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**CITY OF SANTA FE SPRINGS**  
**MEETING OF THE PLANNING COMMISSION**  
**MONDAY, APRIL 8, 2024**  
**AT 6:00 P.M.**

**CITY HALL COUNCIL CHAMBERS**  
**11710 TELEGRAPH ROAD**  
**SANTA FE SPRINGS, CA 90670**

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**PLANNING COMMISSION**

**David Ayala, Chairperson**  
**John Mora, Vice Chairperson**  
**Francis Carbajal, Commissioner**  
**Joseph Flores, Commissioner**  
**Gabriel Jimenez, Commissioner**

**ACTING PLANNING**  
**DIRECTOR**

**Cuong Nguyen**

**CITY ATTORNEY**

**Kristi J. Smith**

**CITY STAFF**

**Senior Planner**  
**Associate Planner**  
**Associate Planner**  
**Planning Intern**  
**Planning Consultant**  
**Planning Consultant**  
**Planning Secretary**

**Vince Velasco**  
**Jimmy Wong**  
**Claudia Jimenez**  
**Rudy Lopez**  
**Laurel Reimer**  
**Alejandro De Loera**  
**Esmeralda Elise**

## **NOTICES**

This Planning Commission Meeting (“Planning”) will be held in person and will meet at City Hall – City Council Chambers, 11710 E. Telegraph Road, Santa Fe Springs, California. The meeting will be live streamed on the City’s YouTube Channel and can be accessed on the City’s website via the following link:

[https://www.santafesprings.org/city\\_council/city\\_council\\_commissions\\_committees/planning\\_commission/index.php](https://www.santafesprings.org/city_council/city_council_commissions_committees/planning_commission/index.php)

**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 Planning Secretary’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.

**SB 1439:** Effective January 1, 2023 Planning Commission Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$250 from an interested person. The Planning Commission would need to disclose the donation and abstain from voting.

**Public Comment:** The public is encouraged to address Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Planning Commission on the day of the meeting, please fill out a speaker card provided at the door and submit it to the Planning Staff. You may also submit comments in writing by sending them to the Planning Commission Secretary at [esmeraldaelise@santafesprings.org](mailto:esmeraldaelise@santafesprings.org). All written comments received by 12:00 p.m. the day of the Planning Commission Meeting will be distributed to the Planning Commission and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced. 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 Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

**Please Note:** Staff reports and supplemental attachments are available for inspection at the office of the Planning Secretary in City Hall during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday. Telephone: (562) 868-0511.

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**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**EX PARTE COMMUNICATIONS**

**PRESENTATIONS** – None.

**PUBLIC COMMENTS ON NON-AGENDA AND AGENDA ITEMS**

At this time, the general public may address the Planning Commission on both non-agenda and agenda items. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the Planning Commission from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Chairperson.

**STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**

**PUBLIC HEARING**

1. **PUBLIC HEARING – CONSIDER THE PROPOSED ZONE TEXT AMENDMENT TO AMEND SECTION 155.003 (DEFINITIONS) AND ADD SECTION 155.656.1 (TEMPORARY TRUCK, TRAILER, CHASSIS OR CONTAINER STORAGE) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE.**

**RECOMMENDATION:** That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Zone Text Amendment; and
- 2) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and
- 3) Find and determine that the proposed Zone Text Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Adopt Resolution No. 260-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 5) Recommend that the City Council approve and adopt an Ordinance to effectuate the proposed amendments to the text of the City's Zoning Ordinance; and
- 6) Take such additional, related action that may be desirable.

**NEW BUSINESS****2. ADOPTION OF LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

**RECOMMENDATION:** That the Planning Commission:

- 1) Find and determine that the project is Categorically Exempt pursuant to Section 15308 (Class 8 – Actions by Regulatory Agencies for Protection of the Environment) of the California Environmental Quality Act (CEQA); and
- 2) Adopt Resolution No. 261-2024 to recommend that the City Council approve and adopt the City of Santa Fe Springs Local Guidelines Implementing CEQA; and
- 3) Take such additional, related action that may be desirable.

**CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine. Any items a Planning Commissioner wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any ordinance.

**3. CONDITIONAL USE PERMIT (“CUP”) CASE NO. 614 – 4 A REQUEST FOR A TIME EXTENSION OF A BLEACH PRODUCTION AND CHLORINE REPACKAGING FACILITY AT 11600 PIKE STREET, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (OLIN CHLOR ALKALI PRODUCTS)**

**RECOMMENDATION:** That the Planning Commission:

- 1) Find that the continued operation and maintenance of an auto parts recycling facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that CUP Case No. 614-4 be subject to a compliance review in one (1) year, on or before, April 4, 2025, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related, action that may be desirable.

**4. CONDITIONAL USE PERMIT (“CUP”) CASE NO. 718 - 2 A COMPLIANCE REVIEW TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF AN AUTO PARTS RECYCLING FACILITY AT 13039 LOS NIETOS ROAD, IN THE M-2, HEAVY MANUFACTURING ZONE. (RC METALS)**

**RECOMMENDATION:** That the Planning Commission:

- 1) Find that the continued operation and maintenance of an auto parts recycling facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Require that CUP Case No. 718 be subject to a compliance review in five (5) years on, or before, April 8, 2029 to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

**COMMISSIONER COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING**

Commissioner announcements; requests for future agenda items; conference/meetings reports. Members of the Planning Commission will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

**ADJOURNMENT**

I, Esmeralda Elise, Planning Secretary Clerk for the City of Santa Fe Springs hereby certify that a copy of this agenda has been posted no less than 72 hours at the following locations; City's website at [www.santafesprings.org](http://www.santafesprings.org); 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.



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Esmeralda Elise  
Planning Secretary



**CITY OF SANTA FE SPRINGS**

**PLANNING COMMISSION AGENDA STAFF REPORT**

**TO:** Members of the Planning Commission

**FROM:** Cuong Nguyen, Acting Director of Planning

**BY:** Cuong Nguyen, Acting Director of Planning

**SUBJECT:** **PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENT TO AMEND SECTION 155.003 (DEFINITIONS) AND ADD SECTION 155.656.1 (TEMPORARY TRUCK, TRAILER, CHASSIS OR CONTAINER STORAGE) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE.**

**DATE:** April 8, 2024

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**RECOMMENDATION(S):**

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Zone Text Amendment; and
- 2) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and
- 3) Find and determine that the proposed Zone Text Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Adopt Resolution No. 260-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 5) Recommend that the City Council approve and adopt an Ordinance to effectuate the proposed amendments to the text of the City's Zoning Ordinance; and
- 6) Take such additional, related action that may be desirable.

### **FISCAL IMPACT**

Adoption of the proposed Ordinance No. 1138, which implements zoning text amendments to the City's Zoning Ordinance, is not expected to have any immediate fiscal impact. If approved, the City will receive processing fees related to future Temporary Storage Permit applications. The fees collected cover the administrative costs related to processing each Temporary Storage Permit.

### **BACKGROUND/DISCUSSION**

In recent years, the city has observed a notable increase in inquiries regarding the temporary storage of trucks, trailers, and containers. We have also seen several instances of unauthorized storage activities conducted without the city's knowledge or consent. This phenomenon raises concerns due to the absence of regulatory measures to address potential issues such as traffic congestion, noise pollution, and dust accumulation.

Recognizing the necessity for such facilities to alleviate the challenges encountered at local ports, staff is proposing the subject Zone Text Amendment to accommodate the temporary storage of vehicles and containers in underutilized industrial areas meeting specific criteria. This initiative aims to facilitate the interim utilization of industrial sites while property owners actively pursue a permanent use of development of the site.

Outlined below are the proposed amendments to the City's Zoning Ordinance:

- Amendment of Section 155.003 to include three new definitions pertinent to the City's zoning regulations:
  - Container
  - Chassis
  - Truck Trailer
- Introduction of Section 155.656.1, a provision prescribing regulations governing the temporary storage of trucks, trailers, chassis or containers within M-1 (Light Manufacturing) or M-2 (Heavy Manufacturing) zoned site, or portions thereof, in accordance with the requirements of said section.

### **ANALYSIS**

The proposed Zone Text Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:

1. Policy LU-1.5 – Land Use Transitions. Apply appropriate screening, buffers, transitional uses, and other controls to transition from industrial and commercial uses to any adjacent residential uses and thus reduce potential noise and air pollution impacts.

- By strategically locating temporary uses away from residential areas and ensuring proper review and regulation, the amendment addresses this policy.
2. Policy LU-3.2: Appropriate Siting. Site heavy industrial, large warehouses, and trucking and logistics in areas where the location and roadway pattern will provide minimal impacts on residential and commercial uses.
    - The proposed amendment aligns with this by ensuring that temporary uses are strategically located on underutilized sites within manufacturing zones, minimizing potential conflicts with residential or commercial areas.
  3. Policy LU-4.7: Adaptive Reuse and Redevelopment. Collaborate with business owners and landowners with underinvested properties to support adaptive reuse and redevelopment.
    - Collaborating with business owners and landowners for temporary uses can help revitalize underutilized areas while adhering to the city's redevelopment goals.

Overall, the proposed Zone Text Amendment is consistent with the Santa Fe Springs General Plan goals and policies by addressing land use transitions, appropriate siting, adaptive reuse and redevelopment, and leveraging underutilized space in a manner that aligns with the city's objectives.

## **ENVIRONMENTAL**

The Zone Text Amendment is exempt from CEQA because it falls within the common sense exemption, pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have the potential to have a “significant effect on the environment,” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382. Consequently, no other environmental documents are required by law.

## **DISCUSSION**

### **Authority of the Planning Commission**

The Planning Commission hearing to consider the proposed Zone Text Amendment related to Title 15, Sections 155.003 (Definitions) and 155.656.1 (Temporary storage of trucks, trailers, chassis or containers) of the Santa Fe Springs Municipal Code, is required by State Statute and provides an opportunity for the community and interested parties to provide their comments regarding the Project. Furthermore, because the Project is an amendment to the City's Municipal Code, the Planning Commission's recommendation regarding the proposed updates will be forwarded to the City Council for their consideration at a subsequent public hearing, tentatively scheduled for May 7, 2024.



Public Notification

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning, and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

The legal notice was posted at Santa Fe Springs City Hall, the City's Town Center Kiosk, and the Santa Fe Springs Library on March 28, 2024, and published in a newspaper of general circulation (Whittier Daily News) on March 28, 2024, as required by the State Zoning and Development Laws. As of the date of this report, staff has not received any further inquiry regarding the proposed project.

**ATTACHMENT(S):**

Attachment A – Public Hearing Notice

Attachment B – Resolution No. 260-2024, including Exhibit A: Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Code of Santa Fe Springs.

| <b><u>ITEM STATUS:</u></b> |                          |
|----------------------------|--------------------------|
| <b>APPROVED:</b>           | <input type="checkbox"/> |
| <b>DENIED:</b>             | <input type="checkbox"/> |
| <b>TABLED:</b>             | <input type="checkbox"/> |
| <b>DIRECTION GIVEN:</b>    | <input type="checkbox"/> |



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03/28/2024 ZIP 90670

US POSTAGE

**CITY OF SANTA FE SPRINGS  
NOTICE OF PUBLIC HEARING & CEQA EXEMPTION  
A ZONE TEXT AMENDMENT TO AMEND TITLE 15 (LAND USE), CHAPTER 155  
(ZONING) FOR TEMPORARY TRUCK, TRAILER, CHASSIS OR CONTAINER  
STORAGE, OF THE SANTA FE SPRINGS MUNICIPAL CODE**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

**PROJECT:** A Zone Text Amendment (ZTA) to add Section 155.656.1 (Truck, Trailer, Chassis or Container Storage, Temporary) and modify Section 155.003 (Definitions) within Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code

**PROJECT LOCATION/APPLICANT:** Citywide, Santa Fe Springs, CA 90670

**APPLICANT:** City of Santa Fe Springs

**CEQA STATUS:** The subject Zone Text Amendment is not a "project" subject to CEQA, pursuant to CEQA Guidelines, section 15378 (b)(2) and (5), in that proposed changes to the City's Municipal Code deals with general policy and procedural activities or organizational and administrative activities and do not involve commitment to any specific project that may result in a potentially significant physical impact on the environment. The Zone Text Amendment is also exempt from CEQA because it falls within the common sense exemption, pursuant to CEQA Guidelines, section 15061(b)(3), which indicates that CEQA only applies to projects that have a "significant effect on the environment" as defined in Public Resources Code section 21068 and in CEQA Guidelines, section 15382, as being a substantial, or potentially substantial, adverse change in the environment. Consequently, no other environmental documents are required by law.

**THE HEARING** will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, April 8, 2024, at 6:00 p.m.**

**ALL INTERESTED PERSONS** are invited to participate in the Public Hearing and express their opinion on the item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence to the office of the Commission at, or prior to the Public Hearing.

**PUBLIC COMMENTS** may be submitted in writing to the Department of Planning & Development at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Secretary Teresa Cavallo at [teresacavallo@santafesprings.org](mailto:teresacavallo@santafesprings.org). Please

Jay Sarno, Mayor • William K. Rounds, Mayor Pro Tem  
City Council  
Juanita Martin • Annette Rodriguez • Joe Angel Zamora  
City Manager  
René Bobadilla, PE, City Manager

submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

**FURTHER INFORMATION** on this item may be obtained from Cuong Nguyen, Acting Director of Planning, via e-mail at: [CuongNguyen@santafesprings.org](mailto:CuongNguyen@santafesprings.org) or otherwise by phone at: (562) 868-0511 ext. 7059.

Jay Sarno, Mayor • William K. Rounds, Mayor Pro Tem  
City Council

Juanita Martin • Annette Rodriguez • Joe Angel Zamora  
City Manager

René Bobadilla, PE, City Manager

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 260-2024**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT A ZONE TEXT AMENDMENT TO AMEND SECTION 155.003 (DEFINITIONS) AND ADD SECTION 155.656.1 (TEMPORARY TRUCK, TRAILER, CHASSIS OR CONTAINER STORAGE) WITHIN TITLE 15, CHAPTER 155, OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINE THE ACTION IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

WHEREAS, the City has prepared a Zone Text Amendment to the City's Zoning Ordinance, as codified in Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code, which amends Section 155.003 (Definition) and adds Section 155.656.1 (Temporary Truck, Trailer, Chassis or Container Storage); and

WHEREAS, based upon Staff's review and assessment, the proposed Ordinance is exempt from the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines, Section 15061(b)(3) (Common Sense Exemption) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations); and

WHEREAS, on March 28, 2024, the City of Santa Fe Springs Department of Planning and Development published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing; and

WHEREAS, on March 28, 2024, a public hearing notice was also posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the Santa Fe Springs Library; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, all written and spoken testimony, and other materials presented at the duly noticed public hearing on April 8, 2024, concerning amendments to the text of the City's Zoning Regulations.

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

**SECTION I:** The Planning Commission recommends that the following findings be made by the City Council regarding the Zone Text Amendment:

1. The above recitals are true and correct and are a substantial part of this Ordinance.
2. That the facts in this matter are as stated in the staff report regarding the proposed amendments to the text of the City's Zoning Ordinance.



3. The Exhibits attached to this Ordinance are each incorporated by reference and made a part of this Ordinance.
4. The proposed Zone Text Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:
  - a. Policy LU-1.5 – Land Use Transitions. Apply appropriate screening, buffers, transitional uses, and other controls to transition from industrial and commercial uses to any adjacent residential uses and thus reduce potential noise and air pollution impacts.
  - b. Policy LU-3.2: Appropriate Siting. Site heavy industrial, large warehouses, and trucking and logistics in areas where the location and roadway pattern will provide minimal impacts on residential and commercial uses.
  - c. Policy LU-4.7: Adaptive Reuse and Redevelopment. Collaborate with business owners and landowners with underinvested properties to support adaptive reuse and redevelopment.

Overall, the proposed Zone Text Amendment is consistent with the Santa Fe Springs General Plan goals and policies by addressing land use transitions, appropriate siting, adaptive reuse and redevelopment, and leveraging underutilized space in a manner that aligns with the city's objectives.

5. The Zone Text Amendment meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
6. The Zone Text Amendment has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65850-65860).

## SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Zone Text Amendment is exempt from CEQA because it falls within the common sense exemption, pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have the potential to have a "significant effect on the environment," as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382.

## SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 260-2024 recommending that the City Council determine that the Zone Text Amendment is exempt pursuant to CEQA Guidelines, Section 15061(b)(3), and adopt an ordinance amending Zoning Code as set forth in Exhibit A attached hereto and incorporated herein by reference.

ADOPTED and APPROVED this 8th day of April 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

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David Ayala, Chairperson

ATTEST:

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Esmeralda Elise, Planning Secretary

Exhibit A – Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Code of Santa Fe Springs

## **Exhibit A –Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Code of Santa Fe Springs**

### **Key:**

Normal Text = Existing unmodified Code language

~~Strikethrough Text~~ = Proposed language to be removed from existing Code

Underline Text = Proposed language to be added to Code

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.003 DEFINITIONS is hereby amended to include three new definitions below:*

### **§ 155.003 DEFINITIONS.**

**CONTAINER**, or an intermodal container, or a shipping container, or a Conex box or freight container for packaging and/or shipping, or for the use to store or transport materials and products.

**CHASSIS**, also called skeletal trailer, designed to carry an intermodal container.

**TRUCK TRAILER**, any trailer designed and used primarily for carrying loads other than passengers whether designed as a balance trailer, pole trailer, semitrailer or self-supporting trailer.

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.656.1 TEMPORARY STORAGE OF TRUCKS, TRAILERS, CHASSIS, OR CONTAINERS is hereby added as follows:*

### **§155.656.1 TEMPORARY STORAGE OF TRUCKS, TRAILERS, CHASSIS, OR CONTAINERS.**

A Temporary Storage Permit (TSP) may be obtained for the temporary storage of trucks, trailers, chassis, or containers on an M-1 or M-2 zoned site, or portion thereof, in accordance with the requirements of this section.

#### **(A) Required Site Characteristics.**

- (1) The subject site shall not exceed five acres in size.
- (2) The subject site shall not front onto a major or secondary arterial.
- (3) The subject site shall not be located within 1,000 feet of a residential zone, school, or park.
- (4) The subject site, or portion thereof, used for the storage of trucks, trailers, chassis, or containers shall be undeveloped.

(B) Standard Conditions of Approval. In addition to any other conditions of approval set forth in a Temporary Storage Permit, the following conditions shall apply to all permits:

- (1) A Temporary Storage Permit shall be limited to a period of not more than two years, unless an extension is granted by the Planning Commission as set forth in this section.
- (2) The truck, trailer, chassis, or container storage use shall operate in such a manner as to not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare.
- (3) The truck, trailer, chassis, or container storage use shall fully comply with all applicable building, fire, and other state and local laws.
- (4) Washing or repairing of trucks, trailers, chassis, or containers is strictly prohibited at all times.
- (5) The permit holder shall obtain all necessary construction related permits.
- (6) Trucks, trailers, chassis, and/or containers shall not be located within the required setback areas.
- (7) Off-street parking shall be adequate to accommodate the proposed use.

(C) Application Filing, Fees and Processing

- (1) *Application and Contents.* An application for the temporary storage of trucks, trailers, chassis, or containers shall be made on forms furnished by the Community Development Department. At minimum, the application must contain the following information:
  - (a) Name of applicant.
  - (b) Proposed location.
  - (c) Description of all activities involved, including, but not limited to, the type of truck, trailer, chassis, or container to be stored, and any items that will be stored within them.
  - (d) Duration of proposed activities.
  - (e) A site plan accurately drawn to scale depicting vehicular access and queuing, fire lanes, and storage areas. Site plans must comply with all applicable stormwater run-off and NPDES requirements.
  - (f) A proposed business plan for the future permanent use and/or otherwise a proposed site plan for the future development of the site shall be concurrently submitted with the request for a temporary truck, trailer, chassis, or container storage use. Concurrent approval of said use or development is not required.
  - (g) A security and safety plan for the proposed use.
  - (h) A site maintenance and operations plan for ongoing property cleaning, dust mitigation, and litter control.
  - (i) Any other documents as may reasonably be required by City staff for a complete understanding of the proposed project.
- (2) *Filing Fee.* A filing and investigation fee in an amount set by the City Council shall be required with each application submitted.
- (3) *Application Processing.*



- (a) Upon receipt of an application for a Temporary Storage Permit, City staff shall review the application and inform the applicant as to the completeness of the submittal, of additional materials required, if any, and project issues of concern within 30 days. City staff shall also inform the applicant of the procedures for compliance with this section.
  - (b) Once the Temporary Storage Permit application is deemed complete, City staff shall conduct a final review of all materials provided by the applicant.
- (4) Review by Staff
  - (a) In review and consideration of the proposed project, City staff shall consider, among other criteria, the following:
    - i. Vehicle traffic and circulation;
    - ii. Proximity to sensitive and/or incompatible land uses, such as residential properties, schools, or parks;
    - iii. Security and safety measures;
    - iv. Dust mitigation measures;
    - v. Property maintenance and litter control measures;
    - vi. Other requirements set forth within this section; and
    - vii. Adherence to local, state, and federal laws.
- (5) Conditions of Approval. In reviewing the application, City staff shall impose such conditions deemed necessary to ensure implementation and compliance with this section.
- (6) Findings. The approval or conditional approval of a Temporary Storage Permit may be granted by the Director of Community Development or designee, only if all of the following finding can be made:
  - (a) The operation of the requested temporary use at the location proposed and within the time period specified would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare;
  - (b) The subject lot is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the lot;
  - (c) The subject lot is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use would or could reasonably be expected to generate;
  - (d) Adequate temporary parking to accommodate vehicular traffic to be generated by the temporary use would be available either on-site or at alternate locations acceptable to the Director of Community Development or designee; and
  - (e) The temporary use is consistent with all applicable provisions of the General Plan, any applicable specific plan, this Code, and other City regulations.

(7) Decision.

- (a) The Director of Community Development or designee will provide a written decision of a denial or issuance of a Temporary Storage Permit, including the conditions of approval and required findings, to the applicant by mail.
- (b) The applicant shall sign an affidavit to acknowledge that the applicant is aware of and agrees to all of the requirements and conditions under which the approval of the Temporary Storage Permit is given, and that if any of said requirements or conditions are violated, the approval shall become null and void.
- (c) The approval by the Director of Community Development or designee, is considered final unless it is appealed within 14 days from the date of approval.

(8) Appeal of Decision

- (a) An appeal of the decision made by the Director of Community Development, or designee shall be made in writing and filed with the Planning Commission Secretary.
- (b) Said appeal must be received within 14 days from the date of approval.
- (c) The filing of an appeal within the prescribed time period shall have the effect of staying the effective date of the Director of Community Development or designee's decision until such time as the Planning Commission has acted on the appeal.
- (d) Each appeal shall be considered de novo (new) and the Planning Commission may reverse, modify, or affirm the decision in regard to the entire project in whole or in part. In taking its action on the appeal, the Planning Commission shall state the basis for its action. The Planning Commission may approve (in full or in part), conditionally approve (in full or in part), modify or deny (in full or in part), and may modify, delete, or add such conditions as it deems necessary. The Planning Commission may also refer the matter back to the Director of Community Development for further action.
- (e) Any subsequent appeal of the Planning Commission's action shall be subject to Sections 155.865 and 155.866 of this code.

(D) Extension of Temporary Storage Permit

- (1) The holder of a Temporary Storage Permit may file an application with the Community Development Department for an extension of time to continue the use beyond the two-year period. In order to be considered for an extension of time, the permit holder must submit the written request for such extension at least 90 days but no more than 180 days prior to the expiration of the permit.
- (2) The temporary truck, trailer, chassis, or container storage use may be extended for no more than two additional twelve (12) month periods beyond the term of the original approval.

- (3) The application for an extension shall be heard by the Planning Commission. The Planning Commission may grant the extension if it finds:
  - (a) That there have been no changes in the conditions or circumstances of the site or operations that would have been grounds for denial of the original permit application; and
  - (b) That the permit holder is in compliance with all permit terms and conditions, and all local, state, and federal laws.
- (E) Violation. Violation of any term or condition of the permit, or any local, state, or federal law, is cause for the permit to be revoked pursuant to section 155.811, et seq. of this Code.



## **CITY OF SANTA FE SPRINGS**

### **PLANNING COMMISSION AGENDA STAFF REPORT**

**TO:** Members of the Planning Commission

**FROM:** Cuong Nguyen, Acting Director of Planning

**BY:** Vince Velasco, Senior Planner

**SUBJECT:** **ADOPTION OF LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

**DATE:** April 8, 2024

---

#### **RECOMMENDATION(S):**

It is recommended that the Planning Commission:

- 1) Find and determine that the project is Categorically Exempt pursuant to Section 15308 (Class 8 – Actions by Regulatory Agencies for Protection of the Environment) of the California Environmental Quality Act (CEQA); and
- 2) Adopt Resolution No. 261-2024 to recommend that the City Council approve and adopt the City of Santa Fe Springs Local Guidelines Implementing CEQA; and
- 3) Take such additional, related action that may be desirable.

#### **FISCAL IMPACT**

Adoption of the proposed Resolution, which implements local guidelines for implementing the California Environmental Quality Act (CEQA), will not have any fiscal impact.

#### **BACKGROUND/DISCUSSION**

The California Environmental Quality Act (CEQA), enacted in 1970, is a landmark environmental law that mandates state and local agencies to assess the environmental impacts of proposed projects before approval. CEQA operates on the principle that informed decision-making requires a thorough understanding of a project's potential environmental impacts. As such, the act mandates that state and local agencies assess

the environmental effects of proposed projects before approving them. This evaluation process involves identifying significant environmental impacts, exploring alternatives and mitigation measures, and disclosing findings to the public. CEQA also requires local agencies to adopt their own set of policies and procedures to implement CEQA and its guidelines.

## **ANALYSIS**

The Local CEQA Guidelines incorporate the CEQA Guidelines (Title 14, Code of California Regulations, Division 6, Chapter 3 §§ 15000 -15387) and provide procedural details and requirements for adhering to CEQA at the City level. These Local Guidelines delineate the procedural steps for the City, applicants, and the public, to follow. The Local CEQA Guidelines play a pivotal role in balancing environmental protection with local development needs, all while promoting public engagement and adherence to legal standards.

## **ENVIRONMENTAL**

Adoption of the Local CEQA Guidelines is categorically exempt from the provisions of the CEQA per CEQA Guidelines Section 15308 (Class 8 – Actions by Regulatory Agencies for Protection of the Environment) because it involves an adoption of Local CEQA Guidelines. It does not involve a specific site, development project, or focused geographic area, does not change permitted land use or density and does not otherwise result in a physical change that could cause an impact to the environment.

## **DISCUSSION**

### **Authority of the Planning Commission**

The adoption of the proposed Resolution implements Local CEQA Guidelines, mandated by State Law. The Planning Commission's recommendations will be forwarded to the City Council for their consideration at a subsequent public meeting, tentatively scheduled for May 7, 2024.

## **SUMMARY**

Staff is recommending that the Planning Commission adopt Resolution No. 261-2024 to recommend that the City Council adopt the City of Santa Fe Springs Local Guidelines Implementing CEQA.

**ATTACHMENT(S):**

- A. Attachment A – Resolution No. 261-2024  
Exhibit A – Local CEQA Guidelines

| <b><u>ITEM STATUS:</u></b> |                          |
|----------------------------|--------------------------|
| <b>APPROVED:</b>           | <input type="checkbox"/> |
| <b>DENIED:</b>             | <input type="checkbox"/> |
| <b>TABLED:</b>             | <input type="checkbox"/> |
| <b>DIRECTION GIVEN:</b>    | <input type="checkbox"/> |

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 261-2024**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
SANTA FE SPRINGS RECOMMENDING ADOPTION OF LOCAL  
GUIDELINES FOR IMPLEMENTING THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT (CEQA)**

WHEREAS, State Law requires each city to adopt guidelines outlining its administrative review process used to implement the rules and regulations contained in the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and CEQA Guidelines (Title 14, Code of California Regulations, Division 6, Chapter 3 §§ 15000 -15387); and

WHEREAS, the Local CEQA Guidelines supplement the States CEQA Guidelines and provide a structure and process for City specific implementation of the rules and regulations contained in CEQA; and

WHEREAS, the Planning Commission, at its meeting on April 8, 2024, reviewed the proposed Local CEQA Guidelines and recommended that the City Council approve their adoption.

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

**SECTION I:** The Planning Commission recommends that the following findings be made by the City Council:

1. The Local CEQA Guidelines play a pivotal role in balancing environmental protection with local development needs, all while promoting public engagement and adherence to legal standards.

**SECTION II.** ENVIRONMENTAL FINDINGS AND DETERMINATION

Adoption of the Local CEQA Guidelines is categorically exempt from the provisions of the CEQA per CEQA Guidelines Section 15308 (Class 8 – Actions by Regulatory Agencies for Protection of the Environment) because it involves an adoption of Local CEQA Guidelines. It does not involve a specific site, development project, or focused geographic area, does not change permitted land use or density, and does not otherwise result in a physical change that could cause an impact on the environment.

**SECTION III.** PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 261-2024 recommending to the City Council to find that the Local CEQA Guidelines are exempt pursuant to CEQA Guidelines, Section 15308 (Class 8 – Actions by Regulatory Agencies for Protection of

the Environment), and to adopt the City of Santa Fe Springs Local Guidelines Implementing CEQA.

ADOPTED and APPROVED this 8th day of April 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

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David Ayala, Chairperson

ATTEST:

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Esmeralda Elise, Planning Secretary

Exhibit A – Local CEQA Guidelines





**CITY OF SANTA FE SPRINGS**

**PLANNING COMMISSION AGENDA STAFF REPORT**

**TO:** Members of the Planning Commission

**FROM:** Cuong Nguyen, Assistant Planning Director

**BY:** Claudia L. Jimenez, Associate Planner

**SUBJECT:** **CONDITIONAL USE PERMIT ("CUP") CASE NO. 614 - 4 A REQUEST FOR A TIME EXTENSION OF A BLEACH PRODUCTION AND CHLORINE REPACKAGING FACILITY AT 11600 PIKE STREET, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (OLIN CHLOR ALKALI PRODUCTS)**

**DATE:** April 8, 2024

---

**RECOMMENDATION(S):**

It is recommended that the Planning Commission:

- 1) Find that the continued operation and maintenance of an auto parts recycling facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Require that CUP Case No. 614-4 be subject to a compliance review in one (1) year, on or before, April 8, 2025, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related, action that may be desirable.

**FISCAL IMPACT:**

N/A

**BACKGROUND/DISCUSSION:**

Project/Applicant Information

|                    |                             |
|--------------------|-----------------------------|
| Project Location:  | 11600 Pike Street           |
| Project Applicant: | Drew Sikkema, Plant Manager |
| Property Owner:    | Olin Chlor Alkali Products  |

## PLANNING COMMISSION AGENDA REPORT– MEETING OF APRIL 8, 2024

Page 2 of 10

General Plan Designation: Industrial  
Zoning Designation: M-2, Heavy Manufacturing  
Existing Use on Property: Bleach production and chlorine repackaging facility

In accordance with Section 155.243 (A)(5) and 155.243 (A)(30) of the City's Zoning Ordinance, a Conditional Use Permit (CUP) is required for a bleach production and chlorine repackaging facility within the M-2 (Heavy Manufacturing) Zone:

| Code Section:     | Conditional Uses:                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| § 155.243 (C) (1) | (The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:<br>A) Manufacturing of: (5) Bleaching power (30) Sodium hypochlorite |

### **ANALYSIS:**

The applicant, Olin Chlor Alkali has requested a one-year extension on Conditional Use Permit Case No. 614. During a 2020 inspection, Planning Department staff discovered an unpermitted office trailers within the existing warehouse. As a result, a new condition (condition #13) was added to the Conditions of Approval, stating that an office trailer permit must be obtained for the temporary trailer by January 13, 2024. It is important to note that a temporary office trailer permit was issued on November 22, 2023, for a one-year period, expiring on November 22, 2024

Olin Chlor Products initially indicated to staff that it would retrofit the current warehouse building or construct a new building once lease negotiations were completed in early 2024. However, a work plan was submitted to the City in November 2023, detailing how the existing warehouse would undergo renovations to create a new office and warehouse space. Construction, according to the work plan, is expected to be completed by mid-year 2025.

The applicant has agreed to provide monthly development updates to the City and understands that the temporary office trailer permit may need to be extended for an additional year if construction is not completed by November 2024.

### **ENVIRONMENTAL:**

N/A

### **SUMMARY:**

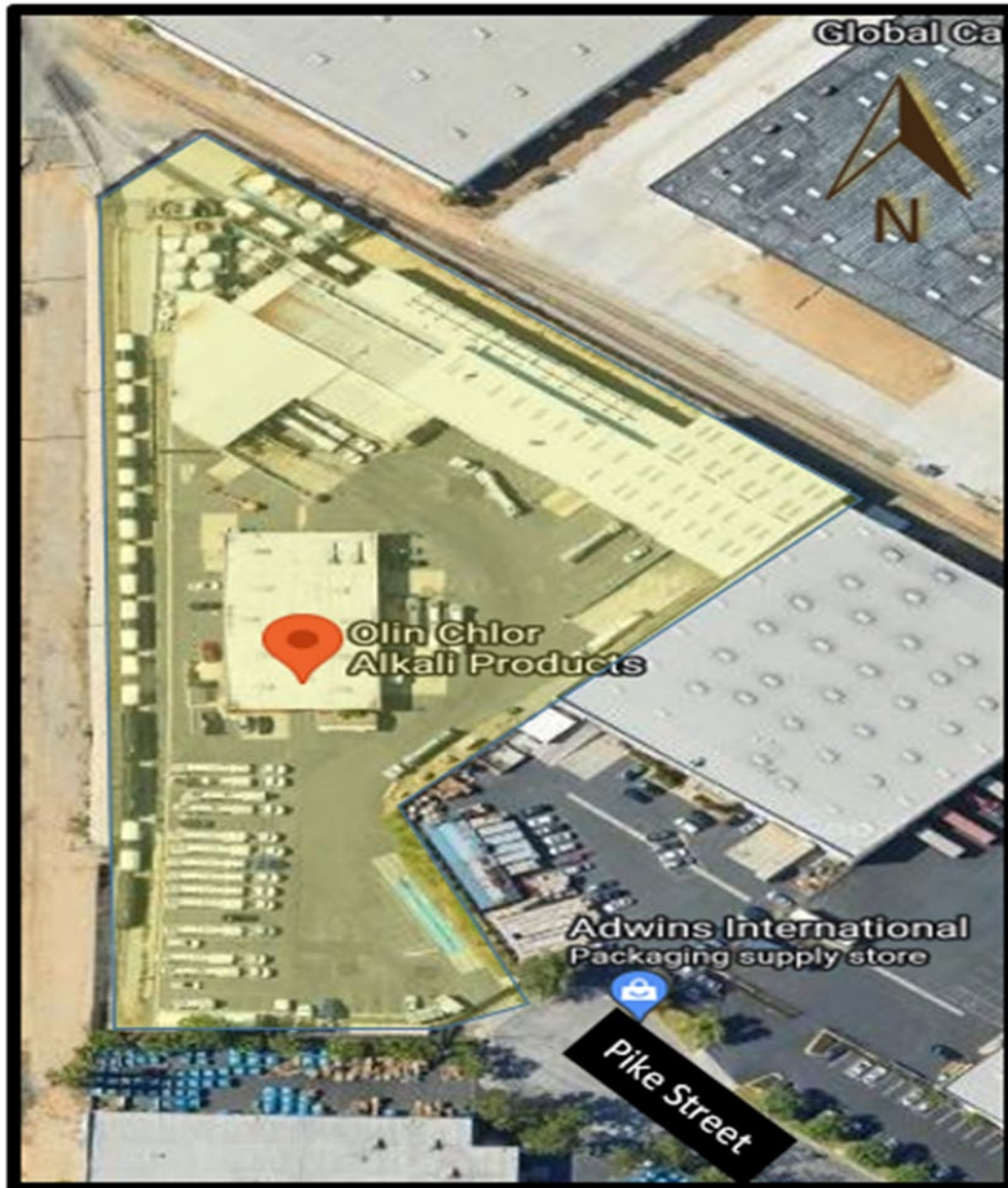
Staff acknowledges the applicant's diligent efforts in working with the City to obtain the necessary permits for the temporary office trailers. While site preparation work has taken longer than expected, the project has continued to progress at a reasonable pace. Construction of the new office and warehouse space is expected to commence in the coming weeks.

Extending the Conditional Use Permit (CUP) will ensure its validity and allow the applicant to complete construction, thereby continuing to utilize the privileges granted by the original CUP. Therefore, staff recommends extending the CUP for one (1) year, until April 8, 2025, subject to the conditions of approval outlined in Attachment C.

**ATTACHMENT(S):**

1. Attachment A – Aerial Photograph
2. Attachment B – Time Extension Request Letter
3. Attachment C – Conditions of Approval

ATTACHMENT A – AERIAL PHOTOGRAPH



**Conditional Use Permit  
Case No 614-4**

11600 Pike Street  
Santa Fe Springs, CA 90670

ATTACHMENT B – TIME EXTENSION REQUEST LETTER



11600 Pike Street  
Santa Fe Springs, CA 90670

January 2, 2024

City of Santa Fe Springs  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

**Re: Olin Chlor Alkali Products Facility  
Conditional Use Permit Case #614-4  
Extension of Compliance Review**

The Olin Chlor Alkali Products Facility requests a one-year extension on the Conditional Use Permit Case #614-4 Compliance Review.

Olin Chlor Alkali Products Facility is complying with all conditions outlined in Conditional Use Permit Case No. 614 with the clarifications listed below.

Fire Department – Fire Prevention Division

Condition 11: The System shall include sensors for Sulfur Dioxide and Chlorine.

Olin Response: There is no Sulfur Dioxide onsite and no plans to bring onsite. Olin has communicated with the Santa Fe Springs Fire Dept. SFSFD agreed that Sulfur Dioxide Sensors will not be required. See attached email from the Santa Fe Springs Fire Dept.

Engineering/Public Works Department

Condition 10: The applicant maintain compliance for the Regional Water Quality Control Board's Storm water Pollution Prevention Plan permit requirements.

Olin Response: Olin complies via a Regional Water Quality Board No Exposure Certification. WDID 4 19NEC012543 188703

Planning and Development Department

Condition 13: That the temporary trailers shall be subject to an office trailer permit commencing no later than January 13, 2024, with a duration not to exceed two (2) years.

Olin Response: The temporary trailer located outside has been permitted with the city on a one-year permit (expires 11/22/2024).

The office trailer located inside the building is no longer occupied. The office trailer is in progress of being removed. Monthly updates will be communicated to Planning and Development Department.

ATTACHMENT C – CONDITIONS OF APPROVAL

**CONDITIONS OF APPROVAL**

**NOTE: Changes to existing conditions are provided as a strike-through or bold.**

**FIRE DEPARTMENT –FIRE PREVENTION DIVISION:**

(Contact: Kevin Yang 562.868.0511 x 3818)

1. The applicant shall install manual and automatic fire suppression systems for structures that provide coverage for all tank cars that contain Class I flammable or Class II combustible liquids, flammable gases, toxic or highly-toxic liquids or gases, extremely-hazardous substances as defined by 40 CFR, Part 355, Appendix A and any other chemicals deemed hazardous by the City of Santa Fe Springs Fire Department that are plumbed for off-loading and/or filling. Areas that are covered by weather protection structures used for processing the above-listed chemicals shall also be provided with an approved fire suppression system. In certain instances, manually-activated monitor nozzles connected to the underground water supply may be provided in lieu of an automatic fire suppression system for rail siding protection. An adequate number of nozzles shall be provided such that all tank cars that are connected for the unloading shall be protected. Nozzles shall be capable of remote activation from a safe location. Automatic fire protection for the tank cars is not required provided that tank cars are not loaded on-site and that unloading is only conducted from the top of the tank car using suction methods. The chlorine unloading operation at Olin Chlor Alkali Products shall be exempted from this requirement provided the unloading is performed within the railcar containment barn. **(Ongoing)**
2. That the applicant shall not load or unload liquid tank cars through pressurizing the car, pumping the liquid under pressure or using the bottom connection unless manual shut-off valves and secondary containment are provided. **(Ongoing)**
3. That the applicant shall provide and maintain secondary containment for all in- use tank cars (railcars), piping, pumps and related storage and use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Piping utilized for unloading tank cars and extending beyond the limits of areas provided with secondary containment or drainage shall be provided with liquid receptors that will capture leakage and re-route to an area provided with secondary containment or drainage. For top unloaded tank cars, flexible connections used to connect to tank cars shall be mounted at a level above fixed piping and above the top of tank cars so that if a leak in such a connection occurs, liquid will drain from the connecting line into the tank car upon loss of suction. Drainage shall be to an approved location. **(Ongoing)**

4. That the Applicant shall ensure that any connections for rail car chlorine transfer are made in an exhausted enclosure that is connected to an emergency scrubber engineered to handle a credible release of the entire contents of the railcar. Change out of scrubbing solution may be considered in system sizing. **(Ongoing)**
5. That tank vehicles shall be loaded and unloaded only in approved locations. **(Ongoing)**
6. That the Applicant shall provide secondary containment for all in-use tanks, drums, tote bins, piping, pumps and related storage and in-use vessels. Containment shall be provided for all hazardous and industrial-grade liquids. Fire suppression water and foam runoff shall also be contained. Drainage shall be to an approved location. **(Ongoing)**
7. That the Applicant shall complete a Spill Prevention Control and Countermeasure (SPCC) Plan within 6 months of facility operation if the quantity of petroleum containing products in above-ground tanks on site exceeds 1,320 gallons. **(Ongoing)**
8. That the Applicant shall obtain approved plans for any Underground Storage Tank installation prior to tanks being brought on-site. **(Ongoing)**
9. That the Applicant shall provide high-level alarms and automatic shut-off devices on all tanks that exceed 500 gallons. Alarms shall sound at 90 percent capacity, and shut-off devices shall initiate at 95 percent tank capacity. **(Ongoing)**
10. That all tanks shall be seismically anchored in accordance with the Uniform Building Code. **(Satisfied)**
11. That the Applicant shall design a gas detection system that includes a fence- line monitoring system and gas sensors in critical operational areas which will provide early detection of gas releases. The system shall include sensors for sulfur dioxide and chlorine. The location of the sensors shall be approved by the Fire Chief. The sensors shall be connected to an approved central alarm monitoring station. **(Ongoing)**
12. That the Applicant shall provide an in-house emergency response system that includes the following:
  - a. Visual and audible alarms connected to fire detection, hazardous gas detection, leak detection, liquid level limit detection, seismic event detection, fire protection systems and to manual emergency stations.
  - b. Liquid level limit alarms on stationary tanks.
  - c. Automatic shut-off valves on stationary tanks.
  - d. Back up electrical power for emergency alarm systems and required safety systems with a duration in accordance with NFPA 70, Section 701-11.
  - e. Adequately-trained manpower and equipment. Minimum training requirements include:
    - i. Hazmat Operational training for all plant operations personnel.
    - ii. Hazmat Awareness training for all staff.

- iii. One Hazmat Technician trained person per shift.
  - f. A chlorine sensor at the outlet of the chlorine scrubber system and at other approved locations.
  - g. Remote cameras at approved locations.
  - h. A U.L. Listed central station shall monitor all alarms. Gas detection sensors shall have a minimum of two set points. Initial alarms shall be internal to Olin Chlor Alkali Products and secondary alarms shall be to the Central Station. Sensor alarms set points shall be approved by the Fire Department.  
**(Ongoing)**
13. That the Applicant installs and maintains windsocks and placards as required.  
**(Ongoing)**
14. That the Applicant shall submit an industrial wastewater discharge permit; said permit shall include plans showing all proposed modifications to the wastewater pretreatment system. **(Ongoing)**
15. That within three (3) months after the full installation of the Industrial Waste system, a copy of the Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the Fire Department for review. **(Ongoing)**
16. That the Applicant shall obtain permits for any current and/or future proposed facility modifications and for the storage and use of materials that have physical and/or health hazards as defined in the Uniform Fire Code. All storage and use of hazardous chemicals shall meet the requirements of the current Uniform Fire and Uniform Building Codes. **(Ongoing)**
17. That the Applicant shall comply with the City's Soil Cleanup Guide for areas with known soil contamination. **(Ongoing)**
18. That the Applicant shall ensure that all drums of hazardous materials that are stored in excess of 6 feet in height shall be secured together and to the pallet on which they are stored. **(Ongoing)**
19. That the Applicant label piping conveying hazardous materials noting their contents and direction of flow. **(Ongoing)**
20. That the Applicant shall comply with all Federal, State and local requirements and regulations including, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations **(Ongoing)**



**FIRE DEPARTMENT- ENVIRONMENTAL DIVISION:**

(Contact: Eric Scott 562.868.0511 x 3812)

21. That the storage (up to 10 days) of RCRA and non-RCRA Hazardous Waste shall be stored in an area with secondary containment of remain in the truck. All hazardous waste stored shall be in compliance with the latest adopted edition of the Uniform Fire Code. **(Ongoing)**
22. That no hazardous waste shall be transferred or consolidated into different containers. **(Ongoing)**
23. That there shall be no storage of any hazard of any hazardous waste outside the designated storage-areas as shown on the site plan and on file with this permit. **(Ongoing)**
24. That a copy of the current State hazardous waste transporter insurance poly shall be provide to the Fire Department. **(Ongoing)**
25. That an inventory of all hazardous waste in transportation shall be updated daily and made available immediately upon request. **(Ongoing)**
26. That the applicant shall conduct daily inspection of containers of hazardous waste stored on-site and maintain an inspection log for each inspection. **(Ongoing)**
27. That a Hazardous Waste Transporter Permit shall be obtained from the Fire Department. Annual permit fee will be required. The fee criteria used for hazardous waste generators will apply. **(Ongoing)**
28. That the aisle widths between drums containing hazardous materials or hazardous waste shall not be less than 4 feet as per in the 1997 Uniform Fire Code. **(Ongoing)**

**ENGINEERING/PUBLIC WORKS DEPARTMENT**

(Contact: Robert Garcia 562.868.0511 x 7545)

29. That the applicant shall comply with all conditions limitations, and requirements of the approved Industrial Wastewater Discharge Permit in addition to applicable sections of the Wastewater Ordinance and Chapter 97 of the City Code as it relates to industrial waste disposal. The owner/operator shall submit an Industrial Wastewater Discharge Permit Application prior to generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. **(Ongoing)**

30. The applicant maintain compliance for the Regional Water Quality Control Board's Storm Water Pollution Prevention Plan permit requirements. **(Ongoing)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

(Contact: Claudia Jimenez 562.868.0511 x 7356)

31. That the Conditional Use Permit Case No. ~~610-2-3~~ **4** shall be subject to a compliance review in ~~five (5) four (4)~~ **one year (1)**, until ~~February 11, 2019~~ **April 8, 2025**, to ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
32. That all applicable regulatory permits shall be complied with and posted at the facility. **(Ongoing)**
33. That That the temporary trailers shall be subject to an office trailer permit commencing no later than January 13, 2024, with a duration not to exceed two (2) years. **(Satisfied)**
34. Upon lease extension, Olin Chlor Alkali Products shall retrofit the current warehouse building or construct an entirely new building. A work plan shall be submitted to the city no later than January 13, 2024. **(Satisfied)**
35. That a minimum of **43** parking stalls shall be provided and maintained on-site at all times. **(Ongoing)**
36. That the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(Ongoing)**



**CITY OF SANTA FE SPRINGS**

**PLANNING COMMISSION AGENDA STAFF REPORT**

**TO:** Members of the Planning Commission

**FROM:** Cuong Nguyen, Assistant Planning Director

**BY:** Claudia L. Jimenez, Associate Planner

**SUBJECT:** **CONDITIONAL USE PERMIT (“CUP”) CASE NO. 718 - 2 A COMPLIANCE REVIEW TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF AN AUTO PARTS RECYCLING FACILITY AT 13039 LOS NIETOS ROAD, IN THE M-2, HEAVY MANUFACTURING ZONE. (RC METALS)**

**DATE:** April 8, 2024

---

**RECOMMENDATION(S):**

It is recommended that the Planning Commission:

- 1) Find that the continued operation and maintenance of an auto parts recycling facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Require that CUP Case No. 718 be subject to a compliance review in five (5) years on, or before, April 8, 2029 to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related, action that may be desirable.

**FISCAL IMPACT:**

N/A

**BACKGROUND/DISCUSSION:**

The subject property is located at 13039 Los Nietos Road (APN: 8167-005-003) and within the M-2 (Heavy Manufacturing) Zone district. The subject property is developed with two existing structures, including a 310 sq. ft. office building along the front portion and a 1,131 sq. ft. industrial building in the rear.

On February 28, 2011, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 718, to allow RC Metals (“Applicant”) to establish, operate, and maintain an auto parts recycling (tires, rims, radiators, and other related auto parts) facility. The hours of operation will continue to be Monday through Sunday, between the hours of 6:00 am to 5:00 pm.

**Project/Applicant Information**

|                           |                               |
|---------------------------|-------------------------------|
| Project Location:         | 13039 Los Nietos Road         |
| Project Applicant:        | RC Metals                     |
| Property Owner:           | RC Metals                     |
| General Plan Designation: | Industrial                    |
| Zoning Designation:       | M-2 Heavy Manufacturing       |
| Existing Use on Property: | Auto parts recycling facility |

In accordance with Section 155.243 (C) (1) of the City’s Zoning Ordinance, a Conditional Use Permit (CUP) is required for an auto parts recycling facility within the M-2 (Heavy Manufacturing) Zone:

| Code Section:     | Conditional Uses:                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| § 155.243 (C) (1) | (C) Salvage, reclamation, recycling, wrecking, storage and disposal activities of the following kinds:<br><br>(1) Automobile wrecking and salvage. |

**ANALYSIS:**

As a standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval before bringing the matter back to the Planning Commission. Staff conducted a walk-through inspection on August 24, 2023, and found the contractor’s storage yard was operating in full compliance with the existing conditions of approval. The applicant has faced hardships and due to uncertainties about the feasibility of continuing business operations the applicant required time before renewing the Conditional Use Permit.

**ENVIRONMENTAL:**

N/A

**SUMMARY:**

Staff finds that if the subject use continues to operate in strict compliance with the required conditions of approval, it will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is recommending that CUP 718 be subject to a compliance review in five (5) years, on or before, April 4, 2029 to ensure the subject auto parts recycling facility is still operating in strict compliance with the conditions of approval (see Attachment D).

**ATTACHMENT(S):**

1. Attachment A – Aerial Photograph
2. Attachment B – Inspection Photos
3. Attachment C – Compliance Request Letter
4. Attachment D – Conditions of Approval

ATTACHMENT A – AERIAL PHOTOGRAPH

RC METALS



**Conditional Use Permit Case No 718-2**

13039 Los Nietos Road  
Santa Fe Springs, CA 90670



ATTACHMENT B – PHOTOGRAPH OF SUBJECT PROPERTY



Front of property



Interior Courtyard



Storage



Indoor storage

ATTACHMENT C – COMPLIANCE REQUEST LETTER

Friday July 21, 2023

Attn: Mr. Pablo Castilla

Department of Planning and Development

RE: Conditional Use Permit Case No. 718 Review

RC Metals Inc. at

13039 Los Nietos Road, Santa Fe Springs, CA 90670

Dear Mr. Castilla,

This letter is to request a review of the Conditional Use Permit (CUP) Case No. 718 for RC Metals  
Located at 13039 Los Nietos Rd., in Santa Fe Springs CA, 90670, where is handle the process of recycling  
Materials such as Tires, rims, copper, aluminum etc.  
I'm attaching a check in the amount of \$563.00dolls, for processing fees.

Thank you.

Sincerely,

 7/21/23

Angelica Montes

tel. (562) 824-3904

On Owner of

RC Metals Inc.

PS ( sorry for the delay in requesting this review, I did not realized it had expired long time ago).



ATTACHMENT D – CONDITIONS OF APPROVAL

**CONDITIONS OF APPROVAL**

**NOTE: Changes to existing conditions are provided as a strike-through or bold.**

**FIRE DEPARTMENT –FIRE PREVENTION DIVISION:**

(Contact: Kevin Yang 562.868.0511 x 7507)

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise<sup>4</sup> granted prior approval by the City Fire Department **(Condition is ongoing)**
2. That Knox access is required for the building. In addition, all entry gates shall also be equipped with Knox boxes or Knox key switches for power- activated gates. **(Condition is ongoing)**

**FIRE DEPARTMENT – ENVIRONMENTAL DIVISION:**

(Contact: Eric Scott: 562.868.0511 x 3812)

3. Permits and approvals. That the Applicant shall, at its own expense, secure or cause to be secured any and all permits or other approval which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity. **(Condition is ongoing)**
4. That the Applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Condition is ongoing)**
5. That the Applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire Rescue, Environmental Protection Division and, if necessary, obtain an Industrial Waste Water Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. **(Satisfied)**

6. That the Applicant shall prevent any off-site odor problems emanating from the site from becoming a nuisance as defined under applicable law. **(Condition is ongoing)**
7. That the Applicant shall provide full cost reimbursement to the City for all City resources used for complaint investigations and hazardous material emergency responses related to the site as deemed necessary by the Fire Chief. **(Condition is going)**

**WASTE MANAGEMENT:**

(Contact: Maribel Garcia 562.868.0511 x 7569)

8. That the Applicant shall not knowingly transport loads containing more than 10% residue. **(Condition is ongoing)**
9. That the Applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under §50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 892, passed 4-22-99) Penalty, see§ 10.97 **(Condition is going)**
10. That the Applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition #9. **(Condition is ongoing)**
11. That the Applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Condition is ongoing)**
12. 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. **(Satisfied)**

13. That the Applicant 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. **(Condition is ongoing)**

**POLICE SERVICES DEPARTMENT:**

(Contact: Luis Collazo 562.409.1850 x 3335)

14. 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. **(Satisfied)**
15. 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 public parking of vehicles and indicate that vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409 1850). The lettering within the sign shall not be less than one inch in height. RC Metals shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued. **(Satisfied)**
16. That the subject site, including any lighting, fences, walls, cabinets, and poles shall be maintained by the Applicant in good repair, free from trash, debris, litter, graffiti and other forms of vandalism. Any litter, graffiti, and or/damage caused from other forms of vandalism shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(Condition is ongoing)**
17. That the Applicant shall apply for continue to maintain a valid a Recyclable Dealers permit through the Department of Police Services. The said permit shall be obtained prior to conducting any recycling activities. Contact: Luis Collazo, Police Services Center (562) 409-1850. X3335 **(Condition Revised)**

**PLANNING AND DEVELOPMENT DEPARTMENT:**

(Contact: Claudia L. Jimenez 562.868.0511 x 7356)

18. That prior to occupancy, the Applicant shall:
  - a) Remove the existing parking stall in front of the front building, landscape the front setback area, and re-stripe the parking stalls (as shown on the provided site plan on file with this case).
  - b) Complete the installation of the stone veneer along the front planter area.
  - c) Paint or replace the existing slats (on existing 8' high chain link fence and gate) with a color to match the existing office building fronting Los Nietos Road.
  - d) Remove the extensions to the existing block wall along the westerly property line.
  - e) Replace existing metal fencing along the westerly property line with a minimum 6' 0" high block wall.
  - f) Re-paint the existing rear building to match the color of the front office building.
  - g) Fill existing hole along the north side of the rear building and paint to match. **(Satisfied)**
19. That 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. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance). **(Satisfied)**
20. That upon completion of the new landscaping and landscape upgrade, the required 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. **(Condition is ongoing)**
21. That all vehicles associated with the Applicant shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Condition is ongoing)**

22. That all fences, walls, gates and similar improvements for the subject site shall be subject to the **prior** approval of the Fire Department and the Department of Planning and Development. **(Condition is ongoing)**
23. That the Department of Planning and Development shall first review and approve all sign proposals for the Applicant. 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 Regulations and the Sign Guidelines of the City. **(Condition is ongoing)**
24. That the Applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Los Nietos Road, use street(s) as a staging area, or to back up onto the street from the subject property. **(Condition is ongoing)**
25. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Condition is ongoing)**
26. That prior to occupancy of the property/building, the Applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868 0511, extension 7527, or through the City's website ([www.santafesprings.org](http://www.santafesprings.org)). **(Satisfied)**
27. That at no time shall canopies and tents be permitted on site. **(Condition is ongoing)**
28. That all building walls, including loading doors, shall be maintained in a state of good appearance and condition at all times **(Condition is ongoing)**
29. That as stated in the business description of the CUP application, and on file with case, the recycling activities shall consist of bulk purchase from wholesalers or junkyards only. **(Condition is ongoing)**

30. That the Director of Planning and Development shall be notified in writing prior to any additional auto parts being recycled that are not described within the application on file. **(Condition is ongoing)**
31. That the subject recycling facility shall be limited to Monday through Sunday from 6am to 5pm and that said operations shall occur within the existing buildings. **(Condition is ongoing)**
32. That no outdoor storage of recyclable materials shall occur within the rear yard areas without prior written approval from the Department of Fire-Rescue and the Department of Planning and Development. **(Condition is ongoing)**
33. That the subject site shall be monitored daily and cleared of any trash, junk, litter, and debris. **(Condition is ongoing)**
34. That the areas where recyclable materials are processed or stored shall be pressure washed on a monthly basis. **(Condition is ongoing)**
35. That no outdoor work shall be performed **(Condition is ongoing)**
36. That the subject recycling facility shall not emit objectionable smoke, noise, odors, or other adverse impacts on adjoining properties or the City. **(Condition is ongoing)**
37. That CUP Case No. 718 shall not be effective for any purpose until the Applicant 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. **(Satisfied)**
38. That CUP Case No. 718-2 shall be valid for a period of five (5) years, until ~~April 13, 2022~~ **April 4, 2029**. Approximately three (3) months prior to ~~April 10, 2022~~, **April 4, 2029** the Applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Condition Revised)**