



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, JULY 15, 2024
AT 6:00 P.M.

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

PLANNING COMMISSION

David Ayala, Chairperson
John Mora, Vice Chairperson
Joseph Flores, Commissioner
Gabriel Jimenez, Commissioner
Vacant

DIRECTOR OF COMMUNITY
DEVELOPMENT
Cuong Nguyen

DEPUTY CITY
ATTORNEY
Kristi J. Smith

CITY STAFF

Senior Planner
Associate Planner
Associate Planner
Assistant Planner
Planning Consultant
Planning Commission Secretary

Vince Velasco
Jimmy Wong
Claudia Jimenez
Alejandro De Loera
Laurel Reimer
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

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. 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 Commission Secretary in City Hall during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday. Telephone: (562) 868-0511.

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****EX PARTE COMMUNICATIONS****PRESENTATIONS – NONE****CHANGES TO AGENDA****PUBLIC COMMENTS ON NON-AGENDA & NON-PUBLIC HEARING AGENDA ITEMS**

At this time, the general public may address the Planning Commission on both non-agenda and non-public hearing 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 Planning Commission.

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.

1. **MINUTES OF THE JULY 25, 2023 SPECIAL MEETING
MINUTES OF THE AUGUST 14, 2023 REGULAR MEETING
MINUTES OF THE JUNE 10, 2024 REGULAR MEETING**

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

2. **DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 930-4 – A TIME EXTENSION REQUEST TO CONSTRUCT A NEW ±78,417 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AT 12451 TELEGRAPH ROAD, WITHIN THE M-1 (LIGHT MANUFACTURING) AND M-2 (HEAVY MANUFACTURING) ZONES. (BRIDGELAND RESOURCES, LLC)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that granting a one (1)-year time extension of DPA Case No. 930 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan; and

- 2) Approve a one (1) year time extension for DPA Case No. 930 (until September 10, 2025), subject to the conditions of approval (Attachment C).
- 3) Take such additional, related action that may be desirable.

PUBLIC HEARING

3. **PUBLIC HEARING – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 847 – TO ALLOW A FOOD PROCESSING FACILITY THAT INCLUDES FISH AND MEAT AT 13181 FLORES STREET, WITHIN THE M-2 ZONE (HEAVY MANUFACTURING), AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (SAMNS GROUP INC.)**

RECOMMENDATION: That the Planning Commission:

- 1) Continue Conditional Use Permit Case No. 847 to the next regularly scheduled Planning Commission meeting on August 12, 2024.
4. **PUBLIC HEARING – TO CONSIDER THE PROPOSED ZONE CODE AMENDMENT TO AMEND PART 4 (R-3, R-4 MULTIPLE-FAMILY RESIDENTIAL ZONE DISTRICTS) AND PART 6-A (MU, MU-DT AND MU-TOD, MIXED USE ZONE DISTRICTS) 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, receive public testimony from anyone in the audience wishing to speak, thereafter continue this matter to the next regularly scheduled Planning Commission meeting on August 12, 2024.
5. **PUBLIC HEARING – TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.062, 155.380, 155.450, 155.456, 155.460, 155.461, 155.535, AND 155.637, AND REPLACE SECTIONS 155.385 THROUGH 155.404 (NONCONFORMING USES) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE, AND TO AMEND SECTION 157.03 WITHIN TITLE 15 (LAND USE), CHAPTER 157 (WIRELESS TELECOMMUNICATIONS FACILITIES), OF THE SANTA FE SPRINGS MUNICIPAL CODE, AND DETERMINE THAT THE ACTION IS EXEMPT UNDER CEQA.**

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 zoning code amendment; and
- 2) Find and determine that the proposed Zoning Code Amendment is consistent with the goals, policies, and programs of the City’s General Plan; and

- 3) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and
 - 4) Adopt Resolution No. 264-2024, which incorporates the Planning Commission's findings and actions regarding this matter, and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and
 - 5) Take such additional, related action that may be desirable.
6. **PUBLIC HEARING – TO CONSIDER THE PROPOSED ZONE CODE AMENDMENT TO AMEND SECTIONS 155.865 (APPEAL AND EFFECTIVE DATE) AND 155.866 (CITY COUNCIL TO HEAR APPEAL) 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 Code 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 Code Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Adopt Resolution No. 267-2024, 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 Code; and
- 6) Take such additional, related action that may be desirable.

NEW BUSINESS

7. **NEW BUSINESS – ZONE DETERMINATION (“ZD”) CASE NO. 2024-01 – TO DETERMINE THAT AN ELECTRONIC WASTE (“E-WASTE”) RECYCLING FACILITY, EXCLUDING ANY MELTING, INCINERATING, OR ODOROUS PROCESSES, IS A SIMILAR AND COMPATIBLE USE WITH OTHER SIMILARLY PRINCIPALLY PERMITTED USES LISTED WITHIN THE M-1 (LIGHT MANUFACTURING) ZONE, AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15061(B)(3) (COMMON SENSE EXEMPTION).**

RECOMMENDATION: That the Planning Commission:

- 1) Find and determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Exemption); and
- 2) Find and determine that an electronic waste (“e-waste”) recycling facility, excluding any melting, incinerating, or odorous processes, will not be detrimental to persons or properties within the light manufacturing zone or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and be consistent with the goals, policies, and programs of the City’s General Plan; and
- 3) Approve ZD Case No. 2024-01, determining that an electronic waste (e-waste) recycling facility, excluding any melting, incinerating, or odorous processes, is a similar and compatible use with other similarly principally permitted uses listed in the M-1 (Light Manufacturing) Zone; and
- 4) Adopt Resolution No. 268-2024, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- 5) Take such additional, related action that may be desirable.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

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 Commission Secretary 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; 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.



Esmeralda Elise
Planning Commission Secretary



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Esmeralda Elise, Executive Assistant

SUBJECT: MINUTES OF THE PLANNING COMMISSION MEETINGS

DATE: July 15, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Approve the minutes as submitted.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

On Staff has prepared minutes for the following meetings:

- JULY 25, 2023 SPECIAL MEETING
- AUGUST 14, 2023 REGULAR MEETING
- JUNE 10, 2024 REGULAR MEETING

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. MINUTES OF THE JULY 25, 2023 SPECIAL MEETING
2. MINUTES OF THE AUGUST 14, 2023 REGULAR MEETING
3. MINUTES OF THE JUNE 10, 2024 REGULAR MEETING

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐



APPROVED:

MINUTES OF THE ADJOURNED MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

July 25, 2023

1. CALL TO ORDER

Chair Carbajal called the meeting to order at 6:07 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Carbajal called upon Commissioner Mora to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Chairperson Carbajal
Commissioner Flores
Commissioner Jimenez
Commissioner Mora

Staff: Kristi J. Smith, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Vince Velasco, Associate Planner
Teresa Cavallo, Planning Secretary

Members absent: Vice Chairperson Ayala

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC HEARING *(Continued from the July 10, 2023 Planning Commission Meeting)*

CEQA – Analyzed in the adopted Program EIR of the 2040 General Plan Targeted Zoning Ordinance Update (TZOU) Project

Public Hearing to consider the Targeted Zoning Ordinance Update Project, including an updated Zoning Map, to ensure that the City's Zoning Ordinance and Zoning Map are aligned with the City's 2040 General Plan

Chair Carbajal called upon Assistant Director of Planning to introduce City Consultant Jose Rodriguez of MIG to present Item No. 5.

Chair Carbajal asked if any of the Planning Commissioners had any questions.

The Commissioners had a couple more clarification questions, which were answered by City Consultant Jose Rodriguez.

Having no other questions, Chair Carbajal opened the Public Hearing and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Mike Gallagher, Santa Fe Springs business owner thanked the staff for the clarification on the language of Item 5.

Roy Walter spoke against Item 5.

Paul Angelos from Angelus Shoe Polish spoke against Item 5 and asked for more clarification.

Dan Haskins with Land Engineering Consultants gave comments on the language of the item and also asked for more clarification.

Having no one else wishing to address the Planning Commission, Chair Carbajal inquired if any comments were received via email. Assistant Director of Planning Cuong Nguyen addressed comments that were received.

Having no further questions or comments, Chair Carbajal closed the Public Hearing at 7:08 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to approve Resolution 242-2023, which incorporates the Planning Commission's findings and actions regarding this matter and recommend that the City Council approve and adopt two Ordinances: Ordinance No. 1131 to effectuate the proposed Targeted Amendments to the text of the City's Zoning Ordinance and Ordinance No. 1132 to effectuate the proposed changes to the existing Zoning Map, which passed by the following roll call vote:

Ayes:	Carbajal, Jimenez, Flores, and Mora
Nays:	None
Absent:	Ayala

Deputy City Attorney Kristi J. Smith read the City's appeal process.

6. PRESENTATION

Update on Homeless Encampment at the Sonic Site

Chair Carbajal called upon Director of Planning Wayne Morrell to present Item No. 6.

Chair Carbajal asked if any of the Planning Commissioners had any questions.

7. PUBLIC COMMENT

None.

8. ANNOUNCEMENTS

- Commissioners

Chair Carbajal spoke about the Santa Fe Spring's Women's Club having their 19th annual Scholarship Foundation Fashion Show August 13, 2023.

- Staff

Assistant Director of Planning Cuong Nguyen mentioned the next steps to the Targeted Zoning Ordinance.

9. ADJOURNMENT

Chair Carbajal adjourned the meeting at 7:14 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Ayala

Date



APPROVED:

MINUTES OF THE REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

August 14, 2023

1. CALL TO ORDER

Chair Carbajal called the meeting to order at 6:03 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Carbajal called upon Commissioner Mora to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Carbajal
Vice Chairperson Ayala
Commissioner Flores
Commissioner Jimenez
Commissioner Mora

Staff:

Russell I. Miyahira, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Vince Velasco, Associate Planner
Rudy Lopez, Planning Intern
Claudia Jimenez, Assistant Planner

Teresa Cavallo, Planning Secretary

Members absent:

None

4. EX PARTE COMMUNICATIONS

None

5. CONSENT ITEM

Consent Agenda items are considered routine matters, which may be enacted, by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT ITEM

Conditional Use Permit Case No. 453-8

A compliance review to allow the continued operation and maintenance of a drive-in theater and swap meet operation at 13963 Alondra Boulevard, in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone. (Newport Diversified, Inc. for Santa Fe

Springs Swap Meet)

B. CONSENT ITEM

Conditional Use Permit Case No. 787-4

A request for a time extension of Conditional Use Permit (CUP) Case No. 787 to allow the establishment, operation, and maintenance of a mini-warehouse facility on property located at 11212 Norwalk Boulevard (8025-001-014), in the M-2, Heavy Manufacturing, Zone. (InSite Property Group)

C. CONSENT ITEM

Development Plan Approval Case No. 930-3

A request for a time extension of Development Plan Approval (DPA) Case No. 930 to allow the construction of a new $\pm$ 78,800 sq. ft. concrete tilt-up industrial building located at 12451 Telegraph (APN: 8005-015-047), within the M-2, Heavy Manufacturing, Zone. (Bridgeland Resources, LLC)

Chair Carbajal requested a motion and a second for Consent Item Nos. 5A, 5B, and 5C.

It was moved by Commissioner Mora, seconded by Vice Chair Ayala to approve Consent Item Nos. 5A, 5B, and 5C, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora

Nays: None

Absent: None

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

6. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15301, Class 1
Alcohol Sales Conditional Use Permit Case No. 85

Request for approval of Alcohol Sales Conditional Use Permit Case No. 85 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Bay Cities Packaging, located at 9206 Santa Fe Springs Road, within the Heavy Manufacturing (M-2) Zone. (Bay Cities Packaging & Design)

Chair Carbajal called upon Code Enforcement Officer Luis Collazo to present Item No. 6.

Chair Carbajal asked if any of the Planning Commissioners had any questions.

Commissioner Mora asked for more clarification.

Having no other questions, Chair Carbajal opened the Public Hearing at 6:12 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Having no one wishing to address the Planning Commission, Chair Carbajal inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no further questions or comments, Chair Carbajal closed the Public Hearing at 6:14 p.m. and requested a motion.

It was moved by Vice Chair Ayala, seconded by Commissioner Jimenez to approve Resolution 244-2023 for Alcohol Sales Conditional Use Permit Case No. 85, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora
Nays: None
Absent: None

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

7. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 552-5

A request for a ten-year permit extension to allow the ongoing operation and maintenance of an existing 60'-0" ft. high wireless telecommunications facility (mono-pole) and related unmanned equipment room at 8923 Pioneer Boulevard, within the M-2, Heavy Manufacturing, Zone. (Network Conex on behalf of Crown Castle)

Chair Carbajal called upon Assistant Planner Claudia Jimenez to present Item No. 7.

Chair Carbajal asked if any of the Planning Commissioners had any questions.

Having no questions, Chair Carbajal opened the Public Hearing at 6:16 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Linda McClung on behalf of Crown Castle introduced herself and made herself available to answer any questions.

Having no one else wishing to address the Planning Commission, Chair Carbajal inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no questions or comments, Chair Carbajal closed the Public Hearing at 6:18 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to approve Resolution 245-2023 for Conditional Use Permit Case No. 552-5, and the recommendations regarding this entitlement, which passed by the following roll call

vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora
Nays: None
Absent: None

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

8. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 728-1

A request for a ten-year extension to allow the ongoing operation and maintenance of an unmanned wireless telecommunications facility and related equipment on, and at the base of, an existing 126'-5" – high Southern California Edison transmission tower located at 11047 Davenrich Street, within the A-1, Light Agricultural, Zone.
(T-Mobile West, LLC)

Chair Carbajal called upon Planning Intern Rudy Lopez to present Item No. 8.

Chair Carbajal asked if any of the Planning Commissioners had any questions.

Having no questions, Chair Carbajal opened the Public Hearing at 6:24 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Linda McClung representing T-Mobile introduced herself and made herself available to answer any questions.

Having no one wishing to address the Planning Commission, Chair Carbajal inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no further questions or comments, Chair Carbajal closed the Public Hearing at 6:25 p.m. and requested a motion.

It was moved by Vice Chair Ayala, seconded by Commissioner Flores to approve Resolution 246-2023 for Conditional Use Permit Case No. 721-1, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora
Nays: None
Absent: None

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

9. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15301, Class 1

Amendment to Conditional Use Permit Case No. 749

A request for approval to modify the hours of operation for a food processing use, involving vinegar at 13117 Molette Street, within the M-2, Heavy Manufacturing, Zone (Otafuku Foods, Inc.)

Chair Carbajal called upon Assistant Planner Claudia Jimenez to present Item No. 9.

Chair Carbajal asked if any of the Planning Commissioners had any questions.

Commissioner Flores asked how far this business is to residential. Assistant Planner Claudia Jimenez let him know that it was more than 1,000 feet and is no residential nearby.

Having no other questions, Chair Carbajal opened the Public Hearing at 6:31 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Cristiano Rios representing Otabuku Foods, Inc introduced himself and made himself available to answer any questions.

Having no one wishing to address the Planning Commission, Chair Carbajal inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no questions or comments, Chair Carbajal closed the Public Hearing at 6:35 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to approve Resolution No. 247-2023 for Amendment to Conditional Use Permit Case No. 749, which passed by the following roll call vote:

Ayes:	Ayala, Carbajal, Flores, Jimenez, and Mora
Nays:	None
Absent:	None

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

10. PUBLIC HEARING

CEQA - Addendum to the City's Certified Environmental Impact Report (EIR) for the General Plan and Targeted Zoning Ordinance Update (SCH# 2021050193)

Tentative Parcel Map (TPM) No. 84116

Development Plan Approval (DPA) Case No. 1000

Development Plan Approval (DPA) Case No. 1001

TPM No. 84116: A request for approval to subdivide an existing parcel (APN: 8009-023-027) into two parcels: Parcel 1 of ±3.33 acres and Parcel 2 of ±3.99 acres.

DPA Case No. 1000: A request for approval to allow the construction of a new ±69,650 sq. ft. concrete tilt-up industrial building and related improvements on the subject site (Parcel 1).

DPA Case No. 1001: A request for approval to allow the construction of a new ±75,050 sq. ft. concrete tilt-up industrial building and related improvements on the subject site (Parcel 2).

The subject site is located at 10845 Norwalk Boulevard (APN: 8009-023-27), within the M-2, Heavy Manufacturing, Zone. (Orbis Real Estate Partners)

Chair Carbajal called upon Associate Planner Vince Velasco to present Item No. 10.

Chair Carbajal asked if any of the Planning Commissioners had any questions.

Commissioner Flores and Commissioner Jimenez had questions for the applicant.

Chair Carbajal opened the Public Hearing at 6:54 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Grant Ross, a representative for Orbis Real Estate Partners, The Applicant, introduced himself and answered all questions.

Commissioner Flores asked how this would affect the traffic on Florence Ave. Grant Ross let him know that under the conditions of approval, they would not create more traffic.

Having no further questions or comments, Chair Carbajal closed the Public Hearing at 7:00 p.m. and requested a motion.

It was moved by Vice Chair Ayala, seconded by Commissioner Mora to approve Resolution 248-2023 for CEQA – Addendum to the City's Certified Environmental Impact Report (EIR) for the General Plan and Targeted Zoning Ordinance Update (SCH #2021050193), Tentative Parcel Map (TPM) No. 84116, Development Plan Approval (DPA) Case No. 1000 and Development Plan Approval (DPA) Case No. 1001, which passed by the following roll call vote:

Ayes:	Ayala, Carbajal, Flores, Jimenez and Mora
Nays:	None
Absent:	None

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

11. PUBLIC COMMENT

None

12. ANNOUNCEMENTS

- Commissioners

Commissioner Mora gave an update of the Santa Fe Springs Santa Float planning.

The Commissioners congratulated Rudy Lopez on his first presentation.

Chair Carbajal gave an update about the Santa Fe Spring's Women's Club 19th annual Fashion Show.

- Staff

Assistant Director of Planning Cuong Nguyen provided an update on Lakeland and Laurel Housing, and the building on 9920 Pioneer.

13. ADJOURNMENT

Chair Carbajal adjourned the meeting at 7:08 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Ayala

Date



APPROVED:

MINUTES OF THE REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

June 10, 2024

1. CALL TO ORDER

Chair Ayala called the meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Ayala called upon Commissioner Jimenez to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Chairperson Ayala
Vice Chairperson Mora
Commissioner Carbajal
Commissioner Flores
Commissioner Jimenez

Staff: Kristi J. Smith, Deputy City Attorney
Cuong H. Nguyen, Director of Community Development
Vince Velasco, Senior Planner
Jimmy Wong, Associate Planner
Esmeralda Elise, Planning Commission Secretary

Members absent: None

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. PUBLIC HEARING

Conditional Use Permit Case No. 847 - A request to allow a food processing facility that includes fish and meat at 13181 Flores Street, within the M-2 Zone, and adopt a notice of exemption under CEQA Section 15301 (Existing Facilities). (Samns Group Inc.)

Recommendation:

Chair Ayala called upon Associate Planner Jimmy Wong to present Item No. 6.

Associate Planner Jimmy Wong recommended to open the Public Hearing but continue this item to the July 15, 2024 Planning Commission Meeting.

Chair Ayala asked if any of the Planning Commissioners had any questions.

Having no questions, Chair Ayala opened the Public Hearing at 6:05 p.m. and asked if the Applicant wished to speak to please approach the podium.

Having no one wishing to address the Planning Commission, Chair Ayala inquired if any comments were received via email. Planning Secretary Esmeralda Elise responded no comments were received.

Chair Ayala requested a motion.

It was moved by Vice Chair Mora, seconded by Commissioner Carbajal to continue this item to the July 15, 2024 Planning Commission Meeting, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora

Nays: None

Absent: None

7. PUBLIC HEARING

Development Plan Approval Case No. 970 and Modification Permit Case No. 1358 – to construct a new $\pm$ 4,947 square feet masonry industrial building and to reduce the required front yard setback by 16'-0" along Freeman Avenue. (Mark Loxsom on behalf of Tall Properties, Inc.)

Recommendation:

Chair Ayala called upon Senior Planner Vince Velasco to present Item No. 7.

Chair Ayala asked if any of the Planning Commissioners had any questions.

Having no questions, Chair Ayala opened the Public Hearing at 6:13 p.m. and asked if the Applicant wished to speak to please approach the podium.

John Cataldo introduced himself to the Commissioners and thanked the City for their work on this item and mentioned that he was very happy to be here in Santa Fe Springs.

Chair Ayala inquired if any comments were received via email. Planning Commission Secretary Esmeralda Elise responded no comments were received.

Having no questions or comments, Chair Ayala Closed the Public Hearing at 6:15 p.m. and requested a motion.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez to adopt Resolution No. 266-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora
Nays: None
Absent: None

Chair Ayala read the City's appeal process.

8. CONSENT ITEM

Consent Agenda items are considered routine matters, which may be enacted, by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

- A. MINUTES OF THE MAY 08, 2023 REGULAR MEETING
MINUTES OF THE JUNE 12, 2023 REGULAR MEETING
MINUTES OF THE JUNE 22, 2023 SPECIAL MEETING
MINUTES OF THE JULY 10, 2023 REGULAR MEETING
MINUTES OF THE OCTOBER 09, 2023 SPECIAL MEETING
MINUTES OF THE DECEMBER 18, 2023 ADJOURNED MEETING
MINUTES OF THE MAY 13, 2024 REGULAR MEETING

Chair Ayala and requested a motion and a second for Consent Item No. 8A.

It was moved by Commissioner Carbajal, seconded by Commissioner Flores to approve Consent Item No. 8A and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora
Nays: None
Absent: None

Chair Ayala read the City's appeal process.

9. ANNOUNCEMENTS

- Commissioners

Chair Ayala spoke about the lunches at the Parks that started this week.

Commissioner Carbajal mentioned her recent health scare, and spoke about the Women's Club Fashion Show happening in July and will sell tickets at \$35. She also mentioned that Parks and Recreation will be having a Get Acquainted Cookout at the parks June 13.

Commissioner Jimenez sent his prayers to Commissioner Carbajal.

- Staff

Director of Community Development Cuong Nguyen wished everyone a Happy Father's Day, and have an update on the two applications received for Telegraph and Bloomfield.

Planning Commission Secretary Esmeralda Elise spoke about the City's Independence Day Celebration happening July 3 and wished everyone a Happy Father's Day.

10. ADJOURNMENT

Chair Ayala adjourned the meeting at 6:20 p.m.

ATTEST:

Esmeralda Elise
Planning Commission Secretary

Chair Ayala

Date



ITEM# 2

CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Vince Velasco, Senior Planner

SUBJECT: **CONSENT CALENDAR – DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 930-4 – A TIME EXTENSION REQUEST TO CONSTRUCT A NEW ±78,417 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AT 12451 TELEGRAPH ROAD, WITHIN THE M-1 (LIGHT MANUFACTURING) AND M-2 (HEAVY MANUFACTURING) ZONES. (BRIDGELAND RESOURCES, LLC)**

DATE: July 15, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that granting a one (1)-year time extension of DPA Case No. 930 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Approve a one (1) year time extension for DPA Case No. 930 (until September 10, 2025), subject to the conditions of approval (Attachment C).
- 3) Take such additional, related action that may be desirable.

FISCAL IMPACT:

Aside from the processing fee collected from the application, there is no ongoing fiscal impact.

BACKGROUND/DISCUSSION:

Project/Applicant Information

Project Location:	12451 Telegraph Road
Project Applicant:	Bridgeland Resources, LLC
Property Owner:	Bridgeland Resources, LLC
General Plan Designation:	Light Industrial & Industrial
Zoning Designation:	M-1 (Light Manufacturing)
Existing Use on Property:	Vacant

According to Section 155.745 of the City's Zoning Code, a DPA, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action.

Code Section:	Expiration:
§ 155.745	Unless otherwise specified in the action granting development plan approval, said approval, which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. In addition, the abandonment or nonuse of a development plate approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

ANALYSIS:

On September 10, 2018, the Planning Commission approved Tentative Parcel Map ("TPM") No. 78232 to reconfigure a ±44.67-acre site into five (5) independent parcels and DPA Case Nos. 930-933 to construct four (4) new concrete tilt-up industrial buildings on Parcels 1-4. The fifth parcel remained undeveloped for oil extraction operations.

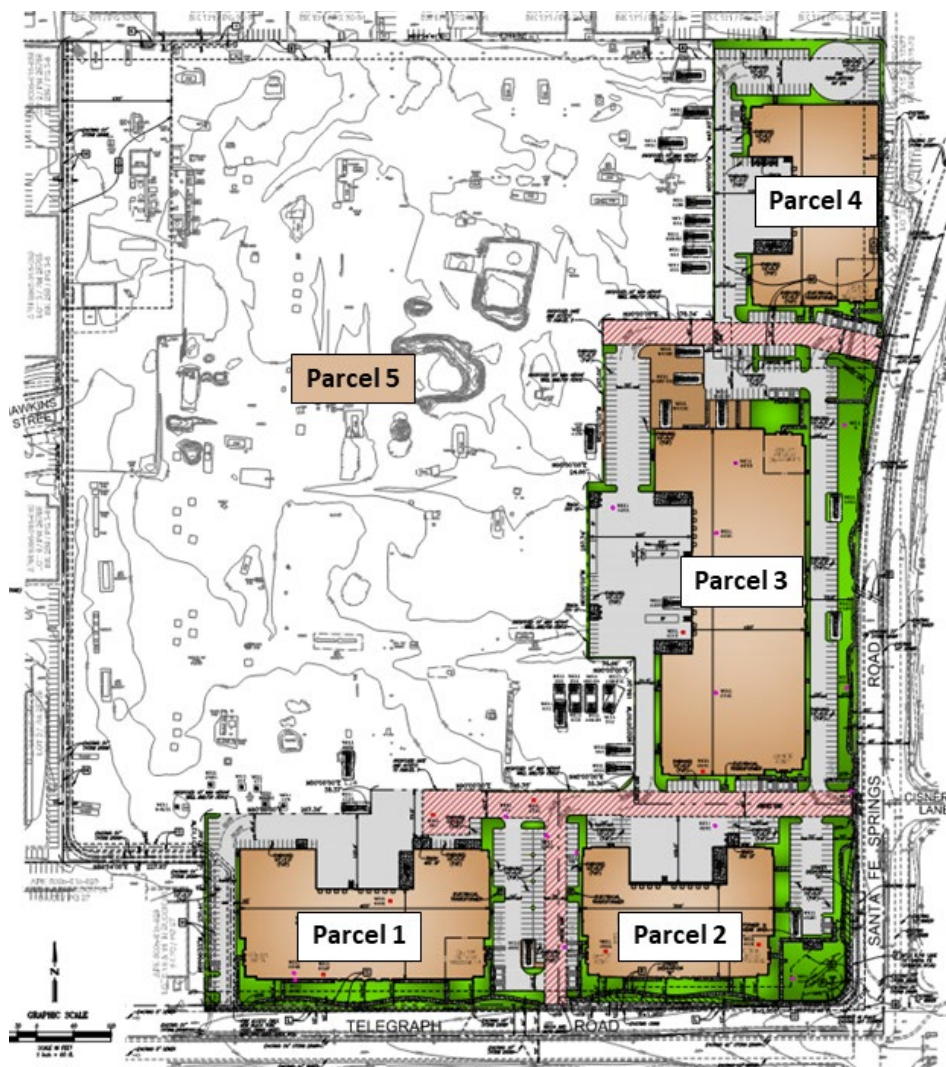
As described in the Ownership Timeline Summary below, Parcels 2-4 have been sold and the privileges of their entitlements have been deemed utilized. While construction drawings for Building 1 had been previously submitted to plan check concurrently with Buildings 2 and 3, the submittal was withdrawn when Centris Telegraph, LLC terminated the purchase of Building 1 with Bridgeland Resources, LLC.

History

As stated above, Section 155.745 of the City's Zoning Code states that a DPA shall become null and void if the permit is not utilized within 12 consecutive months. Staff recognized the unique challenges the subject property faced to be suitable for development, and therefore, recommended that the original entitlements be valid for an

initial two (2) years from the September 10, 2018 approval date, which the Planning Commission concurred and approved. In April of 2020, the owner requested and was granted a one (1)-year Time Extension for all four (4) DPAs as the oil well abandonment had been taking longer than expected. However, due to complications arising from the COVID-19 worldwide pandemic and financial hardship of 2020, the owner once again requested and was granted a two (2)-year Time Extension for all four (4) DPAs in June of 2021. Between 2021 and 2023, the owner completed much of the oil well abandonment, sold Parcel 4 to Omega OU2, LLC, and sold Parcels 2 and 3 to Centris Telegraph, LLC. To help resolve the remaining oil well abandonment and to sell Parcel 1, the owner requested and was granted a one (1)-year Time Extension of DPA 930 in August of 2023. The owner, Bridgeland Resources, LLC, is hereby requesting their fourth Time Extension of DPA 930.

TPM 78232 (for reference only)



DPA Nos. 930-933 (for reference only)

Address	DPA No.	Building No.	Square Footage
12451 Telegraph Rd.	930	1	±78,417
12551 Telegraph Rd.	931	2	±58,463
10251 Santa Fe Springs Rd.	932	3	±121,124
10051 Santa Fe Springs Rd.	933	4	±60,117

Ownership Timeline Summary

- In 2002, BreitBurn Energy Company LP purchased all five (5) parcels from Texaco California Inc.
- In 2006, BreitBurn Energy Company LP transferred the properties to BreitBurn Operating LP.
- In 2016, BreitBurn Energy Partners LP, which was the parent of BreitBurn Operating LP, filed for bankruptcy.
- In 2018, BreitBurn Energy Partners LP emerged from bankruptcy as the newly formed Maverick Natural Resources, LLC. Maverick Natural Resources, LLC continued to own BreitBurn Operating LP, which held the properties.
- In May of 2021, BreitBurn Operating LP sold Parcel 4 to Omega OU2 LLC.
- In June of 2021, BreitBurn Operating LP sold its remaining assets to the newly-formed WG Holdings SPV, LLC, which included Parcels 1-3 and 5. WG Holdings SPV, LLC initially was contract operated by an affiliate of E&B Natural Resources.
- In March of 2022, WG Holdings SPV, LLC terminated E&B's affiliate as operator and began to operate the assets by itself. Also around that time, WG Holdings SPV, LLC entered into a contract with CA Ventures to sell Parcels 1-3.
- In June of 2022, WG Holdings SPV, LLC sold Parcels 2 and 3 to Centris Telegraph Point, LLC, an affiliate of CA Ventures.
- In September of 2022, WG Holdings SPV, LLC changed its name to Bridgeland Resources, LLC.
- In April of 2023, Centris Telegraph Point, LLC terminated the purchase of Parcel 1 due to lending issues associated with an increase in interest rates.

Current Status:

Bridgeland Resources, LLC completed the plugging and abandonment of all oil wells on Parcels 1-4 in early 2023. In February 2023, the certified abandonment report was deemed complete by the California Department of Conservation Geologic Energy Management Division (CalGEM) and in compliance with Chapter 117 (Oil and Gas) of the City's Municipal Code.

As stated in the Time Extension Request Letter (Attachment B), Bridgeland Resources, LLC intends to develop the property themselves. The owner is currently preparing construction drawings and intends to submit their construction documents for plan check

within the next few months. While it is still possible for the owner to submit their construction drawings and utilize the privileges of their approved entitlement before September 10, 2024, they are proactively seeking approval for this Time Extension to ensure that any unexpected situations do not impact their ability to move forward with the Project.

ENVIRONMENTAL:

N/A

SUMMARY:

Staff believes the applicant has diligently worked with the City to obtain the necessary construction permits. The abandonment of 12 oil wells and site preparation work also took longer than expected, but the project has continued to progress. Extending DPA Case No. 930 will keep it valid and allow the applicant to submit their construction documents for plan check and thereafter, continue to utilize the privileges granted by the original DPA. Therefore, staff recommends extending DPA Case No. 930 for one (1) year, until September 10, 2025, subject to the conditions of approval (Attachment C).

ATTACHMENT(S):

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

Attachment A - Aerial Photo



12451 Telegraph Road
Development Plan Approval (DPA) Case No. 930

May 23, 2023

VIA ELECTRONIC MAIL & U.S. MAIL

Planning Commission
City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Re: 1-Year time extension request of Development Plan Approval No. 930 for 12451 Telegraph Road (Parcel 1/Building 1)

Dear Commissioners:

Our office represents BRIDGELAND RESOURCES, LLC (“**Owner**”), the owner of the real property located at 12451 Telegraph Road in Santa Fe Springs, CA (APN: 8005-015-047) (“**Property**”). On September 10, 2018, the Planning Commission adopted Resolution No. 82-2018 approving Development Plan Approval Nos. 930-933 (“**DPA Nos. 930-933**”) and Tentative Parcel Map No. 78232 authorizing the subdivision and development on the Property and adjacent parcels. We attach Resolution No. 82-2018 as **Exhibit A**. Development Plan Approval No. 930 (“**DPA No. 930**”) authorized the construction of an approximately 78,417 square foot concrete tilt-up building (referred to as “Building 1”) on the Property (referred to as “Parcel 1”).

The deadline to exercise DPA Nos. 930 was extended by resolutions of the Planning Commission adopted on April 14, 2020, June 14, 2021, and August 29, 2023. See the enclosed letter from Wayne Morrell dated August 29, 2023, attached as **Exhibit B**. DPA No. 930 is currently set to expire on September 10, 2024. See Staff Report, dated August 14, 2023 re: Consent Item 5.C: DPA No. 930, p. 2. Pursuant to Zoning Ordinance Section 155.745, **this letter requests a one-year extension of DPA No. 930 to September 10, 2025.**¹

Basis for Extension

“An extension of time may be granted by Commission or Council action.” See Resolution No. 82-2018, Condition #86; Zoning Ordinance § 155.745. While not required by Resolution No. 82-2018 or the Zoning Ordinance, good cause exists to grant the extension.

¹ Because Owner no longer owns the parcels entitled by DPA Nos. 931, 932, and 933, this request does not include those parcels/entitlements.

Since June 2021, Owner has diligently worked to plug and abandon the oil wells on the Property in order to prepare the Property for development. After completing the plugging and abandoning of the wells in early 2023, Owner submitted a report prepared by a certified petroleum engineer, which the City deemed complete for the purposes of Santa Fe Springs Code of Ordinances Section 117.130(b)(1) and (2) on February 28, 2023.

Owner remains committed to developing the site. Although Owner had entered into an agreement with an industrial developer to sell the Property for development, the agreement was terminated in part due to the length of time taken for the wells to be fully plugged and abandoned. Following a diligent search for an industrial developer, **Owner now intends to develop the Property itself.** Owner is presently preparing the drawings and reports to submit for plan check. It intends to submit for plan check in the next few months. Owner is also in the process of securing an industrial developer to oversee and manage construction.

With the foregoing in mind, we respectfully request that the Planning Commission grant a one-year extension of DPA No. 930 resulting in a new expiration date of September 10, 2025.²

Please contact our office with questions or comments.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Ernest Guadiana', with a long horizontal stroke extending to the right.

ERNEST GUADIANA
Elkins Kalt Weintraub Reuben Gartside LLP

cc: Cuong Nguyen
Vince Velasco

² Owner intends to enter into plan check prior to the current September 10, 2024 expiration date. We note that both the City Zoning Ordinance and Resolution No. 82-2018 indicate that DPA 930 will become “null and void” if it “has not been utilized” within the stated deadline. See Resolution No. 82-2018, Condition #86; Zoning Ordinance § 155.745. Historically, the City has not considered entitlements to expire as long as the applicant enters plan check and continues to work toward obtaining a building permit. In this case, Owner anticipates entering plan check to actively pursue its building permit prior to the extension of DPA No. 930. Nonetheless, Owner makes this request out of an abundance of caution.

City of Santa Fe Springs
Planning Commission
May 23, 2023
Page 3

ATTACHMENT C
CONDITIONS OF APPROVAL FOR TPM 78232:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562-868-0511 x7545)

1. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
3. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Laurel Reimer 562.868-0511 x7354)

4. Provisions shall be made for appropriate television systems and for communication systems, including, but not limited to, telephone and internet services. Appropriate cable television systems, as used, means those franchised or licensed to serve the geographical area in which the subdivision is located.
5. The Final Map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
6. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant or their civil engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
7. Tentative Parcel Map No. 78232 shall expire 24 months after Planning Commission approval, on September 10, 2020, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 78232 shall not be effective until such time that a final map is recorded.

8. The "Subdivider," Breitburn Operating L.P., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.
9. This approval is not effective until the applicant has completed and signed the signature element appearing at the bottom of the last page of these conditions, and returned the original completed and signed document to the City, confirming the applicant's understanding of these conditions and its willingness to accept and comply with them.

ATTACHMENT C
CONDITIONS OF APPROVAL FOR DPAs 930-933:

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562.868-0511 x7545)

STREETS

1. Prior to the issuance of building permits, the applicant and/or developer shall pay a flat fee of \$203,715 to reconstruct/resurface the existing street frontage to centerline for Telegraph Road & Santa Fe Springs Road.
2. Prior to the issuance of building permits, the applicant and/or developer shall pay a flat fee of \$5,000 for the upgrade and installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Telegraph Road and Santa Fe Springs Road as determined by the City Engineer and Fire Chief.
3. The applicant/or developer shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Telegraph Road & Santa Fe Springs Road street frontage. The dedicated easement shall be shown on the Parcel Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
4. The applicant and/or developer shall design and construct/modify one (1) existing raised Median Island on Santa Fe Springs Road to accommodate left turns into the northernmost proposed driveway.
5. Prior to the issuance of building permits, the applicant and/or developer shall pay the costs associated with the furnishing and installation of traffic signal modifications; including protected Northbound/Southbound left turn traffic signal phasing at the intersection of Telegraph Road and Santa Fe Springs Road. The cost estimate for the modifications (add left turn phasing) at the Telegraph/Bloomfield signal is \$191,000.
6. Full street improvements shall be constructed to the City standards in accordance with plans prepared by the applicant and/or developer and approved by the City Engineer. Street to be improved shall include Telegraph Road & Santa Fe Springs Road for the purpose of installing Right turn pockets. A soils report shall be prepared and submitted as directed by the City Engineer to determine proposed street structural section.
7. Street right-of-way easements shall be dedicated as follows:
 - a) Along the north side of Telegraph Road for the construction of a right turn pocket.
 - b) Along the west side of Santa Fe Springs Road for the construction of a right turn pocket.

8. All above ground oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
9. Adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant and/or developer shall pay \$ 3,000.00 to install (15) new signs.
10. The applicant and/or developer shall be responsible for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The applicant and/or developer shall be responsible for coordination of said work, as well as all associated fees, permits, materials, etc.
11. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

12. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road & Santa Fe Springs Road. Storm drain plans shall be approved by the City Engineer.
13. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. The applicant and/or developer shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
14. Sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
15. All buildings shall be connected to the sanitary sewers.
16. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
17. The applicant and/or developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.

18. The applicant and/or developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing the proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

19. All points of access to the proposed development have been reviewed and approved by the City Engineer. Left turns will only be allowed into the proposed development from the most northerly driveway on Santa Fe Springs Road. Left turns out of the proposed development will be allowed from both northerly and southerly driveways on Santa Fe Springs Road.

FEES

20. The applicant and/or developer shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, if the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements. This mitigation fee shall be paid prior to issuance of building permits.
21. The applicant and/or developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
22. The applicant and/or developer shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

23. A grading plan shall be submitted for drainage approval to the City Engineer. The applicant and/or developer shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
24. A hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
25. Upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.

26. The applicant and/or developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant and/ or developer will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo 562.868-0511 x3320)

27. The applicant and/or developer shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the Director of Police Services prior to building permit issuance.
28. The developer shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the developer or their representative any time, 24 hours a day.
29. In order to facilitate the removal of unauthorized vehicles parked on the property, the developer 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 unauthorized vehicles and indicate that unauthorized 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. The developer 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.
30. All work shall be conducted inside at all times including, but not limited to, all loading and unloading of trailers. Items shall not be left out awaiting loading.
31. Off-street parking areas shall not be reduced or encroached upon by outdoor storage and/or for the placement of merchandize.
32. All new businesses fronting on Telegraph Road shall be aware that they are subject strict noise levels pursuant to Section 155.424 (E).

33. The proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause 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 existing and/or adjacent surfaces.
34. During the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
35. It shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned.
36. During construction, out-houses, porta potties, or the like, shall not be visible from the public street and shall be maintained on a regular basis.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):
(Contact: Richard Kallman 562.868-0511 x3710)

37. All buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
38. The applicant and/or developer shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
39. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer or geologist. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings along with a description of any recommended remedial actions needed to comply with the Division of Oil, Gas, and Geothermal Resources, signed by a registered engineer or geologist, must be provided to the Fire Department.
40. A methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
41. Interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.

42. If on-site fire hydrants are required by the Fire Department, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
43. The standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
44. Prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
45. Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
46. Signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
47. The applicant and/or developer shall apply for a permit with the Department of Fire-Rescue and comply with the requirements of Section 117.127 of the Santa Fe Springs Municipal Code, Criteria for Abandonment, prior to abandoning or re-abandoning any oil wells on-site.
48. A system for venting of abandoned oil wells over which there will be construction, in accordance with Section 117.130 of the Santa Fe Springs Municipal Code, shall be required. Plans for the venting system shall be submitted to the Department of Fire-Rescue prior to construction.

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

49. Permits and approvals. The applicant and/or developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
50. The applicant and/or developer shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

51. The applicant and/or developer shall provide a sampling plan to the Department of Fire-Rescue for active oil wells that will be abandoned prior to site development.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

52. The developer 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.
53. 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 Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.
54. The developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Laurel Reimer 562.868-0511 x7354)

55. Approval of Development Plan Approval Case Numbers 930, 931, 932 and 933 is contingent upon approval of Tentative Parcel Map Case No. 78232.
56. The owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
57. The owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.
58. The owner/developer shall indicated on the first page of the construction drawings that the subject property is located within the methane zone. Said indication shall be clearly printed with a minimum 12 point font size.
59. The owner/developer shall apply for a Well Review Report (report) through the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR). A copy of this report shall be provide to the Planning Department. If historic oil wells are identified on-site, well abandoned to current DOGGR standards may be required before a building permit can be issued.
60. The owner/developer shall apply for an Oilfield Site Plan Review through the Planning Department prior to issuance of a building permit.

61. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
62. The owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
- NOTE: line-of sight drawing and/or building cross section must be scaled.
63. The owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
64. The owner/developer agrees and understands that any existing overhead utilities within the development shall be placed underground.
65. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
66. All approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area shall be determine by the City Building Department.
67. All outdoor trash enclosures shall provide a solid roof cover.
68. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.

69. The proposed development shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
70. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
71. The owner/developer shall submit a mailbox plan (locations and sizes) for all parcels prior to the issuance of building permits. The plan shall be approved by the Santa Fe Springs Post Office. The owner/developer shall submit to the City a written confirmation from the Santa Fe Springs Post Office that the mailbox locations are approved. The City shall review and approve the location plan to ensure adequate site distance and traffic safety measures are incorporated.
72. The Department of Planning and Development requires that the double-check detector assembly be placed as far back from the property line as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. The bottom of the valve shut off wheel shall be located a maximum of two (2) feet above ground.
73. Owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view, and minimum 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)
74. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

75. Upon completion of the landscaping improvements, said 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.
76. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. (A copy of the Guideline is available at the Planning Department.)
77. The applicant and/or developer shall not allow commercial vehicles, trucks and/or truck tractors to queue on Telegraph Road or Santa Fe Springs Road, use Telegraph Road or Santa Fe Springs Road as a staging area, or to back-up onto the street from the subject property.
78. All activities shall occur inside the buildings. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
79. All parking stalls shall be legibly marked on the pavement. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
80. The owner/developer shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to:
 1. Current maps, routes and schedules for public transit routes serving the site; and
 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 3. Ridesharing promotional material supplied by commuter-oriented organizations; and
 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 5. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
81. Preferential parking spaces shall be reserved for potential carpool/vanpool vehicles without displacing handicapped and customer parking needs. Vanpool space(s) shall

be legibly marked on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. The preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.

82. An area shall be designate for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at a ratio of 4 bicycles for first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
83. There shall be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from external pedestrian circulation system to each building in the development and safe and convenience access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
84. Pursuant to the sign standards of the Zoning Regulations and related sign guidelines of the City of Santa Fe Springs, a comprehensive sign program for the development shall be prepared and submitted to the Director of Planning or designee for approval prior to obtaining a building permit for any signs related to the subject development. All signs throughout the subject site shall be installed in accordance with the approved comprehensive sign program for the subject development.
85. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
86. Prior to issuance of building permits, the owner/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section

9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Owner/developer understands and agrees that it is the responsibility of the owner/developer to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the owner/developer and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the owner/developer may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Owner/developer, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the owner/developer to comply with such regulatory requirements.
87. The owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
88. The Mitigation Monitoring Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 930, 931, 932 and 933. The Mitigation Monitoring and Reporting Program is listed as an attachment to the staff report.

89. The owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
90. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 1. Name of the development/project.
 2. Name of the development company.
 3. Address or Address range for the subject site.
 4. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.).
91. Prior to occupancy of the property/buildings, the owner/developer and/or his tenant(s), 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 Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
92. The development shall be built substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.
93. The final site plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
94. The owner/developer understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Planning Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
95. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
96. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 24 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

97. The applicant and owner/developer agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
98. This approval is not effective until the applicant has completed and signed the signature element appearing at the bottom of the last page of these conditions, and returned the original completed and signed document to the City, confirming the applicant's understanding of these conditions and its willingness to accept and comply with them.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Jimmy Wong, Associate Planner

SUBJECT: **PUBLIC HEARING – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 847 – TO ALLOW A FOOD PROCESSING FACILITY THAT INCLUDES FISH AND MEAT AT 13181 FLORES STREET, WITHIN THE M-2 ZONE (HEAVY MANUFACTURING), AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (SAMNS GROUP INC.)**

DATE: July 15, 2024

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Continue Conditional Use Permit Case No. 847 to the next regularly scheduled Planning Commission meeting on August 12, 2024.

BACKGROUND

The Project was duly noticed for the June 10, 2024 Planning Commission Meeting. Property owners within 500 feet of the subject property were notified by mail that the requested entitlement would be considered by the Planning Commission. At said meeting, CUP Case No. 847 was unanimously continued to the July 15, 2024 Planning Commission Meeting. It should be noted that on June 26, 2024, a letter was sent to the applicant by the property management company, Marwest Commercial, to inform them that the Painter Business Park Owners Association’s Board denied the conditional use permit.

Staff is requesting to continue the Project to the next regularly scheduled Planning Commission meeting on August 12, 2024. This continuance will allow the applicant additional time to resolve the concerns expressed by the owners’ association board. Since the public hearing was opened and continued on June 10th, and property owners within

Conditional Use Permit Case No. 847

Page 2 of 2

500 received notification, it is recommended that if any members of the public is in attendance and wish to comment, the Planning Commission should receive public comments and then take action to continue the Project to the next regularly scheduled meeting date on August 12, 2024.

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Laurel Reimer, Contract Planner

SUBJECT: PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE CODE AMENDMENT TO AMEND PART 4 (R-3, R-4 MULTIPLE-FAMILY RESIDENTIAL ZONE DISTRICTS) AND PART 6-A (MU, MU-DT AND MU-TOD, MIXED USE ZONE DISTRICTS) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING) OF THE SANTA FE SPRINGS MUNICIPAL CODE

DATE: July 15, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Open the public hearing, receive public testimony from anyone in the audience wishing to speak, thereafter continue this matter to the next regularly scheduled Planning Commission meeting on August 12, 2024.

FISCAL IMPACT:

N/A

BACKGROUND:

On February 8, 2022, the City Council adopted the 2040 General Plan, which created new land use designations such as mixed-use and high-density residential. Subsequently, a targeted Zoning Code update was adopted on August 15, 2023, to ensure consistency between the newly updated General Plan and the Zoning Code. Many of the targeted Zoning Code updates satisfied portions of Program 11 (Zoning Code Revisions) of the City of Santa Fe Springs 2021-2029 Housing Element. After subsequent review by the California Department of Housing and Community Development (HCD), it was determined that additional minor revisions were needed to completely satisfy

Program 11, specifically revisions pertaining to compliance with California Government Code §65583.2 (h) and (i). Staff provided HCD with the proposed minor revisions on June 4, 2024, but HCD has not confirmed whether Staff's proposed revisions will satisfy all the requirements of Program 11.

ANALYSIS:

N/A

ENVIRONMENTAL

N/A

DISCUSSION:

Staff is recommending a continuance of the subject Zoning Code Amendment (ZCA) to the next regularly held Planning Commission meeting on August 12, 2024. A continuance will provide staff with additional time to confer with HCD regarding the specific revisions needed to satisfy Housing Element Program 11.

SUMMARY

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 July 3, 2024, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on July 5, 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 amendment.

Since the subject ZCA was duly noticed, if any members of the public would like to provide a comment, it is recommended that the Planning Commission open the public hearing and receive the public comments. After hearing all public comments, the Commission should then take action on the subject ZCA.

ATTACHMENT(S):

- A. Attachment A - Public Hearing Notice

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

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US POSTAGE

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING & CEQA EXEMPTION
A ZONE TEXT AMENDMENT TO AMEND PART 4 (R-3, R-4 MULTIPLE-FAMILY
RESIDENTIAL ZONE DISTRICTS) AND PART 6-A (MU, MU-DT AND MU-TOD, MIXED USE
ZONE DISTRICTS) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING) 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 amend Part 4 (R-3, R-4 Multiple-Family Residential Zone Districts) and Part 6-A (MU, MU-DT, and MU-TOD, Mixed-Use Zone Districts) within Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code to comply with State Housing Element requirements.

PROJECT LOCATION: Citywide, Santa Fe Springs, CA 90670

APPLICANT: City of Santa Fe Springs

CEQA STATUS: 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 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, July 15, 2024 at 6:00 p.m.**

ALL INTERESTED PERSONS are invited to participate in the Public Hearing and express their opinion on the items listed above. Please note that if you challenge the aforementioned items 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 Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: esmeraldaelise@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Community Development Department at (562) 868-0511 ext. 7550.

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

FURTHER INFORMATION on this item may be obtained from Laurel Reimer, Planning Consultant, via e-mail at: LaurelReimer@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7054

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

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Laurel Reimer, Planning Consultant

SUBJECT: PUBLIC HEARING TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.062, 155.380, 155.450, 155.456, 155.460, 155.461, 155.535, AND 155.637, AND REPLACE SECTIONS 155.385 THROUGH 155.404 (NONCONFORMING USES) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE, AND TO AMEND SECTION 157.03 WITHIN TITLE 15 (LAND USE), CHAPTER 157 (WIRELESS TELECOMMUNICATIONS FACILITIES), OF THE SANTA FE SPRINGS MUNICIPAL CODE, AND DETERMINE THAT THE ACTION IS EXEMPT UNDER CEQA.

DATE: July 15, 2024

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 zoning code amendment; and
- 2) Find and determine that the proposed Zoning Code Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- 3) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and
- 4) Adopt Resolution No. 264-2024, which incorporates the Planning Commission's findings and actions regarding this matter, and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and

Zoning Code Amendment - Nonconforming Situations

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- 5) Take such additional, related action that may be desirable.

FISCAL IMPACT:

Adoption of the proposed zoning code amendments will not have a fiscal impact.

BACKGROUND:

The Santa Fe Springs Zoning Code was adopted in 1964 and most of the nonconforming uses provisions from the 1964 code are still in effect today. The current code is based on termination dates whereby nonconformities may remain until a certain time period has passed, at which point the nonconformity must be removed. Termination dates vary from as short as 90 days to as long as 20 years after the use or structure became nonconforming.

The City Council adopted the 2040 General Plan on February 8, 2022. The 2040 General Plan created new land use designations and changed the land use designations of several properties. For example, the land use map included new mixed-use designations and changed the land use designation for several industrial properties from Heavy Manufacturing to Light Manufacturing or Business Park.

Prior to adopting the 2040 General Plan, members of the business community expressed concern that their properties would become nonconforming. To assuage concerns, the following statement and policies were added to the Land Use Element of the 2040 General Plan:

- Page LU-9: Nonconforming Uses. Existing legally established land uses or structures that are made nonconforming by this General Plan or related zoning amendments may continue operating until a site is redeveloped; however, any material expansion in square footage of a nonconforming building or use shall require a conditional use permit. Repairs and maintenance may be made to keep nonconforming buildings or structures in a safe condition.
- Policy LU-1.9: Nonconforming Uses. Review zoning code regulations regarding nonconforming uses for consistency with this General Plan, with the purpose of providing flexibility for legally established uses and structures, and recognizing property investments, consistent with overall land use compatibility and economic development goals.
- Policy LU-5.4: Freeway Commercial Nonconforming Uses. Review zoning code regulations regarding legally established uses and structures within the Freeway Commercial overlay zone for consistency with this General Plan, with the purpose of providing flexibility consistent with overall land use compatibility and economic development goals.

Zoning Code Amendment - Nonconforming Situations

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These General Plan policies necessitated a complete revision of the City's nonconforming uses provisions in the Zoning Code to move away from termination periods and to instead focus on bringing sites into conformance upon site redevelopment.

On August 15, 2023, a targeted Zoning Code update was adopted to ensure consistency between the newly updated General Plan and the Zoning Code. In addition to numerous text amendments, the targeted Zoning Code update included a new Zoning Map that rezoned several properties to match their General Plan land use designation. Many uses and structures became nonconforming with adoption of the new Zoning Map. Staff had concurrently drafted a comprehensive revision of the Nonconforming Uses section of the Zoning Code with the expectation that it would be adopted with the overall targeted Zoning Code update. However, extensive feedback was received during the review of both the initial and subsequent drafts of the nonconforming situations ordinance. Consequently, it was decided to separate the nonconforming situations update from the broader targeted Zoning Code update project to allow sufficient time for further discussion and collaboration with stakeholders.

PUBLIC ENGAGEMENT EFFORTS

Staff worked diligently with the stakeholders for nearly two years to completely rewrite the City's approach to nonconforming situations. As outlined below, the engagement process included Zoning Advisory Group meetings, study sessions, community meetings, and ten revisions to the nonconforming situations draft.

Zoning Advisory Group

A Zoning Advisory Group (ZAG) was formed to support the targeted Zoning Code update project and was comprised of individuals representing various community interests, including residents, property owners, business owners, and other stakeholders. Three of the four ZAG meetings held on June 29, 2022, July 27, 2022, and February 1, 2023, included discussions on nonconforming provisions, including a walkthrough of the key changes made to the nonconforming situations.

Study Sessions - City Council and Planning Commission

Two joint study sessions were held with the City Council and Planning Commission and one study session with the Planning Commission.

The first joint study session took place on August 2, 2022, and had the primary objective of providing a comprehensive overview of the targeted Zoning Code update project to the City Council and Planning Commission. In addition to reviewing preliminary draft land uses and development standards for the new mixed-used zone districts, attendees were provided with a general framework of the nonconforming situations section.

The second joint study session, held on February 21, 2023, provided an update on the targeted Zoning Code update project to the City Council and Planning Commission. This update included the revised drafts for the mixed-use zones and the nonconforming situations sections. Additionally, the session introduced preliminary draft land uses and

Zoning Code Amendment - Nonconforming Situations

Page 4 of 7

development standards for the multiple-family zone districts (R-3 and R-4). While staff acknowledged receiving comments from the business community and a Zoning Advisory Group (ZAG) member, there was no discussion regarding the nonconforming situations section during this second study session.

The third study session was held October 9, 2023, with the Planning Commission and provided a deep dive into the nonconforming situation section. Commissioners were provided a comprehensive overview of the fourth draft nonconforming provisions section, a summary of all public comments, and the City's response to each public comment.

Community Meeting - Affected Property Owners

On August 24, 2022, the City invited all property owners affected by the proposed zoning code changes to attend a public meeting. The main objective of the meeting was to enhance their understanding of the City's Zoning Code, with a specific emphasis on the proposed mixed-used standards and nonconforming situations. Attendees had the opportunity to delve into the specifics of the proposed changes and actively engage by asking questions and seeking clarification.

Meetings with the Business Community

On September 15, 2022, the City held a Zoom meeting with the Business Working Group (BWG), comprised of members from the Santa Fe Springs Chamber of Commerce, industrial business owners, property owners, brokers, and more, to engage in a comprehensive discussion concerning the proposed modifications to the Zoning Code. The focal point of the discussion revolved around the initial draft sections addressing nonconforming situations, which had garnered notable interest from the BWG.

Nonconforming Situations Drafts

The first draft of the updated nonconforming situations code section was posted to the Reimagine Santa Fe Springs website and shared with the Zoning Advisory Group on July 26, 2022. After receiving considerable interest from the business community, the first draft was also shared with the BWG on August 30, 2022. The BWG provided staff with their collective first draft comments on September 14, 2022.

After thorough review and consideration, many of the BWG's comments were accepted and incorporated into the second draft, which was shared with the BWG on December 15, 2022, and later posted to the Reimagine Santa Fe Springs website. The second draft was also presented to the Zoning Advisory Group on February 1, 2023. The BWG provided staff with their collective second draft comments on February 13, 2023.

The third draft of the nonconforming situations code was distributed to the BWG and posted on the Reimagine Santa Fe Springs website on August 15, 2023. It was also sent to additional business owners who participated in public hearings for the adoption of the targeted Zoning Code update. The BWG submitted comments on August 18, 23, 28, 30, and 31 and September 21, 2023.

Zoning Code Amendment - Nonconforming Situations

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Staff revised the nonconforming situations code section based on third draft comments and presented a fourth draft during a Planning Commission study session on October 9, 2023. One business community stakeholder submitted fourth draft comments prior to the study session and additional comments were received on October 23, 2023. Staff discussed the comments with the stakeholder on October 10 and 24, 2023.

A fifth draft and a response to comments table was sent to the BWG on January 11, 2024. On January 16, 2024, the City held a Zoom meeting with the BWG to discuss the fifth draft nonconforming situations. Staff reviewed the group's comments on the fourth draft document and explained which comments were accepted into the fifth draft and which comments resulted in further revisions. The meeting concluded with City staff agreeing to revise the draft further and schedule a longer follow-up meeting with the group to discuss all revisions in detail.

A sixth draft was sent to the BWG on February 6, 2024, and they provided written comments back to staff on February 21, 2024. Staff met with the BWG on February 22, 2024, via Zoom to discuss the sixth draft nonconforming situations. Staff did a screen share of the draft and reviewed each of the group's comments one-by-one and made live edits to the document. At the conclusion of the meeting, it was determined that all major issues had been resolved and future revisions to the draft could be made via email. Staff then met with the BWG on February 22, 2024, to review their comments on the sixth draft and make live edits together as a group.

A seventh draft was sent to the BWG on February 27, 2024, and the group provided written comments back to staff on March 20, 2024.

The eighth draft was sent to the BWG on April 3, 2024, and the group provided written comments back to staff on April 8, 16, and 22, 2024.

A ninth draft was sent to the BWG on May 20, 2024, and the group sent comments back on May 20 and 23, 2024.

A tenth draft was sent to the BWG on June 3, 2024. This tenth draft incorporated the comments received from the BWG. Staff re-sent the draft on June 17, 2024, and followed-up again for comments on July 1, 2024. Receiving no comments from the BWG, staff proceeded with scheduling the Planning Commission hearing.

Zoning Code Amendments

Staff recommends the proposed Zoning Code Amendment (Attachment B) completely replace the City's current nonconforming uses code Sections 155.385 through 155.404. Key points include:

- Removal of termination periods.

Zoning Code Amendment - Nonconforming Situations

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- A nonconforming situation may be maintained, repaired, improved, altered, remodeled, continued, or expanded, provided any such work satisfies all current requirements of the Zoning Ordinance.
- Expansions of a nonconforming situation that increases its nonconformity with the applicable standards of the Zoning Ordinance may be allowed if:
 - Cumulative expansions up to 15% of the total floor area do not need a Conditional Use Permit
 - Cumulative expansions that exceed 15% of the total floor area require a Conditional Use Permit
- When a nonconforming development is damaged or partially destroyed, it may be rebuilt in-kind within the footprint of the damaged or destroyed improvement and any existing nonconforming use of the development may continue, provided the cost of repair or reconstruction does not exceed 75% of the appraised value or replacement value of the building or structure, whichever is higher
 - Any reconstruction, restoration, or rebuilding must conform to all applicable Building and Fire Code requirements
 - An application for a building permit must be submitted within eighteen (18) months after the date of the damage or destruction
 - The replacement improvements shall not increase the degree of nonconformity beyond that of the previously existing improvements
- A nonconforming use that is discontinued for a period of more than eighteen (18) consecutive months, or twenty-four (24) consecutive months for retail uses, shall be deemed abandoned and shall no longer be allowed as a legal nonconforming use.
 - Parties have the right to appeal a discontinuation decision to the Planning Commission; the decision of the Planning Commission may be appealed to the City Council
- A nonconforming use can change to a different nonconforming use if the new use is within the same use category as the existing nonconforming use.

ANALYSIS

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

- Policy LU-1.9: Nonconforming Uses. Review zoning code regulations regarding nonconforming uses for consistency with this General Plan, with the purpose of providing flexibility for legally established uses and structures, and recognizing property investments, consistent with overall land use compatibility and economic development goals.
- Policy LU-5.4: Freeway Commercial Nonconforming Uses. Review zoning code regulations regarding legally established uses and structures within the Freeway Commercial overlay zone for consistency with this General Plan, with the purpose of providing flexibility consistent with overall land use compatibility and economic development goals.

Zoning Code Amendment - Nonconforming Situations

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The proposed Zoning Code Amendment completely rewrites the nonconforming provisions of the Zoning Code to allow greater flexibility for legally established uses and structures to continue operating. The proposed Zoning Code Amendment satisfies the General Plan Goals and Policies by allowing legally established uses and structures to remain until a property is redeveloped.

ENVIRONMENTAL:

The Zoning Code Amendment is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Section 15061(b)(3)) which provides that CEQA applies only to projects which 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. The amendments to the zoning code will not have a significant effect on the environment.

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 July 3, 2024, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on July 5, 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 amendment.

ATTACHMENT:

- A. Attachment A – Public Hearing Notice
- B. Attachment B – Resolution No. 264-2024, including Exhibit A: Amendments to Chapter 155 (Zoning) and Chapter 157 (Wireless Telecommunications Facilities) of Title 15 (Land Use) of the Code of Santa Fe Springs

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING & CEQA EXEMPTION
A ZONE TEXT AMENDMENT TO AMEND TITLE 15 (LAND USE), CHAPTER 155 (ZONING)
AND CHAPTER 157 (WIRELESS TELECOMMUNICATIONS FACILITIES) REGARDING
NONCONFORMING SITUATIONS, 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 amend Sections 155.062, 155.380, 155.450, 155.456, 155.460, 155.461, 155.535, and 155.637, and replace Sections 155.385 through 155.404 (Nonconforming Uses) within Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code, and to amend Section 157.03 within Title 15 (Land Use), Chapter 157 (Wireless Telecommunications Facilities), of the Santa Fe Springs Municipal Code

PROJECT LOCATION: Citywide, Santa Fe Springs, CA 90670

APPLICANT: City of Santa Fe Springs

CEQA STATUS: 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 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, July 15, 2024 at 6:00 p.m.**

ALL INTERESTED PERSONS are invited to participate in the Public Hearing and express their opinion on the items listed above. Please note that if you challenge the aforementioned items 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 Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: esmeraldaelise@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Community Development Department at (562) 868-0511 ext. 7550.

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

FURTHER INFORMATION on this item may be obtained from Laurel Reimer, Planning Consultant, via e-mail at: LaurelReimer@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7054

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

RESOLUTION NO. 264-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS ADOPTING A NOTICE OF EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT A ZONING CODE AMENDMENT TO AMEND SEVERAL PROVISIONS WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING) AND CHAPTER 157 (WIRELESS TELECOMMUNICATIONS FACILITIES), OF THE SANTA FE SPRINGS MUNICIPAL CODE

WHEREAS, the City has prepared a Zoning Code Amendment to the Land Use provisions of the City's Municipal Code, as codified in Title 15 of the Santa Fe Springs Municipal Code, which amends Sections 155.062, 155.380, 155.450, 155.456, 155.460, 155.461, 155.535, and 155.637 and replaces Sections 155.385 through 155.404 (Nonconforming Uses) of the Zoning Ordinance, and amends Section 157.03 of the Wireless Telecommunications Facilities Ordinance; and

WHEREAS, based upon the information received and 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 July 5, 2024, the City of Santa Fe Springs Community Development Department published a legal notice in the *Los Cerritos Community Newspaper*, a local paper of general circulation, indicating the date and time of the public hearing; and

WHEREAS, on July 3, 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 July 15, 2024, concerning amendments to the text of the City's Zoning Code.

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 Zoning Code Amendment:

1. The above recitals are true and correct, are a substantial part of, and are incorporated into this Resolution.
2. The Exhibits attached to this Resolution are each incorporated by reference and made a part of this Resolution.
3. The proposed Zoning Code Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:
 - a. Policy LU-1.9: Nonconforming Uses. Review zoning code regulations regarding nonconforming uses for consistency with this General Plan, with the purpose of providing flexibility for legally established uses and structures, and recognizing property investments, consistent with overall land use compatibility and economic development goals.
 - b. Policy LU-5.4: Freeway Commercial Nonconforming Uses. Review zoning code regulations regarding legally established uses and structures within the Freeway Commercial overlay zone for consistency with this General Plan, with the purpose of providing flexibility consistent with overall land use compatibility and economic development goals.
4. The Zoning Code Amendment meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
5. The Zoning Code 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 Zoning Code 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 a “significant effect on the environment” as defined in Public Resources Code Section 21068 and CEQA Guidelines Section 15382 as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. The amendments to the municipal code will not have a significant effect on the environment.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts this Resolution recommending that the City Council adopt an ordinance amending the City’s Municipal Code as set forth in Exhibit A attached hereto and incorporated herein by this reference.

ADOPTED and APPROVED this 15th day of July 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

Exhibit A – Amendments to Chapter 155 (Zoning) and Chapter 157 (Wireless Telecommunications Facilities) of Title 15 (Land Use) of the Municipal Code of Santa Fe Springs

Exhibit A – Zoning Code Amendment
Amendments to Chapter 155 (Zoning) and Chapter 157 (Wireless
Telecommunications Facilities) of Title 15 (Land Use) of the
Code of Santa Fe Springs

Key:

Normal Text = Existing unmodified Code language

~~Strikethrough Text~~ = Language to be removed from existing Code

Underline Text = Language to be added to Code

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.062
ACCESSORY USES is hereby amended as follows:

§ 155.062 ACCESSORY USES.

The following accessory uses are permitted in the R-1 Zone:

(L) ~~Notwithstanding the provisions of § 155.398 of this code, w~~ When two separate houses exist on a single lot zoned R-1 (Single-Family Residential), both houses may remain provided the following two requirements are met:

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.380
PROPERTY DEVELOPMENT STANDARDS is hereby amended as follows:

§ 155.380 PROPERTY DEVELOPMENT STANDARDS.

These property development standards are to be applied in addition to those identified in the underlying zone district. In the event that the Freeway Overlay Zone is silent on a particular issue or topic, the direction provided in the underlying zone district shall prevail.

(L) *Non-conforming properties.* Properties that do not conform to the development standards set forth in the Freeway Overlay Zone or the underlying zone district are considered non-conforming properties (subject to ~~the amortization schedule as set forth in §155.398~~ §155.385 through §155.97), unless the Planning Commission approves reduced development standards as set forth in this chapter.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.450
REQUIRED PARKING OR LOADING AREA REDUCED BY PUBLIC USE is hereby amended as follows:

§ 155.450 REQUIRED PARKING OR LOADING AREA REDUCED BY PUBLIC USE.

If a lot or parcel of land has not less than the required off-street parking or loading area and after creation of such lot or parcel of land, a part thereof is acquired for a public use exclusively, in any manner including dedication, condemnation or purchase, and if as a

result of such acquisition the remainder of such lot or parcel has less than the minimum off-street parking or loading area required by this chapter, the structure and/or use located on such remainder shall be considered to be nonconforming, subject to all of the provisions of the "Nonconforming ~~Uses-Situations~~" subchapter of this chapter, as set forth in § 155.385 et seq.

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.456
REQUIRED YARD REDUCED BY PUBLIC USE is hereby amended as follows:*

§ 155.456 REQUIRED YARD REDUCED BY PUBLIC USE.

If a lot or parcel of land has not less than the required front, side or rear yard, and after creation of such lot or parcel of land a part thereof is acquired for a public use exclusively, in any manner including dedication, condemnation or purchase, and if as a result of such acquisition the remainder of such lot or parcel has less than the minimum required front, side or rear yard, the structure and/or use located on such remainder shall be considered to be nonconforming, subject to all of the provisions of the "Nonconforming ~~Uses-Situations~~ " subchapter of this title, as set forth in § 155.385 et seq.

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.460
FENCES AND WALLS is hereby amended as follows:*

§ 155.460 FENCES AND WALLS.

(D) Any use of property which on the effective date of this chapter, or of any subsequent amendments thereto, is nonconforming only as to the regulations relating to fences or walls may be continued, enlarged or changed in the same manner as if such nonconforming fence or wall did not exist. A nonconforming fence or wall may not be added to, enlarged or extended unless such wall is made to conform to the height regulations and all other provisions of this chapter. ~~Nonconforming fences and walls shall be subject to the provisions regarding the termination of nonconforming uses set forth in this chapter.~~

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.461
METAL BUILDINGS is hereby amended as follows:*

§ 155.461 METAL BUILDINGS.

(B) Sheet-metal buildings which on the effective date of this chapter, or of any subsequent amendments thereto, are nonconforming only in regard to sheet-metal siding or Quonset-type construction may be altered, added to or enlarged; provided, that any alterations, additions or enlargements shall conform to all of the provisions and regulations of this chapter. ~~Structures with nonconforming sheet-metal siding or Quonset-type exteriors shall be subject to the termination of nonconforming use provisions of this chapter.~~

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.535
NONCONFORMING SIGNS is hereby amended as follows:*

§ 155.535 NONCONFORMING SIGNS.

A sign permit shall be required in order to maintain a nonconforming sign. Where property, which on the effective date of this chapter or of any subsequent amendment thereto, is nonconforming only as to the regulations relating to signs, the use of said property may be continued in the same manner as if the signs were conforming; provided, valid sign permits have been obtained. However, nonconforming signs may not be enlarged or reconstructed ~~and are subject to the termination provisions of nonconforming uses as set forth in this chapter.~~

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.637
MINI-WAREHOUSES is hereby amended as follows:*

§ 155.637 MINI-WAREHOUSES.

(D) Notwithstanding the foregoing, any mini warehouse facility which existed in compliance with the existing code as of October 28, 2017 ~~the effective date of Ord. 1089~~ shall be deemed legally nonconforming and subject to the requirements set forth in §§ 155.385 through 155.3978.

*Code of Ordinances of the City of Santa Fe Springs Chapter 157, Section 157.03
APPLICABILITY is hereby amended as follows:*

§ 157.03 APPLICABILITY.

(2) All facilities for which applications were approved by the city prior to September 28, 2017 shall not be required to obtain a new or amended permit until such time as a provision of this code so requires. Any wireless telecommunications facility that was lawfully constructed prior to September 28, 2017 that does not comply with the standards, regulations, and/or requirements of this division shall be deemed a nonconforming use and shall also be subject to the provisions of §§ 155.385 through 155.3978.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Sections 155.385 through 155.404 NONCONFORMING USES is hereby deleted in its entirety and replaced with:

§ 155.385 PURPOSE OF CHAPTER.

This chapter establishes uniform provisions for the regulation of nonconforming land uses, development (including structures and improvements), and lots that were lawfully established but do not comply with the current requirements of this chapter

("nonconforming situations"). The overall intent of this chapter is to protect public health, safety, and general welfare while allowing reasonable use of private property by:

- (A) Limiting the number and extent of specific nonconforming uses and development that conflict with the provisions of this chapter by prohibiting their reestablishment after abandonment;
- (B) Limiting the extent to which nonconforming uses and development that are involuntarily damaged or destroyed can be restored;
- (C) Allowing for the continuation and maintenance of nonconforming uses and development until they are redeveloped;
- (D) Establishing procedures and criteria for evaluating the allowable enlargement of specific nonconforming uses and development; and
- (E) Limiting the alteration, enlargement, or relocation of nonconforming uses and development in a manner that would further increase the difference between existing nonconforming conditions and the current provisions of this Zoning Ordinance.
- (F) Complying with the nonconforming use provision of the General Plan.

§ 155.386 NONCONFORMING SITUATIONS, APPLICABLE PROVISIONS.

- (A) So long as a nonconforming situation exists upon a site, such situation may continue without any time limitation on its continued presence, provided that such nonconforming situation complies with all applicable provisions of this chapter.
- (B) No new use or structure may be constructed, established, or installed on a site with a nonconforming situation except as allowed by this chapter.
- (C) In addition to the general requirements in §§ 155.387 through 155.390, properties with nonconforming situations are subject to the standards and procedures for each type of nonconforming situation that is applicable to that property.
 - (1) Nonconforming lots are subject to § 155.391.
 - (2) Nonconforming developments (except nonconforming signs) are subject to § 155.392 and § 155.395.
 - (3) Nonconforming uses are subject to §§ 155.393 through 155.396.
 - (4) Nonconforming signs are subject to § 155.397.

§ 155.387 EXCEPTIONS TO THIS CHAPTER.

- (A) Public Utilities. The Director of Planning or designee, by written findings, may determine that a particular public utility facility or installation, nonconforming to the requirements of this chapter, is necessary to serve the areas in which it is located. Said public utility facility may then be expanded or altered, provided:
 - (1) The facility does not extend beyond the boundaries of the existing site or of the site approved by the city for such use; and
 - (2) The addition, extension, or alteration complies with all other performance standards provisions of §§ 155.415 through 155.433.
- (B) Uses Requiring Conditional Use Permits. Notwithstanding the other provisions of this chapter, no use identified in this Zoning Ordinance as a "conditional use" that was lawfully in existence as of the effective date of these regulations shall be

deemed nonconforming solely by reason of the application of the Conditional Use Permit procedural requirements, in compliance with §§ 155.710 through 155.724; provided that:

- (1) Use allowed with Conditional Use Permit approval. A land use that was legally established without a Conditional Use Permit, but which would be required under the current Zoning Ordinance provisions to have Conditional Use Permit approval, shall only be altered or enlarged in conformance with this Chapter.
- (2) Use no longer allowed with Conditional Use Permit approval. A land use that was established with Conditional Use Permit approval, but which is no longer allowed with Conditional Use Permit approval by current Zoning Ordinance regulations, may continue in compliance with the original Conditional Use Permit. Such use may be expanded or altered only in conformance with this Chapter.

§ 155.388 NONCONFORMING SITUATIONS, DEFINED.

- (A) Uses or developments that were not lawfully established do not have a legal right to continue as nonconforming situations as defined by this chapter and must be removed immediately.
- (B) Nonconforming situations shall have the following meanings:
 - (1) A nonconforming lot means a lot that was lawfully established but does not meet the requirements of the zone in which it is located.
 - (2) A nonconforming development means a structure, building, or site improvement, such as an off-street parking facility, that was lawfully established in compliance with the applicable zoning regulations in effect at the time of construction but which no longer complies with the applicable development standards of the zone in which it is located, such as setbacks, buffers or yards, area, bulk, height, density, or parking. A structure, building, or site improvement shall be considered legally conforming, and not subject to this chapter, if the nonconformance was previously approved through a Variance, Modification, Conditional Use Permit or Development Plan Approval procedure, or is subsequently approved through a Conditional Use Permit procedure as per § 155.395.
 - (3) A nonconforming use means a use of land or a structure that was lawfully established in compliance with the applicable zoning regulations in effect at the time it was established but which no longer complies with the applicable regulations of the zone in which it is located. A use shall be considered legally conforming, and not subject to this chapter, if the nonconformance is subsequently approved through a Conditional Use Permit procedure as per § 155.395.
- (C) When submitting a development application to expand a nonconforming situation or otherwise establish that a lot, use, or development is a legal nonconforming situation, the property owner or applicant must document that a nonconforming situation was legally established on its present site. The City, at the request of the property owner or applicant, will provide the property owner or applicant with all records to the extent they are in the City's possession. Evidence that the situation

was legally established shall depend upon the type of nonconforming situation, as follows.

- (1) For nonconforming lots, the property owner or applicant must document when the lot was lawfully created in accordance with § 155.391.
- (2) For nonconforming development or nonconforming uses, the property owner or applicant must provide building, land use, or development permits. For development or uses that did not require a permit when lawfully established, the property owner or applicant must provide other evidence that clearly shows the date the development or use was established such as dated aerial photographs.
- (3) In addition, for nonconforming uses, the property owner or applicant must document that the use has not been discontinued for a period of more than eighteen (18) months, except that retail uses shall not have been discontinued for a period of more than twenty-four (24) consecutive months consistent with § 155.394.

§ 155.389 INTENTIONAL DEMOLITION OR DESTRUCTION.

Any nonconforming use or development dependent upon a building or structure that has been declared a “public nuisance” and ordered demolished pursuant to Santa Fe Springs Municipal Code § 95.07 will lose its nonconforming status upon that notice unless the nuisance is abated in accordance with that section. Nonconforming uses or nonconforming developments that have been intentionally destroyed by the owner shall lose their legal nonconforming status.

§ 155.390 PROVISIONS APPLICABLE TO ALL NONCONFORMING SITUATIONS.

The following provisions shall apply to all nonconforming uses, structures, and lots existing as of the effective date of this chapter:

- (A) The nonconforming status of a lot, development, or use shall not be affected by changes in ownership or tenancy; and
- (B) Except as specified herein, a nonconforming situation must maintain compliance with any and all conditions of approval previously established through prior land use reviews.

§ 155.391 NONCONFORMING LOTS.

- (A) Determination of nonconforming status. A nonconforming lot of record that does not comply with the current access, area, or dimensional requirements for the zoning district in which it is located shall be considered to be a legal building site if it meets one of the criteria specified by this section. The applicant shall be responsible for providing sufficient evidence to establish the applicability of one or more of the following to the satisfaction of the city.
 - (1) Approved subdivision. The lot was created through a subdivision approved by the city or the county, before incorporation.

- (2) Variance, modification permit, or lot line adjustment. The lot was approved through the variance procedure (§§ 155.670 through 155.682), the modification procedure (§§ 155.690 through 155.702), or its current configuration resulted from a lot line adjustment.
 - (3) Partial government acquisition. The lot was created in conformity with the provisions of the Zoning Ordinance but was made nonconforming when a portion of the lot was acquired by a governmental entity.
 - (4) Individual lot otherwise legally created. The lot was legally created before the effective date of the chapter that made the lot nonconforming.
- (B) Further subdivision prohibited. Where structures have been erected on a nonconforming lot, the lot may not be later subdivided, nor can lot lines be altered through a lot line adjustment.

§ 155.392 NONCONFORMING DEVELOPMENT.

- (A) Nonconforming Development, Generally. A nonconforming development may be maintained, repaired, improved, altered, remodeled and continued, and is not subject to the requirements in § 155.395, provided any such maintenance, repair, improvement, alteration or remodeling work does not increase its nonconformity with the applicable standards of the Zoning Ordinance. A nonconforming development that houses one or more nonconforming uses shall also be subject to the provisions of this chapter applicable to nonconforming uses.
- (B) Expansions of a Nonconforming Development.
- (1) Except as specified in §§ 155.392(B)(2) through (B)(6), a nonconforming development or portion thereof may be expanded, and is not subject to the requirements of § 155.395, if the proposed expansion:
 - (a) Satisfies all of the applicable current requirements of the Zoning Ordinance; and
 - (b) Does not increase its nonconformity with the applicable standards of the Zoning Ordinance, except as allowed by § 155.395.
 - (2) Developments that are nonconforming only in regard to required distances between buildings may be expanded in accordance with the following:
 - (a) Provided that any expansions must not encroach into the required distances between buildings to a greater extent than the existing structure;
 - (b) The encroachment of said expansions must not exceed one-half of the width of the required distances between buildings; and
 - (c) Complies with all applicable requirements of the California Fire Code and Building Code.
 - (3) Structures that are nonconforming only in regard to height may be expanded, provided that any expansions must conform to the height regulations and to all other provisions of the Zoning Ordinance.
 - (4) For developments that are nonconforming as to the regulations relating to off-street parking and loading facilities, such uses may be continued in the same manner as if the parking and loading facilities were conforming, except as needed to comply with Americans with Disabilities Act (ADA) and any

applicable state or local disability access statute. However, such parking and loading facilities as do exist may not be further reduced with respect to number provided, dimensions, and any other relevant requirement. No increase in the intensity of use of any building, structure, or premises through the addition of dwelling units, floor area, seating capacity, or other units of measurement specified in the Zoning Ordinance shall be permitted except in accordance with the following requirements:

- (a) Suitable substitutions are made that would meet the requirements of the Zoning Ordinance.
 - (b) For residential dwellings with one parking space in a garage or carport, the intensity of use may be increased up to 60% in floor area without requiring a second parking space in a garage or carport.
 - (5) Sheet-metal buildings that are nonconforming only in regard to sheet-metal siding or Quonset-type construction may be altered, added to, or enlarged, provided that any alterations, additions, or enlargements must conform to all of the provisions and regulations of the Zoning Ordinance.
 - (6) A nonconforming development may be altered or enlarged so as to further decrease the difference between existing conditions and the current applicable development standards in this chapter.
- (C) Damage or Partial Destruction of a Nonconforming Development. When a nonconforming development is damaged or partially destroyed by fire or other causes not caused by the intentional misconduct of a property owner or person acting on the owner's behalf, it may be rebuilt in-kind within the footprint of the damaged or destroyed improvement and any existing nonconforming use of the development may continue, provided:
- (1) The cost of repair or reconstruction does not exceed 75% of the appraised value or replacement value of the building or structure, whichever is higher. The determination of the appraised value shall be made by a professional appraiser approved by the City, whose fee shall be paid by the building owner. If the cost of repair or reconstruction exceeds 75% of the appraised value or replacement value, whichever is higher, the development may not be rebuilt, except in full conformance with the current provisions of the Zoning Ordinance.
 - (2) Replacement Value Calculation. The extent of damage or partial destruction shall be determined by comparing the estimated cost of restoring the structure to its condition before the damage or partial destruction based on current Building and Fire Code requirements to the estimated cost of duplicating the entire structure, also based on current Building and Fire Code standards, as it existed before the damage or destruction occurred. Estimates for this purpose shall be reviewed and approved by the Building Official.
 - (3) Any reconstruction, restoration, or rebuilding undertaken pursuant to this section shall conform to all applicable Building and Fire Code requirements, provided that an application for a building permit is submitted within eighteen (18) months after the date of the damage or destruction, and the construction is diligently pursued to completion. This time period shall be extended if the property owner can provide evidence, to the satisfaction of the Building

Official, that delays due to insurance or other circumstances beyond the control of the property owner, as verified by the Building Official, prevent meeting the 18-month time frame.

- (4) The replacement improvements shall not increase the degree of nonconformity beyond that of the previously existing improvements, as determined by the Building Official.
- (D) Roadway Access. The owner of a nonconforming driveway approach or access to a public street or highway, upon receiving land use or development plan approval, may be required as a condition of approval to bring the nonconforming access into conformance with city standards.

§ 155.393 NONCONFORMING USES

- (A) Except as specified in § 155.393(B), a nonconforming use may be maintained, repaired, improved, altered, internally remodeled and continued, provided there is no material expansion of the floor area occupied by or devoted to the nonconforming use, except as allowed by this Chapter.
- (B) Whenever any of the following facts are found to exist with reference to a nonconforming use, the nonconforming protection/benefits provided by this chapter shall cease except as otherwise allowed by this chapter:
 - (1) The license or permit that is required to operate the nonconforming use has been revoked or terminated; or
 - (2) There has been a violation of the provisions of this chapter regarding change of use, alteration, or expansion of the nonconforming use.
- (C) A nonconforming use may be changed to a conforming use, provided that any part of a structure or land occupied by a nonconforming use that is changed to or replaced by a conforming use shall not again be used or occupied by a nonconforming use.
- (D) The area, space, or volume occupied by or devoted to a nonconforming use may be increased pursuant to § 155.395.

§ 155.394 DISCONTINUATION OF NONCONFORMING USE.

- (A) Discontinuation. Except as provided in §§ 155.394(C) through (E) a nonconforming use that is discontinued for a period of more than eighteen (18) consecutive months, or twenty-four (24) consecutive months for retail uses, shall be deemed abandoned and shall no longer be allowed as a legal nonconforming use. For purposes of calculating the discontinuation time period, a use is discontinued on a site when any one of the following conditions occur:
 - (1) The use no longer physically occupies the site;
 - (2) The use ceases operation. For example, the site is no longer actively in use for the sale of merchandise, the manufacture or warehousing of products, or the provision of services, as evidenced by the removal of signs, goods, stock, or office equipment, or the disconnection of telephone or utility service or similar indications;

- (3) A request for final reading of water and power meters is made to the applicable utility or the utility bill account indicates inactivity for the site;
 - (4) The use ceases operation as a result of damage or destruction by fire or other causes and an application for a building permit for the reconstruction or repair has not been submitted within 18 months after the date of destruction, subject to the extensions under § 155.392(C)(3); and/or
 - (5) An event occurs similar to those listed in § 155.394(A)(1) – (4), above, as determined by the Director of Planning or designee.
- (B) Application of Criteria and Standards to Nonconforming Use. Once the Director of Planning or designee deems a nonconforming use abandoned pursuant to § 155.394(A) and issues such determination in writing, any subsequent use of the subject lot must conform to the current standards and criteria of the Zoning Ordinance applicable to the use. After the city has deemed a nonconforming use abandoned, the use shall not be allowed to resume, in whole or in part, under the same or different ownership or management; any such activity is a violation of this chapter and subject to enforcement proceedings.
- (C) Adult Businesses. Nonconforming adult businesses are subject to the provisions in § 155.603.
- (D) Oil and gas wells. Idle wells as defined by the California Geologic Energy Management Division (CalGEM) are subject to the provisions of the State of California's idle well regulations.
- (E) Appeal. Any party that has been administratively ordered by the city to terminate a nonconforming use or has received written notification under Subsection (B) above that a nonconforming use has been deemed abandoned shall have the right to appeal the decision to the Planning Commission. Appeals shall be filed with the Planning Commission Secretary, including a statement and evidence provided by the appellant supporting the appeal. The appeal shall be considered in accordance with the following:
- (1) The Planning Commission Secretary shall set the matter for hearing before the Planning Commission within 60 days of receiving the appeal. Notice of said hearing shall be given in accordance with applicable provisions of § 155.860 et seq.
 - (2) Based on evidence provided by the appellant, the Planning Commission may uphold the abandonment and termination order, determine that the nonconforming use has not been abandoned, or may extend the date upon which said nonconforming use is deemed abandoned. Such decision shall be issued in writing.
 - (3) The decision of the Planning Commission may be appealed to the City Council in accordance with § 155.866.
 - (4) The nonconforming use may continue while it is being appealed until a final decision is made by the Planning Commission or City Council, as applicable.
 - (5) Notwithstanding the foregoing, the Planning Commission or City Council, as applicable, may grant, at their discretion, an extension of the discontinuation time period described in Section 155.394(A) of up to eighteen (18) months. Factors that the Planning Commission or City Council upon appeal may consider in determining to grant the extension include building permits,

functioning utility hookups, tax records, business licenses, lease agreements, business receipts, and/or similar documentation, as well as economic and market factors.

§ 155.395 NONCONFORMING SITUATIONS REVIEW - PROCEDURES FOR EXPANDING OR CHANGING A NONCONFORMING SITUATION ON A SITE.

Except for adult businesses, which are subject to § 155.396, and signs, which are subject to § 155.397, material expansions or changes of a nonconforming situation (as defined in Section 155.395(D)) will be processed as a conditional use as established in §§ 155.710 through 155.724 and subject to the applicable review criteria in this section. The Planning Commission shall also consider the following in connection with a request for such a Conditional Use Permit:

- (A) The nonconforming situation was not created unlawfully.
- (B) If the request involves the change of a nonconforming use to a different nonconforming use, the proposed nonconforming use is within the same use category as the existing legal nonconforming use, whether by right or subject to a Conditional Use Permit.
- (C) With mitigation measures or through conditions of approval, the nonconforming use or material expansion will comply with the performance standards in §§ 155.415 through 155.433 and will not result in a net increase in overall adverse impacts (over the impacts of the existing use) on the surrounding area, taking into account factors such as:
 - (1) Noise, vibration, dust, odor, fumes, glare, and smoke;
 - (2) Potential for increased litter;
 - (3) The amount, location, and nature of any outside displays, storage, or activities;
 - (4) The appearance of the new or expanded use will not detract from the existing or anticipated function and character of the zoning district;
 - (5) The operating characteristics of the new or expanded use are compatible with the existing and anticipated uses in the immediate vicinity. The hours of operation of nonresidential uses in residential zoning districts cannot be extended into the period of 10 p.m. to 7 a.m.;
 - (6) If the proposed change to the nonconforming situation will result in an increase in vehicular trips, the street system shall have adequate capacity to accommodate the use, as determined by the Director of Public Works and/or Traffic Engineer following completion of a traffic study by the applicant;
 - (7) If the proposed change to the nonconforming situation will result in an increase in vehicle parking demand, the site shall have adequate on-site parking to accommodate the development, or adequate parking will be provided in accordance with § 155.480;
 - (8) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion; and
 - (9) Public services for water, sanitary sewer, stormwater, water management, and fire and police protection can serve the proposed use, as determined by the responsible city authorities.

- (D) Expansions in floor area of nonconforming situations that increase its nonconformity with the applicable standards of the Zoning Ordinance shall be permitted consistent with the following requirements:
- (1) The cumulative total of all floor area expansions shall be measured against the floor area as it existed on the date the nonconformity began.
 - (2) Expansions of up to 15% shall be considered minor and shall not require approval of a Conditional Use Permit.
 - (3) Expansions that exceed 15% shall be considered material and require a Conditional Use Permit.
 - (4) Floor area may be expanded multiple times, however, floor area expansions that exceed the cumulative total of 15% shall be at the discretion of the Planning Commission as part of the Conditional use Permit process in compliance with this § 155.395.
 - (5) Expansions in floor area for nonconforming situations must comply with current development standards for the zoning district in which the use or structure is located.
 - (6) Expansion of a nonconforming use onto another site shall only be permitted if the abutting parcel is under the same ownership as the parcel supporting the nonconforming use and in compliance with this § 155.395.
 - (7) Addition of new residential units to nonconforming residential use is prohibited unless otherwise permitted under state law.
- (E) Nonconforming Use Expansions in Residential Areas. If the nonconforming use is in a residential zoning district or in a mixed-use zoning district with residential uses adjacent to the site, the proposed expansion shall be designed and constructed to minimize the impact on the established residential character of the area, as determined by the Director of Planning. This determination shall be based on, but not limited to, the following factors:
- (1) Building scale and placement;
 - (2) Exterior building treatments;
 - (3) Parking area placement;
 - (3) Buffering and the potential loss of privacy to abutting residential uses;
 - (4) Location of loading and refuse storage/collection areas;
 - (5) Outdoor storage (where permitted); and
 - (6) Lighting and signs.

§ 155.396 NONCONFORMING ADULT BUSINESSES.

Nonconforming adult businesses may not be enlarged or reconstructed and are subject to the amortization and termination provisions in § 155.603.

§ 155.397 NONCONFORMING SIGNS.

- (A) Nonconforming signs may not be enlarged or reconstructed and are subject to the termination provisions of State law.
- (B) In accordance with § 155.535, a sign permit may be required to maintain a nonconforming sign.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Vince Velasco, Senior Planner

SUBJECT: PUBLIC HEARING TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.865 (APPEAL AND EFFECTIVE DATE) AND 155.866 (CITY COUNCIL TO HEAR APPEAL) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE.

DATE: July 15, 2024

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 Zoning Code 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 Zoning Code Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Adopt Resolution No. 267-2024, 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 Code; and
- 6) Take such additional, related action that may be desirable.

FISCAL IMPACT

Adoption of the proposed Ordinance No. 1143, which implements amendments to the City’s Zoning Code, is not expected to have any immediate fiscal impact.

BACKGROUND/DISCUSSION

On February 28, 2024, the Planning Commission approved a Zoning Code Amendment to allow several code updates to streamline the zoning review process. Among the updates included Section 155.865 (Appeal and Effective Date) and Section 155.866 (City Council to Hear Appeal).

To continue the city’s efforts to improve the Zoning Code, the latest Zoning Code Amendment includes a process to appeal a decision by the Director of Community Development to the City’s Planning Commission. The current code does not provide for any appeal of the Director’s decision, even though the Code allows for decisions by the Director. This amendment will allow for an appeal process, similar to the appeal from a Planning Commission decision. The proposed changes to the Zoning Code are included in this report as Exhibit A of Attachment B.

ANALYSIS

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

1. Policy EJ-4.1 – Civic Engagement. Support an equitable and comprehensive approach to civic engagement and public outreach on all aspects of City governance and delivery of services.
 - The appeal process increases transparency and accountability in zoning decisions. It ensures that the decision-making process is open to scrutiny, thereby building trust among stakeholders, including residents, developers, and businesses.

Overall, the proposed Zoning Code Amendment is consistent with the Santa Fe Springs General Plan goals and policies by clarifying the city’s appeal process related to zoning decisions.

ENVIRONMENTAL

The Zoning Code 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.

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 July 3, 2024, and published in a newspaper of general circulation (Los Cerritos Community News) on July 4, 2024, as required by the State Zoning and Development Laws. As of the date of this report, staff has not received any further inquiries regarding the Project.

ATTACHMENT(S):

Attachment A – Public Hearing Notice

Attachment B – Resolution No. 267-2024, including Exhibit A: Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code.

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING & CEQA EXEMPTION
A ZONE TEXT AMENDMENT TO AMEND SECTIONS 155.865 (APPEAL AND EFFECTIVE
DATE) AND 155.866 (CITY COUNCIL TO HEAR APPEAL) WITHIN TITLE 15 (LAND USE),
CHAPTER 155 (ZONING), 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 amend Sections 155.865 (Appeal and Effective Date) and Section 155.866 (City Council to Hear Appeal) 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 Zone Text Amendment 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).

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, July 15, 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 Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary Esmeralda Elise at EsmeraldaElise@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Community Development Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Vince Velasco, Senior Planner, via e-mail at: VinceVelasco@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7353.

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

RESOLUTION NO. 267-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS ADOPTING A NOTICE OF EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT A ZONING CODE AMENDMENT TO AMEND SECTIONS 155.865 (APPEAL AND EFFECTIVE DATE) AND 155.866 (CITY COUNCIL TO HEAR APPEAL), WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE

WHEREAS, the City has prepared a Zoning Code Amendment to the City's Zoning Code, as codified in Title 15 of the Santa Fe Springs Municipal Code, which amends Sections 155.865 (Appeal and Effective Date), and 155.866 (City Council to Hear Appeal); and

WHEREAS, based upon the information received and 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 July 4, 2024, the City of Santa Fe Springs Community Development Department published a legal notice in the *Los Cerritos Community News*, a local paper of general circulation, indicating the date and time of the public hearing; and

WHEREAS, on July 3, 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 July 15, 2024, concerning amendments to the text of the City's Zoning Code.

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 Zoning Code 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 Code.

3. The Exhibit attached to this Ordinance is incorporated by reference and made a part of this Ordinance.
4. The proposed Zoning Code Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:
 - a. Policy EJ-4.1: Civic Engagement. Support an equitable and comprehensive approach to civic engagement and public outreach on all aspects of City governance and delivery of services.

The Zoning Code Amendment clarifies the process to appeal a decision by the Director of Community Development.

5. The Zoning Code Amendment meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
6. The Zoning Code 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 Zoning Code 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 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.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 267-2024 to determine that the Zoning Code Amendment is exempt pursuant to CEQA Guidelines, Section 15061(b)(3), and to recommend that the City Council adopt Ordinance No. 1143 amending Sections 155.865 (Appeal and Effective Date) and 155.866 (City Council to Hear Appeal) of Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code.

ADOPTED and APPROVED this 15th day of July 2024 BY THE PLANNING
COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

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

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

Key:

Normal Text = Existing unmodified Code language

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

Underline Text = Proposed language to be added to the Code

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.865 (Appeal and Effective Date) is hereby amended as follows:

§ 155.865 APPEAL AND EFFECTIVE DATE.

(A) Any decision by the Director of Community Development shall be final 14 days after the Director's decision, unless appealed to the Planning Commission as provided for in this section.

(~~AB~~) Unless otherwise specified in the resolution or motion of the Planning Commission in acting upon a request for a variance, modification, conditional use permit, approval for relocation of a building, ~~or~~ development plan approval, or appeal of the Director's decision, the Commission's action shall become final 14 days after the Commission's action.

(~~BC~~) Said 14-day period shall be for the purpose of allowing for an appeal to the City Planning Commission or City Council, as appropriate, either by the applicant or any other interested party. Said appeal shall be made in writing and filed with the City Clerk. The filing of an appeal within the prescribed time limit shall have the effect of staying the effective date of the Director's or Commission's action until such time as the Planning Commission and/or City Council has acted on the appeal.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.866 (City Planning Commission and/or City Council to Hear Appeal) is hereby amended as follows:

§ 155.866 CITY PLANNING COMMISSION AND/OR CITY COUNCIL TO HEAR APPEAL.

Each appeal shall be considered de novo (new) and the City Planning Commission and/or City Council, as the hearing body, may reverse, modify or affirm the decision in regard to the entire project in whole or in part. In taking its action on an appeal, the Commission and/or the City Council shall state the basis for its action. The Commission and/or the City Council 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 City Council may also refer the matter back to the Planning Commission for further action.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Alejandro De Loera, AICP, Assistant Planner

SUBJECT: **NEW BUSINESS – ZONE DETERMINATION (“ZD”) CASE NO. 2024-01 – TO DETERMINE THAT AN ELECTRONIC WASTE (“E-WASTE”) RECYCLING FACILITY, EXCLUDING ANY MELTING, INCINERATING, OR ODOROUS PROCESSES, IS A SIMILAR AND COMPATIBLE USE WITH OTHER SIMILARLY PRINCIPALLY PERMITTED USES LISTED WITHIN THE M-1 (LIGHT MANUFACTURING) ZONE, AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15061(B)(3) (COMMON SENSE EXEMPTION).**

DATE: July 15, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find and determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Exemption); and
- 2) Find and determine that an electronic waste (“e-waste”) recycling facility, excluding any melting, incinerating, or odorous processes, will not be detrimental to persons or properties within the light manufacturing zone or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and be consistent with the goals, policies, and programs of the City’s General Plan; and
- 3) Approve ZD Case No. 2024-01, determining that an electronic waste (e-waste) recycling facility, excluding any melting, incinerating, or odorous processes, is a similar and compatible use with other similarly principally permitted uses listed in the M-1 (Light Manufacturing) Zone; and

- 4) Adopt Resolution No. 268-2024, which incorporates the Planning Commission's findings and actions regarding the matter; and
- 5) Take such additional, related action that may be desirable.

FISCAL IMPACT:

The adoption of Resolution No. 268-2024, which implements the approval of ZD 2024-01 and the related CEQA determination, would result in the collection of fees for Recyclable Dealers Permits and Business Licenses related to future e-waste facilities operating in the City. Aside from the aforementioned fees, there will not be any fiscal impact.

BACKGROUND:

Under the Zoning Code, nearly all types of recycling and reclamation uses are required to obtain a Conditional Use Permit ("CUP") and are limited to the M-2 (Heavy Manufacturing) Zone. The recycling activities required to obtain a CUP in the M-2 Zone are listed under Zoning Code Section 155.243 (C), which states:

"Salvage, reclamation, recycling, wrecking, storage and disposal activities of the following kinds:

- (1) Automobile wrecking and salvage.
- (2) Broken or crushed asphalt or concrete.
- (3) Building wrecking and salvage.
- (4) Dumps, including garbage and trash disposal.
- (5) Industrial waste material salvage, recycling, storage, and processing including metals, rags, clothing, wood, wood residues, sawdust, wood chips, rubber, oil, glass and paper.
- (6) Reconditioning and exchange of such items as cans, containers, boxes, barrels, bottles, and bags.
- (7) Sewer farm and sewage disposal plants."

Notably missing from the list is the recycling of electronic products. E-waste is the fastest growing solid waste stream in the world and there is a growing need for e-waste recycling facilities that properly handle and manage e-waste.

An e-waste recycling facility, excluding any melting, incinerating, or odorous processes, is a distinct type of solid waste recycling that is not currently listed as a use in the Zoning Code. These types of facilities are regulated differently from other solid waste recycling operations because they have a unique set of operations that differ from a typical recycling facility. The air quality, odor, traffic, noise, and pest concerns that are generally associated with typical solid waste recyclers are not present with e-waste recycling facilities which excludes any melting, incinerating, or other odorous processes.

Project Description

The Zone Determination request requires the review and determination of whether or not an e-waste recycling facility, excluding any melting, incinerating, or odorous processes is a similar and compatible use with other similarly principally permitted uses listed in the M-1 Zone.

Pursuant to Zoning Code Section 155.241(A), any use listed as a principally permitted use in the M-1 Zone, is also principally permitted in the M-2 Zone. Therefore, determining that an e-waste recycling facility, excluding melting, incinerating, or odorous processes, would effectively principally permit the use in the M-2 Zone as well.

ANALYSIS:

Electronic Waste (E-Waste)

E-waste refers to discarded electrical or electronic devices such as computers, smartphones, televisions, and radios. E-waste is a subset of the solid waste stream and permitted recyclers preserve materials that can be reused, refurbished, or recycled to minimize the actual waste that might end up in a landfill. By failing to reuse or recycle e-waste, new natural resources must be mined to manufacture electronics rather than recovering materials in existing products. The mining of raw minerals and materials is an environmental burden. When these materials are extracted through the e-waste recycling process, it contributes to a more sustainable life cycle for electronic products. The e-waste recycling process is not a singular operation, but rather a series of phases and steps, as described in the following section.

E-Waste End of Life Cycle Recycling

When an electronic device reaches its end of life and becomes e-waste, it goes through multiple, distinct steps in the recycling process, which tend to occur at different facilities. The steps are as follows:

1. **Collection:** There are a variety of collection partners that can be associated with an e-waste recycling facility. Generally, the two main streams of e-waste come from either consumers or Original Equipment Manufacturers (“OEMs”) who manufacture electronic devices. Consumers usually dispose of their e-waste at community/local collection events, at specified collection centers, or at local businesses that offer the service. OEMs tend to partner with specific e-waste recycling facilities to directly divert their e-waste to their partnered facility.
2. **Storage:** Similar to a warehouse, this part of the e-waste recycling process consists of gathering all collected products and placing them into designated

areas. These facilities can either function as a standalone hub for e-waste before they are sent into the next step of the process or can be transferred within the facility to the next step.

3. **Sorting, dismantling, and shredding:** The main functions of this step are to further separate and sort e-waste, dismantle products by hand or with mechanical assistance, shred any devices that cannot be recycled, and to package remaining material to be processed in the next step of the process. The hand dismantling of e-waste functions very similarly to the assembly of an electronic product. Workers use screwdrivers, drills, and other handheld tools to disassemble the product. The machinery used is primarily to assist in the separation of the valuable materials in e-waste (i.e. copper) and to package it to be treated elsewhere. Shredding of materials is also necessary for products that may contain sensitive information, such as hard drives and laptops that still contain sensitive data and have already been dismantled to remove valuable materials.
4. **Refining and treating:** This step involves taking some of the raw minerals and other materials that were separated in the sorting, dismantling, and shredding process and processing them into a form that can be reused. These processes include melting (and smelting) metals, liquid and magnetic separation methods of hazardous materials, and other forms of preparing and treating materials into a state that makes them reusable. This step in the e-waste recycling process carries the greatest environmental risk, as the processes used for treating metals and potentially hazardous materials can be harmful to the environmental, when not appropriately mitigated.

The approval of ZD 2024-01 would not allow any e-waste facility that proposes to have refining and treating processes to operate in the City without first obtaining a valid CUP. If approved, ZD 2024-01 will allow e-waste recycling facilities as a principally permitted in the M-1 Zone, excluding any melting, incinerating, or odorous processes.

5. **Recovery:** Once the reusable materials and components of a product have been treated and processed, they can then go back into the market and be sold or reused in a variety of new products.

The e-waste recycling facilities captured by ZD 2024-01 would be those that limit their operations to the storage, sorting, dismantling, and shredding categories of e-waste (Steps 2 and 3) and specifically do not engage in any refining or treating processes.

E-Waste Concerns

Differences from Other Solid Waste Streams

The concerns that are generally associated with a typical solid waste recycler that handles a variety of waste types are not prevalent in e-waste recycling facilities that do not involve any melting, incinerating, or other odorous processes.

- **Air Quality and odors:** Without the ability to melt, incinerate, or treat the e-waste, these e-waste recycling facilities, as described by ZD 2024-01 would not emit any odors or negatively impact air quality. Additionally, these facilities are required to receive a permit from and do continual air quality reporting with the South Coast Air Quality Management District (SCAQMD).
- **Traffic:** The vehicle traffic associated with these facilities would be similar to the traffic of other principally permitted uses in the M-1 Zone. There is no expected increase in vehicle traffic at sites where such use may be permitted.
- **Noise:** These operations are fully indoors and primarily consist of the hand dismantling of products, due to the careful nature of material recovery of e-waste. The machinery typically present at these facilities is similar to other machinery permitted in the M-1 Zone and would not be expected to contribute significantly to noise pollution.
- **Pest/Rodents:** Since there is no organic material or food byproducts at these facilities, there is not a threat of increased pest or rodent activity.

Melting, Incinerating, Other Odorous Process

The environmental hazards associated with e-waste occur when e-waste is improperly disposed of or during the refining and treatment phase of the recycling process. Generally, these improper processes consist of open-air incineration, acid bathing, and other environmentally dangerous practices. These operations would not be included and would be specifically excluded from any business approved as a result of this Zone Determination.

Regulatory Processes and Agency Reviews

E-waste facilities are required to go through several state, regional, and local level reviews prior to going into operation. The following is a list of agencies and processes required for all e-waste facilities:

- California Department of Resources Recycling and Recovery (CalRecycle)
- California Environmental Protection Agency (CalEPA)
- South Coast Air Quality Management District (SCAQMD)
- Department of Toxic Substances Control (DTSC)
- City of Santa Fe Springs Business License
- City of Santa Fe Springs Recyclable Dealers Permit
- City of Santa Fe Springs Plan Check Process

- Community Development Department Review
- Public Works (Building Division) Department Review
- Fire Department Review

Similarity to other Principally Permitted Uses in the M-1 Zone

After a thorough review of e-waste recycling facility operations, excluding any melting, incinerating, or odorous processes, staff finds the use to be similar to the following principally permitted uses currently listed within the City's M-1 Zone:

Zoning Code Section	Use
155.181 (D)	The assembly and repair of electrical equipment and appliances, electronic instruments and devices such as television and radio equipment
155.181 (M)	Manufacture and assembly of electrical equipment and supplies, such as coils, condensers, lamps, switches, wire and cable assembly
155.211 (B)	Machine Shops
155.211 (FF)	Manufacture of plastics (excluding any melting or odorous process)

The operations of an e-waste recycling facility, excluding any melting, incinerating, or odorous processes, is similar to many uses that are currently principally permitted in the M-1 Zone. The hand dismantling and separation of e-waste component is similar to uses currently listed in Zoning Code (Sections 155.181 (D) and 155.181 (M), listed above). Both principally permitted uses involve the handling and assembling of electronic equipment and products. Typical e-waste recyclers involve handling and disassembly of similar electrical equipment and products.

The mechanically assisted dismantling and separating component of e-waste recycling facilities is similar to the uses listed in Zoning Code Sections 155.211 (B) and 155.211 (FF). These existing principally permitted uses involve the use of industrial machinery to process metals, plastics, glass, and other materials, except for operations that would emit odors. Similar to the existing uses previously mentioned, the proposed use would also use machines to process e-waste, namely to separate plastics from valuable materials (i.e. copper) and to shred products that cannot be recycled. ZD 2024-01 specifies that e-waste recycling facilities being proposed as principally permitted in the M-1 Zone would exclude any melting, incinerating, or odorous processes, similar to other principally permitted uses in the M-1 Zone.

ENVIRONMENTAL

The proposed Zone Determination is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) (Common Sense Exemption) of the CEQA Guidelines. The Common Sense Exemption affirms that CEQA applies only to projects which have the potential for causing a significant effect on the environment. If it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, then additional environmental analysis is not necessary to meet the requirements of CEQA. A Zone Determination that an electronic waste (e-waste) recycling facility, excluding any melting, incinerating, or odorous processes is a similar and compatible use with other similarly principally permitted uses listed in the M-1 Zone will not have a significant effect on the environment.

DISCUSSION:

Criteria for a Zone Determination

Pursuant to Section 155.211(RR) of the City of Santa Fe Springs Zoning Code, the Planning Commission may, after study and deliberation, allow other similar uses as a principally permitted use if they are found not to be inconsistent with the purpose of the M-1 Zone, they are similar to the uses listed as permitted uses, and they would be compatible with those uses.

It is therefore recommended that, before approving a Zone Determination, the Commission shall find that all of the following apply:

- (A) *That the subject use is not inconsistent with the purpose of the M-1 Zone (Light Manufacturing).*
- (B) *That the subject use would be similar to the uses listed as permitted in M-1 Zone (Light Manufacturing).*
- (C) *That the subject use would be compatible with the uses listed as permitted in the M-1 Zone (Light Manufacturing).*

Upon review of the proposed use and background materials provided along with the application, staff finds the applicant's request meets the criteria set forth in the City's Zoning Code. Recommended findings to support this conclusion are located in Resolution No. 268-2024 (Attachment B). Staff is, therefore, recommending that the Planning Commission approve ZD Case No. 2024-01.

SUMMARY

Staff is recommending that the Planning Commission adopt Resolution No. 268-2024, which incorporates the Planning Commission's findings and action regarding Zone

Determination Case No. 2024-01, determining that an electronic waste (e-waste) recycling facility, excluding any melting, incinerating, or odorous processes is a similar and compatible use with other similarly principally permitted uses listed in the M-1 (Light Manufacturing) Zone.

ATTACHMENT(S):

1. Attachment A – CEQA Notice of Exemption
2. Attachment B – Resolution No. 268-2024

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A:
CEQA NOTICE OF EXEMPTION

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency _____

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

ATTACHMENT B:
RESOLUTION NO. 268-2024

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION**

RESOLUTION NO. 268-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING ZONE DETERMINATION CASE NO. 2024-01 TO DETERMINE THAT AN ELECTRONIC WASTE (“E-WASTE”) RECYCLING FACILITY, EXCLUDING ANY MELTING, INCINERATING, OR ODOROUS PROCESSES, IS A SIMILAR AND COMPATIBLE USE WITH OTHER SIMILARLY PRINCIPALLY PERMITTED USES LISTED IN THE M-1 (LIGHT MANUFACTURING) ZONE, AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15061(B)(3) (COMMON SENSE EXEMPTION)

WHEREAS, A Zone Determination (“ZD”) (Case No. 2024-01) request has been received and accepted; and

WHEREAS, ZD Case No. 2024-01 is a request to determine that an electronic waste (e-waste) recycling facility, excluding any melting, incinerating, or odorous processes, is a similar and compatible use with other similarly principally permitted uses listed in the M-1 (Light Manufacturing) Zone (“Project”); and

WHEREAS, per Section 155.211(RR) of the City’s Zoning Code, the Planning Commission may, after study and deliberation, allow other similar uses as a principally permitted use if they are found not to be inconsistent with the purpose of the M-1 Zone, they are similar to the uses listed as permitted uses, and they would be compatible to those use; and

WHEREAS, the ZD (Case No. 2024-01), is considered a “Project” as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378 (a); and

WHEREAS, the Project is exempt per CEQA Section 15061(b)(3) (Common Sense Exemption), because it can be seen with certainty that there is no possibility for an e-waste recycling facility, that does not involve any melting, incinerating, or odorous processes, to have a significant effect on the environment; and

NOW THEREFORE, the Planning Commission of the City of Santa Fe Springs hereby finds, declares and resolves as follows:

SECTION I. RECITALS

Based on staff presentations, testimony, and all other evidence presented to the Planning Commission during the noticed public hearing of this matter, the Planning Commission hereby finds and declares that the foregoing recitals are true and correct, and expressly incorporates them as substantive findings into this Resolution.

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Planning Commission finds and determines that the ZD (Case No. 2024-01) is considered a “Project” under the California Environmental Quality Act (CEQA); and as a result, the Project is subject to the City’s environmental review process. The Project, however, meets the criteria covered by the Common Sense Exemption found under CEQA Section 15061(b) (3).

The proposed Zone Determination is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) (Common Sense Exemption) of the CEQA Guidelines. The Common Sense Exemption affirms that CEQA applies only to projects which have the potential for causing a significant effect on the environment. If it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, then additional environmental analysis is not necessary to meet the requirements of CEQA. A Zone Determination that an e-waste recycling facility, excluding any melting, incinerating, or odorous processes, is a similar and compatible use with other similarly principally permitted uses listed in the M-1 Zone will not have a significant effect on the environment.

SECTION III. ZONE DETERMINATION FINDINGS

Pursuant to Section 155.211(RR) of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission has made the following findings:

(A) *That the subject use is not inconsistent with the purpose of the M-1 Zone (Light Manufacturing).*

The purpose of the M-1 Zone, as stated in Section 155.210 of the City of Santa Fe Springs Zoning Code, is to provide areas for the establishment of light industrial plants and related activities and to promote the concentration of such uses to foster mutually beneficial relationships between each other and the heavy industrial zones. The regulation of uses in the M-1 Zone is intended to provide the proper safeguards for nearby residential, commercial, and public uses. The subject e-waste recycling facility, excluding any melting, incinerating, or odorous processes, is consistent with other light industrial uses permitted in the M-1 Zone. The subject use is equally, if not less, intensive than other principally permitted uses in the M-1 Zone and is compatible with the uses of that zone. The subject use would continue to foster beneficial relationships with other existing uses in the light manufacturing and heavy manufacturing zones, such as electronic product manufacturers and wholesalers, solid waste collection and transfer stations, as well as downstream recyclers who further process and reuse e-waste components and materials.

The existing standard local safeguards for the subject use include the City of Santa Fe Springs Business License Process, the issuance of a Recyclable Dealers Permit, and Plan Check Process, which involve reviews from the Community Development

Department, Public Works (Building Division) Department, and the Fire Department. Additionally, e-waste recycling facilities are required to go through a number of state, regional, and local levels of review before beginning operations. The following is a list of agencies and processes required for all e-waste facilities:

- California Department of Resources Recycling and Recovery (CalRecycle)
- California Environmental Protection Agency (CalEPA)
- South Coast Air Quality Management District (SCAQMD)
- Department of Toxic Substances Control (DTSC)

(B) That the subject use would be similar to the uses listed as permitted in M-1 Zone (Light Manufacturing).

After a thorough review of the proposed e-waste recycling facility, excluding any melting, incinerating, or odorous processes, staff finds the use to be similar to the following principally permitted use currently listed within the City's M-1 Zone:

Zoning Code Section	Use
155.181 (D)	The assembly and repair of electrical equipment and appliances, electronic instruments and devices such as television and radio equipment
155.181 (M)	Manufacture and assembly of electrical equipment and supplies, such as coils, condensers, lamps, switches, wire and cable assembly
155.211 (B)	Machine Shops
155.211 (FF)	Manufacture of plastics (excluding any melting or odorous process)

The operations of an e-waste recycling facility, excluding any melting, incinerating, or odorous processes, is similar to many uses that are currently principally permitted in the M-1 Zone. The hand dismantling and separation of e-waste component is similar to uses currently listed in Zoning Code (Sections 155.181 (D) and 155.181 (M), listed above). Both principally permitted uses involve the handling and assembling of electronic equipment and products. Typical e-waste recyclers involve handling and disassembly of similar electrical equipment and products.

The mechanically assisted dismantling and separating component of e-waste recycling facilities is similar to the uses listed in Zoning Code Sections 155.211 (B) and 155.211 (FF). These existing principally permitted uses involve the use of industrial machinery to process metals, plastics, glass, and other materials, except for the operations that would emit odors. Similar to the existing uses previously mentioned, the proposed use would also use machines to process e-waste, namely to separate plastics from valuable materials (i.e. copper) and to shred products that

cannot be recycled. ZD 2024-01 specifies that e-waste recycling facilities being proposed as principally permitted in the M-1 Zone would exclude any melting, incinerating, or odorous processes, similar to other principally permitted uses in the M-1 Zone.

(C) *That the subject use would be compatible with the uses listed as permitted in the M-1 Zone (Light Manufacturing).*

E-waste recycling facilities, excluding any melting, incinerating, or other odorous processes, are equally, if not less intensive than existing principally permitted uses in the M-1 Zone. Due to the delicate nature of e-waste recyclables, a majority of operations occur through hand dismantling processes. The most intensive step of the operation involve the use of mechanical equipment to facilitate the dismantling or shredding of e-waste. The machines are similar in size and intensity to other machinery used in uses currently permitted in the M-1 Zone. These machines would be fully indoors and would not significantly contribute to any air quality, odor, or noise pollution.

The compatibility concerns are generally associated with a typical solid waste recycler that handles a variety of waste types are not prevalent in e-waste recycling facilities that exclude any melting, incinerating, or other odorous processes.

- **Air Quality and odors:** Without the ability to melt, incinerate, or treat the e-waste, these e-waste recycling facilities, as described by ZD 2024-01 would not emit any odors or negatively impact air quality. Additionally, these facilities are required to receive a permit from and do continual air quality reporting with the South Coast Air Quality Management District (SCAQMD).
- **Traffic:** The vehicle traffic associated with these facilities would be similar to the traffic of other principally permitted uses in the M-1 Zone. There is no expected increase in vehicle traffic at sites where such use may be permitted.
- **Noise:** These operations are fully indoors and primarily consist of the hand dismantling of products, due to the careful nature of material recovery of e-waste. The machinery typically present at these facilities is similar to other machinery permitted in the M-1 Zone and would not be expected to contribute significantly to noise pollution.
- **Pest/Rodents:** Since there is no organic material or food byproducts at these facilities, there is not a threat of increased pest or rodent activity.

The environmental hazards associated with e-waste occur when e-waste is improperly disposed of or during the refining and treatment phase of the recycling process. Generally, these improper processes consist of open-air incineration, acid bathing, and other environmentally dangerous practices. These operations would not be permitted by and would be specifically excluded from any business approved as

a result of approving ZD 2024-01.

Pursuant to Zoning Ordinance Section 155.241(A), any use listed as a principal permitted use in the M-1 Zone is also principally permitted in the M-2 Zone. Therefore, ZD 2024-01 would effectively principally permit an e-waste recycling facility, excluding any melting, incinerating, or odorous processes, in the M-1 and M-2 Zones.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 268-2024 to determine that the Project is exempt from CEQA pursuant to Section 15061(b) (3) (Common Sense Exemption) and to approve ZD Case No. 2024-01 to determine that an e-waste recycling facility, excluding any melting, incinerating, or odorous processes, is a similar and compatible use with other similarly principally permitted uses listed in the M-1 Zone.

PASSED and ADOPTED this 15th day of July 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

David Ayala, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary