



# AGENDA

REGULAR MEETINGS  
OF THE  
SANTA FE SPRINGS  
PUBLIC FINANCING AUTHORITY  
WATER UTILITY AUTHORITY  
HOUSING SUCCESSOR  
SUCCESSOR AGENCY  
AND CITY COUNCIL

**NOVEMBER 26, 2013**  
**6:00 P.M.**

Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

Richard J. Moore, Mayor  
Juanita A. Trujillo, Mayor Pro Tem  
Luis M. González, Councilmember  
Laurie M. Rios, Councilmember  
William K. Rounds, Councilmember

**Public Comment:** *The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council will hear public comment on matters not listed on the agenda during the Oral Communications period.*

*Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.*

**Americans with Disabilities Act:** *In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

**Please Note:** *Staff reports, and supplemental attachments, are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday and every other Friday. Telephone (562) 868-0511.*

1. **CALL TO ORDER**

2. **ROLL CALL**

Luis M. González, Councilmember  
Laurie M. Rios, Councilmember  
William K. Rounds, Councilmember  
Juanita A. Trujillo, Mayor Pro Tem  
Richard J. Moore, Mayor

**PUBLIC FINANCING AUTHORITY**

3. **CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Public Financing Authority.*

**Approval of Minutes**

- A. Minutes of the October 24, 2013 Regular Public Financing Authority Meeting

**Recommendation:** That the Public Financing Authority approve the minutes as submitted.

**Monthly Report**

- B. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority

**Recommendation:** That the Public Financing Authority receive and file the report.

**WATER UTILITY AUTHORITY**

4. **CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Water Utility Authority.*

**Approval of Minutes**

- A. Minutes of the October 24, 2013 Regular Water Utility Authority Meeting

**Recommendation:** That the Water Utility Authority approve the minutes as submitted.

**Monthly Reports**

- B. Status Update of Water-Related Capital Improvement Projects

**Recommendation:** That the Water Utility Authority receive and file the report.

- C. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority

**Recommendation:** That the Water Utility Authority receive and file the report.

**NEW BUSINESS**

5. Water Rate Study – Award of Contract

**Recommendation:** That the Water Utility Authority: 1). Award a contract to RAFTELIS Financial Consultants, Inc., in the amount of \$52,170, to perform a Water Rate Study. 2). Authorize the Director of Public Works to execute a contract with RAFTELIS Financial Services, Inc. to perform the Water Rate Study.

**HOUSING SUCCESSOR**

*There are no items on the Housing Successor agenda for this meeting.*

**SUCCESSOR AGENCY**

*There are no items on the Successor Agency agenda for this meeting.*

**CITY COUNCIL**

6. **CITY MANAGER REPORT**

7. **CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the City Council.*

**Approval Minutes**

A. Minutes of the October 24, 2013 Regular City Council Meeting

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

8. **PUBLIC HEARING-ORDINANCE FOR INTRODUCTION**

Ordinance No. 1048 – Zoning Ordinance Amendment-Density Bonuses and Affordable Housing Incentives

An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15 and adding Section 155.625.1 to Chapter 155: Zoning, to establish the City's code provisions for density bonuses and affordable housing incentives in accordance with state density bonus law

**Recommendation:** That the City Council 1). Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1048, and thereafter close the Public Hearing; 2). Find that the proposed amendment to the text of the City's Zoning Regulations relating to standards for Density Bonus/Affordable Housing Incentives is in compliance with the City's General Plan, the State's density bonus laws and will help to implement the affordable housing goals contained within the City's 2014-2021 Housing Element; and, 3). Introduce Ordinance No. 1048 and pass its first reading on adding Section 155.625.1 to the Santa Fe Springs Municipal Code establishing Density Bonus and other incentives for Affordable Housing.

**9. PUBLIC HEARING-ORDINANCE FOR INTRODUCTION**

Ordinance No. 1049 – Zoning Ordinance Amendment-Reasonable Accommodations for Disabled Persons

An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Section 155.003 and adding Section 155.659 to Chapter 155: Zoning, to establish procedures for disabled persons to request a reasonable accommodation from the city's zoning and land use regulations

**Recommendation:** That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1049, and thereafter close the Public Hearing; 2). Find that the proposed text amendment to the City's Municipal Code would codify the process outlined in the 2014-20121 Housing Element of the General Plan, and provide a mechanism through which the City can grant reasonable adjustments to its zoning and land use regulations to avoid unequal treatment towards individuals with disabilities; 3). Find that the proposed text amendment to the City's Municipal Code is consistent with State and Federal fair housing laws and would comply with State Housing Element law and enable the City to receive certification of its Housing Element Update from HCD; and, 4). Introduce Ordinance No. 1049 and pass its first reading on adding Section 155.659 to the Santa Fe Springs Municipal Code establishing procedures for disabled persons to request a reasonable accommodation from the City's zoning and land use regulations.

**10. PUBLIC HEARING-ORDINANCE FOR INTRODUCTION**

Ordinance No. 1050 – Zoning Ordinance Amendment-Emergency Shelters and Transitional and Supportive Housing

An Ordinance Of The City Council Of The City Of Santa Fe Springs, California, Amending Santa Fe Spring Municipal Code Sections 155.003, 155.061, 155.091, 155.180, 155.181, and adding Section 155.629.1 to Chapter 155: Zoning, Relating To Emergency Shelters and Transitional and Supportive Housing

**Recommendation:** That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1050, and thereafter close the Public Hearing; 2). Find that the proposed amendment to the text of the City's Zoning Regulations relating to the standards for Emergency Shelters, Transitional and Supportive Housing, are in compliance with the City's General Plan; 3). Find that proposed amendment to the text of the City's Zoning Regulations establishes definitions and development standards for new Emergency Shelters and Transitional and Supportive Housing uses in accordance with SB 2 and the policies and programs of the City's Housing Element; 4). Find that the ML, Limited Manufacturing, Administration and Research Zone, has been identified as the zone best suited for emergency shelters and that objective standards and operational guidelines have been established to prevent adverse impacts on surrounding properties; and, 5). Introduce Ordinance No. 1050 and pass its first reading relating to Emergency Shelters, Transitional and Supportive Housing.

11. **ORDINANCE FOR INTRODUCTION**  
Ordinance 1051 – Adopting the 2013 Edition of the California Fire Code and Repealing Ordinance 1020 of the City of Santa Fe Springs and All Other Ordinances and Parts of the Ordinances in Conflict Therewith

**Recommendation:** That the City Council waive further reading and introduce Ordinance 1051.

12. **NEW BUSINESS**  
Consideration of Appeal of CUP Case Number 694-4, Amendment 4

**Recommendation:** That the City Council consider the subject appeal and take one of the actions listed in Section 155.866 of the City Code.

13. Street Light Construction - 13700 Firestone Boulevard (Le Fiell Manufacturing) – Award of Contract

**Recommendation:** That the City Council 1). Accept the bids; and 2). Award a contract to Steiny & Company, Inc. of Baldwin Park, California, in the amount of \$56,484.00.

14. Award Bid to Wondries Fleet Group for the Purchase of Three (3) 2014 Chevrolet Caprice Police Pursuit Vehicles (PPV) and one (1) Chevrolet Tahoe Police Pursuit Command Vehicle.

**Recommendation:** That the City Council award a bid to Wondries Fleet Group for the purchase of three (3) Chevrolet Caprice police pursuit vehicles for \$104,264.64 and one (1) Chevrolet Tahoe police pursuit command vehicle for \$32,369.76.

15. Authorize the Use of Electronic Reporting Grant Funds to Purchase Computers and Accessories from GovConnection

**Recommendation:** That the City Council authorize the Director of Purchasing Services to issue a purchase order in the amount of \$29,751.96 to GovConnection for the acquisition of computer devices and accessories.

16. **COUNCILMEMBER REQUESTED ITEM - ROUNDS**  
Assessment of 2013 Aquatics Program and Preparation for 2014 Programming

**Recommendation:** That the City Council provide direction on the provision of aquatics programming for summer 2014.

**Please note: Item Nos. 17 - 27 will commence in the 7:00 p.m. hour.**

**17. INVOCATION**

**18. PLEDGE OF ALLEGIANCE**

**INTRODUCTIONS**

**19.** Representatives from the Youth Leadership Committee

**20.** Representatives from the Chamber of Commerce

**21. ANNOUNCEMENTS**

**PRESENTATIONS**

**22.** Introduction of New Department of Community Services Employee

**23.** Introduction of New Santa Fe Springs Department of Fire-Rescue Firefighter Candidates & Lateral Engineers

**APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

**24.** Committee Appointments

**25. ORAL COMMUNICATIONS**

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

**26. EXECUTIVE TEAM REPORTS**

**27. ADJOURNMENT**

*I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.*

*Anita Jimenez, CMC*

Deputy City Clerk

*November 21, 2013*

Date