



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

ADJOURNED MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

September 23, 2013
4:30 P.M.

Frank Ybarra, Chairperson
Susie Johnston, Vice Chairperson
Michael Madrigal, Commissioner
James Velasco, Commissioner
Manuel Zevallos, Commissioner

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

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

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

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Johnston, Madrigal, Velasco, Ybarra, and Zevallos

4. ORAL COMMUNICATIONS

This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.

5. MINUTES

Approval of the minutes of the September 9, 2013 Regular Planning Commission Meeting.

6. NEW BUSINESS**Lot Line Adjustment Map No. 2013-02**

A request for approval to adjust the property line that currently separates Parcel 1 (APN: 8009-022-29) and Parcel 2 (APNs: 8009-022-30, 8009-022-31) from Parcel 3 (APNs: 8009-022-55, and 8009-022-56) on property located at 12345 Lakeland Road, in the M-2 (Heavy Manufacturing) zone. The adjustment will shift the easterly property line for Parcels 1 and 2 approximately 24 feet to the east, resulting in the following: Parcel 1 containing 619,042 square feet (approx. 14.21 acres), Parcel 2 containing 229,615 square feet (approx. 5.27 acres), and Parcel 3 containing 829,529 square feet (approx. 19.04 acres).

(Thienes Engineering, Inc. for Lakeland Development Company)

7. PUBLIC HEARING**Zone Variance Case No. 75 and Environmental Document**

A request for approval to not comply with the requirements of Sections 155.248, (front yard) 155.260(A)(B)(C), (landscaping) and 155.380(F)(4)(5), (property development standard) of the Santa Fe Springs Municipal Code on the properties located at 16013-16045 Valley View Avenue (APN:7001-012-038-11-00) in the M-2 FOZ, Heavy Manufacturing, Freeway Overlay Zone. (Glen A. Wilson)

8. PUBLIC HEARING**General Plan Amendment Case No. 25 and Environmental Document**

A request for approval to amend the Land Use Map of the City's General Plan on a single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road, from the existing land use designation of Industrial to Multiple-Family Residential and also to amend the Land Use Map of the City's General Plan for the 3 parcels, (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912), with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel

Avenue and Lakeland Road, from Single-Family Residential to Multiple-Family Residential. (City of Santa Fe Springs)

9. PUBLIC HEARING

Zone Change Case No. 134 and Environmental Documents

A request for approval to change the zoning designation of a single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road from M-2-BP, Heavy Manufacturing-Buffer Parking to R-3-PD, Multiple-Family Residential-Planned Development, and also to change the zoning designation of three parcels (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912) with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel Avenue and Lakeland Road from A-1, Light Agricultural to R-3-PD, Multiple-Family Residential-Planned Development. (City of Santa Fe Springs)

10. PUBLIC HEARING

Overview on the 2014-2021 Housing Element Update

11. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

12. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; 1) City Hall, 11710 Telegraph Road; 2) City Library, 11700 Telegraph Road; and 3) Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Teresa Cavallo

Commission Secretary

September 12, 2013

Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
September 9, 2013**

1. CALL TO ORDER

Chairperson Ybarra called the Regular Meeting of the Planning Commission to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra called upon Director of Planning Wayne Morrell to lead the Pledge of Allegiance.

3. ROLL CALL was taken, with the following results:

Present: Chairperson Ybarra
Vice Chairperson Johnston
Commissioner Madrigal
Commissioner Velasco
Commissioner Zevallos

Staff: Wayne Morrell, Director of Planning
Cuong Nguyen, Associate Planner
Teresa Cavallo, Planning Secretary
Luis Collazo, Code Enforcement Officer
Steve Skolnik, City Attorney
Calvin Chan, Volunteer Planning Intern
Jose Gomez, Director of Finance/Asst. City Manager

Council: Councilmember Laurie Rios

4. ORAL COMMUNICATIONS

There being no one else wishing to speak, Oral Communications were closed.

5. APPROVAL OF MINUTES

The minutes of the August 12, 2013 meeting were unanimously approved and filed as submitted.

6. PUBLIC HEARING

**Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and
Entertainment Conditional Use Permit Case No. 13**

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Permit Case No. 13, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use, and live entertainment, respectively, at a restaurant at 9803 Santa Fe Springs Road, in the M2, Heavy Manufacturing Zone, for failure to comply with the conditions of approval and City Laws. (City of Santa Fe Springs)

Chairperson Ybarra called the Public Hearing open on Item No. 6 at 4:32 p.m.

Code Enforcement Officer Luis Collazo presented Item No. 6. Present in the audience was the owner Brian Richards.

Mr. Richards addressed the Planning Commission and explained that he took over the restaurant and bar in May of this year and encountered financial difficulties and is ready to comply with the notices of violations that he has received and pay for the necessary business license, etc.

Commissioner Velasco indicated to Mr. Richards that he needs to communicate with City Staff so that both Mr. Richards and staff could come up with a "game plan" and accomplish resolving these issues in a reasonable amount of time.

Commissioner Madrigal recommended that this matter be continued to allow the owner time to comply with all the necessary conditions.

City Attorney Steve Skolnik also recommended that should the violations be resolved prior to the next meeting, that Luis Collazo only give the Planning Commission an update on Item No. 6.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 4:48 p.m. and requested a motion on Item No. 6.

Commissioner Madrigal moved to continued Item No. 6 to next month's Planning Commission meeting; Commissioner Zevallos seconded the motion, which was unanimously approved.

7. PUBLIC HEARING

Conditional Use Permit Case No. 731

A request for approval to allow the establishment, operation and maintenance of an existing meat processing facility, within an ±11,000 sq. ft. building, located at 13044 Park Street (APN:8011-014-031), approximately ±469 lineal feet east of the centerline of Shoemaker Avenue in the M-2, Heavy Manufacturing Zone. (Quentin Meats, Inc.)

Chairperson Ybarra called the Public Hearing open on Item No. 7 at 4:49 p.m.

Director of Planning Wayne Morrell presented Item No. 7. Present in the audience was Dustin Lim, owner of Quentin Meats, Inc.

Wayne Morrell notified the Planning Commissioners that he received a complaint regarding "foul smells in the air" from the property owner located next door to Quentin Meats, Inc. Mr. Morrell added two new conditions of approval, after receiving this complaint, pertaining to the daily waste disposal, and maintaining the doors closed at all times during hours of operation. The applicant was in agreement with the additional conditions but also indicated that the smell may have been from the refinery incident.

Commissioner Zevallos inquired as to the location of the waste bins. Mr. Lim responded that the bone waste bins are located in the cooler

Having no further questions, Chairperson Ybarra closed the Public Hearing at 5:02 p.m. and requested a motion on Item No. 7.

Commissioner Velasco moved to approve Item No. 7; Vice Chairperson Johnston seconded the motion, which was unanimously approved.

8. PUBLIC HEARING
Ordinance No. 1046

An Ordinance of the City of Santa Fe Springs relating to the amendment to the Santa Fe Springs Zoning Code as it pertains to the time periods permitted to display banners.

Chairperson Ybarra called the Public Hearing open on Item No. 8 at 5:02 p.m.

Code Enforcement Luis Collazo presented Item No. 8.

Commissioner Zevallos inquired as to the number of banner permit applications that Maggie's Pub has requested. Luis Collazo indicated that the reasoning for Ordinance No. 1046 was to avoid a situation like Maggie's Pub.

Commissioner Madrigal also inquired about the maximum number of banners allowed per year, allowable location display and if it was per calendar year. Luis Collazo responded that it was four (4) banners per calendar year and the banners were only allowed on the façade that pertains to the business.

City Attorney Steve Skolnik informed the Planning Commissioners that this matter will go before the City Council for final approval but first needs to be presented to the Planning Commission for consideration.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 5:11 p.m. and requested a motion on Item No. 8.

Vice Chairperson Johnston moved to approve Item No. 8; Commissioner Zevallos seconded the motion, which was unanimously approved.

9. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

A. Withdrawal of Application Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879, and Environmental Document (Mitigated Negative Declaration/Initial Study-SCH#2013061045)

City Attorney Steve Skolnik explained Item No. 9A. Steve Skolnik informed the Planning Commissioners that the applicant Universal Waste Disposal requested that this matter be postponed at this time.

City Attorney Steve Skolnik also notified the Planning Commissioners that due to time constrictions staff is requesting a special Planning Commission meeting on September 23, 2013. The Planning Commissioners were in agreement of the special meeting.

10. ADJOURNMENT

Chairperson Ybarra adjourned the Planning Commission meeting at 5:15 p.m. to September 23, 2013.

Chairperson Ybarra

ATTEST:

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Planning Commission Meeting

September 23, 2013

NEW BUSINESS

Lot Line Adjustment Map No. 2013-02

A request for approval to adjust the property line that currently separates Parcel 1 (APN: 8009-022-29) and Parcel 2 (APNs: 8009-022-30, 8009-022-31) from Parcel 3 (APNs: 8009-022-55, and 8009-022-56) on property located at 12345 Lakeland Road, in the M-2 (Heavy Manufacturing) zone. The adjustment will shift the easterly property line for Parcels 1 and 2 approximately 24 feet to the east, resulting in the following: Parcel 1 containing 619,042 square feet (approx. 14.21 acres), Parcel 2 containing 229,615 square feet (approx. 5.27 acres), and Parcel 3 containing 829,529 square feet (approx. 19.04 acres).

(Thienes Engineering, Inc. for Lakeland Development Company)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. That the Planning Commission find that the Lot Line Adjustment Map No. 2013-02 meets the criteria for "Minor Alterations to Land Use Limitations", pursuant to the California Environmental Quality Act (CEQA); Specifically, the proposed project is a categorically-exempt project, pursuant to Section 15305 – Class 5 of CEQA; Consequently, no other environmental documents are required by law.
2. That the Planning Commission find that the subject Lot Line Adjustment Map No. 2013-02 is consistent with the City's General Plan, and Zoning Regulations and Building Code, and will not create a greater number of parcels than originally existed.
3. That the Planning Commission approves Lot Line Adjustment Map No. 2013-02, subject to the conditions of approval as contained within this staff report.

BACKGROUND

The subject site is located at 12345 Lakeland Road and is roughly bounded by Bloomfield Avenue to the east, Florence Avenue to the north, and Lakeland Road to the south. The site comprises approximately 55 acres in area and is currently developed with equipment related to an inoperative oil refinery. The development of the oil refinery dates back to 1935. The petroleum refining operations, however, were discontinued in 1995.

In September 13, 2004, the Planning Commission initially approved CUP Case No. 620, to allow the operation and maintenance of a centralized wastewater treatment facility on a 1.5-acre portion of the 55-acre site. Then in August of 2007, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 668, to allow the establishment, operation and maintenance of a bio-diesel production facility utilizing both existing on-site equipment and additional modular equipment to convert vegetable oils or animal fats into environmental friendly bio-diesel fuel on a 1-acre portion of the subject site. Both entitlements remain in effect; however, the Commission should know that the bio-diesel is currently not in operation.

In September of 2012, Lakeland Development Company filed Chapter 11. When a business is unable to service its debt or pay its creditors, the business or its creditors can file with a federal bankruptcy court for protection under either Chapter 7 or Chapter 11. In Chapter 7, the business ceases operation, a trustee sells all of its assets, and then distributes the proceeds to its creditors. Any residual amount is returned to the owners of the company. In Chapter 11, in most instances the debtor remains in control of its business operations as a debtor in possession, and is subject to the oversight and jurisdiction of the court.

Chapter 11 usually results in reorganization of the debtor's business or personal assets and debts, but can also be used as a mechanism for liquidation. Debtors may "emerge" from a Chapter 11 bankruptcy within a few months or within several years, depending on the size and complexity of the bankruptcy. The Bankruptcy Code accomplishes this objective through the use of a bankruptcy plan. The debtor in possession typically has the first opportunity to propose a plan. With some exceptions, the plan may be proposed by any party in interest. Interested creditors then vote for a plan.

As part of the bankruptcy plan, Lakeland Development Company is proposing to divide its primary asset, approximately 55-acre of real property, into two distinct properties with the goal of selling an approximate 17-acre portion to the current operator of the existing wastewater treatment facility and the remaining approximate 38-acre portion to a future developer (yet to be determined). The subject lot line adjustment will help facilitate that plan.

PROPOSED LOT LINE ADJUSTMENT

The applicant, Lakeland Development Company, is currently requesting approval of a lot line adjustment to adjust the property line that currently separates Parcel 1 (APN: 8009-022-29) and Parcel 2 (APNs: 8009-022-30, 8009-022-31) from Parcel 3 (APNs: 8009-022-55, and 8009-022-56) on property located at 12345 Lakeland Road, in the M-2 (Heavy Manufacturing) Zone.

Specifically, the purpose of the lot line adjustment is to shift the easterly property line for Parcels 1 and 2 approximately 24 feet to the east, resulting in the following: Parcel 1 containing 619,042 square feet (approx. 14.21 acres), Parcel 2 containing 229,615 square feet (approx. 5.27 acres), and Parcel 3 containing 829,529 square feet (approx. 19.04 acres).

SUBDIVISION MAP ACT REQUIREMENT

Section 66412 of the State's Subdivision Map Act provides that Lot Line Adjustments between four or fewer existing adjoining parcels are exempt from the provisions of the Map Act provided that the Lot Line Adjustment will not create a greater number of parcels than originally existed, that the Lot Line Adjustment is consistent with the City's General Plan, Zoning and Building ordinances, and that the Lot Line Adjustment is approved by the Planning Commission of the City.

Please Note that a local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.

ENVIRONMENTAL DOCUMENT

Staff finds that the proposed lot line adjustment meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15305-Class 5(a) - (Minor Alterations to Land Use Limitations). Consequently, no further environmental documents are required for the proposed Lot Line Adjustment Map.

15305. Minor Alterations in Land Use Limitations

Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to:

- (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel;
- (b) Issuance of minor encroachment permits;
- (c) Reversion to acreage in accordance with the Subdivision Map Act.

FINDINGS

As noted previously, Section 66412(d) of the State's Subdivision Map Act provides that Lot Line Adjustments between four or fewer existing adjoining parcels are exempt from the provisions of the Map Act provided that:

1. *The proposed lot line adjustment will not create a greater number of parcels than originally existed.*

The proposed lot line adjustment is between three parcels, with a total combined area of 38.52-acres. Upon approval by the Planning Commission, The lot line adjustment will affectively shift the easterly property line for Parcels 1 and 2 approximately 24 feet to the east, resulting in the following: Parcel 1 containing 619,042 square feet (approx. 14.21 acres), Parcel 2 containing 229,615 square feet (approx. 5.27 acres), and Parcel 3 containing 829,529 square feet (approx. 19.04 acres). The proposed lot line adjustment, therefore, will not result in a greater number of parcels than originally existed.

2. *The proposed lot line adjustment is consistent with the City's General Plan, Zoning, Building Ordinance and any local Specific or Coastal Plan.*

General Plan - The General Plan Land Use designation for the subject site is "Industrial" and the Zoning designation is M-2, Heavy Manufacturing. Both the General Plan and Land Use designation will remain unchanged. The M-2 zone is primarily intended for heavy industrial uses. The site is currently occupied by a wastewater treatment facility and a closed oil refinery. Although there are future plans to develop the east portion of the subject site, it should be noted that any future development plans would also need to be consistent with the current General Plan and Zoning designation. The proposed lot line adjustment is therefore consistent with the City's General Plan and zoning.

Zoning - A primary zoning consideration is that the lot size meets the required minimum area. After the proposed lot line adjustment, Parcel 1 containing 619,042 square feet (approx. 14.21 acres), Parcel 2 containing 229,615 square feet (approx. 5.27 acres), and Parcel 3 containing 829,529 square feet (approx. 19.04 acres). Pursuant to the development standards for M-2 Zone, the minimum lots size is 7,500 sq. ft. The proposed areas, therefore, exceeds the minimum lot area required for an M-2 zoned property. The proposed lots also meet the minimum lot width of 75 feet. There are no requirements for lot depth in the M-2 zone.

Building Ordinance/Code – The proposed lot line adjustment is merely a shift to the easterly lot lines for 2 of the 3 parcels. It does not involve any proposed improvements. Nevertheless, all Building codes will be required to be met through the permit application process for any future construction.

Specific Plan/Coastal Plan – The proposed project area is not located within a Specific or Coastal plan.

In addition to the above, the proposed lot line adjustment has been reviewed by the Department of Public Works. Staff is recommending that the Planning Commission approve Lot Line Adjustment Map. No. 2013-02, subject to the conditions of approval as contained within this staff report.

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

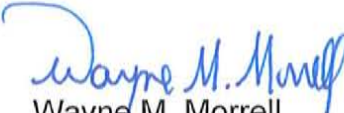
1. The owner/developer shall provide at no cost to the City, two conformed copies of the recorded lot line adjustment from the County Recorder's Office. One conformed copy of the recorded lot line adjustment shall be forwarded to the Department of Public Works, Engineering Division and the other to the Department of Planning and Development.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

2. That the applicant, Lakeland Development Company, 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 Lot Line Adjustment Case No. 2013-02, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

3. It is hereby declared to be the intent that if any provision of this Lot Line Adjustment is violated or held to be invalid, or if any law, statute or ordinance is violated, the approval shall be void and the privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

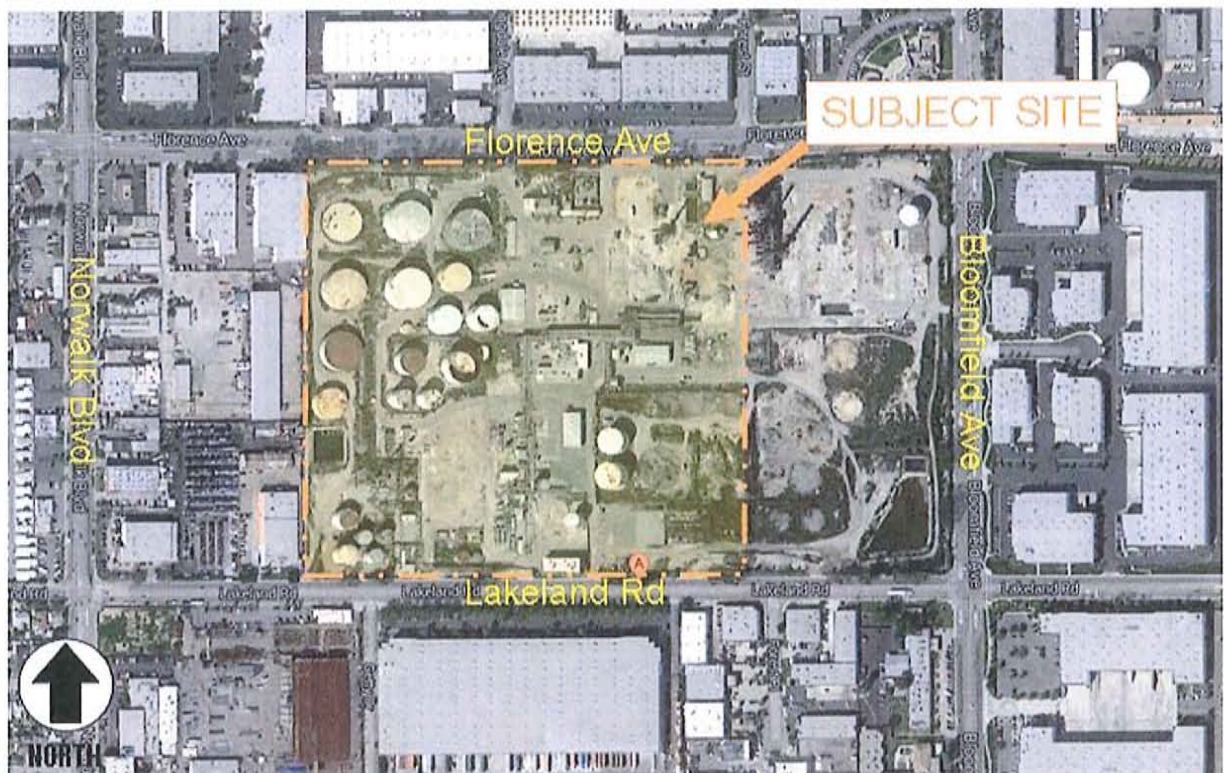
Attachment(s):

1. Aerial Photograph
2. Lot Line Adjustment Map No. 2013-02 (Exhibits A-1, A-2, A-3, B-1, B-2, B-3)
3. Lot Line Adjustment Application

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 12345 Lakeland Road

LOT LINE ADJUSTMENT MAP No. 2013-02

APPLICANT: Lakeland Development Company

ENGINEER: Thienes Engineering, Inc.

EXHIBIT "A-1"
LOT LINE ADJUSTMENT NO. 2013-02
LEGAL DESCRIPTION

PARCEL 1:

THOSE PORTIONS OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING THAT PORTION OF PARCELS "A" AND "D" OF THE LAND DESCRIBED IN "GRANT DEED" RECORDED AUGUST 6, 1998 AS INSTRUMENT NO. 98-1376149, OF OFFICIAL RECORDS OF SAID COUNTY AND SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 166, PAGES 90 THROUGH 93, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF LAKELAND ROAD (80.00 FEET WIDE) WITH A LINE PARALLEL WITH AND DISTANT 24.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, BOTH AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG SAID PARALLEL LINE, NORTH 00° 17' 28" EAST, 762.94 FEET TO A LINE PARALLEL WITH AND DISTANT 559.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF FLORENCE AVENUE (50.00 FEET HALF-WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH 89° 49' 36" WEST, 426.00 FEET TO A LINE PARALLEL WITH AND DISTANT 402.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM SAID WEST LINE;

THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH 00° 17' 28" EAST, 539.00 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF FLORENCE AVENUE;

THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH 89° 49' 36" WEST, 68.93 FEET TO THE EAST LINE OF THE LAND DESCRIBED IN PARCEL "B" OF SAID GRANT DEED AND SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG LAST MENTIONED EAST LINE, SOUTH 00° 19' 01" WEST, 229.26 FEET TO THE SOUTH LINE OF SAID PARCEL "B";

THENCE ALONG SAID SOUTH LINE, NORTH 89° 49' 36" WEST, 190.00 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG LAST MENTIONED WEST LINE, SOUTH 00° 19' 00" WEST, 1072.98 FEET TO SAID CENTERLINE OF LAKELAND ROAD;

THENCE ALONG SAID CENTERLINE OF LAKELAND ROAD, SOUTH 89° 51' 08" EAST, 685.51 FEET TO THE POINT OF BEGINNING.

PARCEL 1 CONTAINING: 619,042 SQUARE FEET OR 14.21 ACRES MORE OR LESS.

PREPARED BY:

Last Update: 08/30/13
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Thienes Engineering, Inc.
 CIVIL ENGINEERING • LAND SURVEYING
 14349 FIRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

[Signature]
 BRIAN L. THIENES
 P.L.S. NO. 5750
 REG. EXP. DEC. 31, 2013

8/30/13
 DATE



EXHIBIT "A-2"
LOT LINE ADJUSTMENT NO. 2013-02
LEGAL DESCRIPTION

PARCEL 2:

THOSE PORTIONS OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING THAT PORTION OF PARCELS "C" AND "D" OF THE LAND DESCRIBED IN "GRANT DEED" RECORDED AUGUST 6, 1998 AS INSTRUMENT NO. 98-1376149, OF OFFICIAL RECORDS OF SAID COUNTY AND SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 166, PAGES 90 THROUGH 93, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LAKELAND ROAD (80.00 FEET WIDE) WITH A LINE PARALLEL WITH AND DISTANT 24.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, BOTH AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG SAID PARALLEL LINE, NORTH 00° 17' 28" EAST, 762.94 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 559.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF FLORENCE AVENUE (50.00 FEET HALF-WIDTH) AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH 89° 49' 36" WEST, 426.00 FEET TO A LINE PARALLEL WITH AND DISTANT 402.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM SAID WEST LINE;

THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH 00° 17' 28" EAST, 539.00 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF FLORENCE AVENUE;

THENCE ALONG LAST MENTIONED PARALLEL LINE, SOUTH 89° 49' 36" EAST, 426.00 FEET TO THE NORTHERLY PROLONGATION OF ABOVE MENTIONED COURSE HAVING A BEARING AND DISTANCE OF "NORTH 00° 17' 28" EAST, 762.94 FEET;

THENCE ALONG SAID NORTHERLY PROLONGATION, SOUTH 00° 17' 28" WEST, 539.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2 CONTAINING: 229,615 SQUARE FEET OR 5.27 ACRES MORE OR LESS.

Last Update: 08/30/13
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PREPARED BY:

Thienes Engineering, Inc.
 CIVIL ENGINEERING • LAND SURVEYING
 14349 FIRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH. (714) 521-4811 FAX (714) 521-4173

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

[Signature]
 BRIAN L. THIENES
 P.L.S. NO. 5750
 REG. EXP. DEC. 31, 2013

8/30/13
 DATE



EXHIBIT "A-3"
LOT LINE ADJUSTMENT NO. 2013-02
LEGAL DESCRIPTION

PARCEL 3:

THOSE PORTIONS OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING THAT PORTION OF PARCEL "D" OF THE LAND DESCRIBED IN "GRANT DEED" RECORDED AUGUST 6, 1998 AS INSTRUMENT NO. 98-1376149, OF OFFICIAL RECORDS OF SAID COUNTY AND SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 166, PAGES 90 THROUGH 93, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF LAKELAND ROAD (80.00 FEET WIDE) WITH A LINE PARALLEL WITH AND DISTANT 24.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, BOTH AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG SAID PARALLEL LINE, NORTH 00° 17' 28" EAST, 1301.94 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF FLORENCE AVENUE (50.00 FEET HALF-WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG LAST MENTIONED PARALLEL LINE, SOUTH 89° 49' 36" EAST, 636.93 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG LAST MENTIONED EAST LINE, SOUTH 00° 15' 56" WEST, 1301.66 FEET TO SAID CENTERLINE OF LAKELAND ROAD;

THENCE ALONG SAID CENTERLINE OF LAKELAND ROAD, NORTH 89° 51' 08" WEST, 637.51 FEET TO THE POINT OF BEGINNING.

PARCEL 3 CONTAINING: 829,529 SQUARE FEET OR 19.04 ACRES MORE OR LESS.

Lost Update: 08/30/13
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PREPARED BY:

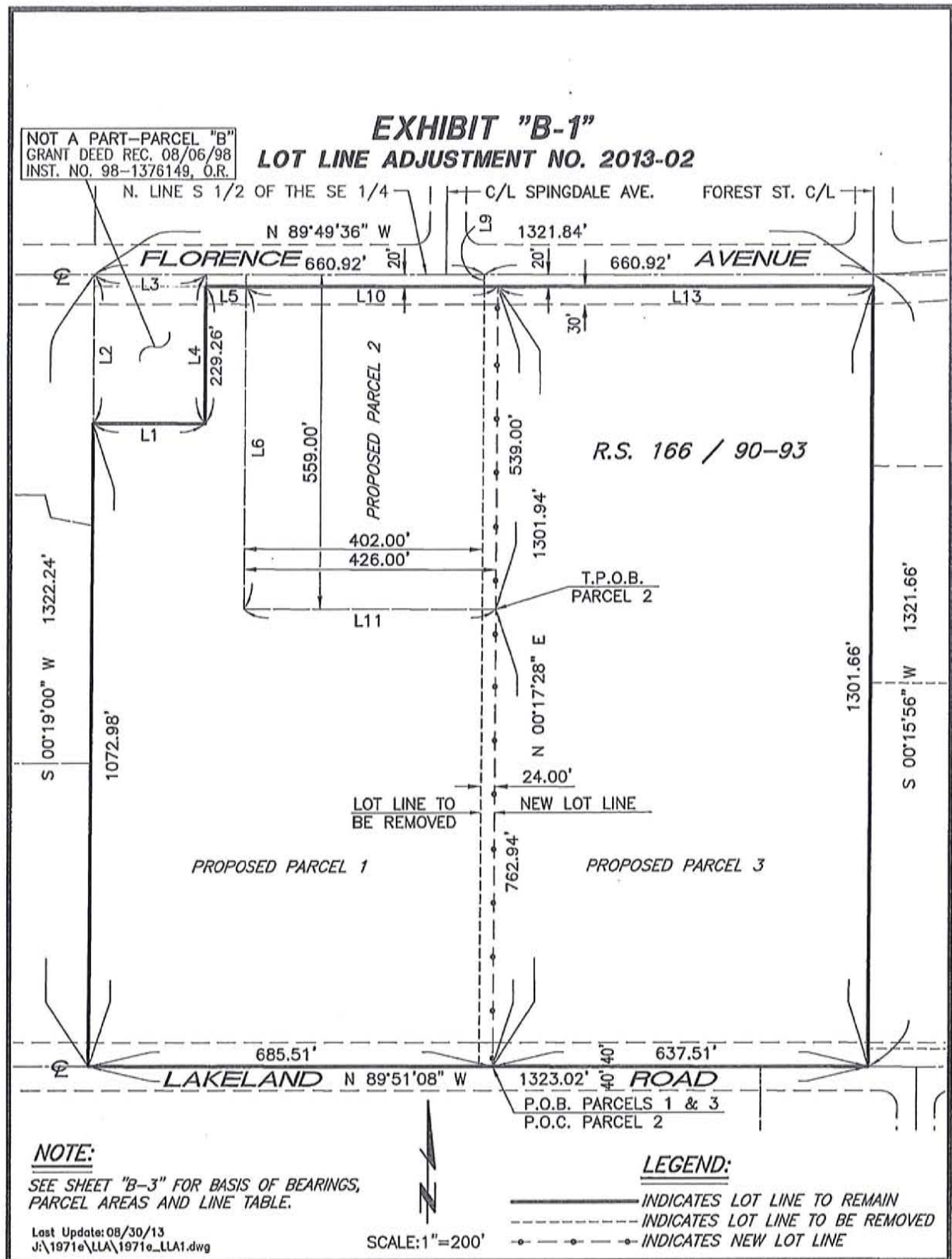
Thienes Engineering, Inc.
 CIVIL ENGINEERING • LAND SURVEYING
 14349 FIRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

[Signature] 8/30/13
 BRIAN L. THIENES
 P.L.S. NO. 5750
 REG. EXP. DEC. 31, 2013





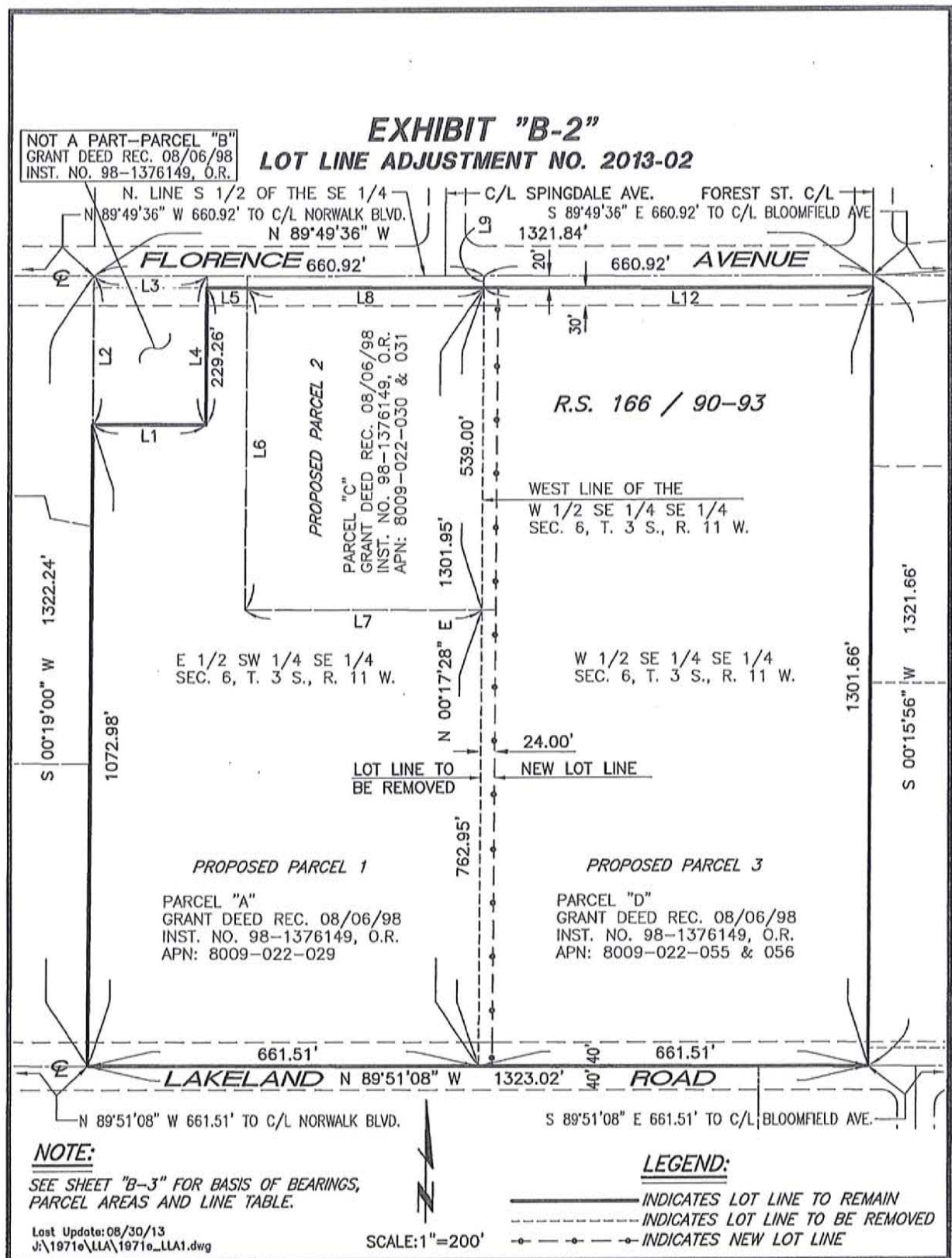
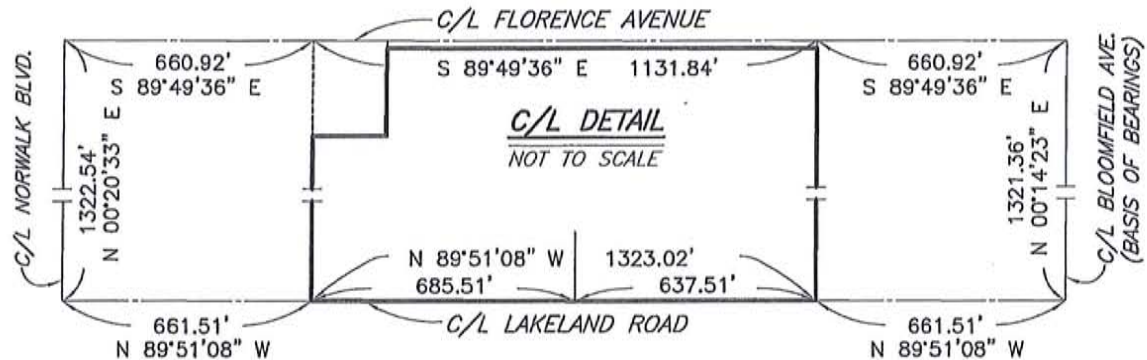


EXHIBIT "B-3"

LOT LINE ADJUSTMENT NO. 2013-02

**PARCEL AREAS:**

EXISTING PARCEL "A":	600,731 SQ. FT. 13.79 ACRES
EXISTING PARCEL "C":	216,679 SQ. FT. 4.97 ACRES
EXISTING PARCEL "D":	860,775 SQ. FT. 19.76 ACRES
EXISTING TOTAL:	1,678,185 SQ. FT. 38.52 ACRES

PROPOSED PARCEL 1:	619,042 SQ. FT. 14.21 ACRES
PROPOSED PARCEL 2:	229,614 SQ. FT. 5.27 ACRES
PROPOSED PARCEL 3:	829,529 SQ. FT. 19.04 ACRES
PROPOSED TOTAL:	1,678,185 SQ. FT. 38.52 ACRES

LINE TABLE		
LINE #	LENGTH	BEARING
L1	190.00'	N 89°49'36" W
L2	249.26'	N 00°19'00" E
L3	190.00'	N 89°49'36" W
L4	249.26'	S 00°19'01" W
L5	68.93'	N 89°49'36" W
L6	539.00'	N 00°17'28" E
L7	402.00'	N 89°49'36" W
L8	402.00'	N 89°49'36" W
L9	20.00'	N 00°17'28" E
L10	426.00'	S 89°49'36" E
L11	426.00'	N 89°49'36" W
L12	660.93'	N 89°49'36" W
L13	636.93'	S 89°49'36" E

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BLOOMFIELD AVENUE BEING N 00°14'23" E AS PER PARCEL MAP NO. 060741, P.M.B. 97 / 47-48.

NOTE:

THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY.

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

PREPARED BY: Last Update: 08/30/13
J:\1971e\LLA\1971e_LLA1.dwg

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

Brian L. Thienes
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2013

9/30/13
DATE



LOT LINE ADJUSTMENT APPLICATION



City of Santa Fe Springs

LOT LINE ADJUSTMENT APPLICATION AND OWNER'S STATEMENT

AREA: What is the total area of the land to be divided? 38.52 Acres
 Number of lots proposed? Three (3)

USE: Proposed use of the lots: Industrial

GRADING: Is any grading of lots contemplated? No (If yes, show details on the tentative map)

WATER: What provisions are being made to provide an adequate water system? site is currently being served by the City of Santa Fe Springs.

SEWERS: What provisions are being made to provide an adequate sewer system? site is currently being served by the City of Santa Fe Springs.

GAS and: Are the appropriate utility companies being contacted to ensure service to the subject
 ELECTRICITY property? yes

STREETS: Will each resulting parcel or lot front on a dedicated and improved street? yes
 Have you discussed street improvement requirements with the Department of Public Works? not at this time

DEED State nature of deed restriction, existing and proposed: None

RESTRICTIONS: None

THE APPLICATION IS BEING FILED BY:
☒ Record Owner of the Property
☐ Authorized Agent of the Owner (Written authorization must be attached to application)

STATUS OF AUTHORIZED AGENT (engineer, attorney, purchaser, developer, lessee, etc.): _____

I HEREBY CERTIFY, under penalty of law, that the facts, statements and information furnished above are true and correct to the best of my knowledge and belief.

SIGNED: _____

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

RECORD OWNER

Name: Lakeland Development Company
 Contact Person: Michael Egner
 Address: 12345 Lakeland Road
 City: Santa Fe Springs
 State: CA Zip: 90670
 Phone: (562) 906-0482

OWNER'S AGENT

Name: Lakeland Development Company
 Contact person: Michael Egner
 Address: 12345 Lakeland Road
 City: Santa Fe Springs
 State: CA Zip: 90670
 Phone: (562) 906-0482

ENGINEER OR LICENSED SURVEYOR

Name: Thienes Engineering, Inc.
 Contact Person: Alicia Martinez
 Address: 14349 Firestone Blvd.
 City: La Mirada
 State: CA Zip: 90638
 Phone: (714) 521-4811

FOR DEPARTMENT USE ONLY

TRACT/PARCEL MAP NO: LLA 2013-01
 DATE FILED: 2/12/13
 FILING FEE: \$3,542.-
 RECEIPT NO: _____
 APPLICATION COMPLETE? _____

Last Updated: 8/27/2010

Q:\Planning\Database\Planning Handouts\Application for Lot Line Adjustment.doc

02-12-13 1018508

CHECK 3592.00

LOT LINE ADJUSTMENT APPLICATION (Cont.)

City of Santa Fe Springs	DISTRIBUTION					
	FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
	110	110	110	PAOS		\$3592.00

 (NAME)

 (ADDRESS)

 (CITY AND STATE)

 (DESCRIPTION)

RECEIPT

02-12-13 1CL8508 CHECK 3592.00

CITY OF SANTA
FE SPRINGS

02-12-13 H0

MISC. 3592.00

CHECK 3592.00

ITEM 1

1CL 8508 10:18



City of Santa Fe Springs

Planning Commission Meeting

September 23, 2013

PUBLIC HEARING

Zone Variance Case No. 75 and Environmental Document

A request for approval to not comply with the requirements of Sections 155.248, (front yard) 155.260(A)(B)(C), (landscaping) and 155.380(F)(4)(5), (property development standard) of the Santa Fe Springs Municipal Code on the properties located at 16013-16045 Valley View Avenue (AIN:7001-012-038-11-00) in the M-2 FOZ, Heavy Manufacturing, Freeway Overlay Zone. (Glen A. Wilson)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Zone Variance Case No. 75 and thereafter close the Public Hearing.
2. Find that the applicant's request meets the criteria set forth in Sections 155.675 and 155.379(C) of the City Zoning Regulations for the granting of a Zone Variance.
3. Find that proposed Zone Variance Case No. 75 meets the criteria of "minor alterations in land use limitation" pursuant to the California Environmental Quality Act (CEQA); therefore, proposed Zone Variance Case No. 75 is listed as a categorically exempt project, pursuant to Section 15305-Class 5 of CEQA.
4. Adopt Resolution No. 40-2013, which incorporates the Planning Commission's findings and recommendations regarding this matter.

BACKGROUND/DESCRIPTION OF REQUEST

The subject property is a 37,580 sq. ft. multi-tenant industrial building, located at 16013-16045 Valley View Avenue, south of Alondra Boulevard and north of Interstate 5 (I-5) Freeway (APN:7001-012-038). The property is zoned M-2 FOZ (Heavy Manufacturing, Freeway Overlay Zone) and has a General Plan land use designation of Industrial. The 2.11-acre lot and 37,580 sq. ft. multi-tenant industrial building houses several businesses, including Omega Vac, Kintech USA, Replica, Inc., CS Industrial, AM, Eagle River Services, Brice Precision Machining, MVP Vacuum, Bear's Way, Laleh Ice Cream, B & W Communications, Rico Bros, Inc., H & L Precision Grinding, Continental Power Tools, Inc., CNC Contours Engineering.

Project Description: Request for a Variance from the provisions of Sections 155.248, 155.260(A)(B)(C), and 155.380(F)(4)(5) of the Santa Fe Springs Municipal Code. Section 155.248 requires a front yard of not less than 30 feet extending across the full width of the lot. Section 155.260(A) requires a minimum landscape area equivalent to 25 square feet for each lineal foot of frontage, with all parking areas landscaped equivalent to 6% of the total parking area and distributed so that 50% of the landscaping is located around the perimeter of the parking area, and the balance located within the parking area. Section 155.260(B) requires a front yard landscaping area consisting of a grass lawn with undulating earth berms two to three feet in height. Section 155.260(C) requires a minimum 20 feet wide landscaping strip between the on-site parking area and the property line adjoining a public street, except locations for driveways. Section 155.380(F)(4) requires serpentine sidewalks and 155.380(F)(5) requires street trees planted on both sides of the sidewalk.

Reason for Variance: Because of the proposed expansion of Interstate 5 Freeway, which also includes modification to the Carmenita/I-5 overcrossing and local city streets (Carmenita Road, Firestone Boulevard, Freeway Drive, Valley View Avenue, Alondra Boulevard, Excelsior Drive, Molette Street and Arctic Circle), the majority of the existing landscape areas in front of the subject property will be removed or significantly reduced by the California Department of Transportation (Caltrans) freeway widening project. As a result, the Applicant is requesting a Variance to not comply with the aforementioned development standards contained within the City's Municipal Code.

Existing & Proposed Property Lines

The existing building was approved with a 10-foot setback from the property line along Valley View Avenue. Due to the right-of-way widening conducted by Caltrans, the new building setback, at its narrowest, would be 3.76 feet and at its widest 6.75 feet, and thus, would no longer comply with current City code. In order to meet the setback requirement the property owner would need to remove a portion of the existing building by at least 57 feet from the existing frontage. The Variance would result in an average 5-foot setback in lieu of the required 30-foot setback.

Parking

In accordance with 155.480(D), the number of off-street parking spaces shall be no less than one parking for every two employees in the maximum working shift or one space for each 500 square feet of gross area up to 20,000 sq. ft.; thereafter, one space for each 750 sq. ft. of gross floor area over 20,000 sq. ft., plus one parking space for each vehicle used in connection with the use. Notwithstanding the subject multi-tenant industrial unit shall provide one space for each 500 sq. ft. of gross floor area for the first 40,000 sq. ft. of gross building area. The subject property total floor area is 37,580 sq. ft. The required minimum parking spaces required for the subject property is 64. The property currently provides 88 off-street parking stalls.

Landscaping

Section 155.260(A) requires a minimum landscape area equivalent to 25 square feet for each lineal foot of frontage, with all parking areas landscaped equivalent to 6% of the total parking area and distributed so that 50% of the landscaping is located around the perimeter of the parking area, and the balance located within the parking area. Section 155.260(B) requires a front yard landscaping area consisting of a grass lawn with undulating earth berms two to three feet in height. Section 155.260(C) requires a minimum 20 feet wide landscaping strip between the on-site parking area and the property line adjoining a public street, excepting locations for driveways. Section 155.380(F)(4) requires serpentine sidewalks and 155.380(F)(5) requires street trees planted on both sides of the sidewalk. The applicant cannot provide all the required landscaping due to space restrictions.

Driveway

There are two (2) driveways that serve the property; one to the north and the other to the south. Because of the freeway improvements to I-5 from SR-91 to I-605, which includes the reconstruction of the Valley View Avenue Bridge over Interstate 5, the southerly driveway would be inaccessible because of retaining walls. This would result in the northerly driveway being the primary access to the property. The use, however, of that northerly driveway for the main ingress and egress is problematic because the turning area that would be needed to provide room for a tractor and trailer to travel in front of the building would be a minimum of 57 feet plus a buffer area beyond. As a result, the building would most likely need to be cut back an additional distance to the start of the next unit. Removing that much of the existing building would greatly impact the existing business park.

The applicant submitted a proposed concept map showing a new southerly driveway that would provide access from Valley View Avenue with the ability to connect to Freeway Drive. A traffic study completed by the traffic engineering firm, Mark Miller of Grover & Associates, concluded that the best acceptable solution for ingress and egress is to locate the driveways per the proposal. The applicant is working with Caltrans to mitigate the land needed for the new driveway.

STREETS AND HIGHWAYS

The subject property is located near the intersection of two major thoroughfares, Valley View Avenue and Alondra Boulevard, with approximately 200 feet of frontage along Valley View Avenue. Both Valley View Avenue and Alondra Boulevard are classified as a Major Highways within the Circulation Element of the City's General Plan. Interstate 5 runs along an adjoining property to the south.

SURROUNDING ZONING AND LAND USE

The subject property, as well as the adjoining property to the north, south, east and west, are zoned M-2, FOZ Heavy Manufacturing-Freeway Overlay, and are developed with industrial land uses. Businesses within the property include the following: Omega Vac, Kintech USA, Replica, Inc., CS Industrial, AM, Eagle River Services, Brice Precision Machining, MVP Vacuum, Bear's Way, Laleh Ice Cream, B & W Communications, Rico Bros, Inc., H & L Precision Grinding, Continental Power Tools, Inc., CNC Contours Engineering. Adjacent businesses include Evergreen Products to the northeast, MP Transmission to the northwest corner, VN Steel to the west and a Carl's Jr. to the south.

PUBLIC HEARING NOTIFICATION

This matter was set for Public Hearing in accordance with the requirements of the Government Code Section 65905 and the requirements of Section 155.674 and Sections 155.860 through 155.866 of the City's Municipal Code. Legal Notice of the Public Hearing for proposed Zone Variance Case No. 75 was sent by first class mail on September 12, 2013, to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the property. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center Kiosk on September 12, 2013, and published in a newspaper of general circulation (Whittier Daily News) on September 13, 2013 (under Ad #416913) as required by the State Zoning and Development Laws.

ENVIRONMENTAL DOCUMENT

The proposed Zone Variance meets the criteria of "minor alterations in land use limitation" pursuant to the California Environmental Quality Act (CEQA); therefore, proposed Zone Variance Case No. 75 is listed as a categorically exempt project, pursuant to Section 15305, Class 5 of CEQA.

An Environmental Impact Report (EIR), State Clearing House No. 2001111151, (<http://www.ceqanet.ca.gov/ProjDocList.asp?ProjectPK=525031>) was prepared to analyze the impacts associated with freeway improvements to I-5 from SR-91 to I-605. The reconstruction of the Valley View Avenue Bridge over Interstate 5 Freeway was included in said EIR.

VARIANCE - REQUIRED SHOWING BY THE APPLICANT

Section 155.675 of the City's Zoning Ordinance requires that before any variance shall be granted, the Planning Commission shall satisfy itself that the applicant has shown that all of the following conditions apply:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other properties or uses in the same vicinity and zone.

Finding 1: The exceptional or extraordinary circumstance or condition applicable to the property is the proposed expansion of Interstate 5 (I-5 Freeway) between State Route 91 and Interstate 710, a length of approximately 16 miles, by the California Department of Transportation (Caltrans). This freeway widening project also includes modification to the Carmenita/I-5 overcrossing and local City streets, including Carmenita Road, Valley View Avenue, Alondra Boulevard, Firestone Boulevard, Freeway Drive, Excelsior Drive, Molette Street and Arctic Circle. The impact of the widening on the subject property is the removal or significant reduction of the existing and already nonconforming landscape area and loss of an access driveway because of retaining walls. Upon the completion of Caltrans' work, Valley View Avenue, in front of the subject property, will be elevated.

Staff recommends that finding 1 be made.

2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone district, but which is denied to the property in question.

Finding 2: Within the surrounding area there are at least three (3) different properties (13900 Rosecrans Avenue; 13729 Rosecrans Avenue; 15015 Valley View Avenue) that: (a) have existing front yards less than that required by Code; (b) do not contain landscaped equivalent to 6% of the total parking area and distributed so that 50% of the landscaping is located around the perimeter of the parking area, and the balance located within the parking area; (c) do not have a front yard landscaping area consisting of a grass lawn with undulating earth berms two to three feet in height; (d) do not have a minimum 20-foot wide landscaping strip between the on-site parking area and the property line adjoining a public street, excepting locations for driveways; (e) do not have serpentine sidewalks and; (f) do not have street trees planted on both sides of the sidewalk.

Staff, therefore, recommends that finding 2 be made.

3. That the granting of such variance will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity.

Finding 3: None of the properties on Carmenita Road, from Alondra Boulevard to the south or to Firestone Boulevard to the north, are developed with front yard landscaping areas consisting of a grass lawn with undulating earth berms two to three feet in height, nor do any of the properties have a minimum 20 feet wide landscaping strip between the on-site parking area and the property line adjoining a public street, excepting locations for driveways. With certainty, none of the properties have

serpentine sidewalks or landscape equivalent to 6% of the total parking area and distributed so that 50% of the landscaping is located around the perimeter of the parking area, and the balance located within the parking area;

Staff recommends that finding 3 be made.

4. That the granting of such variance will not adversely affect the master plan of the city.

Finding 4: The master plan of the City is the general Plan. It is a comprehensive planning document that addresses the many aspects of community life in the City. It is long range in that it seeks to provide for the needs of the community for as far into the future as is useful and possible to anticipate. The General Plan is also enough to respond to the changing needs and concerns of those who live, work, and frequent Santa Fe Springs.

The M-2 zoning classification is intended "to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to encourage the location of desirable industrial plants..." The purpose of the Freeway Overlay Zone (FOZ) is to maintain the land uses permitted within the underlying zone districts, while providing parameters to improve the aesthetics and functional characteristics of properties located adjacent to the freeway.

While the Variance would allow the Applicant to not adhere to certain development standards as enumerated under Project Description, there is no evidence to suggest that granting the Variance will substantially affect the master plan (General Plan) of the City or the zoning designation (M-2-FOZ) within which the property is located. The General Plan land use designation of Industrial will not change nor will the zoning (M-2-FOZ) of the property or the property's industrial use cease and/or change if the Variance is granted.

Moreover, several of the surrounding properties already have existing conditions equivalent to that of the property in its post freeway expansion condition. Additionally, at the time of this writing, staff has received no input from adjacent property owners indicating the project is contrary to public interest.

Staff is recommending that Finding No. 4 be made.

Pursuant to Section 155.379(C) of the Zoning Regulations:

(C) Variances. The retention of existing businesses in existing locations to the maximum extent possible may require the reduction, on a case-by-case basis, of specific development standards to preserve the overall image, character, and

functionality of a property or business located within the Freeway Overlay Zone. In addition to the considerations set forth in Section 155.675, the Planning Commission shall take into consideration the following criteria prior to the application of development standards less than those required in the underlying zone district and/or this section.

(1) Special circumstances are creating extraordinary impacts on an existing building, structure, or property thus preventing the site from complying with development standards outlined in the underlying zone district.

Finding 1: The special circumstance germane to Zone Variance 75 is the proposed expansion of Interstate 5 Freeway, which includes modification to the Carmenita/I-5 overcrossing and local city streets (Carmenita Road, Firestone Boulevard, Freeway Drive, Excelsior Drive, and Molette Street). The existing properties were developed (landscaping, setbacks, parking, etc.) pursuant to development plans that were approved by the City. The impact of the proposed freeway expansion will result in the property not complying with the development standards outlined in the underlying zone district (M-2-FOZ) and would result in the relocation or the possible discontinuation of several of the existing businesses.

Staff is recommending that Finding No. 1 be made.

(2) There are particular physical circumstances including, but not limited to, loss of access, reduction of lot size, or a reduction of required setbacks that, under existing regulations, results in a hardship versus a mere inconvenience. As such, the subject property cannot be used or function appropriately under the strict application of the underlying development standards.

Finding 2: Caltrans does not build sidewalks on private property. Because the sidewalk will be built adjacent to the curb and because of the width of the parkway, it is not possible to construct serpentine sidewalks within grass lawn with undulating earth berms two to three feet in height, without encroaching into private property. It is also not possible to plant trees on both sides of the sidewalk when the sidewalk is constructed against the curb and the average distance between the exterior wall of the building and the new property line would be 5 feet. Requiring a 20 foot wide landscaping strip between the on-site parking area and the property line adjoining Valley View Avenue would eliminate a minimum of two parking spaces, but none of that landscape area would be visible from Valley View Avenue because Valley View Avenue would be elevated in front of the subject property and retaining walls will be constructed adjacent to the property line.

Requiring the building to be cutback 30 feet to meet the current building setback requirement though technically feasible is impractical. As previously mentioned, the southerly driveway would be inaccessible because of retaining walls. This would result in the northerly driveway being the primary access to the property. The use, however, of that northerly driveway for the main ingress and egress is problematic because the

turning area that would be needed to provide room for a tractor and trailer to travel in front of the building would be a minimum of 57 feet plus a buffer area beyond. As a result, the building would most likely need to be cut back an additional distance to the start of the next unit. Removing that much of the existing building in addition to a 30 foot setback, would severely impact the existing business park.

Staff is recommending that Finding No. 2 be made.

(3) That the circumstances/difficulties are not created by any person presently having an interest in the property, but instead were imposed upon them as a result of the actions of an outside party.

Finding 3: The impacts to the subject properties are the direct result of the California Department of Transportation expansion of Interstate 5 Freeway and not the result of any action by the Applicant or the City.

Staff is recommending that Finding No. 3 be made.

FINDINGS

Summation: When approving or denying a variance, the hearing body must make findings of fact to support its action. The agency must also make the findings required by the California Environmental Quality Act (CEQA) and by local ordinance, if any. Findings are important as they explain the hearing body's reasons for approving or denying the proposal before it. The purpose for the findings is to bridge the gap between the raw evidence and ultimate decision.

Staff believes that the applicant's request substantially meets the findings required for the granting of a Variance. The basis for the findings is as enumerated above. Staff is therefore recommending approval of Zone Variance Case No. 75 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

ENGINEERING/PUBLIC WORKS DEPARTMENT: **(Contact: Robert Garcia 562-868-0511 x7545)**

1. That Caltrans will design and install a street light along Valley View Avenue as part of the I-5/Valley View segment widening project. If the street light is not installed by Caltrans then the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of a street light on Valley View Avenue. The City will design and cause construction of said street light.
2. That any reconstructed driveways shall be commercial-type driveways built per City of Santa Fe Springs standard drawing no. R-6.4C.

3. A fire hydrant is required to be installed along the Valley View Avenue frontage by the Fire Department and by the City Engineer. As part of the I-5 water line relocations, the City will include the installation of an additional fire hydrant along the Valley View frontage. If the City is not reimbursed by Caltrans for this hydrant, it will be the owner's responsibility to pay the hydrant costs directly to the City.
4. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
5. That the property shall maintain unencumbered access/egress from the rear of the subject property to Freeway Drive. Rear access from your property to Freeway Drive shall be maintained during and after the conclusion of the I-5 widening project.
6. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner 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.
7. That 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.
8. A "Right Turn Only" sign shall be installed and maintained immediately west of the subject driveway with the sign facing vehicles exiting onto Valley View Ave.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Wayne M. Morrell 562.868-0511 x7362)

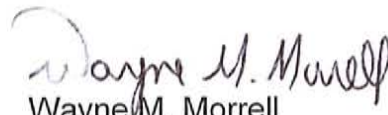
9. That the owner/developer shall submit for approval a detailed landscape and automatic irrigation plan. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used. **Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**
10. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. **Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**

11. That the Department of Planning and Development shall first review and approve all future 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. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

NOTE: Any signage removed as a result of the reconstruction of the Valley View Avenue Bridge over Interstate 5 (I-5) Freeway, may not be allowed elsewhere on the property if the signage does not meet current Code requirement.

12. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. ***Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.***
13. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
14. That Zone Variance Case No. 69 shall be valid until such time that the property is developed. Upon development of the property, the Applicant and/or current owner of the property shall be required to develop the property in full compliance with the development standards current at the time the property is developed.
15. That the development shall otherwise be substantially in accordance with the site plans submitted by the owner and on file with the case.
16. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.

17. That the owner, Glen A. Wilson, 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 Zone Variance Case No. 75, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
18. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall laps.


Wayne M. Morrell
Director of Planning

Attachment(s)

1. Location Aerial
2. Site and Data Plan (Sheet 1 of 1)
3. Turning Radius Plan (Albert Grover & Associates)
4. Application
5. Addendum to Application
6. Resolution 40-2013

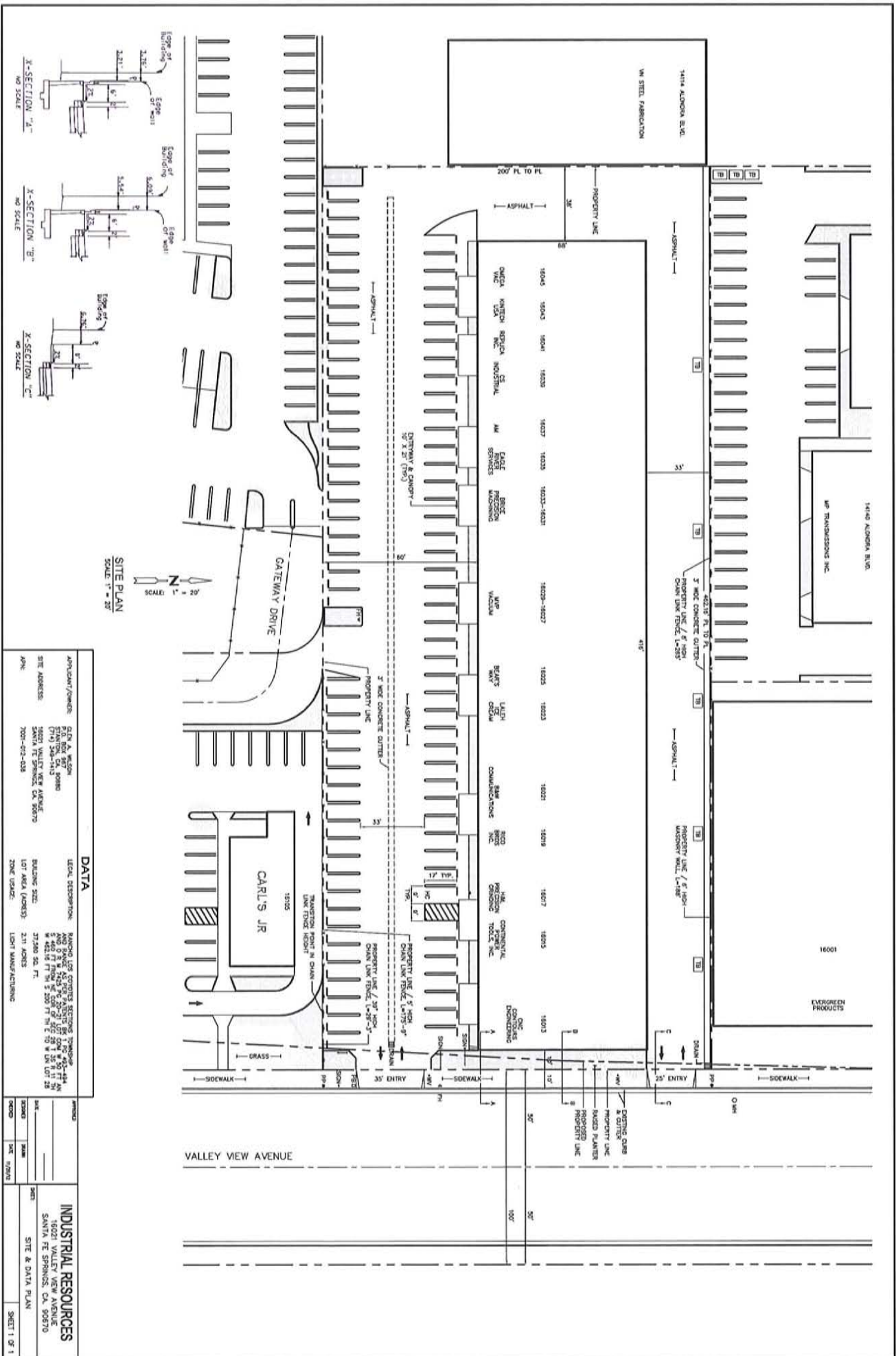
CITY OF SANTA FE SPRINGS

LOCATION MAP

ZONE VARIANCE CASE NO. 75

16021 Valley View Avenue, Santa Fe Springs, CA 90670







SCALE 1"=40'

Alondra Blvd

Freeway Drive

Valley View Street

Freeway Blvd

IN TOTAL PARKING
STALLS TO REMAIN
15 REMOVED, 25 ADDED

ADDITIONAL PARKING
BY CITY OF SANTA FE SPRING



City of Santa Fe Springs

Application for

ZONE VARIANCE

Application is hereby made by the undersigned for a Variance to certain requirements of the Zoning Ordinance as they apply to the property located at (Give street address, or if no address, give distance from nearest cross street):
16013-16045 Valley View

The correct legal description of the property involved (Include only the portion proposed to be utilized for the Variance. If description is lengthy, attach a supplemental sheet): Assessors ID No. 7001-012-038-11-000

Record Owner of the Property:

Name: Glen A. Wilson Phone: 714/527-6031

Mailing address: 8121 Katella Ave., Stanton, California 90680

Date of purchase: October, 1975

Representative authorized by the Record Owner to file this application:

Name: _____ Phone: _____

Mailing address: _____

Date of purchase: _____

Describe any easements, covenants or deed restrictions controlling the use of the property: Water easement for City of Santa Fe Springs. Surface drainage easement over northerly 20 ft. on behalf of Aurther Linkletter, etal. Edison easement

The Variance is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed.):
To have the setback requirements reduced permanently to match CalTrans plans per the Valley View/5 Freeway Bridge.
The building is existing and should be grandfathered in.

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form "Information on Variances"

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DEC 04 2012
Planning Dept.

BEFORE A ZONE VARIANCE CAN BE GRANTED, THE PLANNING COMMISSION MUST BE SATISFIED THAT ALL OF THE FOLLOWING CONDITIONS APPLY. EXPLAIN IN DETAIL HOW YOUR REQUEST CONFORMS TO THE FOLLOWING REQUIREMENTS. THE ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A VARIANCE (Attach a supplemental sheet if necessary).

1. Explain any special circumstances or conditions which apply to the land or the use involved in this application which DO NOT apply generally to other land or uses in the same vicinity and the same zone.
Building is existing and not in CalTrans right of way for widening of Valley View.
2. Explain why a Variance is necessary to maintain the same substantial property rights possessed by other property owners in the same vicinity and the same zone. (If your property can reasonably be developed and devoted to uses permitted in the existing zone, you are probably not being deprived of a substantial property right.)
The building is existing and a setback to current City code would remove a portion of the building and damage it. The City has many properties that have no setback or minimum setback. (see attached photos)
3. Demonstrate why the Variance requested will not be detrimental to other persons or properties in the same area, nor adversely affect the public welfare or the community in general.
See list of pictures of existing buildings in area with reduced setbacks. Also, a picture of the property at 16013-45 Valley View. The building will not be overly tall or wide on the street as the road will be raised.
4. Will the Variance requested adversely affect the General Plan of the City of Santa Fe Springs? No

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

Name (please print): Glen A. Wilson
Mailing Address: 8121 Katella Ave., Stanton, CA 90680
Phone No: 714/527-6031
Signature: _____

Name (please print): GLEN A. WILSON
Mailing Address: _____
Phone No: _____
Signature: Glen A. Wilson

CERTIFICATION

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

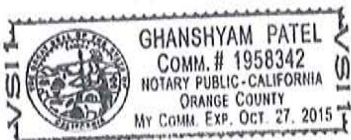
Signed: Glen A. Wilson
(If signed by other than the Record Owner, written authorization must be attached to this application)

STATE OF CALIFORNIA }

SS
COUNTY OF LOS ANGELES Orange

Subscribed and sworn to (or affirmed) before me this 1st day of November, 2012 by Glen A. Wilson, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Ghanshyam Patel
Notary Public



FOR DEPARTMENT USE ONLY

CASE NO: ZV Case # 75
DATE FILED: 12/4/2012
FILING FEE: \$ 3,393.00 **
RECEIPT NO: _____
APPLICATION COMPLETE? _____

** Include PH fee of \$1,140.00
12-04-12 1CL4962 CHECK 3393.00

ADDENDUM TO APPLICATION FOR ZONE VARIANCE

We additionally wish to present to you a map showing the required turning radius for a tractor trailer entering or exiting the property. Per your current zoning setback of 30 feet and the proposed driveway area at the eastern frontage of the property a truck could not make the turn from the driveway onto the property in front of the building unless the building was cut back at least 57 feet, thus rendering the Business Park unfeasible.

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JUL 26 2013

Planning Dept.

ADDENDUM TO APPLICATION FOR ZONE VARIANCE

We are supplying a proposed concept site map showing the new southern driveway location and proposed rear driveway access to Freeway Drive. These two ingress and egress locations along with the current northern driveway are the recommended access points as reviewed by Tom Lopez and Noe Negrete from the City of Santa Fe Springs Public Works Department. A traffic study was completed by Mark Miller of Grover & Associates, traffic engineers. This information was provided to Tom Lopez and Noe Negrete for their review. They concluded this to be the best acceptable solution for ingress and egress. We are working with Caltrans to mitigate the land needed from them to make this remedy possible.

The proposed site map shows the drawn in turning radius needed had we used the northern driveway for the main ingress and egress. The turning area that would be needed to provide room for a tractor and trailer to travel in front of the building would be a minimum of 57' plus a buffer area beyond. The Caltrans appraiser used this northern drive as his remedy for ingress and egress for the building. When we discovered the amount of cut back on the building to be over 57' it was deemed excessive and a poor remedy.

The inability to utilize a 30' setback to remedy access to the building makes it a poor choice to cut the building at all. The building will function well under our proposed plan and we intend to add landscape to other areas to help improve the appearance of the property.

Please reference our concept map and the letter of statement by Mark Miller and the email approval from Tom Lopez on ingress and egress locations.

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Planning Dept.



July 22, 2013

Mr. Glen Wilson
Valley View Business Park
16013-16045 Valley View Boulevard
Santa Fe Springs, CA 90670

RE: Truck Ingress to Site at Northerly Driveway

Dear Glen:

We have run a truck turning template at the northerly driveway of your site to determine how much of the building would have to be cut-back to allow for trucks to safely enter the site. Utilizing a Caltrans Standard California Legal-65 truck, the building would have to be cut-back a minimum of 57' to safely accommodate the above mentioned truck. Furthermore, the building would most likely need to be cut-back an additional distance to the start of the next unit. Removing this much of the existing building structure would greatly impact the existing business park.

The attached Conceptual Plan illustrates the truck turning template at the northerly driveway for your reference.

If you have any questions or need additional information, please feel free to contact me.

Respectfully submitted,

ALBERT GROVER & ASSOCIATES

A handwritten signature in dark ink, appearing to read 'Mark Miller', is written over the company name.

Mark Miller, P.E.
Executive Vice President

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JUL 26 2013

Planning Dept.

Valley View Business Park 786-0611/Truck Ingress at Northerly Driveway.doc

TRANSPORTATION CONSULTING ENGINEERS

211 E. Imperial Hwy., Suite 208, Fullerton, CA 92835

(714) 992-2990 FAX (714) 992-2883 E-Mail: aga@albertgrover.com

-----Original Message-----

From: Thomas R. Lopez <tomlopez@santafesprings.org>
To: ibcglen <ibcglen@aol.com>
Cc: Noe Negrete <noenegrete@santafesprings.org>; Robert A. Garcia (Engineering) <robertgarcia@santafesprings.org>; Mark Miller <mark@albertgrover.com>
Sent: Thu, Jun 20, 2013 10:39 am
Subject: Driveway Access_16013-16045 Valley View Ave.

Glen, we have reviewed the traffic counts provided by AGA for the two driveways to your property at 16013-16045 Valley View Avenue are willing to allow the relocation of the southerly driveway and permit right turn in and right turn out access from that driveway with the following conditions:

1. Rear access from your property to Freeway Drive shall be maintained during and after the conclusion of the I-5 widening project and
2. A "Right Turn Only" sign shall be installed and maintained immediately west of the subject driveway with the sign facing vehicles exiting onto Valley View Ave.

If you have any questions please call me. It been a pleasure working with you, Carol and Mark to resolve this matter, hopefully to your satisfaction and I am guardedly optimistic that the I-5 widening project will not significantly impact your property and your tenants can continue to do business as usual at the conclusion of the project.

TOM R. LOPEZ
City of Santa Fe Springs
(562) 868-0511 ext. 7342

The City of Santa Fe Springs encourages you to be environmentally friendly. Save paper and print this email only if necessary.

*** City of Santa Fe Springs Email Disclaimer ***

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JUL 26 2013

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CITY OF SANTA FE SPRINGS

RESOLUTION NO. 40-2013

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SANTA FE SPRINGS REGARDING
ZONE VARIANCE CASE NO. 75**

WHEREAS, a request for approval to not comply with the requirements of Sections 155.248, (front yard) 155.260(A)(B)(C), (landscaping) and 155.380(F)(4)(5), (property development standard) of the Santa Fe Springs Municipal Code on the properties located at 16013-16045 Valley View Avenue (APN:7001-012-038-11-00) in the M-2 FOZ, Heavy Manufacturing, Freeway Overlay Zone.

WHEREAS, the Planning Commission at its meeting of September 23, 2013, held a Public Hearing on the requested Zone Variance; and

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

WHEREAS, the Planning Commission has considered the evidence and testimony introduced at the Public Hearing and has studied the facts and circumstances involved in regards to the requested Zone Variance;

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

SECTION I. The Planning Commission finds that the facts in this matter are as follows:

1. The California Department of Transportation (Caltrans) proposed expansion of Interstate 5 (I-5) Freeway between State Route 91 and Interstate 710, a length of approximately 16 miles, will result in the majority of the existing landscape areas in front of the subject properties being removed or significantly reduced because the expansion include the reconstruction of the Valley View Avenue Bridge over Interstate 5, and local city streets (Carmenita Road, Firestone Boulevard, Freeway Drive, Excelsior Drive, Molette Street, Arctic Circle).
2. The granting of the Variance will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity. On file within the Department of Planning and Department are approved plans for the subject properties showing the landscape area along Valley View Avenue with a width of approximately 10 feet. Within the surrounding area there are at least 3 different properties, one of which has a landscape width less than that of the subject properties. Others have: (a) have existing front yards less than that required by Code; (b) do not contain landscaped equivalent to 6% of the total parking area and distributed so that 50% of the landscaping is located around the perimeter of the parking area, and the balance located within the parking area; (c) do not have a front yard landscaping area consisting of a grass lawn with undulating earth berms two to three feet in height; (d) do not have a

minimum 20-foot wide landscaping strip between the on-site parking area and the property line adjoining a public street, excepting locations for driveways; (e) do not have serpentine sidewalks and; (f) do not have street trees planted on both sides of the sidewalk. Additionally, at the time of this writing, staff has received no input from adjacent property owners indicating the project is contrary to public interest.

3. The Department of Transportation does not build sidewalks on private property. Because the sidewalk will be built adjacent to the curb and because of the width of the parkway, it is not possible to construct serpentine sidewalks within grass lawn with undulating earth berms two to three feet in height, without encroaching into private property. It is also not possible to plant trees on both sides of the sidewalk when the sidewalk is constructed against the curb. Requiring a 20 foot wide landscaping strip between the on-site parking area and the property line adjoining Carmenita Road would eliminate existing parking spaces, but none of that landscape area would be visible from Valley View Avenue because Valley View Avenue would be elevated in front of the subject property and retaining walls will be constructed adjacent to the property line.
4. Requiring the building to be cutback 30 feet to meet the current building setback requirement though technically feasible, is impractical. The southerly driveway would be inaccessible because of retaining walls. This would result in the northerly driveway being the primary access to the property. The use, however, of that northerly driveway for the main ingress and egress is problematic because the turning area that would be needed to provide room for a tractor and trailer to travel in front of the building would be a minimum of 57 feet plus a buffer area beyond. As a result, the building would most likely need to be cut back an additional distance to the start of the next unit. Removing that much of the existing building in addition to a 30 foot setback, would severely impact the existing business park.
5. The inability of the Applicant to meet current development standards was not created by any person presently having an interest in the subject properties, but instead were imposed upon the Applicant as a result of the actions of an outside party (Caltrans).
6. There is no evidence to suggest that granting the Variance will substantially affect the master plan (General Plan) of the City or the zoning designation (M-2-FOZ) within which the property is located. The General Plan land use designation of Industrial will not change nor will the zoning (M-2-FOZ) of the property or the property's industrial use cease and/or change if the Variance is granted.
7. The proposed Zone Variance meets the criteria of "minor alterations in land use limitation" pursuant to the California Environmental Quality Act (CEQA); therefore, it is a categorically exempt project, pursuant to Section 15355(a)-Class 5 of CEQA.

SECTION II. The Planning Commission hereby finds that the applicant's request substantially meets the conditions required by Section 155.675 and 155.379(C) of the City's Zoning Ordinance for the granting of a Variance, subject to the following conditions:

ENGINEERING/PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562-868-0511 x7545)

1. That Caltrans will design and install a street light along Valley View Avenue as part of the I-5/Valley View segment widening project. If the street light is not installed by Caltrans then the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of a street light on Valley View Avenue. The City will design and cause construction of said street light.
2. That any reconstructed driveways shall be commercial-type driveways built per City of Santa Fe Springs standard drawing no. R-6.4C.
3. A fire hydrant is required to be installed along the Valley View Avenue frontage by the Fire Department and by the City Engineer. As part of the I-5 water line relocations, the City will include the installation of an additional fire hydrant along the Valley View frontage. If the City is not reimbursed by Caltrans for this hydrant, it will be the owner's responsibility to pay the hydrant costs directly to the City.
4. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
5. That the property shall maintain unencumbered access/egress from the rear of the subject property to Freeway Drive. Rear access from your property to Freeway Drive shall be maintained during and after the conclusion of the I-5 widening project.
6. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner 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.
7. That 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.
8. A "Right Turn Only" sign shall be installed and maintained immediately west of the subject driveway with the sign facing vehicles exiting onto Valley View Ave.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Wayne M. Morrell 562.868-0511 x7362)

9. That the owner/developer shall submit for approval a detailed landscape and automatic irrigation plan. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used. **Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**

10. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. **Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**
11. That the Department of Planning and Development shall first review and approve all future 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. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

NOTE: Any signage removed as a result of the reconstruction of the Valley View Avenue Bridge over Interstate 5 (I-5) Freeway, may not be allowed elsewhere on the property if the signage does not meet current Code requirement.

12. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. ***Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.***
13. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
14. That Zone Variance Case No. 69 shall be valid until such time that the property is developed. Upon development of the property, the Applicant and/or current owner of the property shall be required to develop the property in full compliance with the development standards current at the time the property is developed.
15. That the development shall otherwise be substantially in accordance with the site plans submitted by the owner and on file with the case.
16. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.

17. That the owner, Glen A. Wilson, 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 Zone Variance Case No. 75, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
18. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall laps.

PASSED AND ADOPTED THIS 23rd DAY OF SEPTEMBER, 2013

CHAIRPERSON

ATTEST:

SECRETARY



PUBLIC HEARING

General Plan Amendment Case No. 25 and Environmental Document

A request for approval to amend the Land Use Map of the City's General Plan on a single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road, from the existing land use designation of Industrial to Multiple-Family Residential and also to amend the Land Use Map of the City's General Plan for the 3 parcels, (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912), with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel Avenue and Lakeland Road, from Single-Family Residential to Multiple-Family Residential. (City of Santa Fe Springs)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 25 and, after receiving all public comments, close the Public Hearing.
2. Find that pursuant to Section 15061 (General Rule Provision) of the California Environmental Quality Act (CEQA) this project is Categorically Exempt.
3. Recommend to the City Council approval of General Plan Amendment Case No. 25, a request to amend the Land Use Map of the City's General Plan from the existing land use designation of Industrial (APN: 8011-012-902) and Single-Family Residential (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912), to Multi-Family Residential.
4. Adopt Resolution No. 38-2013, which incorporates the Planning Commission's findings and recommendation regarding this matter.

BACKGROUND/DESCRIPTION OF REQUEST

The 3.9± acre property, located at 13231 Lakeland Road, at the northwest corner of Laurel Avenue and Lakeland Road, was acquired by the Community Development Commission (CDC) in May 2008 when an application for 110 residential units was withdrawn due to the soft real estate market. The CDC purchased the property for the purpose of developing affordable housing. At an assumed density of 30 units per acre, the site could accommodate 118 units.

Ownership of the property was transferred to the Housing Successor by operation of law on February 1, 2012. At the time of dissolution of Redevelopment Agencies, there were 400 plus redevelopment agencies (RDAs) in the State of California that were dissolved in February 2012. Housing Successors were established to manage assets of the former low-mid income housing funds of RDAs.

Prior to the dissolution of RDAs, City staff was negotiating the final terms of a development agreement for the affordable housing project. With the dissolution of RDAs all negotiations ended. The property is currently fenced and unimproved. For the past 5 years, the City has allowed the Los Angeles County Chief Executive Office to lease the subject vacant property. The County has used the property, generally for a few weeks, for the parking of trucks and equipment related to the November elections.

The 3.9± acre property is located at 13231 Lakeland Road, at the northwest corner of Laurel Avenue and Lakeland Road and is zoned M-2-BP, Heavy Manufacturing-Buffer Parking. At the northeast corner of Laurel Avenue and Lakeland Road are three parcels (APN: 8011-011-906, APN: 8011-011-907, APN: 8011-011-912) with a total combined area of 32,562 sq. ft., that are also owned by the Housing Successor. These properties are zoned A-1, Light Agricultural.

Except for APN: 8011-011-906, all of the aforementioned properties were identified in the City's 2008-2014 Housing Element to be rezoned from their current zoning to R-3-PD, Multiple-Family Residential-Planned Development. The rezoning of the sites to residential uses would fulfill the parameters of AB 2348, address the City's Regional Housing Need Assessment (RHNA) shortfall for lower income units and facilitate the eventual development of the site with affordable housing.

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

As a result, the applicant is requesting approval to amend the Land Use Map of the City's General Plan on the single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road, from the existing General Plan Land Use designation of Industrial to Multiple-Family Residential and also to amend the Land Use Map of the City's General Plan for the three parcels, (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912), with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel Avenue and Lakeland Road, from Single-Family Residential to Multiple-Family Residential.

Concurrently, the applicant is requesting approval of Zone Change Case No. 134, a request to change the existing zoning designation on the 3.93± acre property (APN: 8011-012-902), with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road from M-2-BP, Heavy Manufacturing-Buffer Parking to R-3-PD, Multiple-Family Residential-Planned Development, and also to change the zoning designation of the three parcels (APN: 8011-011-906, APN: 8011-011-907, APN: 8011-011-912) at the northeast corner of Laurel Avenue and Lakeland Road, with a total combined area of 32,562 sq. ft. from A-1, Light Agricultural to R-3-PD, Multiple-Family Residential-Planned Development. The Planned Development Overlay zone will allow for flexibility and deviation from certain requirements of the underlying zone designation.

Upon approval and adoption of the proposed General Plan Amendment and Change of Zone, the new General Plan Land Use designation of Multiple-Family Residential, and new zoning designations of R-3-PD, Multiple-Family Residential-Planned Development, will be consistent.

CRITERIA FOR AMENDING THE GENERAL PLAN

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

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

STREETS AND HIGHWAYS

The subject properties are located at the northeast and northwest of Laurel Avenue and Lakeland Road. Both Laurel Avenue and Lakeland Road are designated as "Local" streets within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

One of the property is zoned M-2-BP, Heavy Manufacturing-Buffer Parking and the other properties are zoned A-1, Light Agricultural. All the properties are vacant and unimproved land. The Zoning, General Plan and Land Use of the surrounding properties for the 3.9± acre property are as follows:

Table I

Direction	Zoning District	General Plan	Land Use
North	M-2, Heavy Manufacturing	Industrial	10905 Laurel Avenue – Key Mechanical Services (commercial mechanical contractor)
South	A1 (County)		13021 Meyer Road – Amelia Mayberry Park, Single-family dwellings
East	A-1, Light Agricultural	Agricultural	Single family dwellings; unimproved land
West	M-2, Heavy Manufacturing	Industrial	13221 Lakeland Road – Advance Microwave Components (fabricator of RF communication components and waveguide components for the communication and satellite industry.)

The Zoning, General Plan and Land Use of the surrounding properties for the three (3) parcels are as follows:

Table II

Direction	Zoning District	General Plan	Land Use
North	A-1, Light Agricultural	Single-Family Residential	Single family dwellings; unimproved land
South	PF-Public Facilities	Public Facilities	13021 Meyer Road – Carmela Elementary School
East	R-3, Multiple Family Residential	Multiple Family Residential	13331 Lakeland Road - Lakeland Manor Apartments (apartments for low-income disabled tenants)
West	M-2, Heavy Manufacturing	Industrial	13231 Lakeland Road –vacant, unimproved land

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed Zone Change and General Plan Amendment was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on September 12, 2013. The legal notice was also posted at Santa Fe Springs City Hall, the City Library, and the City's Town Center on September 12, 2013, and published in a newspaper of general circulation (Whittier Daily News) on September 13, 2013, as required by the

State Zoning and Development Laws and by the City's Zoning Ordinance.

ADDITIONAL NOTIFICATION

In addition to the notification as stated above, notification of the proposed Zone Change and General Plan Amendment was sent to the surrounding cities, the uniformed school district within and outside the area covered by the proposed project, and each agency expected to provide water, sewage, streets, roads, or other essential facilities or services to the project. Notification was also mailed to all the owners of the properties that are the subject of the Zone Change and General Plan Amendment.

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Section 15061 (General Rule Provision) of the California Environmental Quality Act (CEQA) this project is Categorically Exempt.

FINDINGS

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

The current General Plan land use designation and zoning designation for the single parcel of 3.9 acre is Industrial and M-2-BP, Heavy Manufacturing-Buffer Parking, respectively. The current General Plan land use designation and zoning designation for the three parcels are Agricultural and A-1, Light Agricultural, respectively. If the proposed General Plan Amendment and Zone Change are approved, the General Plan land use designation for all properties will be Multiple-Family Residential and the zoning designation will be R-3-PD, Multiple-Family Residential-Planned Development. This would not be inconsistent with the single family dwellings to the south, north, and east. The proximity of schools and parks to residential development is considered good and desirable planning.

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

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

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

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

Table III
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Encourage and promote owner-occupancy of homes	Consistent: The subject properties will be developed with housing.
	Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development	Consistent: Multiple Assessor's Parcels will be combined to form one the project site
<u>Housing</u>	Provide adequate sites to facilitate the development of a range of residential development types which fulfill regional housing needs, including low density single family uses, moderate density town homes and higher density apartments and condominiums.	Consistent: The eventual development of the site with affordable housing will help to address the City's housing needs.
	<u>2.3</u> Continue to provide for flexibility in the density and mix of land uses through the Planned Development overlay, and encourage the development of higher density, affordable housing in this zone.	Consistent: Any proposed residential development on the site could potentially be developed with a density of between 20 to 30 dwelling units per acre. The Planned development Zone would also allow for flexibility in the development standards. All future dwelling would be affordable housing.
<u>Open Space</u>	Promote the development of open space and recreational facilities within commercial, industrial, and residential developments	Consistent: Any future development on the sites would include some area of open space and where feasible, recreational facilities.
<u>Safety</u>	Review all new developments with regards to urban fire risks	Consistent: Any future development of the site with housing will be reviewed for design features to reduce the demand for fire department's services, including fire hydrant placement, emergency access, and the installation of sprinklers within each unit.
<u>Circulation</u>	Minimize pedestrian and vehicular conflicts	Consistent: Any future development of the sites would incorporate meandering sidewalks or sidewalks that will be setback from the curb.

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

The City's Housing Element has clearly identified the need for additional residential housing and that there is a substantial long term demand for residential development in the City. This is especially important since virtually all of residential areas of the City are fully developed. The City's State mandated 2008-2014 Housing Element identified the sites for rezoning to residential uses and the properties were acquired by Housing Set-Aside funds to be specifically developed with residential uses.

Any analysis of the suitability of housing on the properties should not overlook the benefit of locating housing in proximity to schools (Carmela Elementary School), parks (Amelia Mayberry Park), a commuter rail system (less than 1.5 miles from the site-Santa Fe Springs/Norwalk Metrolink station), and to convenient freeway access (Interstate 5, 405, and 605 Freeways, State Route 91 Freeway).

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

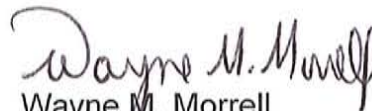
Changing the land use designation on the subject site would not be detrimental to persons or property in the surrounding area. In fact, the general plan amendment and related project will result in the following benefits: (1) Encourage and promote owner-occupancy of homes; (2) Fulfill regional housing needs as identified by SCAG; (3) Address the housing shortage in the City by potentially adding an additional 118 units; (4) Promote a job/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access; and, (5) Provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

The existing Agricultural zoning is antiquated. Most of the City's Agricultural zones are located adjacent to the San Gabriel River, within the westerly area of the City. Moreover, the subject Agricultural zone is surrounded by residential uses. Although, the existing A-1 Zone allows for single-family dwellings, it also allows for farms or ranches for orchards, vineyards, tree crops, field crops, and for a maximum of 12 poultry and four adult rabbits on any one lot or parcel. These types of uses would not be compatible with the surrounding residential uses.

STAFF REMARKS

Based on the reasons presented above, Staff believes that General Plan Amendment No. 25, which will change the General Plan land use designation on the single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road, from the existing land use designation of Industrial to Multiple-Family Residential and also to amend the Land Use Map of the City's General Plan for the

three parcels, (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912), with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel Avenue and Lakeland Road, from Single-Family Residential to Multiple-Family Residential, meets and satisfies the criteria for amending a general plan. Additionally, with the associated Zone Change, the land use designation Multiple-Family Residential will be consistent with the zone designation of R-3-PD Multiple-Family Residential-Planned Development.

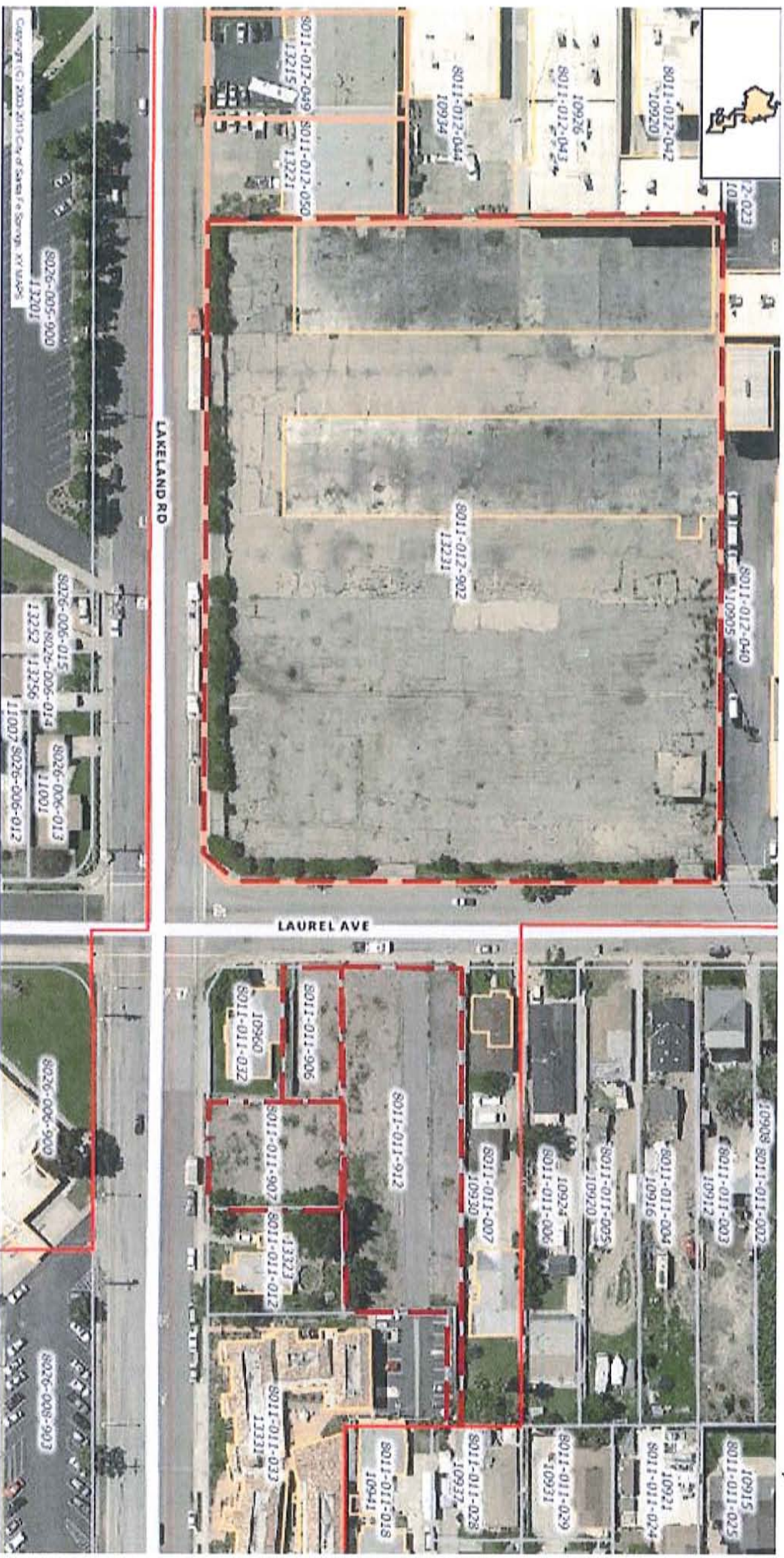

Wayne M. Morrell
Director of Planning

Attachments:

1. Location Map - Aerial Photograph
2. Vicinity Map
3. Resolution No. 39-2013
 - a. Exhibit "A" - General Plan Map-Existing
General Plan Map-Proposed

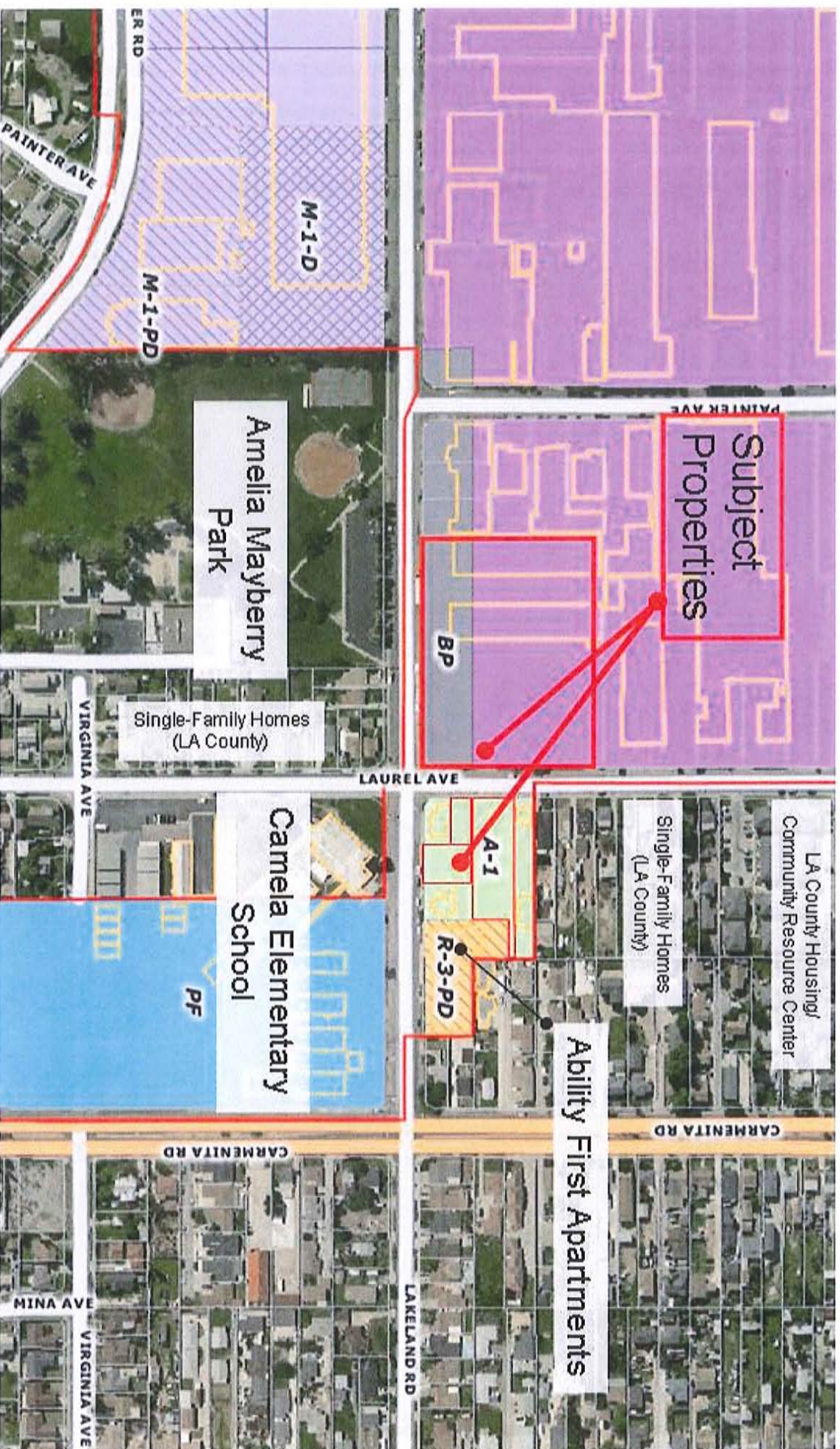
CITY OF SANTA FE SPRINGS LOCATION AERIAL

ZONE CHANGE CASE NO. 134 & GENERAL PLAN AMENDMENT CASE NO. 25
(APN: 8011-012-902, APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912)



RESOLUTION 39-2013

GENERAL PLAN AMENDMENT CASE NO. 25



VICINITY MAP

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 39-2013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING GENERAL PLAN AMENDMENT CASE NO. 25

WHEREAS, an application was filed for a general plan amendment on a single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road, from the existing land use designation of Industrial to Multiple-Family Residential and also for a general plan amendment for 3 parcels, (APN: 8011-011-906, APN: 8011-011-907, APN: 8011-011-912), with a total combined area of 32,562 sq. ft., and located at the northeast corner of Laurel Avenue and Lakeland Road, from Single-Family Residential to Multiple-Family Residential, and

WHEREAS, the Planning Commission, at its meeting of September 23, 2013, held a Public Hearing and studied this matter; and

WHEREAS, the general plan amendment request was heard concurrently with Zone Change Case No. 134; and

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

WHEREAS, the Planning Commission has considered the testimony received at the Public Hearing and studied the facts and circumstances involved in the general plan amendment request; and

WHEREAS, the Planning Commission at said Public Hearing made a recommendation that the City Council approve General Plan Amendment No. 25.

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

SECTION I. The Planning Commission finds that the facts in this matter are as follows:

1. That the facts in this matter are as stated in the staff report. The staff report provided the following subject matter: the background of the request, the general plan land use designation and zoning of the subject properties and the surrounding area, the streets and highways, the General Plan considerations, reference to the environmental documents, and the public hearing noticing requirements. Said staff report is on file.

2. That General Plan Amendment Case No. 25 satisfies the criteria provided in Sections 65353-65356 of the State Planning, Zoning and Development Laws set forth the procedures for amending the City's General Plan.
3. That the proposed general plan amendment is Categorically Exempt from the California Environmental Quality Act (CEQA); and
4. That the general plan amendment request involving the subject properties property does satisfy the intent and purpose of the PD, Planned Development, Zone.

SECTION II. The Planning Commission hereby finds and determines that the properties as shown on the attached map marked Exhibit "A" are suitable for a general plan amendment from the existing land use designations of Industrial and Single-Family Residential to Multiple-Family Residential, and therefore recommends that the City Council approve said general plan amendment request.

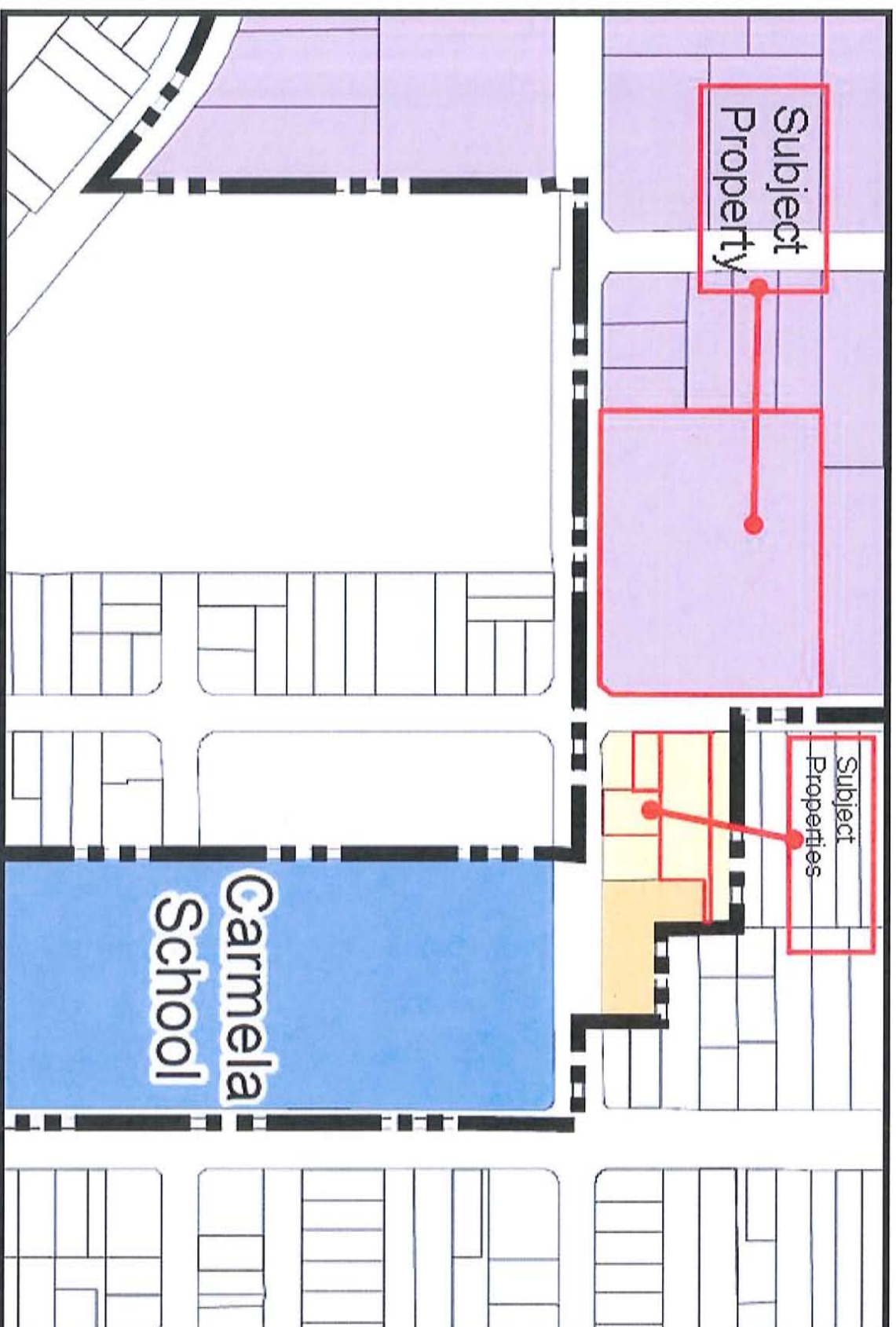
PASSED and ADOPTED this 23rd day of September, 2013.

Frank Ybarra, Chairperson

ATTEST:

Resolution No. 39-2013

EXHIBIT A, RESOLUTION 39-2013
GENERAL PLAN AMENDMENT CASE NO. 25



EXISTING GENERAL PLAN LAND USE



City Boundary



Single Family Residential



Multiple Family Residential

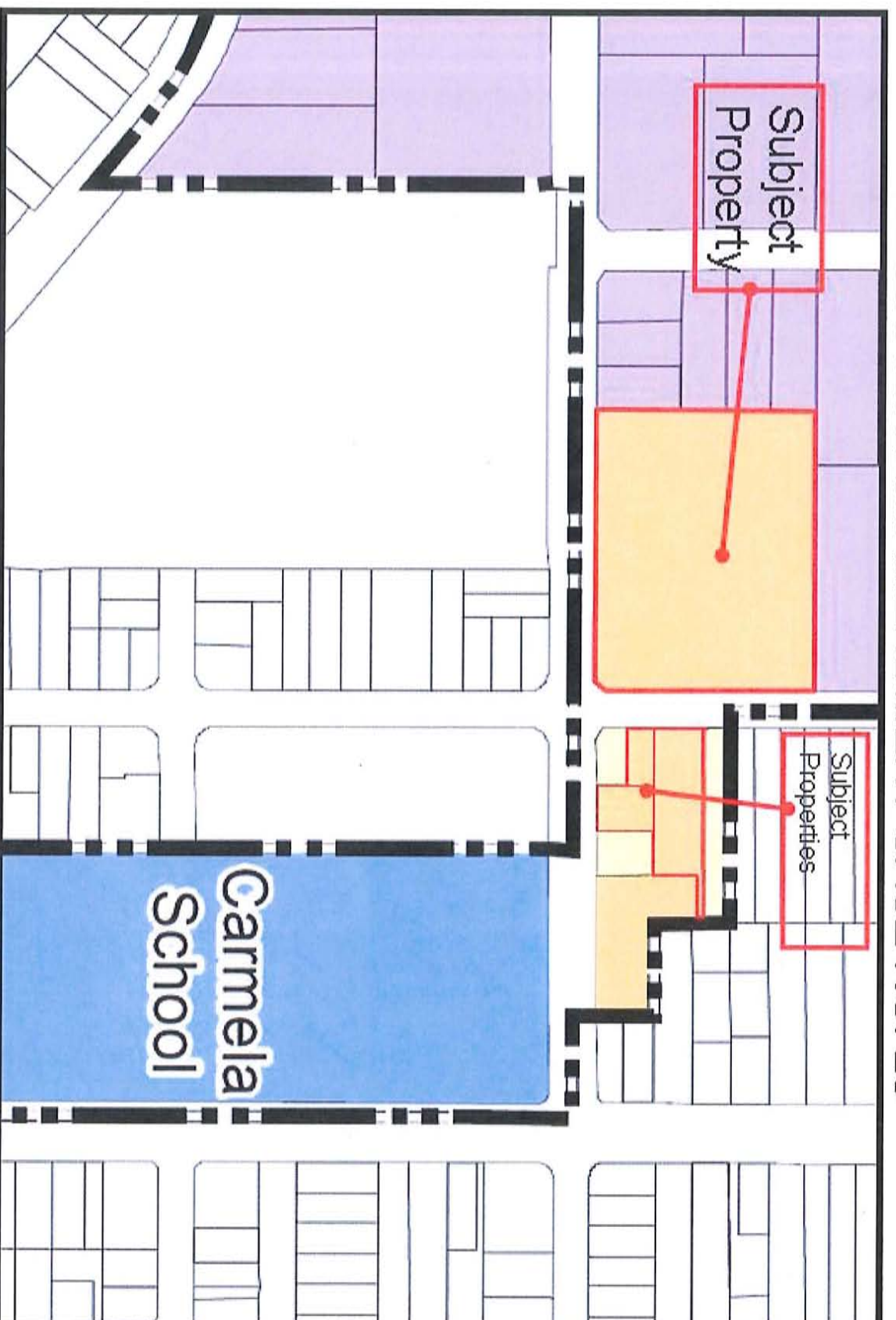


Industrial



Public Facilities

EXHIBIT A, RESOLUTION 39-2013
GENERAL PLAN AMENDMENT CASE NO. 25



PROPOSED GENERAL PLAN LAND USE



City Boundary



Multiple Family Residential



PUBLIC HEARING

Zone Change Case No. 134 and Environmental Documents

A request for approval to change the zoning designation of a single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road from M-2-BP, Heavy Manufacturing-Buffer Parking to R-3-PD, Multiple-Family Residential-Planned Development, and also to change the zoning designation of three parcels (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912) with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel Avenue and Lakeland Road from A-1, Light Agricultural to R-3-PD, Multiple-Family Residential-Planned Development. (City of Santa Fe Springs)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 134 and thereafter close the Public Hearing.
2. Find that pursuant to Section 15061 (General Rule Provision) of the California Environmental Quality Act (CEQA) this project is Categorically Exempt.
3. Find that Zone Change Case No. 134 satisfies the criteria and conditions set forth in Section 155.825 et seq of the City Code for the granting of a Change of Zone request and recommend that the City Council approve said Change of Zone.
4. Find that Zone Change Case No. 134 involving the proposed Change of Zone from M-2-BP, Heavy Manufacturing-Buffer Parking to R-3-PD, Multiple-Family Residential-Planned Development, and from A-1, Light Agricultural to R-3-PD, Multiple-Family Residential-Planned Development, is consistent with the City's General Plan.
5. Adopt Resolution No. 38-2013, which incorporates the Commission's findings and recommendation regarding this matter.

BACKGROUND/DESCRIPTION OF REQUEST

The 3.9± acre property, located at 13231 Lakeland Road, at the northwest corner of Laurel Avenue and Lakeland Road, was acquired by the Community Development Commission (CDC) in May 2008 when an application for 110 residential units was withdrawn due to the soft real estate market. The CDC purchased the property for the purpose of developing affordable housing. At an assumed density of 30 units per acre, the site could accommodate 118 units.

Ownership of the property was transferred to the Housing Successor by operation of law on February 1, 2012. At the time of dissolution of Redevelopment Agencies in February 2012, there were 400 plus redevelopment agencies (RDAs) in the State of California. Housing Successors were established to manage assets of the former low-mid income housing funds of RDAs.

Prior to the dissolution of RDAs, City staff was negotiating the final terms of a development agreement for the affordable housing project. With the dissolution of RDAs all negotiations ended. The property is currently fenced and unimproved. For the past 5 years, the City has allowed the Los Angeles County Chief Executive Office to lease the subject vacant property. The County has used the property, generally for a few weeks, for the parking of trucks and equipment related to the November elections.

The 3.9± acre property is located at 13231 Lakeland Road, at the northwest corner of Laurel Avenue and Lakeland Road and is zoned M-2-BP, Heavy Manufacturing-Buffer Parking. At the northeast corner of Laurel Avenue and Lakeland Road are 3 parcels (APN: 8011-011-906, APN: 8011-011-907, APN: 8011-011-912) with a total combined area of 32,562 sq. ft., that are also owned by the Housing Successor Agency. These properties are zoned A-1, Light Agricultural.

Except for APN: 8011-011-906, all of the aforementioned properties were identified in the City's 2008-2014 Housing Element to be rezoned from their current zoning to R-3-PD, Multiple-Family Residential-Planned Development. The rezoning of the sites to residential uses would fulfill the parameters of AB 2348 and address the City's Regional Housing Need Assessment (RHNA) shortfall for lower income units.

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

As a result, the applicant is requesting approval to change the existing zoning designation on the 3.93± acre property (APN: 8011-012-902) located at 13231 Lakeland Road from M-2-BP, Heavy Manufacturing-Buffer Parking to R-3-PD, Multiple-Family Residential-Planned Development, and also to change the zoning designation of the 3 parcels (APN: 8011-011-906, APN: 8011-011-907, APN: 8011-011-912) at the northeast corner of Laurel Avenue and Lakeland Road, with a total combined area of 32,562 sq. ft., from A-1, Light Agricultural to R-3-PD, Multiple-Family Residential-Planned Development. The Planned Development Overlay zone will allow for flexibility and deviation from certain requirements of the underlying zone designation.

Concurrent with the Zone Change (ZC 134) request, the applicant is also requesting approval to amend the Land Use Map of the City's General Plan (General Plan Amendment Case No. 25 (GPA 25) on the single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road, from the existing land use designation of Industrial to Multiple-Family Residential. The applicant is also requesting approval to amend the Land Use Map of the City's General Plan for the 3 parcels, (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912), with a total combined area of 32,562 sq. ft., and located at the northeast corner of Laurel Avenue and Lakeland Road, from Single-Family Residential to Multiple-Family Residential.

Upon approval and adoption of the proposed Change of Zone and General Plan Amendment, the new zoning designations of R-3-PD, Multiple-Family Residential-Planned Development and the new general plan land use designation of Multiple-Family Residential, will be consistent.

ZONING ORDINANCE REQUIREMENTS

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

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

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

STREETS AND HIGHWAYS

The subject properties are located at the northeast and northwest of Laurel Avenue and Lakeland Road. Both Laurel Avenue and Lakeland Road are designated as "Local" streets within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

One of the property is zoned M-2-BP, Heavy Manufacturing-Buffer Parking and the other properties are zoned A-1, Light Agricultural. All the properties are vacant and unimproved land. The Zoning, General Plan and Land Use of the surrounding properties for the 3.9± acre property are as follows:

Table I

Direction	Zoning District	General Plan	Land Use
North	M-2, Heavy Manufacturing	Industrial	10905 Laurel Avenue – Key Mechanical Services (commercial mechanical contractor)
South	A1 (County)		13021 Meyer Road – Amelia Mayberry Park, Single-family dwellings
East	A-1, Light Agricultural	Single-Family Residential	Single family dwellings; unimproved land
West	M-2, Heavy Manufacturing	Industrial	13221 Lakeland Road – Advance Microwave Components (fabricator of RF communication components and waveguide components for the communication and satellite industry.)

The Zoning, General Plan and Land Use of the surrounding properties for the three (3) parcels are as follows:

Table II

Direction	Zoning District	General Plan	Land Use
North	A-1, Light Agricultural	Single-Family Residential	Single family dwellings; unimproved land
South	PF-Public Facilities	Public Facilities	13021 Meyer Road – Carmela Elementary School
East	R-3, Multiple Family Residential	Multiple Family Residential	13331 Lakeland Road - Lakeland Manor Apartments (apartments for low-income disabled tenants)
West	M-2, Heavy Manufacturing	Industrial	13231 Lakeland Road –vacant, unimproved land

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed Zone Change and General Plan Amendment was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on September 12, 2013. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center on September 12, 2013, and published in a newspaper of general circulation (Whittier Daily News) on September 13, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ADDITIONAL NOTIFICATION

In addition to the notification as stated above, notification of the proposed Zone Change and General Plan Amendment was sent to the surrounding cities, the uniformed school district within and outside the area covered by the proposed project, and each agency expected to provide water, sewage, streets, roads or other essential facilities or services to the project. Notification was also mailed to all the owners of the properties that are the subject of the Zone Change and General Plan Amendment.

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Section 15061 (General Rule Provision) of the California Environmental Quality Act (CEQA) this project is Categorically Exempt.

ZONING ORDINANCE REQUIREMENTS – FINDINGS

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

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

The City is also expected to experience future growth in population and employment; thus, necessitating the need for the types of uses (residential) permitted by the zone change request. Table III outlines the Southern California Association of Government, (SCAG), population, housing and employment forecast for City.

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

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

Source: SCAG 2004 RTP Growth Forecast, website:
<http://www.scag.ca.gov/forecast/rtpgf2004.htm>

As seen in the table, between 2005 and 2010, the population was projected to increase by 716 individuals, housing was projected to increase by 206 units, and employment was projected to increase by 3,900 jobs. Between 2010 and 2015, the population is projected to increase by 850 individuals, housing is projected to increase by 250 units, and employment is projected to increase by 971 jobs. Moreover, between 2015 and 2020, the population is projected to increase by 836 individuals, housing is projected to increase by 251 units and employment is projected to increase by 914 jobs.

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

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

It can be argued that because the properties that are the subject of the proposed Zone Change are zoned M-2-BP, Heavy Manufacturing-Buffer Parking and A-1, Light Agricultural, residential development is inappropriate. The City's Housing Element has clearly identified the need for additional residential housing and that there is a substantial long term demand for residential development in the City. This is especially important since virtually all of residential areas of the City is fully developed. The City's State mandated 2008-2014 Housing Element identified the sites for rezoning to residential uses and the properties were acquired by Housing Set-Aside funds to be specifically developed with residential uses.

The existing Agricultural zoning of the three (3) parcels in that area is antiquated. Most of the City's Agricultural zones are located adjacent to the San Gabriel River, within the westerly area of the City. Moreover, the subject Agricultural zone is surrounded by residential uses. Although, the existing A-1 Zone allows for single-family dwellings, it also allows for farms or ranches for orchards, vineyards, tree

crops, field crops, and for a maximum of 12 poultry and four adult rabbits on any one lot or parcel. These types of uses would not be compatible with the surrounding residential uses.

East of the three (3) parcels is Lakeland Manor, a 25 unit housing facility operated by Ability First for physically disabled adults. Prior to the dissolution of RDAs, the City was in discussion with Ability First about constructing a second phase of the Lakeland Manor project on the parcels for a 21-unit family rental project for persons with disabilities. The project would contain a mix of one, two and three bedroom units, and would be affordable to very low and low income households. With the dissolution of RDAs, the project was placed in abeyance and eventually terminated. The proposed change of zone and general plan amendment could potentially allow for a new developer to develop the parcels with affordable housing. The existing zoning would not.

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

Staff has not received any responses from any persons or from the surrounding property owners opposed to the proposed Change of Zone and/or General Plan Amendment.

The proposed Zone Change and associated General Plan Amendment will result in the following benefits: (1) Preserve the prevailing low-density single-family characteristics of the City's existing residential uses; (2) Encourage and promote owner-occupancy of homes; (3) Facilitate the development of a range of residential development types in Santa Fe Springs and in so doing help fulfill regional housing needs, including low density single-family uses, moderate density townhomes and higher density condominiums; (4) Address the housing shortage in the City by adding a minimum of 118 homes and expanding the level of housing in the City; (5) promote a job/housing balance by locating attractive housing in proximity to schools (Carmela Elementary School), parks (Amelia Mayberry park), and a commuter rail system (less than 1.5 miles from the site-Santa Fe Springs/Norwalk Metrolink station), and to convenient freeway access (Interstate 5, 405 and 605 Freeway, State Route 91 Freeway); (7) provide a project that, based on the City's development standards, will incorporate high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

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

The General Plan is the *master plan of the city*. The General Plan provides the overall direction for the future development of the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of

Santa Fe Springs. It is a long range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work and frequent Santa Fe Springs.

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

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

Table IV
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Encourage and promote owner-occupancy of homes	Consistent: The subject properties will be developed with housing.
	Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development	Consistent: Multiple Assessor's Parcels will be combined to form one the project site
<u>Housing</u>	Provide adequate sites to facilitate the development of a range of residential development types which fulfill regional housing needs, including low density single family uses, moderate density town homes and higher density apartments and condominiums.	Consistent: The eventual development of the site with affordable housing will help to address the City's housing needs.
	2.3 Continue to provide for flexibility in the density and mix of land uses through the Planned Development overlay, and encourage the development of higher density, affordable housing in this zone.	Consistent: Any proposed residential development on the site could potentially be developed with a density of between 20 to 30 dwelling units per acre. The Planned development Zone would also allow for flexibility in the development standards. All future dwelling would be affordable housing.
<u>Open Space</u>	Promote the development of open space and recreational facilities within commercial, industrial, and residential developments	Consistent: Any future development on the sites would include some area of open space and where feasible, recreational facilities.
<u>Safety</u>	Review all new developments with regards to urban fire risks	Consistent: Any future development of the site with housing will be reviewed for design features to reduce the demand for fire department's services, including fire hydrant placement, emergency access, and the installation of sprinklers within each unit.
<u>Circulation</u>	Minimize pedestrian and vehicular conflicts	Consistent: Any future development of the sites would incorporate meandering sidewalks or sidewalks that will be setback from the curb.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that Zone Change Case No. 134 meets and satisfies the criteria for the subject change of zone request.



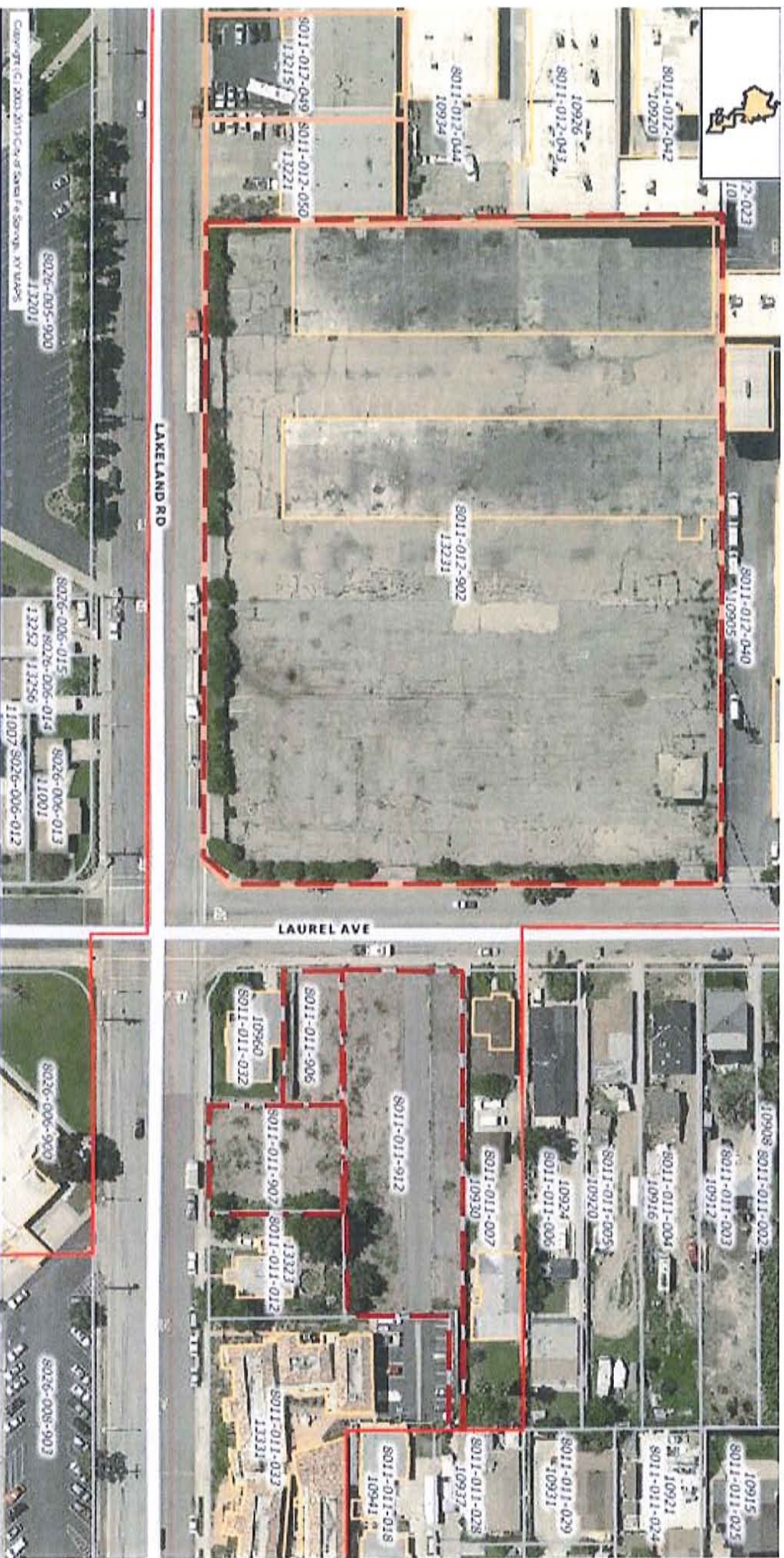
Wayne M. Morrell
Director of Planning and Development

Attachments:

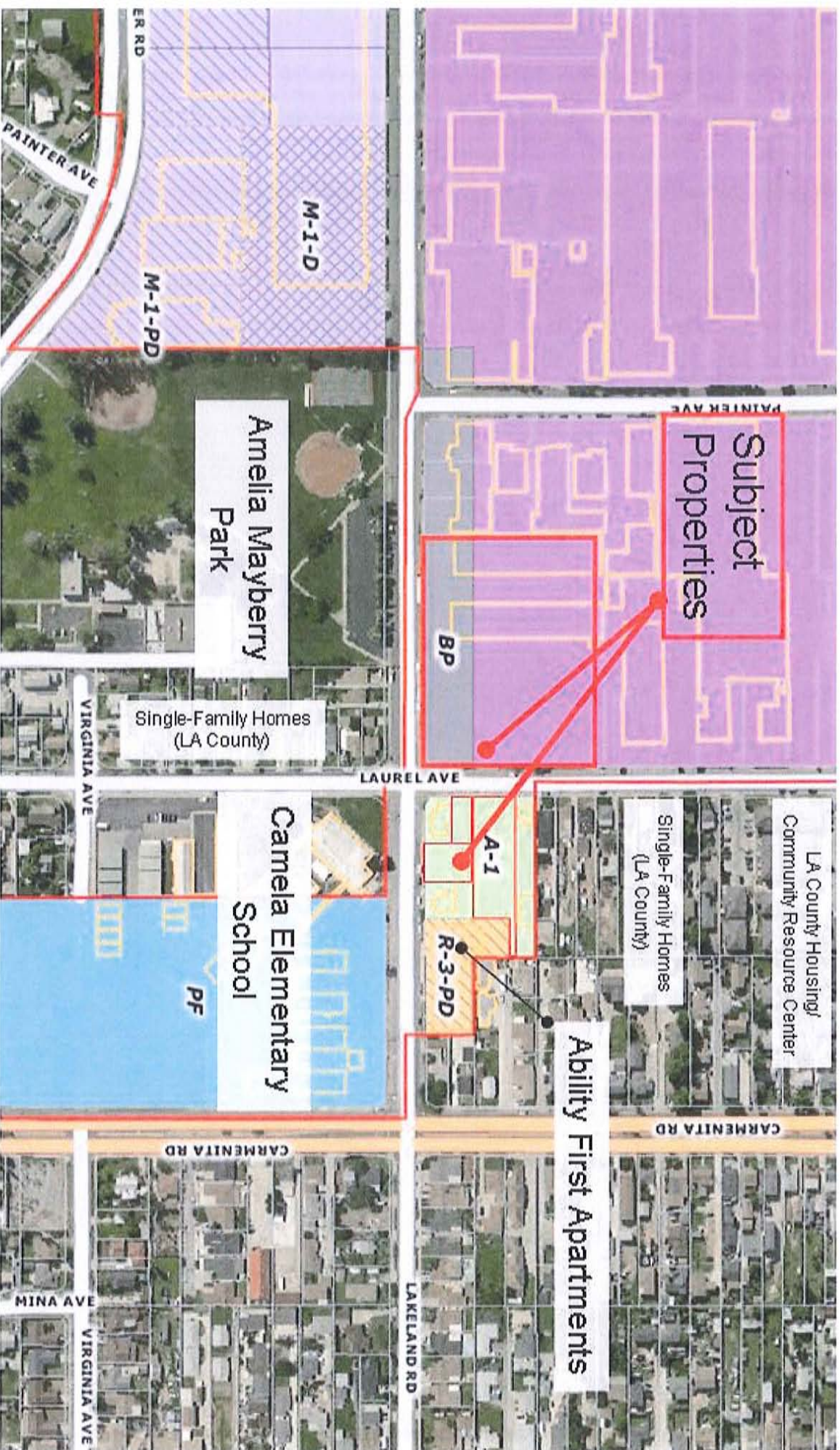
1. Location Map - Aerial Photograph
2. Vicinity Map
3. Resolution No. 38-2013
 - a. Exhibit "A" - Zone Change Map-Existing
Zone Change Map-Proposed

CITY OF SANTA FE SPRINGS
LOCATION AERIAL

ZONE CHANGE CASE NO. 134 & GENERAL PLAN AMENDMENT CASE NO. 25
(APN: 80111-012-902, APN: 80111-011-906, APN: 80111-011-907 and APN: 80111-011-912)



ZONE CHANGE CASE NO. 134



VICINITY MAP

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 38-2013

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SANTA FE SPRINGS REGARDING
ZONE CHANGE CASE NO. 134**

WHEREAS, an application was filed for a Change of Zone from M-2-BP, Heavy Manufacturing-Buffer Parking to R-3-PD, Multiple-Family Residential-Planned Development on the 3.93± acre property (APN: 8011-012-902) located at 13231 Lakeland Road, and also a Change of Zone from A-1, Light Agricultural to R-3-PD, Multiple-Family Residential-Planned Development on multiple parcels (APN: 8011-011-906, 907 and 912) with a total combined area of 32,562 sq. ft. located at the northeast corner of Laurel Avenue and Lakeland Road; and

WHEREAS, the Planning Commission, at its meeting of September 23, 2013, held a Public Hearing and studied this matter; and

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

WHEREAS, the Planning Commission has considered the testimony received at the Public Hearing and studied the facts and circumstances involved in the request for Change of Zone.

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

SECTION I. The Planning Commission finds that the facts in this matter are as stated in the staff report and on file with this Change of Zone request.

1. That Zone Change Case No. 134 satisfies the criteria provided in Section 155.825 of the City's Municipal Code for a change of zone.
2. That the change of zone request involving the subject properties does satisfy the intent and purpose of the PD, Planned Development, Zone.
3. That Zone Change Case No. 134, through approval of General Plan Amendment Case No. 25, will be consistent with the Land Use Map of the City's General Plan.
4. That pursuant to Section 15061 (General Rule Provision) of the California Environmental Quality Act (CEQA), Zone Change Case No. 134 is a Categorically Exempt project

SECTION II. The Planning Commission hereby determines that the subject properties as shown on the attached map marked Exhibit "A" are suitable for a Change of Zone from M-2-BP, Heavy Manufacturing-Buffer Parking to R-3-PD, Multiple-Family Residential-Planned Development and also a Change of Zone from A-1, Light Agricultural to R-3-PD, Multiple-Family Residential-Planned Development, and recommends that the City Council approve said Change of Zone request.

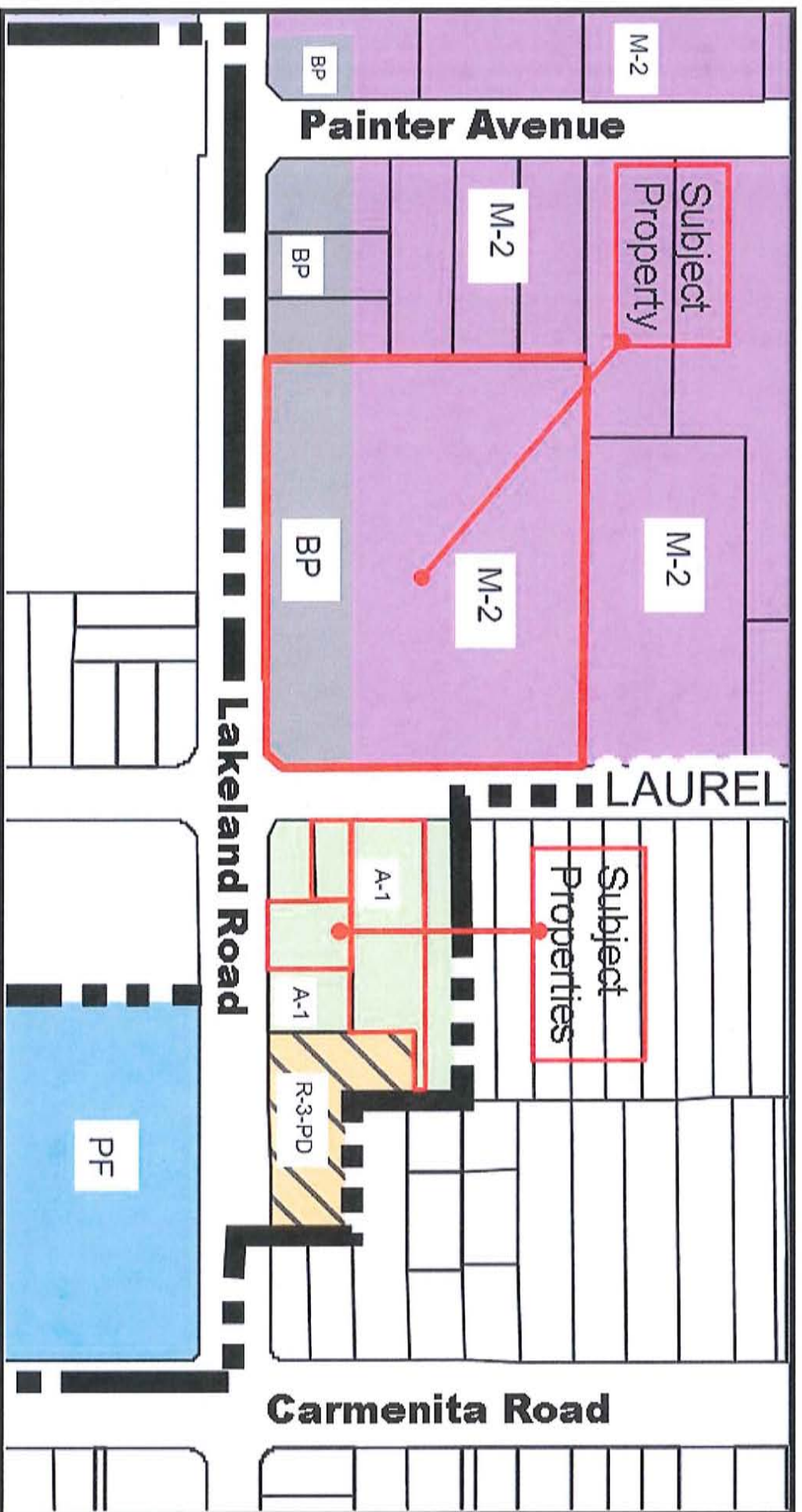
PASSED and ADOPTED this 23rd day of September, 2013.

Frank Ybarra, Chairperson

ATTEST:

Secretary

EXHIBIT A, RESOLUTION 38-2013
ZONE CHANGE CASE NO. 134



EXISTING ZONE

City Boundary



BP Buffer Parking



M-2 Heavy Manufacturing



A-1 Light Agricultural



PF Public Facilities



R-3-PD Multiple Family - Planned Development Overlay Zone

[illegible]

City Boundary

 M-2
 BP and
 A-1 to
 R-3-PD Multiple Family - Planned Development Overlay Zone



PUBLIC HEARING

Overview on the 2014-2021 Housing Element Update

RECOMMENDATIONS

1. That the Planning Commission hear an overview from Karen Warner, the consultant retained by the City to prepare the 2014-2021 Housing Element Update.
2. That the Planning Commission provide staff with feedback and policy direction on issues related to the 2014-2021 Housing Element Update.

BACKGROUND

The current 2008-2014 Housing Element is required by State Law to be updated by February 12, 2014. At its meeting of December 20, 2012, the City Council approved a contract with Karen Warner and Associates to perform the 2014-2021 Housing Element Update.

The subject presentation is intended to inform the Planning Commission of progress already made to update the Housing Element, and of the schedule ahead leading to local adoption and State certification. This presentation will also seek direction from the Planning Commission on certain policy-related issues related to the Housing Element Update. For instance, Ms. Warner will review the City's Regional Housing Needs Allocation, the affordable housing land inventory and the homeless and emergency shelter requirements. Satisfying these requirements will necessitate the Planning Commission input and direction to ensure that these requirements are met in a manner that is consistent with local desires and that satisfies State expectations.

As required by State law, a Notice of Public Hearing was published in the Whittier Daily News on Thursday, September 12, 2013, to advise the public of the date, time and location that the City Council and Planning Commission will conduct a Public Hearing on the proposed revisions to the Housing Element of the City General Plan. In addition, said Notice was also posted at Santa Fe Springs City Hall, the Planning Counter, the City Library, and the City's Town Center Kiosk on September 12, 2013.

A handwritten signature in blue ink that reads "Wayne M. Morrell".

Wayne M. Morrell
Director of Planning