AMENDING THE GENERAL PLAN

Section 65353-65356 of the State Planning, Zoning and Development Laws set forth the procedures for amending the City's General Plan. Specifically, the State Planning Laws dictate that at least one Public Hearing shall be conducted on the proposed General Plan Amendment. Other than the Public Hearing requirement, there are no mandatory findings that the Planning Commission must make before recommending approval or denial of a request to amend the City's General Plan.

However, in previous considerations of proposed General Plan Amendments, the Planning Commission has reviewed the request based on the following criteria:

1. That the Amendment will not distort or disturb the harmonious relationships of land use designations shown on the General Plan Map and would not disturb the relationship of the various elements of the General Plan and/or be inconsistent with the goals and policies of the General Plan
2. That the property involved in the requested Amendment is suitable for the uses permitted in the proposed land use designation.
3. That the proposed land use designation would not be detrimental to persons or properties in the surrounding area nor to the community in general.

FINDINGS

1. *That the Amendment will not distort or disturb the harmonious relationships of land use designations shown on the General Plan Map and would not disturb the relationship of the various elements of the General Plan.*

The current General Plan land use designation and zoning designation for the subject site is ML, Limited Manufacturing Administration and Research. If the proposed General Plan Amendment and Zone Change are approved, the General Plan land use designation will be "Multiple-Family Residential" and the zoning designation will be R-3-PD, Multiple-Family Residential-Planned Development. This will be consistent with the properties to the north which also have the same zoning and General Plan land use designation.

2. *That the Amendment would not disturb the relationship of the various elements of the General Plan.*

The General Plan is the *master plan of the city*. The General Plan provides the overall direction for the future development of the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe Springs. It is a long range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work and frequent Santa Fe Springs.

The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation and 7) Noise. There is no evidence to suggest that the proposed General Plan Amendment and associated Zone Change will disturb the relationship between these elements and/or be inconsistent with the goals and policies of the General Plan.

**Table 1
General Plan Consistency Analysis**

General Plan Element	Policy	Project Consistency
Land Use	15.1 Encourage and promote owner-occupancy of homes.	Consistent: 50 new condominium units will be constructed.
	9.4 Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	Consistent: Three Assessor's Parcels (APNs: 8005-002-059, 8005-002-016 and 8005-002-058) will be combined to form the project site.
Housing	2.3 Continue to provide for flexibility in the density and mix of land uses through the Planned Development overlay, and encourage the development of higher density, affordable housing in this zone.	Consistent: The proposed condominium project involves a zone change request to change the zone designation of the site from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development). The applicant is also planning to offer/designate a few units for affordable housing.
Open Space/ Conservation	2.3 Promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: In addition to approx. 100 to 170 sq. ft. of private open space (patio/balcony), approx. 5,000 square feet of public open space (community area with clubhouse, pool and spa) will be provided throughout the development.
Safety	5.3 Review all new developments with regards to urban fire risks.	Consistent: In addition to meeting current Fire Code regulations for the construction of the proposed buildings, the project has been designed to provide adequate emergency access throughout the site.
Circulation	3.7 Minimize pedestrian and vehicular conflicts.	Consistent: Sidewalks setback from the curb face will be provided along both Jersey Avenue and Alburdis Avenue. In addition, on-site walkways will be placed away from proposed driveways.
Noise	3.2 Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity.	Consistent: During construction, all construction activities will be consistent with the permitted hours established in the City's noise ordinance.

3. *That the property involved in the requested Amendment is suitable for the uses permitted in the proposed land use designation.*

Feasibility studies have been performed by potential developers/buyers to determine the type of development that would be most favorable for the site. The studies concluded that the highest and best use of the site is a multi-family residential

development. A multi-family residential development would be compatible with the surrounding land uses. A multi-family residential development would provide a less intensive land use to the site. Given the close proximity of other single and multiple family units, a less intensive land use would be considered more desirable. Additionally, the infrastructure already exists to support a residential development. Moreover, the City's Housing Element has identified the need for additional residential housing based on the long term demand for residential development in the City.

4. *That the proposed land use designation would not be detrimental to persons or properties in the surrounding area nor to the community in general.*

Changing the land use designation on the subject site would not be detrimental to persons or property in the surrounding area. In fact, the general plan amendment and related project will result in the following benefits: (1) Encourage and promote owner-occupancy of homes; (2) Fulfill regional housing needs as identified by SCAG; (3) Address the housing shortage in the City by adding an additional 50 condominium units; (4) Promote a job/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access; and (5) Provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

STAFF REMARKS

Based on the reasons presented above, Staff believes that General Plan Amendment No. 23, which will change the General Plan land use designation of the 2.67-acre site from the existing "Business Park" land use to "Multiple-Family Residential" land use designation, meets and satisfies the criteria for amending a general plan. Additionally, with the associated Zone Change, the land use designation "Multiple-Family Residential" will be consistent with the zone designation of R-3-PD "Multiple-Family Residential-Planned Development."



Frederick W. Latham
City Manager

Attachments:

1. Vicinity Map
2. Aerial Photograph
3. General Plan Map – Existing
4. General Plan Map – Proposed
5. Application
6. Resolution No. 9229

C:\Cuong\Cases\Aug.09-Aug.10\JerseyAlburtisCondos\GPA 23\GPA23_CCreport.doc

VICINITY MAP



CITY OF SANTA FE SPRINGS

Jersey / Alburts Condominium Development



AERIAL PHOTOGRAPH



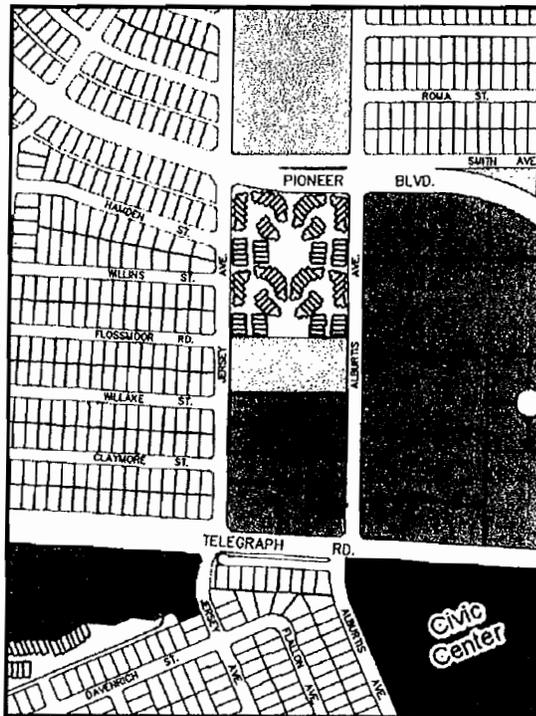
CITY OF SANTA FE SPRINGS

Jersey / Alburts Condominium Development



GENERAL PLAN MAP – EXISTING

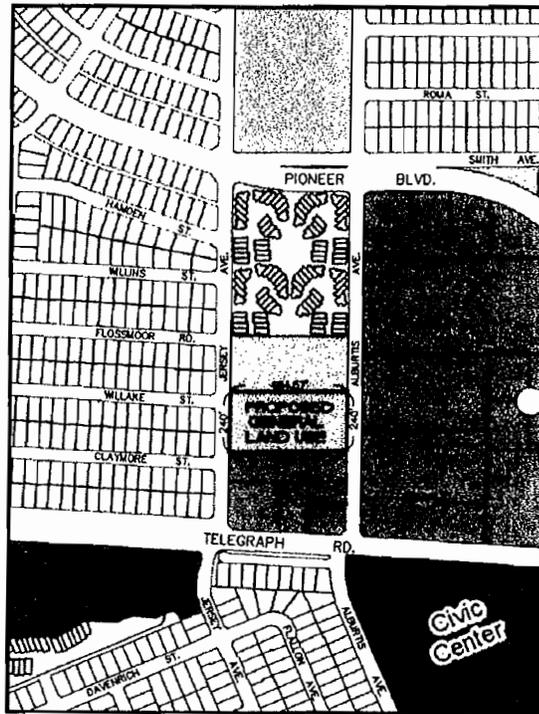
GENERAL PLAN AMENDMENT CASE NO. 23



LAND USE DESIGNATION:

-  SINGLE FAMILY RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  COMMERCIAL
-  BUSINESS PARK
-  PUBLIC FACILITIES
-  OPEN SPACE

GENERAL PLAN MAP – PROPOSED
GENERAL PLAN AMENDMENT CASE NO. 23



LAND USE DESIGNATION:

-  SINGLE FAMILY RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  COMMERCIAL
-  BUSINESS PARK
-  PUBLIC FACILITIES
-  OPEN SPACE

GENERAL PLAN ADMENDMENT APPLICATION



City of Santa Fe Springs
Application for
GENERAL PLAN AMENDMENT

The undersigned hereby petitions that the General Plan be amended by changing the land use designation on the General Plan Map as outlined in this application.

Location of property involved (Include a map showing the location and dimensions of the property involved):
EAST OF JERSEY AVE, NORTH OF TELEGRAPH ROAD, & WEST OF ALBURTIS AVE.

Legal description of property (Attach supplemental sheet if necessary):
SEE ATTACHED.

Land-use designation requested from BUSINESS PARK to RESIDENTIAL

THE APPLICATION IS BEING FILED BY:

- Record Owner of the Property
- Authorized Agent of the Owner (Written authorization must be attached to application.)
- City Initiated
- Other _____

Describe any easements, covenants or deed restrictions controlling the use of the property: SEE ATTACHED

Present zoning of property: ML
Present use of property: COMMERCIAL/LIGHT MANUFACTURING

NOTE
This application must be accompanied by the filing fee, General Plan Map and other data specified in "Information on General Plan Amendments"

RECEIVED
OCT 27 2008
Planning Dept.

GENERAL PLAN ADMENDMENT APPLICATION (Cont.)

GPA Application
Page 2 of 3

Purpose for which the General Plan Map Amendment is requested. Explain the following:

1. The reason for the General Plan Amendment

- THE PROPOSED REDEVELOPMENT OF THIS SITE IS TO REPLACE THE EXISTING COMMERCIAL/ INDUSTRIAL PLAN WITH RESIDENTIAL HOUSING. THE SITE IS CURRENTLY CLASSIFIED AS A BUSINESS PARK ON THE EXISTING GENERAL PLAN AND IS PROPOSED TO BE CHANGED TO A RESIDENTIAL AREA.

2. Why the proposed General Plan Amendment would be in the public interest

- THE PROPOSED GENERAL PLAN AMENDMENT WOULD BE OF INTEREST TO THE PUBLIC BECAUSE THE REDEVELOPMENT OF THIS SITE WILL PROVIDE NEW HOUSING OPPORTUNITIES WITHIN THIS TRANSITIONAL AREA OF SANTA FE SPRINGS.

3. How the proposed General Plan Amendment will be compatible with surrounding zoning and land use

- THE PROPOSED GENERAL PLAN AMENDMENT WILL BE COMPATIBLE WITH THE SURROUNDING ZONING AND LAND USE BY IMPLEMENTING ADDITIONAL HOUSING TO THE CURRENT MIXED USE OF THIS AREA. CURRENTLY THERE ARE RESIDENTIAL USES THE SOUTH OF THE PROPOSED SITE.

4. The intended use of the property if the General Plan Amendment is granted

- THE INTENDED USE OF THE PROPERTY, IF THE GENERAL PLAN AMENDMENT IS GRANTED, WILL BE 50 UNIT TWO-STORY RESIDENTIAL CONDOMINIUMS.

RECEIVED

OCT 27 2008

Planning Dept.

GENERAL PLAN ADMENDMENT APPLICATION (Cont.)

GPA Application
Page 3 of 3

We, the undersigned, state that we are the owners of all of the property involved in this petition: (Attach a supplemental sheet if necessary)

Name (please print): KEANA DEVELOPMENT, LLC
Mailing Address: 9595 WILSHIRE BLVD., BEVERLY HILLS CA 90212 Ste 1010
Phone No: (310) 273-2999
Signature: _____

Name (please print): _____
Mailing Address: _____
Phone No: _____
Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, SHANE ASTANI, being duly sworn, depose and say that I am the petitioner in this application for a General Plan Amendment, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: _____
(If signed by other than the Record Owner, written authorization must be attached to this application)

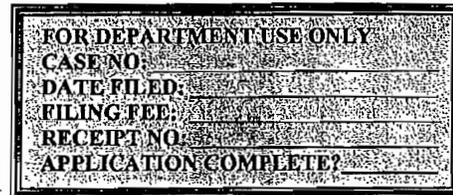
On October 28, 2008 before me, M. Beene, Notary Public, personally appeared Shane Astani who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. (seal)



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal
M. Beene
Notary Public

RECEIVED
OCT 27 2008
Planning Dept.



CITY OF SANTA FE SPRINGS

RESOLUTION NO. 9229

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS REGARDING AN AMENDMENT TO THE LAND USE MAP TO GENERAL PLAN OF THE CITY OF SANTA FE SPRINGS (GENERAL PLAN AMENDMENT CASE NO. 23)

WHEREAS, an application was filed by the applicant, Keana Development, LLC, for a general plan amendment from Business Park to Multiple-Family Residential on an approximately 2.67-acre property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058), and

WHEREAS, the general plan amendment request was filed concurrently with Conditional Use Permit Case No. 694, Zone Change Case No. 131, and a Vesting Tentative Tract Map Case No. 70726, and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resource Code Section 21000, et seq.) and the State CEQA Guidelines to consider and analyze the environmental impacts related to the development of the 2.67-acre site with proposed 50-unit residential condominium project; and

WHEREAS, the subject Initial Study/Mitigated Negative Declaration considered all four entitlements necessary to permit the proposed residential housing project, and

WHEREAS, the Initial Study/Mitigated Negative Declaration contained substantial evidence supporting the conclusion that the proposed residential project will not have a significant adverse effect on the environment within the meaning as defined in the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission, at its meeting of October 26, 2009, held a Public Hearing and studied the matter; and

WHEREAS, notice of the Public Hearing was given as required by law, and

WHEREAS, the Planning Commission considered the testimony received at said Public Hearing and studied the facts and circumstances involved in the request for said General Plan Amendment, and

WHEREAS, the Planning Commission at said Public Hearing made a recommendation that the City Council approve General Plan Amendment No. 23.

NOW, THEREFORE, IT BE RESOLVED THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:

SECTION I. The City Council hereby adopts General Plan Amendment No. 23, an amendment to the Land Use Map of the City's adopted General Plan, changing the land use designation on the General Plan Map from "Business Park" to "Multiple-Family Residential" land use as shown on the map labeled "Exhibit A – Summary of Changes" attached hereto and made part of this Resolution, and hereby instructs the Mayor and City Clerk to certify that said map has been properly adopted by the City Council of the City of Santa Fe Springs.

PASSED and ADOPTED this 9th day of November, 2009 by the following roll call vote.

AYES:

NOES:

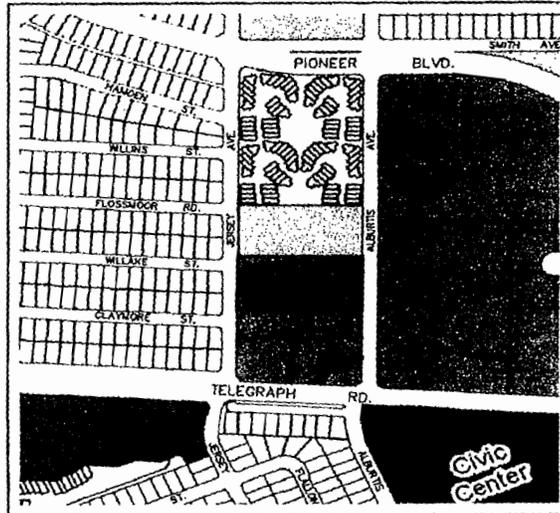
ABSENT:

MAYOR

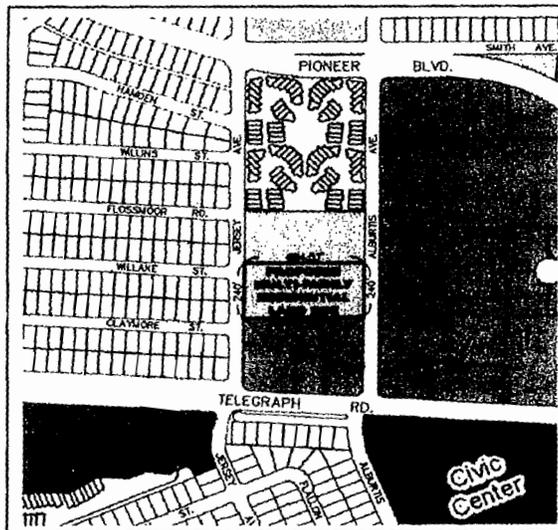
ATTEST:

CITY CLERK

**Exhibit A
Summary of Changes**



Existing General Plan Map



Proposed General Plan Map

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 9408

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS REGARDING AN AMENDMENT TO THE LAND USE MAP TO GENERAL PLAN OF THE CITY OF SANTA FE SPRINGS (GENERAL PLAN AMENDMENT CASE NO. 23)

WHEREAS, an application was filed by the applicant, Keana Development, LLC, for a general plan amendment from Business Park to Multiple-Family Residential on an approximately 2.67-acre property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058), and

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WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resource Code Section 21000, et seq.) and the State CEQA Guidelines to consider and analyze the environmental impacts related to the development of the 2.67-acre site with proposed 50-unit residential condominium project; and

WHEREAS, the subject Initial Study/Mitigated Negative Declaration considered all four entitlements necessary to permit the proposed residential housing project, and

WHEREAS, the Initial Study/Mitigated Negative Declaration contained substantial evidence supporting the conclusion that the proposed residential project will not have a significant adverse effect on the environment within the meaning as defined in the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission, at its meeting of October 26, 2009, held a Public Hearing and studied the matter; and

WHEREAS, notice of the Public Hearing was given as required by law, and

WHEREAS, the Planning Commission considered the testimony received at said Public Hearing and studied the facts and circumstances involved in the request for said General Plan Amendment, and

WHEREAS, the Planning Commission at said Public Hearing made a recommendation that the City Council approve General Plan Amendment No. 23.

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PASSED and ADOPTED this 26th day of March, 2013 by the following roll call vote.

AYES:

NOES:

ABSENT:

MAYOR

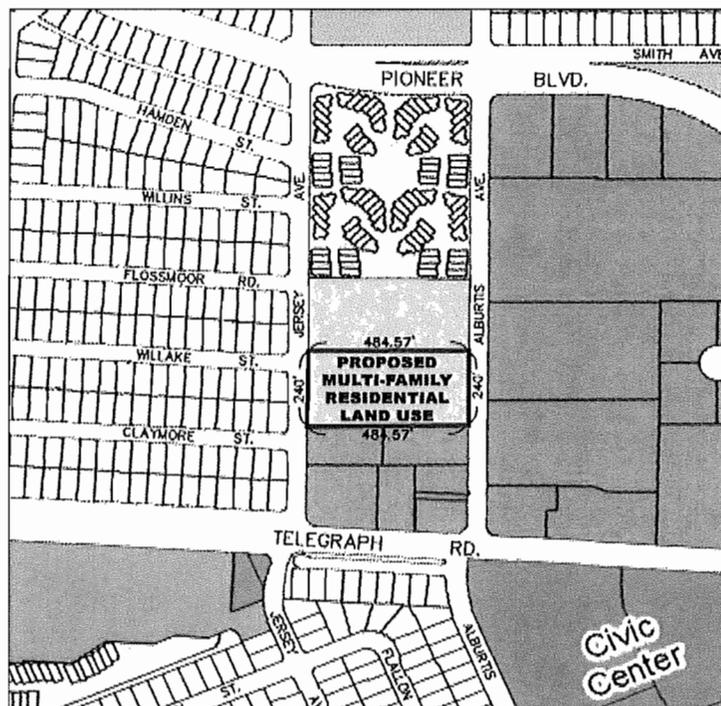
ATTEST:

CITY CLERK

Exhibit A Summary of Changes



Existing General Plan Map



Proposed General Plan Map

Please see Agenda Item 11, Attachment 7 for Minutes from November 9,
2009 City Council meeting

Attachment 7

Please see Agenda Item 11, Attachment 8 for Signed Petition in Opposition to Zone Change Case No. 131

Attachment 8

Please see Agenda Item 11, Attachment 9 for Letter dated November 1, 2012 – Property manager letter to tenants.

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 9408

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS REGARDING AN AMENDMENT TO THE LAND USE MAP TO GENERAL PLAN OF THE CITY OF SANTA FE SPRINGS (GENERAL PLAN AMENDMENT CASE NO. 23)

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WHEREAS, the subject Initial Study/Mitigated Negative Declaration considered all four entitlements necessary to permit the proposed residential housing project, and

WHEREAS, the Initial Study/Mitigated Negative Declaration contained substantial evidence supporting the conclusion that the proposed residential project will not have a significant adverse effect on the environment within the meaning as defined in the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission, at its meeting of October 26, 2009, held a Public Hearing and studied the matter; and

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PASSED and ADOPTED this 26th day of March, 2013 by the following roll call vote.

AYES:

NOES:

ABSENT:

MAYOR

ATTEST:

CITY CLERK

**Exhibit A
Summary of Changes**



Existing General Plan Map



Proposed General Plan Map



NEW BUSINESS

FY 2012-13 Midyear Budget Review and Modifications

RECOMMENDATION

That the City Council approve the proposed revenue and expenditure adjustments as detailed in Attachments A through C.

BACKGROUND

Annually, the midyear budget review process presents an opportunity to adjust forecasted revenues, appropriation amounts, and budget assumptions based on fiscal year-to-date actual information. After several years of economic woes and the elimination of redevelopment resulted in dramatic cuts and overall structural changes, this year's review attempts to identify areas of adjustment in a different, but more "normal," environment. That said, organizationally, there is still an ongoing assessment to determine the right level and mix of resources necessary to meet the needs of the community.

Following is more detailed information regarding the estimated revenue and expenditure amounts for the General Fund and the Water Fund:

General Fund

It is anticipated that the General Fund will end the year with a deficit of \$428,300. This, however, includes almost \$1.65 million in one-time expenditures authorized by the City Council (City Hall HVAC replacement and California JPIA retro payment due). A modest surplus of \$7,300 was expected in the FY 2012-13 Approved Budget (See Attachment A).

Revenues (See Attachment B)

In July 2013, total General Fund revenues (not including Applied Revenues) were projected to be about \$39.5 Million. The revised midyear budget forecast is \$40.5 million, or about \$1 million (2.6%) more than originally estimated. The increase is largely due to a projected increase of \$1.3 million in sales tax revenue that is offset by the elimination of "Pass-Through" revenues previously received under redevelopment law (\$190,000), a decrease in anticipated property tax (\$100,000), and a drop in estimated franchise fees from Southern California Edison (\$73,000).

Expenditures (See Attachment C)

Total budgeted expenditures, approved in July 2012, were approximately \$39.4 million. The revised amount is about \$40.9 million or about \$1.5 million (3.7%) greater than the Approved Budget. The increase is due to the appropriation of funds



City of Santa Fe Springs

City Council Meeting

March 26, 2013

for the replacement of the City Hall South HVAC System (\$907,000) and payment of the one-time California JPIA Retrospective Deposit Amount (\$742,300). The expenditure appropriation for these items is offset by anticipated increases in Applied Revenues for Public Works (\$100,000) and Planning (\$130,000) resulting from increased development & building activity.

Among the increases in estimated expenditures is a proposed increase of \$50,000 in the support provided to the Chamber of Commerce. As you may remember, with the elimination of redevelopment the City reduced its funding significantly. This created a hardship in their ability to meet their property lease obligation. In light of increased development revenues and the elimination of prior economic development tools available to the City, it is advisable to increase their funding level by \$50,000. Staff will address funding matters more comprehensively in the upcoming proposed budget process.

Lastly, the Finance Department should realize about \$75,000 in expenditure savings after a recent court decision modified the amount that L.A. County can charge cities for collecting property taxes.

Water Fund

It is anticipated that the Water Fund will end the year with a \$670,300 surplus. This is a 17% increase from the \$574,200 surplus expected in the FY 2012-13 Approved Budget (See Attachment A).

Revenues (See Attachment B)

In July 2012, total Water Fund revenues (not including Applied Revenues) were projected to be about \$12 Million. The revised forecast is \$12.16 million, or \$116,100 (1.0%) more than originally estimated. The increase is due to an anticipated increase in water sales revenues of \$116,000.

Expenditures (See Attachment C)

Total budgeted expenditures, approved in July 2012, were approximately \$11.5 million. The revised amount remained flat, with only the addition of a necessary \$20,000 purchase.

PENDING ITEMS

As the Council is aware, there are a number of operational items that are currently being studied for possible implementation. One of those is the contracting of personnel for assistance with the Planning Department's entitlement & permit processing. Staff will provide additional information to Council as it becomes available and recommend budget adjustments if required.



City of Santa Fe Springs

City Council Meeting

March 26, 2013

UNCERTAINTY REGARDING STATE ACTIONS

While the City's fiscal situation has improved, the State's continued involvement and adverse actions continue to be a concern for the City. More specifically, the City is working toward resolution of the State's demand for \$18.7 million in City General Fund monies. An adverse ruling could have a devastating effect on the City's approximate \$24 million in General Fund reserves and the ability to utilize grants from outside agencies. Grant monies are usually provided on a reimbursement basis and require significant funds available on-hand.

PREPARING FOR FY 2013-14 AND FY 2014-15

As has been discussed, Staff will soon begin preparing the FY 2013-14 and FY 2014-15 two-year Proposed Budget with a multi-year outlook in mind. This allows the City to focus on the decisions necessary to keep the City financially sound in consideration of a more long-term plan. For both the General and Water Funds it is anticipated that the structural and operational changes implemented last year will better position the City well into the future. Nevertheless, Staff will continue exploring a variety of options to better serve the community.

Thaddeus McCormack
City Manager

Attachments:

FY 2012-13 Midyear Budget Review Summary

FY 2012-13 Midyear Budget Review Revenue Adjustments

FY 2012-13 Midyear Budget Review Operating Expenditure Adjustments

**FY 2012-13 Midyear Budget Review
Summary**

Attachment A

General Fund

	Approved Budget	Midyear Budget	Change	
			Favorable / (Unfavorable) \$	%
Revenues	39,448,000	40,487,000	1,039,000	2.6%
Expenditures				
Department	36,471,400	37,006,700 *	(535,300)	-1.5%
Non-Recurring	56,000	988,000 *	(932,000)	-1664.3%
Interfund Transfers	113,300	113,300	-	0.0%
CIPs	2,800,000	2,800,000	-	0.0%
	<u>39,440,700</u>	<u>40,908,000</u>	<u>(1,467,300)</u>	<u>-3.7%</u>
Surplus / (Deficit)	<u>\$ 7,300</u>	<u>\$ (421,000) *</u>	<u>\$ (428,300)</u>	

* Includes items previously approved by Council (City Hall HVAC & CJPIA Payment)

Water Fund

	Approved Budget	Midyear Budget	Change	
			Favorable / (Unfavorable) \$	%
Revenues	12,040,000	12,156,100	116,100	1.0%
Expenditures				
Department	8,986,400	8,986,400	-	0.0%
Equipment Repl.	100,000	120,000	20,000	20.0%
Interfund Transfers	1,629,400	1,629,400	-	0.0%
CIPs	750,000	750,000	-	0.0%
	<u>11,465,800</u>	<u>11,485,800</u>	<u>20,000</u>	<u>0.2%</u>
Surplus / (Deficit)	<u>\$ 574,200</u>	<u>\$ 670,300</u>	<u>\$ 96,100</u>	<u>16.7%</u>

**FY 2012-13 Midyear Budget Review
Revenue Adjustments**

Attachment B

Account Number	Revenue Source	Actual	Approved Budget	Midyear Budget	Midyear vs. Approved Budget Revision	
		FY 2011-12	FY 2012-13	FY 2012-13	\$	%
General Fund						
<u>Taxes</u>						
0110	Property	\$ 1,788,131	\$ 2,900,000	\$ 2,800,000	\$ (100,000)	-3.4%
0155	Utility User's Tax (UUT)	4,342,780	5,800,000	5,800,000	-	0.0%
0160	Sales & Use	22,868,333	22,600,000	23,900,000	1,300,000	5.8%
0165	Transient Occupancy	119,730	118,000	118,000	-	0.0%
0170	Franchise	2,499,668	2,548,000	2,475,000	(73,000)	-2.9%
0175	Business Operations	771,766	770,000	775,000	5,000	0.6%
0180	Property Transfer	110,890	75,000	125,000	50,000	66.7%
0185	Oil Well	127,060	125,000	130,000	5,000	4.0%
0186	Barrel	138,901	137,000	145,000	8,000	5.8%
0190	CDC TI Pass-Through to City *	56,147	190,000	-	(190,000)	-100.0%
	Subtotal	32,823,406	35,263,000	36,268,000	1,005,000	2.9%
<u>Use of Money & Property</u>						
0410	Interest Earnings	506,775	65,000	65,000	-	0.0%
0420	Rentals	88,230	75,000	95,000	20,000	26.7%
0430	Ground Lease	667,764	667,000	667,000	-	0.0%
	Subtotal	1,262,769	807,000	827,000	20,000	2.5%
<u>State Subventions</u>						
0530	Vehicle In Lieu Taxes	1,519,877	1,530,000	1,530,000	-	0.0%
0555	Home Owners Exemptions	14,723	15,000	15,000	-	0.0%
	Subtotal	1,534,600	1,545,000	1,545,000	-	0.0%
<u>Other</u>						
0660	Other **	3,159,433	333,000	347,000	14,000	4.2%
0730	Rebate/Prior Year Exp.	15,827	-	-	-	0.0%
0850	Water Utility Lease Payment	1,500,000	1,500,000	1,500,000	-	0.0%
	Subtotal	4,675,260	1,833,000	1,847,000	14,000	0.8%
	Total General Fund	\$ 40,296,035	\$ 39,448,000	\$ 40,487,000	\$ 1,039,000	2.6%

* Previously received under RDA as the City was a Property Tax "Pass Through" recipient

** Midyear Budget Estimate includes \$333,000 in insurance settlement amount

Water Fund

0610	Metered Water Sales	11,470,781	12,034,000	12,150,000	116,000	1.0%
0410	Interest Earnings	4,830	3,600	3,600	-	0.0%
0630	Connection Fees	2,788	2,300	2,300	-	0.0%
0660	Other	-	-	100	100	-
0420	Rentals	150	100	100	-	0.0%
	Total Water Utility Fund	\$ 11,478,549	\$ 12,040,000	\$ 12,156,100	\$ 116,100	1.0%

FY 2012-13 Midyear Budget Review
 Operating Expenditure Adjustments

Attachment C

Activity #	Department/Activity		Budget Adjustment Net Expenditure Increase/(Decrease)
General Fund			
	<u>City Manager's Office</u>		
2120	<u>Community Organization Support</u>		\$ 50,000
	Add'l Chamber of Commerce Funding - Total: \$97,500	\$ 50,000	
	<u>Finance and Administrative Services</u>		
2300	<u>Finance</u>		667,300
	LA County Property Tax Admin - Result of lawsuit	(75,000)	
2650	<u>Risk Management</u>		
	California JPIA - Retrospective Payment (one-time)	742,300 *	
	<u>Public Works</u>		(52,000)
2415	<u>Engineering Administration</u>		
	Development related revenue increase	(100,000)	
	I-5 JPA Consortuim membership	48,000	
	<u>Planning</u>		(130,000)
4510	<u>Building Regulation</u>	(130,000)	
	Increase in the building permit revenue activity		
	Total Department Expenditure Adjustments		535,300
9000	<u>Non-Recurring Expenditures</u>		932,000
	PW Engineering - Scanner & Plotter replacements	25,000	
	City Hall (South) - HVAC System	907,000 *	
	Total Non-Recurring Adjustments		932,000
	General Fund - Total Expenditure Adjustments		\$ 1,467,300
Water Fund			
9000	<u>Non-Recurring Expenditures</u>		20,000
	Purchase of two line locators	20,000	
	Water - Total Expenditure Adjustments		\$ 20,000
	* Council previously approved project / budget appropriation to be funded from reserves		



City of Santa Fe Springs

City Council Meeting

March 26, 2013

NEW BUSINESS

Interstate 5 Freeway Widening Project – Approval of Contribution Agreement with the State Department of Transportation (Caltrans)

RECOMMENDATION

That the City Council authorize the Mayor to execute District Agreement No. 07-4964 between the State Department of Transportation and City of Santa Fe Springs for the implementation of traffic mitigation measures on the I-5 Freeway Widening Project.

BACKGROUND

Caltrans started construction in late 2011 on the Interstate 5 South Corridor Improvement Project (Project). The Project limits are from the Orange County line to just south of the 605 Freeway. Caltrans is currently under construction on four of the six segments of the Project. The four segments in construction are Carmenita Road, Alondra Boulevard, Imperial Highway and Rosecrans Avenue. Due to the impacts of construction, traffic mitigation measures will be necessary to keep traffic circulating. Traffic mitigation measures involve but may not be limited to: change in signal timing, additional detour signage, and modification of traffic signal operation, etc.

The District Agreement No. 07-4964 (Contribution Agreement) attached to this report was prepared by the State to formalize the State's obligation to reimburse the City of Santa Fe Springs for the implementation of traffic mitigation measures that arise due to the construction on the Project. Caltrans agrees to reimburse the City up to \$100,000 for work to be done by the City.

Staff has reviewed the Contribution Agreement and is recommending that the City Council authorize the Mayor to execute the agreement.

FISCAL IMPACT

The City of Santa Fe Springs will be reimbursed up to a maximum of \$100,000 for work to be done.

INFRASTRUCTURE IMPACT

The mitigation measures implemented will alleviate some congestion and traffic impacts caused by the construction on the I-5 Freeway Widening Project.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack".

Thaddeus McCormack
City Manager

Attachment:

District Agreement No. 07-4964

Report Submitted By: Noe Negrete, Director
Department of Public Works

Date of Report: March 20, 2013

07-LA-5 PM 0.0/7.6
Traffic Management Plan on I-5 between
Orange County Line (OCL) and I-605
07-2159C1, 215911, 215921, 215931 &
215951

District Agreement No. 07-4964

CONTRIBUTION AGREEMENT

THIS AGREEMENT, ENTERED INTO EFFECTIVE ON _____, 20__, is between the
STATE OF CALIFORNIA, acting by and through its DEPARTMENT OF TRANSPORTATION,
referred to herein as "STATE", and the

CITY OF SANTA FE SPRINGS, a body
politic and municipal corporation of the
State of California, referred to herein as
"CITY".

RECITALS

1. STATE and CITY, pursuant to Streets and Highways Code section 114, are authorized to enter into a Cooperative Agreement for improvements to State Highway System (SHS) within the City of Santa Fe Springs.
2. STATE desires to add High Occupancy Vehicle (HOV) and Mixed Flow Lanes and Soundwalls within the median area of Interstate 5 between the Orange County Line (OCL) and the vicinity of the Interstate 5/Interstate 605 Interchange, referred to herein as "PROJECT".
3. STATE will begin PROJECT work involving Traffic Management Plan (TMP) on November 15, 2012 and anticipates completing that work on December 30, 2016. STATE is prepared to authorize CITY to assist STATE in the implementation of TMP for PROJECT, referred to herein as "SERVICE".
4. CITY desires to implement SERVICE, during the term of the PROJECT construction contract in order to bring about the earliest possible construction and to minimize traffic impacts on both the PROJECT area and the CITY streets.
5. The parties hereto mutually desire to cooperate in the implementation of the SERVICE to assist the PROJECT construction and intend to specify herein the terms and conditions under which that SERVICE is to be implemented and financed.

SECTION I

STATE AGREES:

1. To reimburse CITY within thirty (30) days after receipt of each quarterly billing an amount, not to exceed \$ 100,000 from funds shown on Exhibit A, attached hereto and made a part of this Agreement, to cover the actual direct costs for SERVICE of staff work by CITY forces on PROJECT.
2. To furnish CITY one (1) copy of the PROJECT plans, and special provisions; and an electronic copy of STATE's standard specifications, standard plans, and Manual of Uniform Traffic Control Devices.

SECTION II

CITY AGREES:

1. To develop at CITY expense, a written SERVICE plan outlining the extent of required CITY SERVICE. Said plan must be pre-approved by STATE before any reimbursable SERVICES may commence.
2. When requested, to provide qualified CITY staff to assist the STATE Resident Engineer in the implementation of the PROJECT construction contract in accordance with STATE's regulations, policies, procedures, manuals, standard plans and specifications, and other standards including compliance with Federal Highway Administration (FHWA) requirements. Said SERVICE is to be subject to ongoing review and approval by STATE and FHWA and may be terminated or restricted solely at STATE's option. Assistance will include, but not limited to, re-setting traffic signals at street intersections where traffic

will be detoured from the PROJECT, during extended weekend freeway closures, and any written STATE pre-approved implementation of corrective measures necessary to assure that the SERVICE within the CITY jurisdiction is being performed in accordance with STATE's PROJECT plans and specifications.

3. To designate a representative through whom all communications with STATE, relative to this Agreement, shall be channeled.
4. To submit signed itemized invoices quarterly, with specific details of staff direct costs incurred during the period of the invoice. Invoices will meet format and content requirements specified by STATE. Each invoice shall be submitted to the STATE Resident Engineer for approval and forwarding to the appropriate Accounting Office for payment.
5. To submit a final report of expenditures in the same format as the aforementioned invoice detail no later than thirty (30) days after SERVICES are deemed complete or after completion and acceptance of the PROJECT construction contract, whichever is earlier in time.
6. To retain all books, documents, papers, accounting records, and other evidence pertaining to CITY costs incurred, and make such materials available at the respective offices of CITY at all reasonable times during the contract period and for three years from the date of the final payment under this Agreement. STATE, FHWA, or any duly authorized representative of the Federal Government shall have access to any books, records, and documents of CITY that are pertinent to this Agreement for audits, examinations, excerpts, and transactions, and copies thereof shall be furnished if requested.

SECTION III

IT IS MUTUALLY AGREED:

1. All obligations of STATE under the terms of this Agreement are subject to the appropriation of resources by the Legislature, State Budget Act authority and the allocation of funds by the California Transportation Commission.
2. STATE shall reimburse CITY for actual direct costs incurred on a quarterly basis in the performance of SERVICE. The total amount payable by STATE to CITY under this Agreement shall not exceed \$ 100,000 from funds shown on Exhibit A.
3. Actual direct costs reimbursed shall be in conformance with procedures set forth in the cost Principles and Procedures, Chapter 1, Part 31, CFR 48. CITY also agrees to comply with Federal procedures in accordance with CFR 49, Part 18, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.
4. CITY will furnish motor vehicles and related liability insurance necessary for their staff performing SERVICE work.
5. Neither STATE nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by CITY and/or its agents under or in connection with any work, authority or jurisdiction conferred upon CITY under this Agreement. It is understood and agreed that CITY, to the extent permitted by law, will defend, indemnify and save harmless STATE and all of its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, but not limited to, tortious, contractual, inverse condemnation or

District Agreement No. 07-4964

other theories or assertions of liability occurring by reason of anything done or omitted to be done by CITY and/or its agents under this Agreement.

6. Neither CITY nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by STATE and/or its agents under or in connection with any work, authority or jurisdiction conferred upon STATE under this Agreement. It is understood and agreed that STATE, to the extent permitted by law, will defend, indemnify and save harmless CITY and all its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, but not limited to, tortious, contractual, inverse condemnation and other theories or assertions of liability occurring by reason of anything done or omitted to be done by STATE and/or its agents under this Agreement.
7. No alteration of the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto and no oral understanding or agreement not incorporated herein shall be binding on any of the parties hereto.
8. STATE reserves the right to terminate this Agreement immediately upon delivery of written notice to CITY. CITY will be paid for acceptable work accomplished and delivered in accordance with the terms of this Agreement up to the time of termination. All documents prepared by CITY up to that termination date shall become property of STATE.
9. This Agreement shall terminate upon completion and acceptance of the construction contract for PROJECT by STATE, or on December 30, 2018, whichever is earlier in time, unless all parties agree to extend the termination date of this Agreement.

District Agreement No. 07-4964

STATE OF CALIFORNIA
Department of Transportation

CITY OF SANTA FE SPRINGS

MALCOLM DOUGHERTY
Director

By: _____
MICHAEL MILES
District 07 Director

By: _____
RICHARD J. MOORE
Mayor

Approved as to form and procedure:

Attest: _____
City Clerk

By: _____
Attorney
Department of Transportation

Approved as to form:

Certified as to funds:

By: _____
City Attorney

By: _____
PAUL KWONG
District Budget Manager

Certified as to financial terms and conditions:

By: _____
Accounting Administrator

EXHIBIT A
FUNDING INFORMATION

Fund Type	Fund Source	Construction Capital (\$)	Total (\$)
Local Funds	Prop C	30,000 (2)	30,000
Local Funds	Prop C	50,000 (4)	50,000
STIP/RIP	State	10,000 (5)	10,000
Bond-CMIA	State	2,500 (1)	2,500
Bond-CMIA	State	7,500 (3)	7,500
Total		100,000	100,000

Note:

- (1) EA# 07-21591
- (2) EA# 07-21592
- (3) EA# 07-21593
- (4) EA# 07-21595
- (5) EA# 07-2159C



City of Santa Fe Springs

City Council Meeting

March 26, 2013

NEW BUSINESS

Engineering Design Services for Santa Fe Springs City Hall, South Section Heating, Ventilation and Air Conditioning System Upgrade – Award of Contract

RECOMMENDATION

That the City Council take the following actions:

1. Appropriate \$48,234.00 from the Capital Improvement Plan Reserve Fund to the Engineering Design Services for Santa Fe Springs City Hall, South Section Heating, Ventilation and Air Conditioning (HVAC) System Upgrade Project;
2. Award a Contract to Dahl, Taylor and Associates, Inc., in the amount of \$48,234.00; and
3. Authorize the Director of Public Works to execute the agreement.

BACKGROUND

The City Council, at their meeting of January 24, 2013 authorized staff to solicit Request for Proposals (RFP) for the subject project. Proposals were due on February 26, 2013, and a total of seven (7) Proposals were received.

A three member evaluation committee consisting of Robert Garcia, Associate Civil Engineer City of Santa Fe Springs, Todd Heggstrom, Santa Fe Springs Facilities Operations, and Ted Rigoni, Senior Project Manager Onward Engineering, reviewed each proposal based on project specific criteria, including the firm's capability to perform the work, qualifications and experience, project understanding and approach, relevant experience, references and cost for the proposed work.

The evaluation committee short listed the top three most qualified firms and conducted interviews on March 11, 2013. After evaluating the proposals and conducting the interviews, the evaluation committee recommends Dahl, Taylor and Associates, Inc., as the most qualified firm that possesses the experience necessary to effectively design this project.

Attached is a summary of the evaluation committee's rankings of the proposals and interviews. Of the three interviewed firms, the two top firm's interviews were ranked equally by the evaluation committee. The proposals submitted to the City, and the evaluation and interview sheets, are on file in the Public Works Department.

FISCAL IMPACT

Staff recommends appropriating \$48,234.00 to the Engineering Design Services for Santa Fe Springs City Hall, South Section HVAC System Upgrade project from the CIP Reserve Fund.

Report Submitted By:

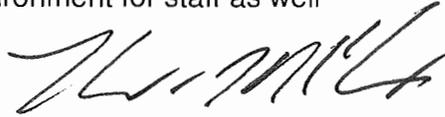
Noe Negrete, Director
Department of Public Works

A handwritten signature in black ink, appearing to be 'JN'.

Date of Report: March 20, 2013

INFRASTRUCTURE IMPACT

Upgrading the existing HVAC system will improve City Hall for residents and businesses alike who routinely conduct business in the building. The upgrade will also provide for a better working environment for staff as well



Thaddeus McCormack
City Manager

Attachments:

1. Evaluation of Proposals and Interviews of Firms
2. Professional Services Agreement

**Santa Fe Springs City Hall HVAC System Upgrade
A-E Proposal and Interview Evaluations
March 2013**

Proposal Evaluation Summary

Criteria	Dahl, Taylor & Assoc., Inc.			Energy Balance Cons. Engrs			IDS Group			Kitchell		
	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3
Experience/ Capability of Firm	13	14	12	11	10	10	12	13	12	13	13	13
Project Manager	16	18	18	16	12	15	18	18	15	17	16	15
Project Team	17	18	15	16	12	15	16	18	16	17	16	15
Project Understanding/ Approach	18	19	11	18	16	15	15	19	15	17	15	10
Past Experience/ References	8	9	5	6	4	9	8	8	6	8	6	8
Pricing	12	14	12	12	12	12	12	13	12	7	11	8
Subtotal scores	84	92	73	79	66	76	81	89	76	79	77	69
Average Score, Written Prop.:	83.00			73.67			82.00			75.00		

Criteria	Marketable Egnrd Prjts, LLC			PBS Engineers, Inc.			TTG		
	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3
Experience/ Capability of Firm	12	12	11	13	12	13	13	12	13
Project Manager	18	16	12	16	16	16	16	17	17
Project Team	15	14	13	17	15	14	17	17	19
Project Understanding/ Approach	16	16	10	16	18	5	15	17	5
Past Experience/ References	8	8	7	8	7	7	9	8	8
Pricing	11	11	10	13	13	9	12	13	10
Subtotal scores	80	77	63	83	81	64	82	84	72
Average Score, Written Prop.:	73.33			76.00			79.33		

Notes:
Order of scores is alphabetical

Santa Fe Springs City Hall, South Section, HVAC Upgrade
A-E Proposal and Interview Evaluations
March 2013

Interview Summary

Criteria	IDS Group			TTG			Dahl, Taylor & Assoc., Inc.		
	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3
Team approach to type of upgrade	13	14	13	12	11	12	13	13	13
Reuse of existing City Hall components--cost efficiencies	14	14	14	11	12	12	14	13	14
Equipment type best suited to City's low cost long term operations	12	14	14	12	11	11	12	14	14
Innovative ideas	15	17	17	15	15	15	16	16	18
Data center needs as a component of the overall upgrade	17	16	19	17	16	15	17	17	19
Construction scheduling	12	13	14	13	13	13	12	13	14
Subtotal scores	83	88	91	80	78	78	84	86	92
Average Score, Interview:	87.33			78.67			87.33		

Final Rankings

Firm	Total Score
IDS Group	84.67
TTG	79.00
Dahl, Taylor & Assoc., Inc.	85.17

"Total Score" equals the average of rankings by the three reviewers of the written Proposals (100 points available) and the interviews (100 points available)

**CITY OF SANTA FE SPRINGS
SHORT FORM PROFESSIONAL SERVICES AGREEMENT**

THIS AGREEMENT, made and entered into this ____ day of _____, 20__ by and between the CITY OF SANTA FE SPRINGS (CITY), and _____, (CONSULTANT) is entered into in consideration of the mutual covenants and promises contained herein. The Parties do mutually agree as follows:

1. CONSULTANT will provide services (SERVICES) as outlined in attached proposal and shall organize, supervise, prepare and complete said SERVICES as set forth therein.
2. CITY shall compensate CONSULTANT for the SERVICES as detailed in the letter of quote, dated _____, in the amount of \$_____. CONSULTANT shall not receive additional compensation in excess of the above amount unless previously approved in writing by the CITY. Such compensation shall become payable on a periodic time schedule as approved and agreed to by CITY and the CONSULTANT.
3. CONSULTANT hereby acknowledges that obtaining a CITY business license may be required to perform the SERVICES specified in this Agreement.
4. The parties hereto acknowledge and agree that the relationship between CITY and CONSULTANT is one of principal and independent contractor and no other. CONSULTANT is solely responsible for all labor and expenses associated with the performance of the SERVICES. Nothing contained in the Agreement shall create or be construed as creating a partnership, joint venture, employment relationship, or any other relationship except as set forth between the parties. This includes, but is not limited to the application of the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provision of the Internal Revenue Code, the State Revenue and Taxation Code relating to income tax withholding at the source of income, the Workers' Compensation Insurance Code, 401(k) and other benefit payments and third party liability claims. CONSULTANT specifically acknowledges that CITY is not required to, nor shall, provide Worker's Compensation Benefits Insurance for CONSULTANT. Notwithstanding the above, CONSULTANT hereby specifically waives any claims and/or demands for such benefits.
5. CONSULTANT shall defend, indemnify, hold free and harmless the CITY and its appointed and elected officials, officers, employees and agents from and against any and all damages to property or injuries to or death of any person or persons, including attorney fees and shall defend, indemnify, save and hold harmless CITY and its appointed and elected officials, officers, employees and agents from any and all claims, demands, suits, actions or proceedings of any kind or nature, including but not by way of limitation, all civil claims, worker's' compensation claims, and all other claims resulting from or arising out of the negligent or willful acts, errors or omission of CONSULTANT, in the performance of the Agreement.
6. CONSULTANT will not be required to follow or establish a regular or daily work schedule. Any advice given to the CONSULTANT regarding the accomplishment of SERVICES shall be considered a suggestion only, not an instruction. The CITY retains the right to inspect, stop, or alter the work of the CONSULTANT to assure its conformity with this Agreement.
7. CONSULTANT shall comply with CITY's Harassment Policy. CITY prohibits any and all harassment in any form.
8. CONSULTANT shall obtain the following forms of insurance and provide City with copies therewith:
 - a. Commercial General Liability Insurance with minimum limits of one million dollars (\$1,000,000) per occurrence and,

- b. Automobile Insurance covering all bodily injury and property damage incurred during the performance of this Agreement, with a minimum coverage of \$500,000 combined single limit per accident. Such automobile insurance shall include all vehicles used, whether or not owned by CONSULTANT.
- c. CONSULTANT shall comply with Workers' Compensation insurance laws of California.

CONSULTANT shall maintain the required insurances throughout the term of the contract, and shall have insurance agent send Certificate of Insurance to CITY, with CITY named as additional insured. A 30 day notice of cancellation is required.

9. This Agreement may be terminated by either party for any reason at any time by providing written notice of such termination to the other party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their respective authorized officers, as of the date first above written.

CONSULTANT signature Date

Name (Print): _____

Title: _____

Company Name: _____

Corporation___ Sole Proprietor___ Partnership___ LLC___

SSN or Tax ID#: _____

Address: _____

City, State, Zip: _____

Telephone: _____

City of Santa Fe Springs Date
11710 Telegraph Road
Santa Fe Springs, CA 90670
(562) 868-0511



NEW BUSINESS

Six-Month Response Time Study Regarding the Closure of Fire Station #2

RECOMMENDATION

That the City Council approve the recommendation by the Fire Chief to re-open Fire Station #2 as detailed in the attached report.

BACKGROUND

Prior to August 13, 2012, the City of Santa Fe Springs was served by the Department of Fire-Rescue with four (4) Fire Stations strategically placed to provide the community with the shortest response time relative to existing resources; Fire Station #2 was opened in 1961 and had the primary responsibility of serving the northern area of the City of Santa Fe Springs.

Due primarily to the loss of redevelopment funds and the cataclysmic fiscal challenges that its elimination engendered, the City was forced to implement dramatic, across-the-board budgetary reductions. Working collaboratively with our employee associations, including the Firefighters Association, significant labor reductions were agreed upon to assist with the adjustment to the City's new fiscal reality without the robust funding that redevelopment heretofore provided. Amongst those negotiated reductions was the modification to minimum manning for the Department of Fire Rescue, from seventeen (17) on-duty firefighters per day to fifteen (15). This resulted in the elimination of six (6) positions within the department, which were absorbed through previously vacant positions and retirements.

Based on the recommendation of the Fire Chief at the time, on August 13, 2012, an operational plan to adjust to the reduction in minimum staffing was implemented that included the closure of one (1) engine company. Engine 82 was identified as the engine that would be closed, resulting in the closure of Fire Station #2, the net effect of which was reducing the number of Fire Stations serving the City from four (4) to three (3). Consequently, the area previously served by Engine 82 was re-aligned and divided between Engine 81 (Headquarters) and Engine 84 (Telegraph Rd).

The City Council has asked for a report on the impact that the closure of Fire Station #2 has had on response times. Attached is a report that provides an analysis of the six months of available response time data, as well as a recommendation from Fire Chief Crook to modify the operational plan in a way that allows for the re-opening of Fire Station #2.



City of Santa Fe Springs

City Council Meeting

March 26, 2013

The six-month report shows that response times have increased overall by an average of 1 minute and 28 seconds per response. However, response time in the area previously serviced by Engine 82 increased an average of 3 minutes and 33 seconds per response. While it was expected that overall response times would increase modestly, the inordinate impact on the area formerly serviced by Engine 82 was not expected. Accordingly, the recommendation by the Fire Chief is to re-align the three (3) engine company's serving the City to improve response times in the northern portion of the City.

The recommendation is outlined below:

1. Re-open Engine 82 and Fire Station #2 by moving personnel from Engine 81 to Engine 82. Engine 82's response district will be the same as it was prior to its closure.
2. Close Engine 81 and transfer all first aid emergency medical responses for Engine 81's district to Truck 811. This reduces manning at Headquarters Fire Station from seven (7) to four (4).
3. Prepare a report outlining the impact of response times in 81's district from the closure of Engine 81 after six (6) months.

FISCAL IMPACT

The recommendation of moving three personnel (one engine company) from Fire Station #1 to Fire Station #2 will impose a minimal fiscal impact to the City.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack".

Thaddeus McCormack
City Manager

Attachment:

Report: Six-Month response time study, Closure of Fire Station #2

Santa Fe Springs Fire Rescue



Six-month response time study
Closure of Fire Station #2
August 13, 2012 - February 13, 2013

Prepared by:
Fire Chief Michael Crook
March 7, 2013

Historical information:

Fire Station #2 8634 Dice Road, Santa Fe Springs

Fire Station #2 was opened in 1961 and had the primary responsibility of serving the northern areas of the city continuously until August of 2012. The station housed one engine company, consisting of three personnel (Captain, Engineer, and Firefighter). Closure of the station became necessary due to budgetary constraints primarily caused by the loss of redevelopment but also to the general downturn in revenues.

The district for Fire Station #2 was generally bordered by Washington Blvd on the North, Telegraph Road on the South, the San Gabriel River on the West, and Greenleaf Avenue on the East.

(See attachment A)

The district served by Fire Station #2 was the second busiest district in terms of incident volume. The 605 freeway (north of Telegraph), the older commercial zones, multi-family residential properties, and a large geographical coverage area all contribute to the greater call volume.

The decision to close Fire Station #2 was made by retired Fire Chief Alex Rodriguez after considering all of the ramifications of losing one engine company. Along with his command staff at the time, the decision was made to close the station and study the effects after a period of six months.

There were, and continue to be, several competing issues that arose with the loss of personnel and the closure of one engine company. The biggest impact to the City from the closure of Fire Station #2 is the increase in emergency response times to the northern area of the City. The National Fire Protection Association 1710 states that a fire department's fire suppression resources shall be deployed for the arrival of an engine company within a 240-second travel time to 90% of its incidents. Furthermore according to the American Heart Association, a persons chances of survival when experiencing a full-cardiac arrest drastically decrease if life-saving measures are not initiated within four to six minutes. The response information included in this report will show the challenges the Department is having in the northern portion of the City since the closure of Fire Station #2. It is, and continues to be, the Departments goal to respond to all emergencies in the City of Santa Fe Springs in the safest and most efficient manner possible.

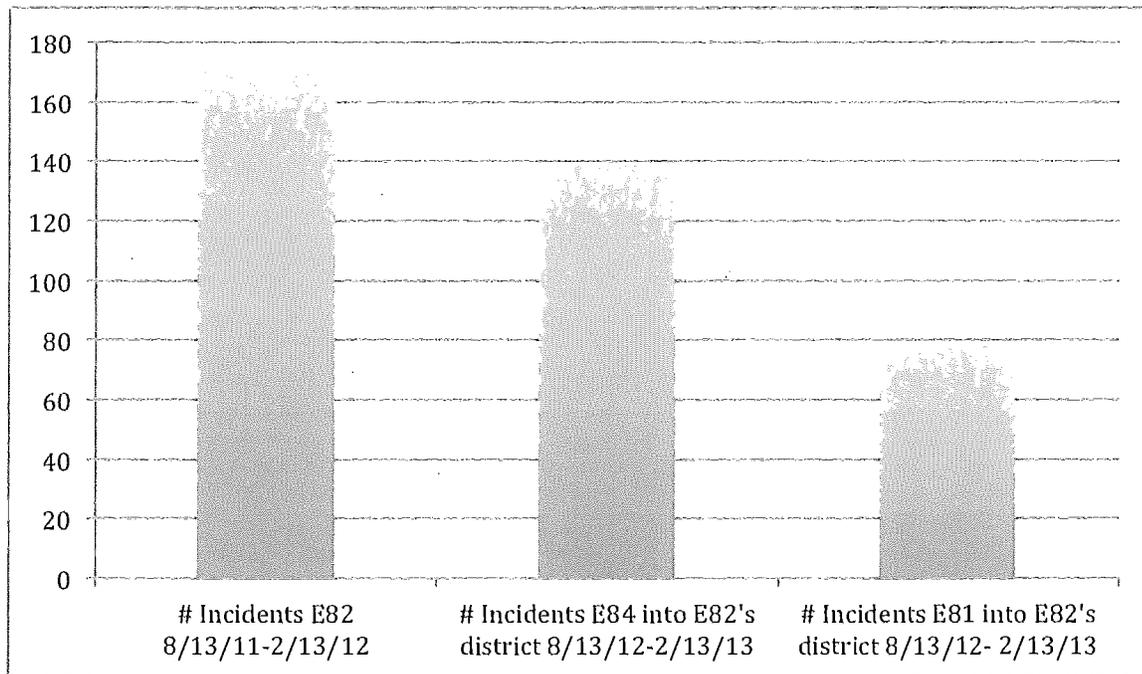
Current considerations:

Due to the closure of Fire Station #2 on August 13, 2012, the original district was split basically along Santa Fe Springs Road and Sorenson Avenue.

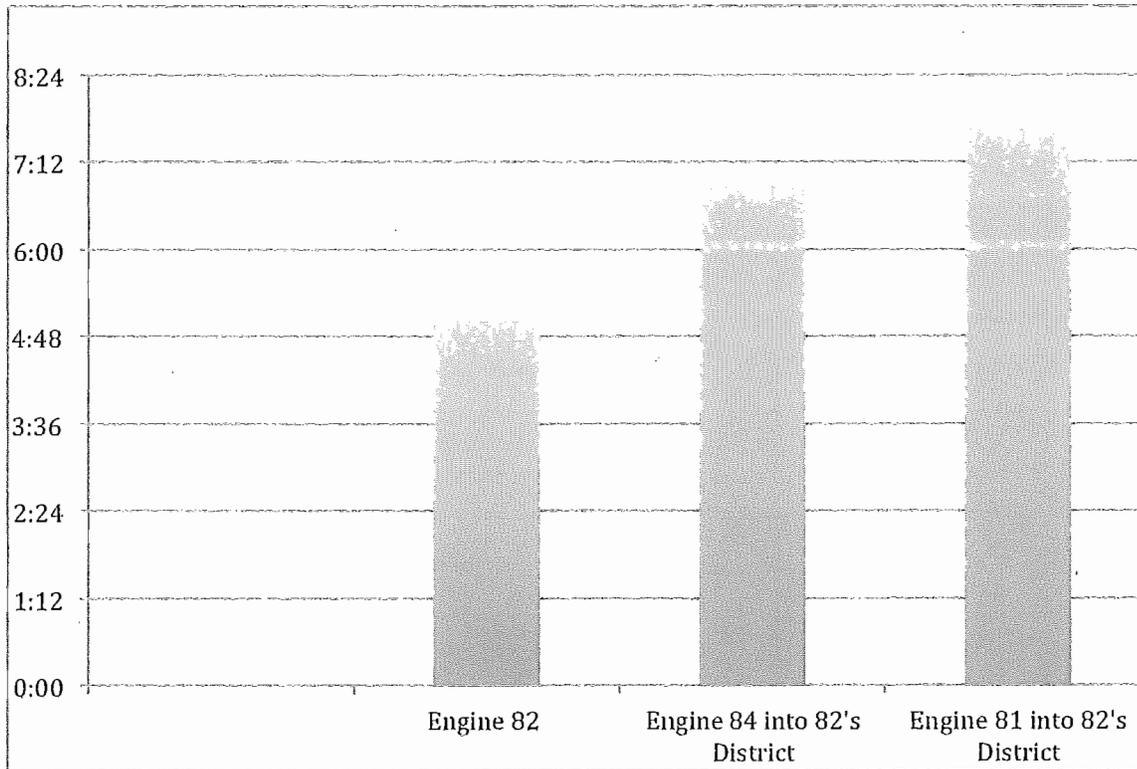
Fire Station #4 (Civic Center station) now serves the area west of Santa Fe Springs Road and Sorenson Avenue, and Fire Station #1 (Headquarters) now serves the area east of Santa Fe Springs Road and Sorenson Avenue.

The areas with the greatest deficiencies in terms of response times are generally north of Los Nietos Avenue (map zones 82B and 82E). Most of the deficiency is due to the increased travel distance, but also the rail crossing at Los Nietos and Norwalk Blvd. creates frequent delays in providing service to areas north of the tracks.

(See Attachment B)



Total incidents in Fire Station #2 District



Average Response Time in Fire Station #2 District

Overall, the Department has experienced an increase of 1:28 to the overall Fire Station #2 district. More specifically, we have experienced a substantial increase in response times to the northern end of the district (zones 82B and 82E). Zone 82B has experienced an increase in the average response time of 3:33 (new 82B and 82E combined) Attachment "B" shows in map form the primary deficient areas.

Fire Station #4 now has the primary responsibility for map zones 82A-82D. Fire Station #1 now has the primary responsibility of map zones 82E-82G.
 (See Attachment C)

Understanding the City is still recovering from the loss of redevelopment and decreased revenues, to provide the best service to the residential and business residents of our city would be to have a fully staffed engine company in each of the four stations in our city. This would increase current minimum daily staffing from fifteen (15) back to seventeen (17) personnel.

Understanding the City is currently not in a position to return to previous minimum staffing levels, the recommendation outlined below will improve response times in the northern area of our city with the current minimum staffing level of fifteen (15).

1. Re-open Engine 82 and Fire Station #2 by moving personnel from Engine 81 to Engine 82. Engine 82's response district will be the same as it was prior to its closure. This will improve response times to the second busiest district in the City.
2. Close Engine 81 and transfer all first aid emergency medical responses for Engine 81's district to Truck 811.
3. Prepare a report on the impact of response times in 81's district from the closure of Engine 81 in a period of six months.

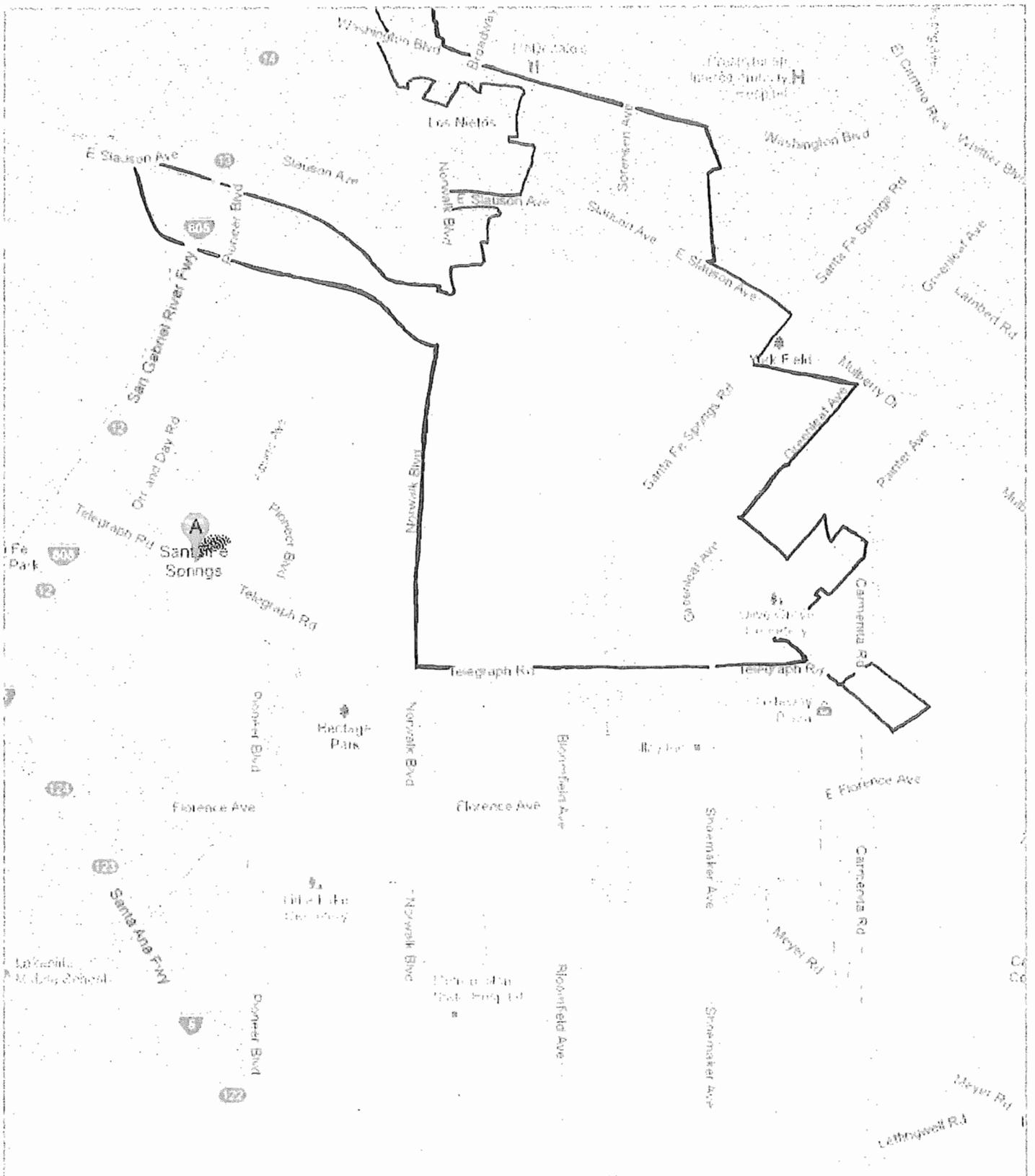
The movement of three personnel (one engine company) from Fire Station #1 to Fire Station #2 will impose a minimal, if any, fiscal impact to the City.

Truck 811 is a specialized piece of equipment utilized for special operations on emergency incidents, i.e. ventilation, extrication, overhaul, salvage, etc. Although not designed for a quick emergency response, Truck 811 can respond on first aid emergency medical incidents. The increased wear to the apparatus may decrease its current life expectancy of fifteen (15) to twenty (20) years. Truck 811 is currently eight years old and the projected cost to replace it would be approximately 1.8 million dollars.

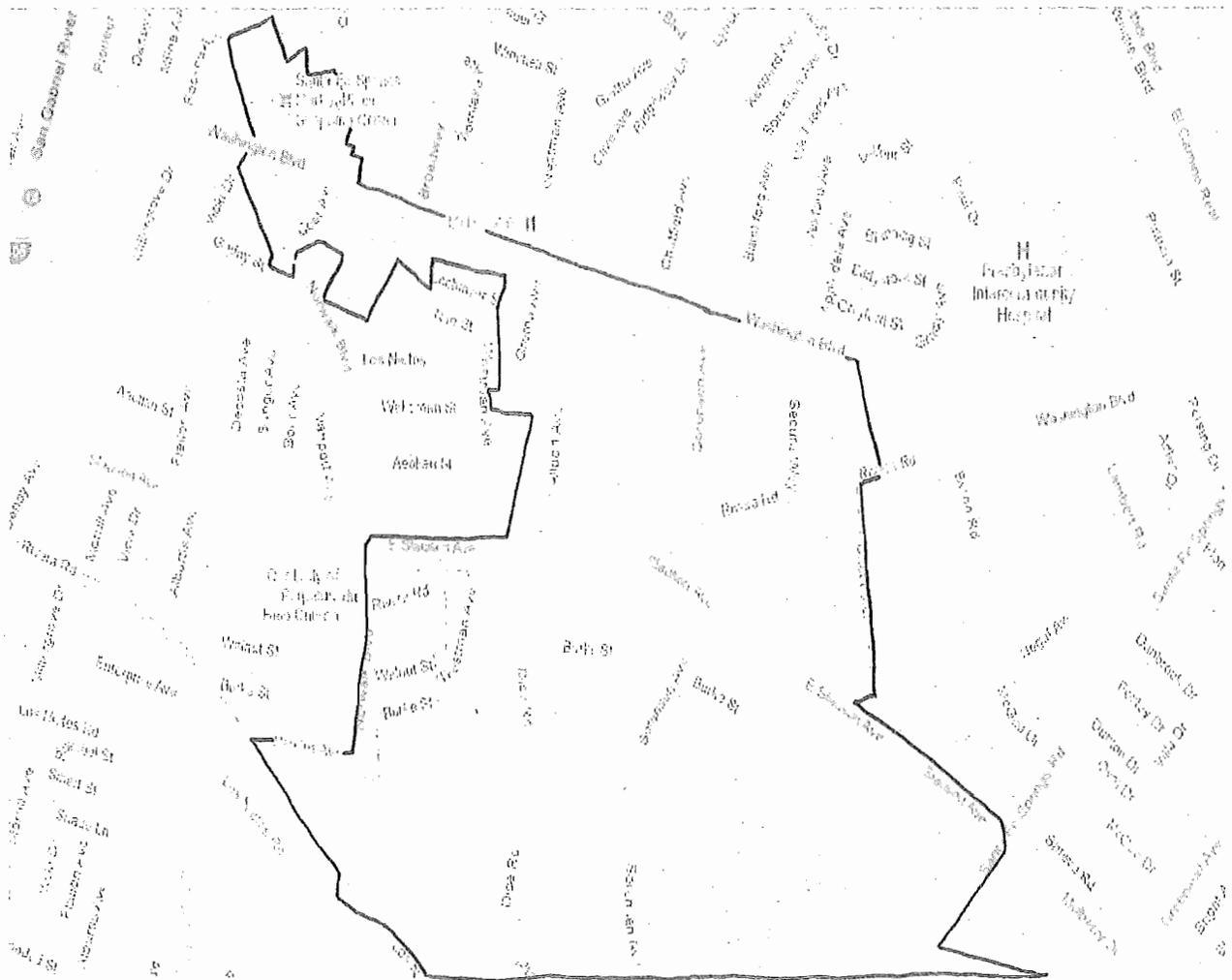
Please feel free to contact me to discuss any details outlined in this report.



Michael Crook
Fire Chief

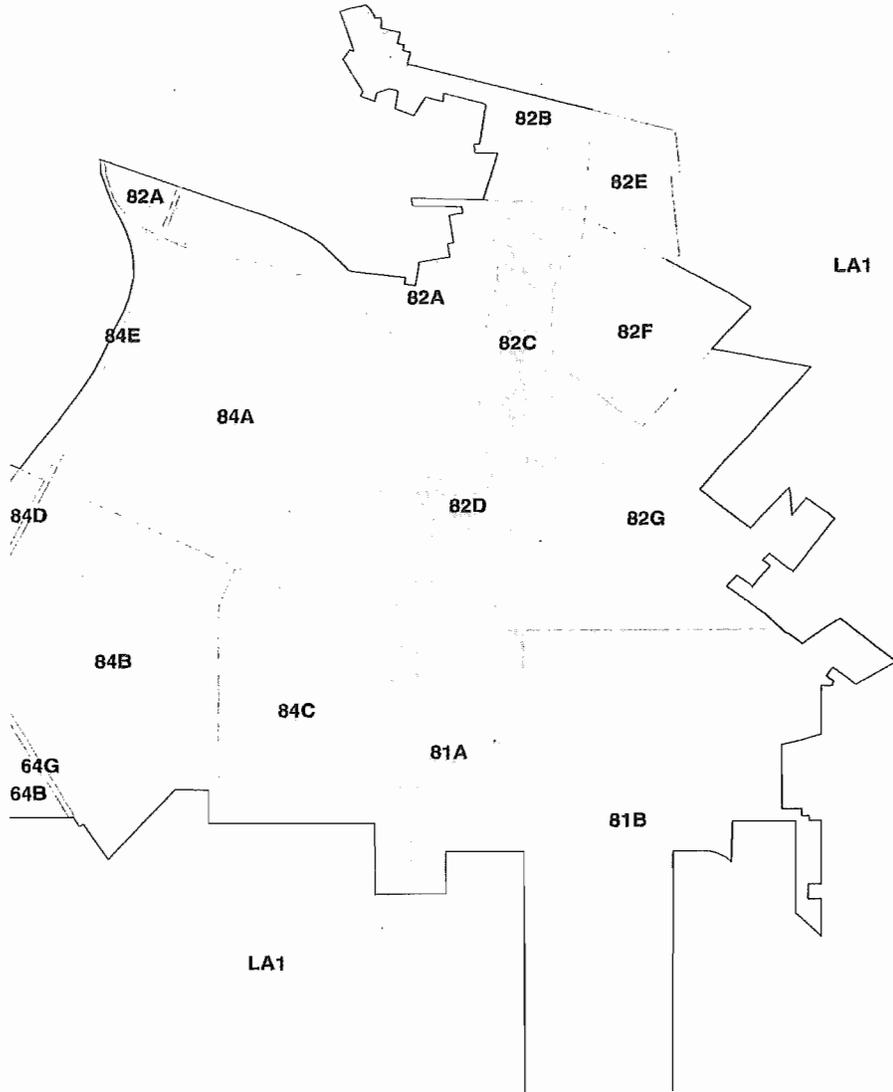


Attachment A (District previously served by Fire Station #2)



Attachment B

(Areas with the greatest increase in response times)



Attachment "C"



City of Santa Fe Springs

City Council Meeting

March 26, 2013

NEW BUSINESS

Resolution No. 9406 – Ordering the Preparation of the Engineer's Report for FY 2013/14 in Conjunction with the Annual Levy of Assessments for Street Lighting District No. 1

RECOMMENDATION

That the City Council adopt Resolution No. 9406, ordering the preparation of the Engineer's Report for FY 2013/14 in conjunction with the annual levy of assessments for Street Lighting District No. 1.

BACKGROUND

Santa Fe Springs Lighting District No. 1 was formed May 26, 1982, pursuant to the provisions of the Landscaping and Lighting Act of 1972. After the initial formation of the district, it is necessary for the City to annually update the Lighting District. This allows the City to continue levying annual assessments against the properties located within the Lighting District.

The required documents that meet the legal requirements are outlined in Chapter 3 of the Landscaping and Lighting Act of 1972 as contained in the Streets and Highways Code.

The approval of this initial Resolution orders the preparation of cost estimate, assessment diagram, assessment, and Engineer's Report for the annual updating of the Lighting District.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack".

Thaddeus McCormack
City Manager

Attachments:

Resolution No. 9406
Boundary Map

Report Submitted By: Noe Negrete, Director
Department of Public Works

Handwritten initials in black ink, possibly "NN".

Date of Report: March 20, 2013

RESOLUTION NO. 9406

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS
ORDERING THE PREPARATION OF THE ENGINEER'S REPORT FOR FY 2013-14
IN CONJUNCTION WITH THE ANNUAL UPDATE FOR
STREET LIGHTING DISTRICT NO. 1

WHEREAS, the City Council of the City of Santa Fe Springs, California, desires to initiate proceedings for the annual levy of assessments for a street lighting district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, in what is known and designated as

CITY OF SANTA FE SPRINGS
LIGHTING DISTRICT NO. 1

(Hereinafter referred to as the "District"); and,

WHEREAS, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2013 and ending June 30, 2014; and,

WHEREAS, there has been submitted to this City Council, for its consideration at this time, a map showing the boundaries of the area affected by the levy of the assessment for the above referenced fiscal year, said map further showing and describing in general the works of improvement proposed to be maintained in said District, and description being sufficient to identify the works of improvement and the areas proposed to be assessed for said maintenance thereof; and

WHEREAS, the provisions of said Division 15, Part 2 require a written "Report" consisting of the following:

1. Plans and specifications of the area of the work improvement to be maintained; and
2. An estimate of the costs for maintaining the improvements for the above referenced fiscal year; and
3. A diagram of the area proposed to be assessed; and
4. An assessment of the estimated costs for maintenance work for said fiscal year.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS
DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: That the above recitals are true and correct.

Section 2: That a map entitled "City of Santa Fe Springs Lighting District No. 1

Annual Levy" as submitted to this City Council, showing the boundaries of the proposed area to be assessed and showing the work of improvement to be maintained, and a copy is on file in the Office of the Deputy City Clerk and open to public inspection. The proposed parcels and properties within said area are those to be assessed to pay certain costs and expenses for said maintenance work.

Section 3: That the proposed maintenance work within the area proposed to be assessed shall be for certain street lighting improvements, as said maintenance work is set forth in the "Report" to be presented to this City Council for consideration.

Section 4: That Noe Negrete, City Engineer, is hereby ordered to prepare and file with this City Council, a "Report" relating to said annual assessment and levy in accordance with the provisions of Article IV, commencing with Section 22565 of Chapter 1 of the Streets and Highways Code of the State of California.

Section 5: That, upon completion, said "Report" shall be filed with the Deputy City Clerk who shall then submit the same to this City Council for its consideration pursuant to section 22623 and 22624 of said Streets and Highways Code.

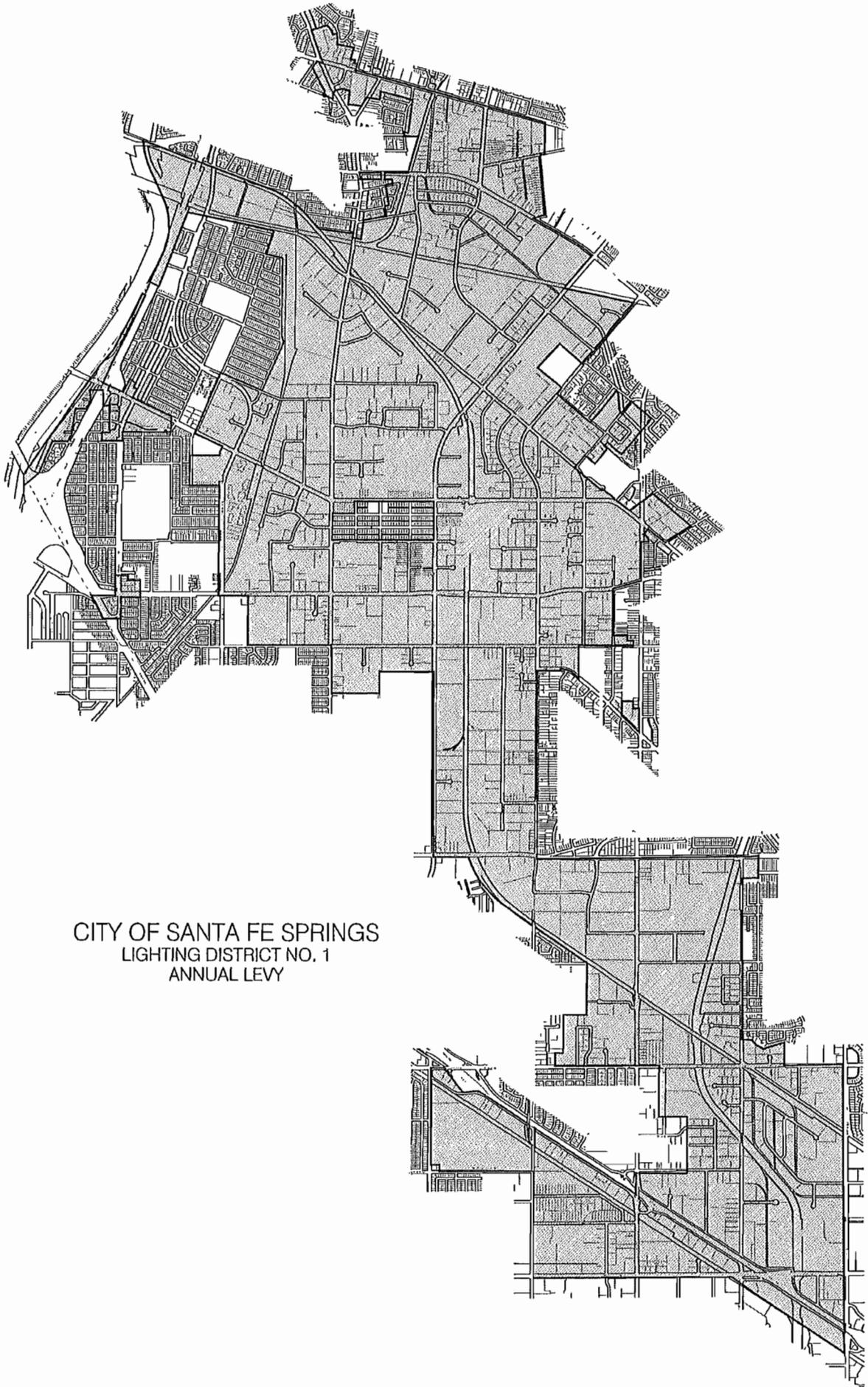
Section 6: That the Deputy City Clerk shall certify to the adoption of this resolution.

APPROVED and ADOPTED this 26th day of March 2013.

MAYOR

ATTEST:

DEPUTY CITY CLERK



CITY OF SANTA FE SPRINGS
LIGHTING DISTRICT NO. 1
ANNUAL LEVY



City of Santa Fe Springs

City Council Meeting

March 26, 2013

NEW BUSINESS

Resolution No. 9407 – Ordering the Preparation of the Engineer's Report for FY 2013/14 in Conjunction with the Annual Levy of Assessments for Heritage Springs Assessment District No. 2001-01 (Hawkins Street and Palm Drive)

RECOMMENDATION

That the City Council adopt Resolution No. 9407, ordering the preparation of the Engineer's Report for FY 2013/14 in conjunction with the annual levy of assessments for Heritage Springs Assessment District No. 2001-01 (Hawkins Street and Palm Drive).

BACKGROUND

The Heritage Springs Assessment District was established in May 2001, pursuant to the Municipal Improvements Act of 1913 (Division 12 of the California Streets and Highway Code), to finance the acquisition of various public improvements that were required for the development of the District.

The District also included a mechanism to provide funding on an annual basis for ongoing street maintenance which includes slurry sealing, street resurfacing and street reconstruction as needed. The requirement for a street maintenance district component was a condition of approval for the development. In FY 2007-2008, the two streets within the Heritage Springs Assessment District, Palm Drive and Hawkins Street, were slurry-sealed.

The approval of this initial Resolution orders the preparation of plans, specifications, cost estimate, assessment diagram, assessment and the Engineer's Report for the annual updating of the assessment district.

Handwritten signature of Thaddeus McCormack.

Thaddeus McCormack
City Manager

Attachments:

Resolution No. 9407
Boundary Map

Report Submitted By: Noe Negrete, Director
Department of Public Works

Handwritten signature of Noe Negrete.

Date of Report: March 20, 2013

RESOLUTION NO. 9407

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS
ORDERING THE PREPARATION OF THE ENGINEER'S REPORT FOR FY 2013-14
IN CONJUNCTION WITH THE ANNUAL UPDATE FOR
HERITAGE SPRINGS ASSESSMENT DISTRICT NO. 2001-01
(HAWKINS STREET AND PALM DRIVE)

WHEREAS, the City Council of the City of Santa Fe Springs, California, desires to initiate proceedings for the annual levy of assessments for an assessment district established in May 2001, pursuant to the Municipal Improvements Act of 1913 (Division 12 of the California Streets and Highways Code.)

CITY OF SANTA FE SPRINGS
HERITAGE SPRINGS ASSESSMENT DISTRICT NO. 2001-01
(HAWKINS STREET AND PALM DRIVE)

(Hereinafter referred to as the "District"); and,

WHEREAS, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2013 and ending June 30, 2014; and,

WHEREAS, there has been submitted to this City Council, for its consideration at this time, a map showing the boundaries of the area affected by the levy of the assessment for the above referenced fiscal year, said map further showing and describing in general the works of improvement proposed to be maintained in said District, and description being sufficient to identify the works of improvement and the areas proposed to be assessed for said maintenance thereof; and

WHEREAS, the provisions of said Division 12 require a written "Report" consisting of the following:

1. Plans and specifications of the area of the work improvement to be maintained; and
2. An estimate of the costs for maintaining the improvements for the above referenced fiscal year; and
3. A diagram of the area proposed to be assessed; and
4. A proposed assessment of the estimated costs for maintenance work for said fiscal year.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: That the above recitals are true and correct.

Section 2: That a map entitled "Boundary Map Heritage Springs Assessment District No. 2001-01" as submitted to this City Council, showing the boundaries of the proposed area to be assessed and showing the work of improvement to be maintained and a copy is on file in the Office of the Deputy City Clerk and open to public inspection. The proposed parcels and properties within said area are those to be assessed to pay certain costs and expenses for said maintenance work.

Section 3: That the proposed maintenance work within the area proposed to be assessed shall be for certain improvements, as said maintenance work is set forth in the "Report" to be presented to this City Council for consideration.

Section 4: That Noe Negrete, City Engineer, is hereby ordered to prepare and file with this City Council, a "Report" relating to said annual assessment and levy in accordance with the provisions of Municipal Improvements Act of 1913 (Division 12 of the California Streets and Highway Code).

Section 5: That, upon completion, said "Report" shall be filed with the Deputy City Clerk who shall then submit the same to this City Council for its consideration pursuant to section 10203 and 10204 of said Streets and Highways Code.

Section 6: That the Deputy City Clerk shall certify to the adoption of this resolution.

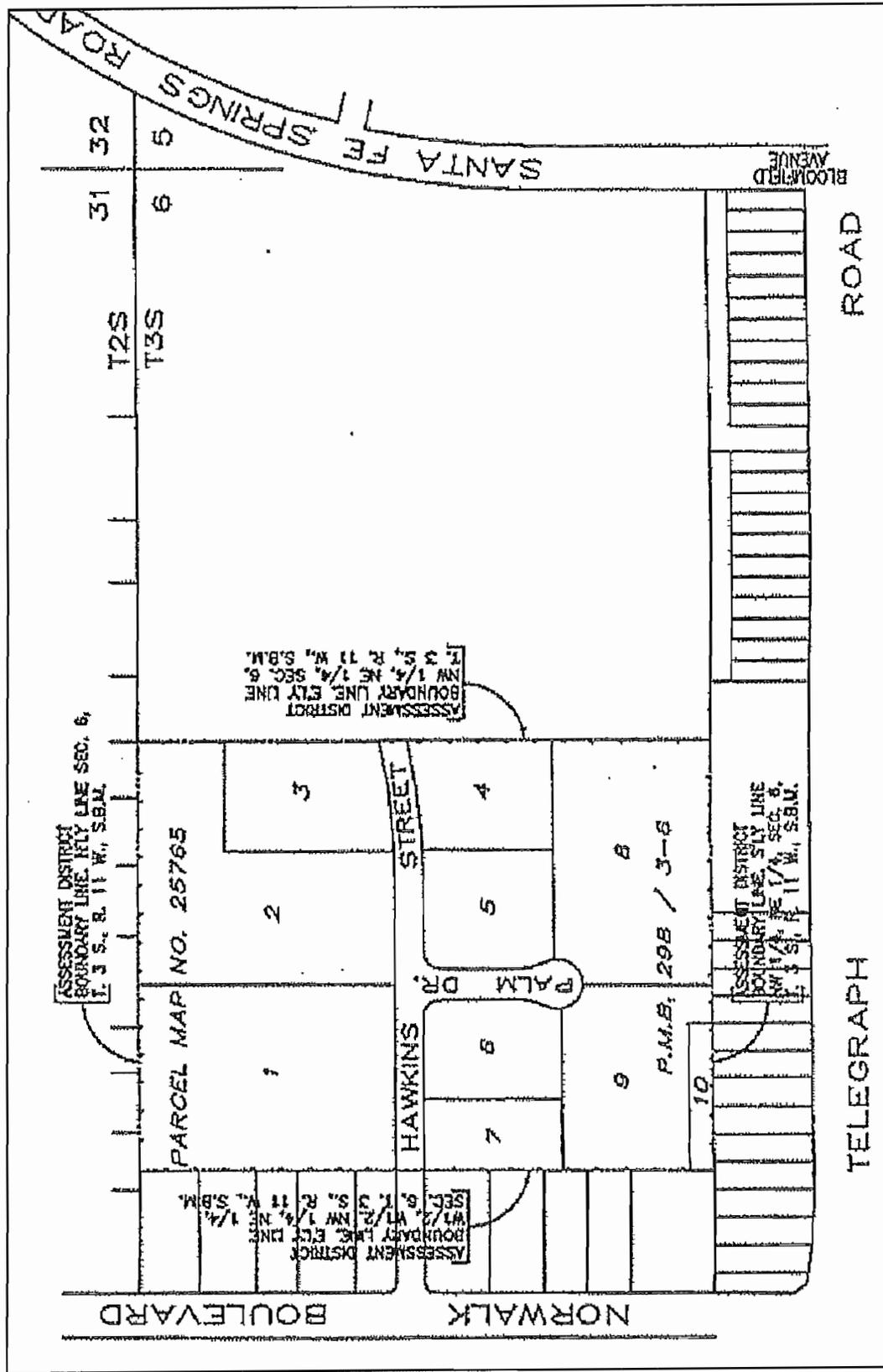
APPROVED and ADOPTED this 26th day of March 2013.

MAYOR

ATTEST:

DEPUTY CITY CLERK

BOUNDARY MAP HERITAGE SPRINGS ASSESSMENT DISTRICT 2001-1





City of Santa Fe Springs

City Council Meeting

March 26, 2013

NEW BUSINESS

National Pollutant Discharge Elimination Systems (NPDES) – Municipal Permit Status Update

RECOMMENDATION

This report is for informational purposes only and does not require any action by the Council.

BACKGROUND

Staff will make a presentation to inform the City Council as to the current status of the NPDES municipal permit, commonly known as the Municipal Separate Storm Sewer System (MS4). Staff will also discuss the relation to the Clean Beaches, Clean Water Measure to the MS4 permit.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack".

Thaddeus McCormack
City Manager

Attachments:

None

Report Submitted By:


Noe Negrete, Director
Department of Public Works

Date of Report: January 31, 2013



City of Santa Fe Springs

City Council Meeting

March 26, 2013

PRESENTATION

Presentation to Milestone Event Celebrants

RECOMMENDATION:

The Mayor may wish to call upon Julie Herrera, Public Relations Specialist, to assist with this presentation.

BACKGROUND

Quarterly, the City Council holds a Milestone Celebration to recognize residents for significant "milestone" achievements (e.g., significant birthdays or wedding anniversaries). Tonight, the following City residents have been invited to be recognized:

Lorenza Madrigal – 99th Birthday

Gilbert & Janie Aguirre – 62nd Wedding Anniversary

A handwritten signature in black ink, appearing to read "Thaddeus McCormack".

Thaddeus McCormack
City Manager

Attachment(s):

None



City of Santa Fe Springs

City Council Meeting

March 26, 2013

PRESENTATION

Recognition of Public Safety Officer Darryl Pedigo

RECOMMENDATION

The Mayor may wish to call upon Director of Police Services Dino Torres, to assist with this presentation.

BACKGROUND

On August 18, 2012, Public Safety Officer Darryl Pedigo and Whittier Police Officers were dispatched to the area of Lakeland and Norwalk regarding a welfare check on a family that seemed to be struggling. The family had been walking in extreme heat, with conditions well over 90 degrees and humid. Upon arrival, Officers made contact with a mom, her boyfriend, and three young children—a 20 month old boy, four year old boy, and seven year old girl. All of them were extremely hot, exhausted, thirsty, hungry, and appeared homeless.

The family had driven out from their Native American reservation in Minnesota, looking for another state in which to live. However, their luck took a turn for the worse when they lost their car and ran out of money in the state of Washington. Somehow, the family made it to Norwalk where another family member refused to take them in. Unable to find food or shelter, it seemed that the family would be left on the street.

Officer Pedigo along with WPD Officers refused to give up and decided to use their own money to provide a two-day stay at a local motel and purchase food, water, toiletries, and coloring books for the children.

This incident demonstrated the very heart and soul of Darryl's character and the rest of the City's Public Safety Team. We are proud of Darryl for bringing hope to a family that was otherwise in despair.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack".

Thaddeus McCormack
City Manager

Attachment(s)

None.



City of Santa Fe Springs

City Council Meeting

March 26, 2013

APPOINTMENT TO BOARDS, COMMITTEES, COMMISSIONS

<u>Committee</u>	<u>Vacancy</u>	<u>Councilmember</u>
Beautification	3	González
Beautification	1	Moore
Community Program	2	Rios
Community Program	3	Rounds
Community Program	5	Trujillo
Historical	2	Rios
Historical	2	Rounds
Historical	2	Trujillo
Parks & Recreation	1	Trujillo
Senior Citizens Advisory	1	González
Senior Citizens Advisory	2	Rios
Senior Citizens Advisory	2	Rounds
Senior Citizens Advisory	3	Trujillo
Sister City	1	Moore
Sister City	1	Rios
Sister City	2	Rounds
Sister City	2	Trujillo
Youth Leadership	1	Trujillo

Applications received: Youth Leadership Committee – Paul Legarreta.

Councilmember Gonzalez has requested and Mayor Moore has granted an excused absence for Brandy Ordway-Roach from the P&R committee meeting on April 3.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack".

Thaddeus McCormack
City Manager

Attachments:
Committee Lists
Prospective Member List

Prospective Members for Various Committees/Commissions

Beautification

Marcus Hernandez

Community Program

Marcus Hernandez

Family & Human Services

Marcus Hernandez

Heritage Arts

Vaibhav Narang

Historical

Marcus Hernandez

Personnel Advisory Board

Parks & Recreation

Planning Commission

Vaibhav Narang

Senior Citizens Advisory

Sister City

Marcus Hernandez

Traffic Commission

Vaibhav Narang

Youth Leadership

Timothy Legarreta

BEAUTIFICATION COMMITTEE

Meets the fourth Wednesday of each month, except July, Aug, Dec.
9:30 a.m., Town Center Tall

25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Vacant	(14)
	Irene Pasillas	(14)
	Vacant	(14)
	May Sharp	(13)
	Vacant	(13)
Moore	Juliet Ray	(14)
	Paula Minnehan	(14)
	Annie Petris	(13)
	Guadalupe Placensia	(13)
	Vacant	(13)
Rios	Mary Reed	(14)
	Charlotte Zevallos	(14)
	Vaibrav Narang	(14)
	Vada Conrad	(13)
	Sally Gaitan*	(13)
Rounds	Sadie Calderon	(14)
	Rita Argott	(14)
	Mary Arias	(13)
	Marlene Vernava	(13)
	Debra Cabrera	(13)
Trujillo	Mary Jo Haller	(14)
	Eleanor Connelly	(14)
	Margaret Bustos*	(14)
	Rosalie Miller	(13)
	A.J. Hayes	(13)

*Asterisk indicates person currently serves on three committees

COMMUNITY PROGRAM COMMITTEE

Meets the third Wednesday in Jan., May, and Sept., at 7:00 p.m., in City Hall.

25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Jeanne Teran	(14)
	Miguel Estevez	(14)
	Kim Mette	(14)
	Cecilia Leader	(13)
	Frank Leader	(13)
Moore	Rosalie Miller	(14)
	Margaret Palomino	(14)
	Mary Jo Haller	(13)
	Lynda Short	(13)
	Bryan Collins	(13)
Rios	Francis Carbajal	(14)
	Mary Anderson	(13)
	Dolores H. Romero*	(13)
	Vacant	(14)
	Vacant	(13)
Rounds	Mark Scoggins*	(14)
	Marlene Vernava	(14)
	Vacant	(14)
	Vacant	(13)
	Vacant	(13)
Trujillo	Vacant	(14)
	Vacant	(14)
	Vacant	(14)
	Vacant	(13)
	Vacant	(13)

*Asterisk indicates person currently serves on three committees

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Meets the third Wednesday of the month, except Jul., Aug., Sept., and Dec., at 5:30 p.m., Neighborhood Center

15 Residents Appointed by City Council
5 Social Service Agency Representatives Appointed by the Committee

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Mercedes Diaz	(14)
	Josephine Santa-Anna	(14)
	Angelica Miranda	(13)
Moore	Arcelia Miranda	(14)
	Brandy Ordway-Roach	(13)
	Margaret Bustos*	(13)
Rios	Lydia Gonzales	(14)
	Manny Zevallos	(13)
	Gilbert Aguirre*	(13)
Rounds	Annette Rodriguez	(14)
	Janie Aguirre*	(13)
	Ted Radoumis	(13)
Trujillo	Dolores H. Romero*	(14)
	Gloria Duran*	(14)
	Alicia Mora	(13)

Organizational Representatives: Nancy Stowe
Evelyn Castro-Guillen
Elvia Torres
(SPIRITT Family Services)

**Asterisk indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the month, except Dec., at 9:00 a.m., at the Library Community Room

9 Voting Members
6 Non-Voting Members

APPOINTED BY	NAME	TERM EXP.
Gonzalez	Gloria Duran*	6/30/2014
Moore	May Sharp	6/30/2014
Rios	Paula Minnehan	6/30/2014
Rounds	A.J. Hayes	6/30/2014
Trujillo	Amparo Oblea	6/30/2014

Committee Representatives

Beautification Committee	Marlene Vernava	6/30/2013
Historical Committee	Larry Oblea	6/30/2013
Planning Commission	Manuel Zevallos	6/30/2013
Chamber of Commerce	Tom Summerfield	6/30/2013

Council/Staff Representatives

Council	Richard Moore
Council Alternate	Laurie Rios
City Manager	Thaddeus McCormack
Director of Library & Cultural Services	Hilary Keith
Director of Planning	Wayne Morrell

**Asterisk indicates person currently serves on three committees*

HISTORICAL COMMITTEE

Meets Quarterly - The second Tuesday of Jan. and the first Tuesday of April, July, and Oct., at 5:30 p.m., Train Depot

Membership: 20

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Ed Duran	(14)
	Gilbert Aguirre*	(13)
	Janie Aguirre*	(13)
	Sally Gaitan*	(13)
Moore	Astrid Gonzalez	(14)
	Tony Reyes	(14)
	Amparo Oblea	(13)
	Francine Rippy	(13)
Rios	Vacant	(14)
	Hilda Zamora	(14)
	Vacant	(13)
	Larry Oblea	(13)
Rounds	Vacant	(14)
	Vacant	(14)
	Mark Scoggins*	(13)
	Janice Smith	(13)
Trujillo	Vacant	(14)
	Alma Martinez	(14)
	Merrie Hathaway	(13)
	Vacant	(13)

*Asterisk indicates person currently serves on three committees

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 7:00 p.m.,
Council Chambers.

Subcommittee Meets at 6:00 p.m., Council Chambers

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Jennie Carlos	(14)
	Frank Leader	(14)
	Brandy Ordway-Roach	(13)
	Raul Miranda, Jr.	(14)
	Vaibrav Narang	(13)
Moore	Jimmy Mendoza	(14)
	John Salgado	(14)
	Janet Rock	(13)
	David Gonzalez	(13)
	Sheila Archuleta	(13)
Rios	Lynda Short	(14)
	Bernie Landin	(14)
	Joe Avila	(14)
	Sally Gaitan*	(13)
	Fred Earl	(13)
Rounds	Kenneth Arnold	(14)
	Richard Legarreta, Sr.	(14)
	Luigi Trujillo	(14)
	Angelica Miranda	(13)
	Mark Scoggins*	(13)
Trujillo	Miguel Estevez	(14)
	Andrea Lopez	(14)
	Vacant	(13)
	Jesus Mendoza	(13)
	Arcelia Miranda	(13)

**Asterisk indicates person currently serves on three committees*

PERSONNEL ADVISORY BOARD

Meets Quarterly on an As-Needed Basis

5 (2 Appointed by City Council, 1 by Personnel Board, 1 by Firemen's Association, 1 by Employees' Association)

Terms: Four Years

APPOINTED BY	NAME	TERM EXPIRES
Council	Angel Munoz	6/30/2015
	Ron Biggs	6/30/2013
Personnel Advisory Board	Jim Contreras	6/30/2013
Firemen's Association	Wayne Tomlinson	6/30/2013
Employees' Association	Anita Ayala	6/30/2015

PLANNING COMMISSION

Meets the second Monday of every Month at 4:30 p.m.,
Chambers

Council

5

APPOINTED BY

NAME

Gonzalez

Jaime Velasco

Moore

Manny Zevallos

Rios

Michael Madrigal

Rounds

Susan Johnston

Trujillo

Frank Ybarra

SENIOR CITIZENS ADVISORY COMMITTEE

Meets the Second Tuesday of the month, except Jul., Aug., Sep., and Dec., at 10:00 a.m., Neighborhood Center

25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Gloria Duran*	(14)
	Josephine Santa-Anna	(14)
	Vacant	(13)
	Janie Aguirre*	(13)
	Ed Duran	(13)
Moore	Yoshi Komaki	(14)
	Yoko Nakamura	(14)
	Paul Nakamura	(14)
	Astrid Gonzales	(13)
	Pete Vallejo	(13)
Rios	Vacant	(14)
	Louis Serrano	(14)
	Vacant	(14)
	Amelia Acosta	(13)
	Jessie Serrano	(13)
Rounds	Vacant	(14)
	Vacant	(14)
	Gloria Vasquez	(13)
	Lorena Huitron	(13)
	Berta Sera	(13)
Trujillo	Vacant	(14)
	Vacant	(14)
	Gilbert Aguirre*	(13)
	Margaret Bustos*	(13)
	Vacant	(13)

*Asterisk indicates person currently serves on three committees

SISTER CITY COMMITTEE

Meets the First Monday of every month, except Dec., at 6:30 p.m., Town Center Hall, Mtg. Room #1. If the regular meeting date falls on a holiday, the meeting is held on the second Monday of the month.

25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Amanda Tomsick	(14)
	Kimberly Mette	(14)
	Jimmy Mendoza	(13)
	Dominique Velasco	(14)
	Lucy Gomez	(13)
Moore	Martha Villanueva	(14)
	Vacant	(14)
	Mary K. Reed	(13)
	Peggy Radoumis	(13)
	Jeannette Wolfe	(13)
Rios	Charlotte Zevallos	(14)
	Francis Carbajal	(14)
	Marlene Vernava	(13)
	Doris Yarwood	(13)
	Vacant	(13)
Rounds	Manny Zevallos	(14)
	Susan Johnston	(14)
	Vacant	(14)
	Ted Radoumis	(13)
	Vacant	(13)
Trujillo	Vacant	(14)
	Andrea Lopez	(14)
	Dolores H. Romero*	(13)
	Marcella Obregon	(13)
	Vacant	(13)

*Asterisk indicates person currently serves on three committees.

TRAFFIC COMMISSION

Meets the Third Thursday of every month, at 6:00 p.m., Council Chambers

5

APPOINTED BY

NAME

Gonzalez

Ruben Madrid

Moore

Lillian Puentes

Rios

Sally Gaitan

Rounds

Ted Radoumis

Trujillo

Greg Berg

YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, at 6:30 p.m., Council Chambers

Membership: 20

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Dominique Walker	()
	Victoria Molina	()
	Felipe Rangel	(14)
	Victor Garza	(14)
Moore	Destiny Cardona	(14)
	Gabriela Rodriguez	(13)
	Wendy Pasillas	(13)
	Daniel Wood	(13)
Rios	Precious Ramirez	(14)
	Danielle Garcia	(14)
	Marisa Gonzalez	(15)
	Ariana Gonzalez	(13)
Rounds	Drew Bobadilla	(13)
	Andrea Valencia	(13)
	Laurence Ordaz	(16)
	Lisa Baeza	(13)
Trujillo	Vacant	()
	Martin Guerrero	(13)
	Cameron Velasco	(16)
	Kevin Ramirez	(13)