



AGENDA

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

DECEMBER 12, 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
Laurie M. Rios, Councilmember
William K. Rounds, Councilmember
Jay Sarno, 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**

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

CITY COUNCIL

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

NEW BUSINESS

5. Resolution No. 9430 – Declaring the Results of the November 5, 2013 General Municipal Election

Recommendation: That the City Council adopt Resolution No. 9430 reciting the fact of the General Municipal Election held on November 5, 2013 and declaring the results and such other matters as provided by law.

PRESENTATION

6. Administration of Oaths of Office and Presentation of Certificates of Election

Recommendation: That the Mayor call upon the Deputy City Clerk to administer the Oaths of Office to the Councilmembers-Elect and present them with Certificates of Election.

PUBLIC FINANCING AUTHORITY

7. **CONSENT AGENDA**

Approval of Minutes

A. Minutes of the November 26, 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

8. 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 of Minutes

- A. Minutes of the November 26, 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

9. Equipping Water Well No. 12 – Award of Contract

Recommendation: That the Water Utility Authority: 1). Accept the bids and award a contract to Kana Engineering Group, Inc. from Rancho Cucamonga, California, in the amount of \$2,094,394.00; and 2). Authorize the City Engineer to execute a contract with Kana Engineering to Equip Water Well No. 12.

10. Destruction of Water Well No. 4 and No. 309 – Award of Contract

Recommendation: That the Water Utility Authority: 1). Accept the bid amount of \$107,784.00 and award a contract to General Pump Company to destroy Water Well No. 4 and No. 309; and 2). Authorize the City Engineer to execute a contract with General Pump Company.

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

11. CITY MANAGER REPORT

12. 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 November 13, 2013 Adjourned City Council Meeting

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

- B. Minutes of the November 26, 2013 Regular City Council Meeting

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

ORDINANCES FOR PASSAGE

13. 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). 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 2). Pass the second reading and adopt Ordinance No. 1048, adding Section 155.625.1 to the Santa Fe Springs Municipal Code establishing Density Bonus and other incentives for Affordable Housing.

14. 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). Find that the proposed text amendment to the City's Municipal Code would codify the process outlined in the 2014-2021 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; and 2). 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 3). Pass the second reading of Ordinance No. 1049, 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.

15. 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). Find that the proposed amendments 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; 2). Find that the proposed amendments to the text of the City's Zoning Regulations establish 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; 3). 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 4). Pass the second reading and adopt Ordinance No. 1050 relating to Emergency Shelters, Transitional and Supportive Housing.

16. 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 adopt Ordinance No. 1051, adopting the 2013 California Fire Code including amendments to Chapter 93, Fire Prevention and Protection, of the Santa Fe Springs Code of Ordinances.

ORDINANCE FOR INTRODUCTION

17. Ordinance No. 1052 – Amending the City Code by Adopting Changes to the Building, Electrical, Plumbing, Mechanical and Residential Code as Set Forth in the 2014 Edition of the Los Angeles County Code, Title 26, 27, 28, 29 and 30, Respectively (City of Santa Fe Springs)

Recommendation: That the City Council waive further reading and introduce Ordinance No. 1052.

UNFINISHED BUSINESS

18. Consideration of Appeal of Conditional Use Permit Case Number 694, Amendment #4

Recommendation: That the City Council consider an appeal of the Planning Commission's decision to provide a 60-day extension of time for CUP Case No. 694-4 and

instead approved a one (1) year time extension to November 12, 2014, subject to the conditions of approval as contained within this staff report.

NEW BUSINESS

19. City Hall South Section, Heating, Ventilation, and Air Conditioning System Upgrade – Final Payment

Recommendation: That the City Council approve the Final Progress Payment (less 5% Retention) to A & Y Construction Company of Arcadia, California, in the amount of \$105,545.00 for the subject project.

20. Approval of Utility Agreement No. 7UA-12062.1 with the State Department of Transportation for the Valley View Avenue / Interstate 5 Widening Project

Recommendation: That the City Council approve Utility Agreement No. 7UA-12062.1 between the State Department of Transportation and City of Santa Fe Springs for the Valley View Avenue / Interstate 5 (I-5) Freeway Widening Project, and authorize the Director of Public Works to execute the Agreement.

Please note: Item Nos. 21 - 28 will commence in the 7:00 p.m. hour.

INTRODUCTIONS

21. Representatives from the Youth Leadership Committee
22. Representatives from the Chamber of Commerce

23. **ANNOUNCEMENTS**

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

24. Appointment/Reappointment of Commissioners to the Planning and Traffic Commissions
25. Committee Appointments

26. **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.

27. **EXECUTIVE TEAM REPORTS**

28. **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

December 5, 2013

Date