



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

ADJOURNED MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

October 14, 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 23, 2013 Regular Planning Commission Meeting.

6. UNFINISHED BUSINESS**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)

7. CONSENT AGENDA

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

A. CONSENT AGENDA**Conditional Use Permit Case No. 729**

Request for a one (1) year extension of Conditional Use Permit (CUP) Case No. 729 to allow the establishment, operation, and maintenance of a foundry use on the property located at 8444 Secura Way (APN: 8168-026-004), in the M-1, Light Manufacturing zoning district.
(Robert Caro Company)

8. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

10. **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

October 2, 2013

Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
September 23, 2013**

1. CALL TO ORDER

Vice Chairperson Johnston called the Regular Meeting of the Planning Commission to order at 4:33 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Johnston called upon Commissioner Velasco to lead the Pledge of Allegiance.

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

Present: Vice Chairperson Johnston
Commissioner Madrigal
Commissioner Velasco
Commissioner Zevallos

Staff: Wayne Morrell, Director of Planning
Cuong Nguyen, Associate Planner
Teresa Cavallo, Planning Secretary
Rafael Garcia, Planning Consultant

Council: Councilmember Laurie Rios

Absent: Chairperson Ybarra
Steve Skolnik, City Attorney

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of the September 9, 2013 meeting were unanimously approved and filed as submitted.

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)

Cuong Nguyen, Associate Planner presented Item No. 6.

Commissioner Zevallos asked the following questions: 1) if this facility was the cause of the recent "foul air" incident; 2) if changing the lot line would allow the facility to expand; and, 3) if changing the lot line kicked in CEQA. Cuong Nguyen confirmed that this facility was responsible for the "foul air" incident and that changing the lot line only allows the pipe lines to remain within the property that they serve. Also, Item No. 6 does not address the contamination of the site or the uses that are approved. Those items will come back before the Planning Commission at a future date.

Commissioner Madrigal wanted clarification about the responsibility of cleaning up the site. Cuong Nguyen informed everyone that a wrap is currently in place at this location for future clean-up; however, this same question is currently before the court system to decide.

Wayne Morrell, Director of Planning also informed everyone that Lakeland Development has filed for bankruptcy protection and is awaiting a court hearing date to decide ownership of the acres segmented for DPA.

Commissioner Zevallos further inquired about developing that site and remediation requirements. Wayne Morrell indicated that the DPA can not be approved prior to the remediation process for hazardous materials are complete.

Having no further questions Vice Chairperson Johnston requested a motion on Item No. 6.

Commissioner Velasco moved to approve Item No. 6; Commissioner Madrigal seconded the motion, which was approved unanimously.

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)

Vice Chairperson Johnston called the Public Hearing open on Item No. 7 at 4:46 p.m.

Wayne Morrell, Director of Planning presented Item No. 7. Present in the audience on behalf of Item No. 7 were Glen A. Wilson, Carole Pennino, and Mark Miller, Principal Engineer.

Wayne Morrell informed everyone that Caltrans sent an email referring to page 3 of the staff report that indicates that the southerly driveway will not be accessible due to the retaining wall. Per Caltrans' email that statement was wording incorrectly and that the southerly driveway will be accessible; however, the driveway will be shifted 10 ft to the south. Staff concurred with Caltrans' assessment.

Commissioner Velasco inquired about the building setbacks and if they were purely for aesthetics. Wayne Morrell agreed that setbacks are partly for aesthetic reasons.

Glen Wilson addressed the Planning Commissioners and informed them that he has had numerous meetings with Caltrans, to not only keep his property, but keep it manageable for his tenants.

Vice Chairperson Johnston wanted clarification about the negotiations with Caltrans, should the deal fall through. Wayne Morrell indicated then this matter would come back before the Planning Commission.

Having no further questions, Vice Chairperson Johnston closed the Public Hearing meeting at 5:05 p.m. and requested a motion.

Commissioner Madrigal moved to approve Item No. 7; Commissioner Zevallos seconded the motion, which was approved unanimously.

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)

*** Please see action taken on Item No. 9 below. ***

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)

Vice Chairperson Johnston called the Public Hearing opened for both Item Nos. 8 and 9 at 5:05 p.m.

Wayne Morrell, Director of Planning presented both Item Nos. 8 and 9. Wayne Morrell gave a brief overview as to the necessity behind the General Plan Amendment and Zone Change for the various APNs.

Commissioner Velasco inquired if the intended residential development was going to be single family residences (SFR) or apartments. Wayne Morrell indicated that the City's goal was SFR through Affordable Housing but did not know if the units would be detached or attached. A Request for Proposal would need to be conducted to build these Affordable Housing units.

Commissioner Madrigal commented that this would be a great opportunity for first time homebuyers; however, the City needs to require security be provided for this development, if possible, so that it does not cost the City money or resources. Commissioner Madrigal also inquired if the SFR would be available through a lottery or first come first serve purchase option. Wayne Morrell indicated that possibly the first come first serve option since HARP (Housing Acquisition Rehabilitation Program) was eliminated and that the City can require security be provided through the DPA.

Having no further questions, Vice Chairperson Johnston closed the Public Hearing for Item Nos. 8 and 9 at 5:20 p.m. and requested a motion.

Commissioner Velasco moved to approve both Item Nos. 8 and 9; Commissioner Zevallos seconded the motion, which was approved unanimously.

10. PUBLIC HEARING

Overview on the 2014-2021 Housing Element Update

Vice Chairperson Johnston called the Public Hearing open on Item No. 10 at 5:21 p.m.

Karen Warner of Warner and Associates Consultant Services has been hired to prepare the City of Santa Fe Springs' 2014 – 2021 Housing Element Update.

Ms. Warner gave a presentation overview of the 2014 – 2021 Housing Element Update to the Planning Commissioners regarding the following topics:

- 1) Why the need for a Housing Element?
- 2) Santa Fe Springs Housing Needs
- 3) RHNA and Residential Sites
- 4) Housing Goals and Programs

Commissioner Madrigal inquired about second units on residential properties. Karen Warner responded that the City does permit second units on parcels over 5,000 sq ft but the second unit can not be larger than 640 sq ft.

Commissioner Velasco suggested that hyperlinks, to the various housing programs that are still available to Santa Fe Springs' residents through Los Angeles County, be added to the City's website.

Commissioner Velasco also commented that the City has adequate affordable housing needs for seniors, but the City needs to attract more youth to our community and nurture them to grow along with the City.

Commissioner Velasco also inquired about the various types of housing programs that other cities are pursuing to meet RHNA requirements. Karen Warren gave various examples but suggested that the City is looking at various housing programs that do not require money on the City's behalf and encouraged second unit dwellings.

Commissioner Velasco suggested that the City lower building/permit fees that will make second unit dwellings more cost effective for residents.

Vice Chairperson Johnston commented about "parking wars" in her area and asked if anyone in the audience would like to comment or had any questions regarding Item No. 10.

Audience member, Joe Perez, requested clarification on why a lot line adjustment was requested for the Lakeland Development site that was addressed earlier in the meeting. Vice Chairperson Johnston responded that the lot line adjustment was being requested to keep the water lines whole.

Having no further questions, Vice Chairperson Johnston closed the Public Hearing at 5:52 p.m., no action was necessary.

11. ANNOUNCEMENTS

♦ Commissioners

Commissioner Zevallos inquired about oil drilling in the Villages complex. Wayne Morrell responded that prior to moving in residents are required to sign a Conditions, Covenants, and Restrictions agreement that addresses this issue.

♦ Staff

Cuong Nguyen introduced Rafael Garcia, the new Planning Consultant. Everyone welcomed Rafael Garcia.

Wayne Morrell thanked the City Council, who approved the Planning Consultant Contract, which provided help to the Planning Department.

12. ADJOURNMENT

Vice Chairperson Johnston adjourned the Planning Commission meeting at 6:00 p.m.

Vice Chairperson Johnston

ATTEST:

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Planning Commission Meeting

October 14, 2013

UNFINISHED BUSINESS

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)

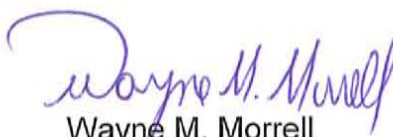
RECOMMENDATION

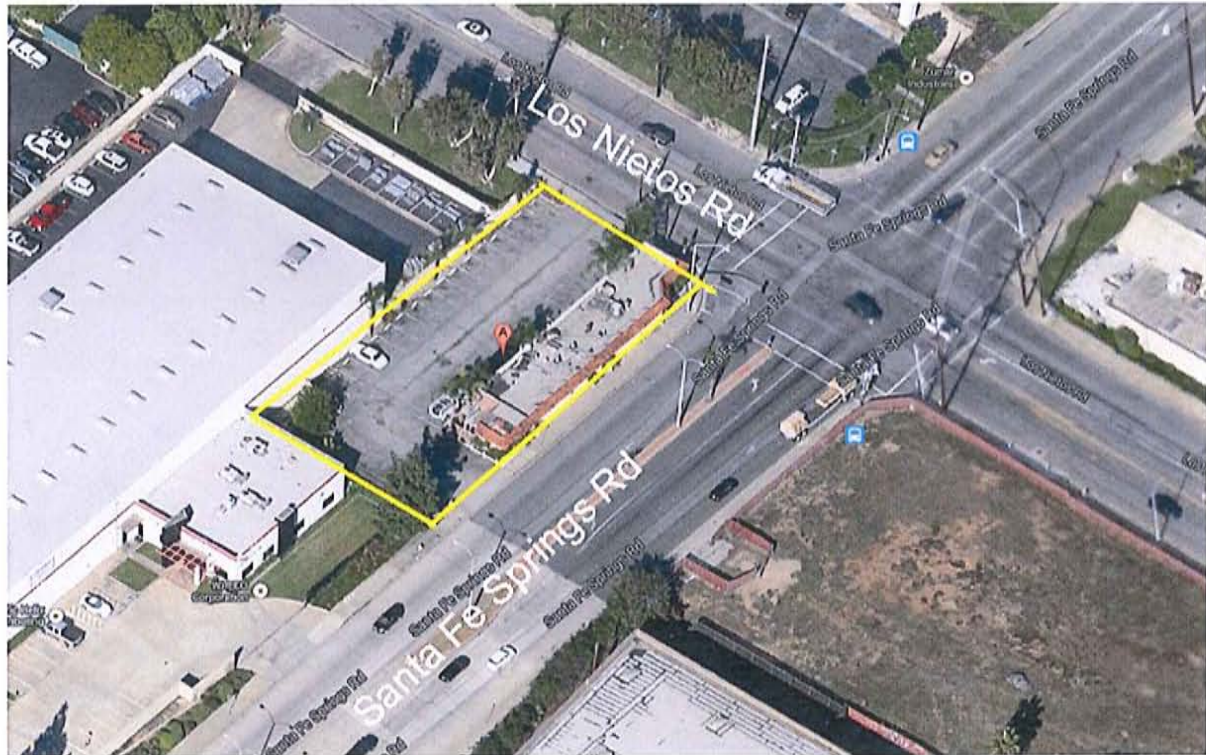
1. That the Planning Commission find that the matter does not require any further action and deem the matter resolved.

This matter was brought before the Planning Commission at their meeting of September 9, 2013, for revocation under Section 155.811(B), because the Applicant failed to comply with certain conditions of approval and with certain requirements set by the State Department of Alcohol Bureau Control. The Commission continued this matter to provide the Applicant with more time to correct the violations. The Commission also requested that this matter be brought back to their scheduled meeting of October 14, 2013, for a status report.

Since the Planning Commission's meeting of September 9, 2013, the applicant has ceased the sale of alcohol sales in an "all you can drink" promotion, and has obtained a business license. At this time, the Applicant is working with the Planning Department to obtain approved landscaping plans; a work schedule to install the proposed plant material and the required landscape sprinkler equipment will be established.


Dino Torres
Director of Police Services


Wayne M. Morrell
Director of Planning



City of Santa Fe Springs

Location Map
9803 Santa Fe Springs



CONSENT AGENDA

Conditional Use Permit Case No. 729

Request for a one (1) year extension of Conditional Use Permit (CUP) Case No. 729 to allow the establishment, operation, and maintenance of a foundry use on the property located at 8444 Secura Way (APN: 8168-026-004), in the M-1, Light Manufacturing Zone. (Robert Caro Company)

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Approve a one (1) year extension of time for CUP Case No. 729 to October 14, 2014, subject to the conditions of approvals contained within this staff report and in the original staff report dated April 10, 2012.

BACKGROUND

On April 9, 2012, the Planning Commission approved CUP Case No. 729 to allow the establishment, operation, and maintenance of a foundry use on the property located at 8444 Secura Way. The CUP was approved for a one (1) year time period, until April 9, 2013. The applicant, however, has been unable to initiate the business operation due to a tenant improvement project that took longer than anticipated and is therefore requesting that a time extension be granted.

ZONING CODE REQUIREMENTS

Section 155.721 of the City's Zoning Regulations specifies that a conditional use permit, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action (see Code Section below).

City of Santa Fe Springs – Zoning Regulations

Section 155.721 – Expiration

(A) Unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized within 12 months from the effective date shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

STAFF REMARKS

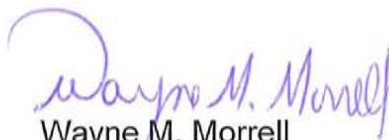
As noted previously, the original CUP approval becomes null and void after 12 months if it is not utilized. The applicant is therefore asking that the Planning Commission extend the CUP to allow him to commence his business operation.

Staff finds the request to extend the CUP appropriate since the applicant has not had an opportunity to enjoy the privileges of the CUP given that his tenant improvement project took longer than anticipated. Staff recommends that the Planning Commission approve a one (1) year time extension, to October 14, 2014, subject to the conditions of approval as contained within this staff report and in the original staff report dated April 9, 2012

CONDITIONS OF APPROVAL**PLANNING AND DEVELOPMENT DEPARTMENT:**

(Contact: Rafael Garcia 562.868.0511 x 7451)

1. That the applicant shall continue to adhere to the conditions of approval as stated within the original staff report dated April 9, 2012.
2. That CUP Case No. 729, if not utilized within 12 months from the effective date shall become null and void. Also, the abandonment or nonuse of CUP Case No. 729 for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council Action.
3. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

Attachments:

1. Letter Requesting Time Extension
2. Copy of Original Staff Report dated April 9, 2012

Request for Time Extension



BUYERS & REFINERS OF ALL PRECIOUS METALS

AT THE BUYERS YOUR TRUST IS WORTH ITS WEIGHT IN GOLD

*To the City of Santa Fe Springs**10/2/13**Conditional Use Permit Case NO. 729*

My name is Robert Cano, I am the owner/operator of The Buyers, Inc. sit to finally open up at 8444 Secura Way. I forgot to ask for an extension on the CUP. My shop is finally ready to open. I am asking for an extension on the CUP so that I can open up my business. It took much longer than I expected for the project to be completed. I have the final and all the A.G.M.D. permits in place. I completed all the necessary fire department codes and regulations.

Thank you for letting me run my business in your City!

Robert Cano

12131 RIVERA RD., WHITTIER, CA 90606

TOLL FREE: (888) 945-2422

PHONE (562) 945-7276 FAX (562) 945-7466



City of Santa Fe Springs

Planning Commission Meeting

April 9, 2012

PUBLIC HEARING

Conditional Use Permit Case No. 729

A request for approval to allow the establishment, operation, and maintenance of a foundry use on property located at 8444 Secura Way (APNs: 8168-026-004), in the M-1, Light Manufacturing, Zone (Robert Caro Company).

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the proposed foundry use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
2. Find that the proposed project and related improvements will help ensure the general appearance and welfare of the community is preserved and that no additional architectural treatment is necessary.
3. Find that CUP Case No. 729 meets the criteria for "Existing Facilities" pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, pursuant to Section 15301-Class 1 of CEQA; consequently, no other environmental documents are required by law.
4. Approve CUP 729, subject to a compliance review of CUP 729 after one (1) year, to ensure the foundry use is still operating in strict compliance with the conditions of approval.

BACKGROUND / DESCRIPTION OF REQUEST

The subject property is a pie-shaped lot located on the east side of Secura Way (a private street) at 8444 Secura Way (APNs: 8168-026-004) within the M-1 (Light Manufacturing) Zone. The property measures approximately 24,457 sq. ft. (.56 acres) and is currently developed with a 6,500 sq. ft. building. The property was previously occupied by City Steel Heat Treating, Inc. The applicant, Robert Caro Company, recently purchased the property and is proposing to establish, operate and maintain a foundry use on the subject property.

Robert Caro Company was established in the early 1970's and has since remained at their current location (12131 Rivera Road, in the City of Whittier). For 38 years, they have continued to expand their business and now find themselves in need of a larger building to accommodate their current needs. One of their main goals was to find a location that was nearby since they wanted to remain easily accessible to their existing clients. Robert Caro Company believes they have found their ideal location in the subject property at 8444 Secura Way.

DETAILS OF PROPOSED OPERATIONS

Robert Caro Company buys gold/silver scrap jewelry from various clients (jewelry stores, pawn shops, etc.) The gold/silver is melted in furnaces at temperatures as high as 1,800 degree fahrenheit. Once the precious metal is molten, they are poured into cast iron molds and bullion bars are produced. The gold/silver is then analyzed to determine the purity of the gold/silver before being sold to a refiner recycler. The entire process typically occurs within a 2 day time period. Since the activity described is considered a foundry use, the applicant is required to obtain a Conditional Use Permit.

In accordance with Section 155.213 of the City's zoning regulations, a foundry use in the M-1 (light manufacturing) zone requires a Conditional Use Permit prior to commencement of such activities. Additionally, said foundry use is also limited to a capacity of 500 lbs. per furnace or a combined capacity not in excess of 1,000 lbs. The proposed foundry use will utilize four (4) furnaces with a combined capacity of 200 lbs, and thus falls within the established limitations (see below).

- | | | |
|----|--------------------------------|----------|
| 1. | Tilt Furnace (Gas): | 100 lbs. |
| 2. | Stationary Furnace (Gas): | 20 lbs. |
| 3. | Stationary Furnace (Gas): | 20 lbs. |
| 4. | Electric Furnace (Electronic): | 60 lbs. |

Employee Count and Hours of operation

The business is owned and operated by Mr. Robert Caro and his son. Typical hours of operation are expected to be from 6:30am to 3:00pm, Monday through Friday.

Security measure implemented

Since the business involves handling and storage of gold/silver, extra security measures have been taken by the applicant to prevent theft. In addition to the concrete block walls and steel solid core doors found throughout the building, there is a 24-hour burglar alarm/video system and all safes are also equipped with an alarm. Although clients are handled on an appointment basis only, everyone is screened before they are allowed into the general office area. Additionally, a log is kept to continually document all transactions that occur.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.213 of the Zoning Regulations, states that foundries (provided the capacity does not exceed 500 pounds per furnace or a combined capacity of 1,000 pounds or less) shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.213 (T)	(T) Foundries with furnaces not exceeding a capacity of 500 pounds per furnace or with a combined capacity not in excess of 1,000 pounds.

Robert Caro Company is requesting approval of the subject CUP to allow the establishment, operation, and maintenance of a foundry use on the subject site. As mentioned previously, the proposed foundry use will utilize four (4) furnaces with a combined capacity of 200 lbs, and thus falls within the established limitations.

STREETS AND HIGHWAYS

The subject property is an irregular pie-shaped lot with approximately 53' of frontage along Secura Way. Secura Way is a private street that is owned and maintained by property owners along Secura Way.

ZONING AND LAND USE

The subject property is zoned M-1, Light Manufacturing with a General Plan Land Use designation of industrial. The zoning, General Plan and land use of the surrounding properties are as follows:

Direction	Zoning District	General Plan	Land Use
North	M-1, Light Manufacturing	Industrial	8440 Secura Way – Sign It (Manufacturing); Scotia Engineering, Inc. (Professional Office); and Impassioned Angels Association (Administrative Office).
South	M-2, Heavy Manufacturing	Industrial	13139 Slauson Ave – Advance Press Repair & Design (Machinery Sales and Service); 12157 Slauson Avenue – Unlimited Construction (Office/Warehouse); 12201 Slauson Ave – Quality Vessel Engineering, Inc. (Office/Warehouse)
East	M-1, Light Manufacturing	Industrial	8533 Chetle Ave – Protemp, Inc. (Office/Warehouse)
West	M-2, Heavy Manufacturing	Industrial	13135 Slauson Ave – Somo Lens, LLC (Manufacturing); and Top Lens Service USA, LLC. (Manufacturing)

ENVIRONMENTAL DOCUMENTS

Staff finds that the proposed project meets the criteria for a categorical exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301-Class 1 (see table below); consequently, no further environmental documents are required for the proposed foundry use.

Section 15301 : Class 1 – Existing Facilities

Consists of the operation, repair, maintenance, permitted, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The proposed project involves only minor improvements to the exterior (exterior painting, upgrade landscape and irrigation, new trash enclosure, block wall and gate). There is no net increase in square footage to the existing 6,500 sq. ft. building. Additionally, the proposed foundry use is similar to other industrial and manufacturing uses in the general vicinity. Staff therefore finds the cumulative impact from the proposed activity is ordinarily insignificant in its impact on the environment. If the Commission agrees, staff will file a Notice of Exemption (NOE) within 5 days following action by the Planning Commission.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed development plan approvals 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 March 29, 2012. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center on March 29, 2012, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

COMMISSION'S CONSIDERATIONS**Conditional Use Permit**

As mentioned previously, Section 155.213 of the Zoning Regulations states that foundries (provided the capacity does not exceed 500 pounds per furnace or a combined capacity of 1,000 pounds or less) shall be allowed only after a valid conditional use permit has first been obtained.

In accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall:

- 1) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- 2) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

Staff believes that the applicant's request meets the criteria required by Section 155.716 of the City's Zoning Ordinance for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

- 1. That the proposed foundry use will not be detrimental to persons or property in the immediate vicinity for the following reasons:**

The subject property is located in an industrialized area of the City and therefore not near any sensitive land uses. The proposed foundry use is similar to and compatible with other industrial uses located within the immediate vicinity. There is no net increase in square footage to the existing 6,500 square foot building. Additionally, the proposed foundry will be a two man operation (father and son). The employee count therefore will likely be less than other uses that previously occupied the site.

Therefore, if conducted in strict compliance with the conditions of approval and the city's municipal code, the proposed foundry use will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity.

- 2. That the proposed foundry use has been designed to preserve the general appearance and welfare of the community for the following reasons:**

It is clear that the applicant has placed an emphasis on enhancing the visual appearance of the property. In addition to interior improvements necessary for their operation, the applicant plans to remove and discontinue the unsightly outdoor storage activities on the subject property and thereafter re-seal and re-stripe the parking area to meet current code requirements. The applicant is also planning to construct a slump stone block wall along the perimeter, a new wrought iron screen gate, and a new trash enclosure. Lastly, the applicant will also re-paint the building and upgrade the existing landscape and irrigation. Overall, the proposed site improvements are not only an upgrade to the subject site but also to the surrounding area.

STAFF CONSIDERATIONS:

For the reasons mentioned, staff finds that if the proposed foundry operates in strict compliance with the required conditions of approval, it will be compatible with the surrounding properties and will not be detrimental or pose a nuisance risk to persons or property in the immediate vicinity.

Staff is therefore recommending that an initial one-year approval be granted, subject to a compliance review after one-year to ensure the foundry use is still operating in strict compliance with the conditions of approval.

CONDITIONS OF APPROVAL:**FIRE DEPARTMENT – FIRE PREVENTION DIVISION:**

(Contact: Alex Rodriguez 562.868-0511 x3701)

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
2. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
3. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
4. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
5. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION:**(Contact: Tom Hall 562.868-0511 x3715)**

6. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
7. That the owner/operator shall complete and submit the Chemical Hazard Classification & Occupancy Rating package to the EPD prior to storing new or increasing existing amounts of hazardous materials on the property. The building occupancy rating, based on the information provided, will be designated by the Building Department
8. That the owner/operator shall not bring any offsite generated hazardous waste on site.

POLICE SERVICES DEPARTMENT:**(Contact: Philip De Rouse at x3319)**

9. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
10. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868-0511 x7309)**

11. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Cuong Nguyen 562.868-0511 x7359)**

12. That within 90 days from the date of approval by the Planning Commission, the applicant shall stripe and maintain a total of 42 off-street parking spaces on the subject site, including 34 standard stalls, 7 compact stalls, and 1 handicap stalls. In accordance with the Building Code, each handicap stall shall contain the appropriate placard sign, pavement symbol, and van accessible 8' width loading area striped with the appropriate blue color. Additionally, all compact parking shall be marked as "compact" written legibly on the pavement, wheel stop, or a placard sign.
13. That within 120 days from the date of approval by the Planning Commission, the Applicant shall construct a trash enclosure in compliance with existing Building Code requirements. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + .3% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height.
14. That the Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
15. That upon completion of any new landscaping and landscape upgrades, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
16. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall.

17. That all vehicles associated with the business shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
18. That all fences, walls, gates and similar improvements for the proposed use shall be subject to the prior approval of the Department of Fire-Rescue, Department of Police Services, and the Department of Planning and Development.
19. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
20. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Secura Way, use street as a staging area, or to backup onto the street from the subject property.
21. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
22. That prior to occupancy of the property/building, the Applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
23. That the applicant 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 have the conditions of approval incorporated into the final set prior to issuance of building permits.***

24. That the applicant 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.
25. That the site shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the Applicant and on file with the case.
26. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
27. That CUP Case No. 729 shall be granted for an initial one (1) year time period. The applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
28. That the applicant, Robert Caro 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 CUP Case Permit No. 729, 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 Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
29. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.

30. 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 lapse.



Paul R. Ashworth
Director of Planning and Development

Attachments:

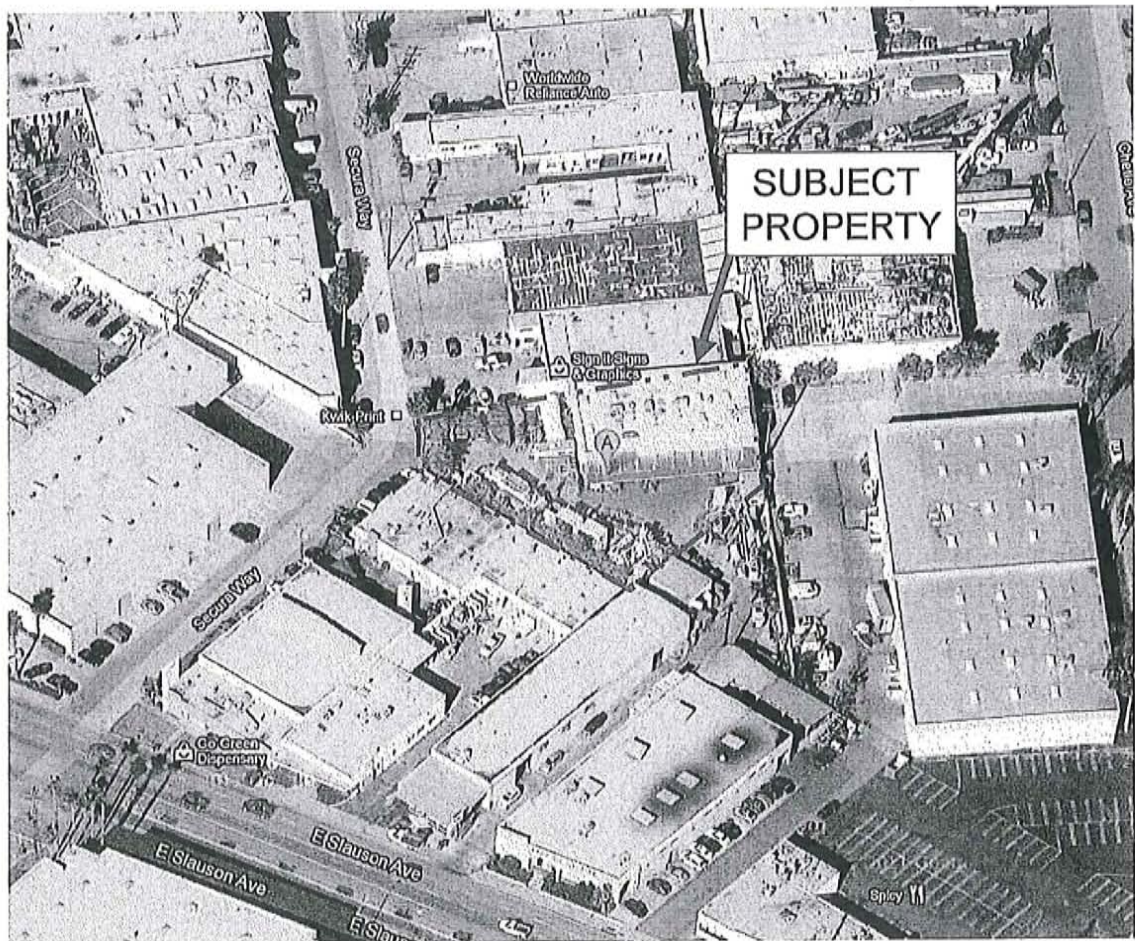
1. Location Map - Aerial Photograph
2. Site Plan
3. Floor Plan
4. CUP Application

C:\Cuong\Cases\Aug.11-Aug.12\CUP 729 - Robert Caro Co\CUP729_PCRPT.doc

Location Map - Aerial Photograph



CITY OF SANTA FE SPRINGS



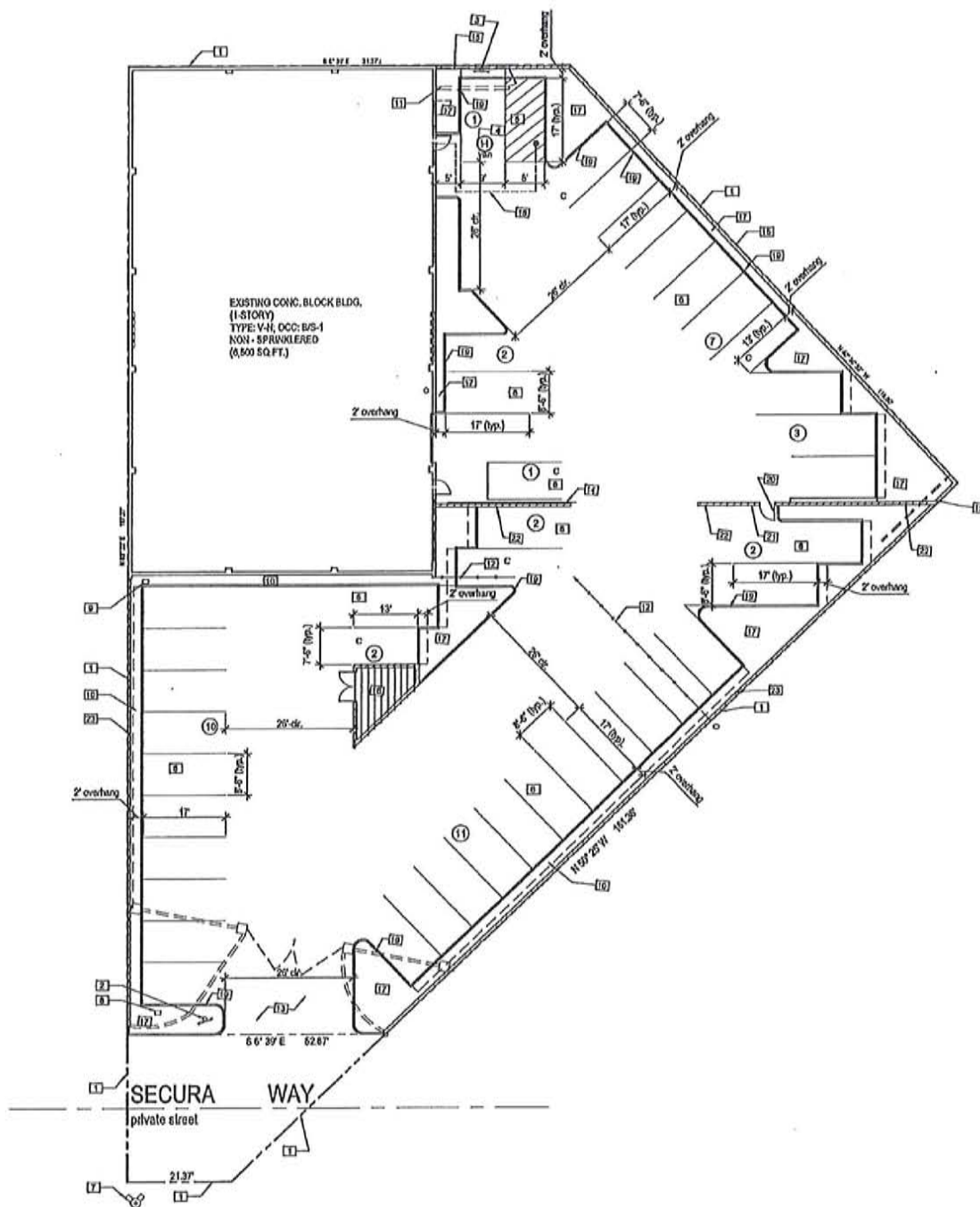
AERIAL PHOTOGRAPH



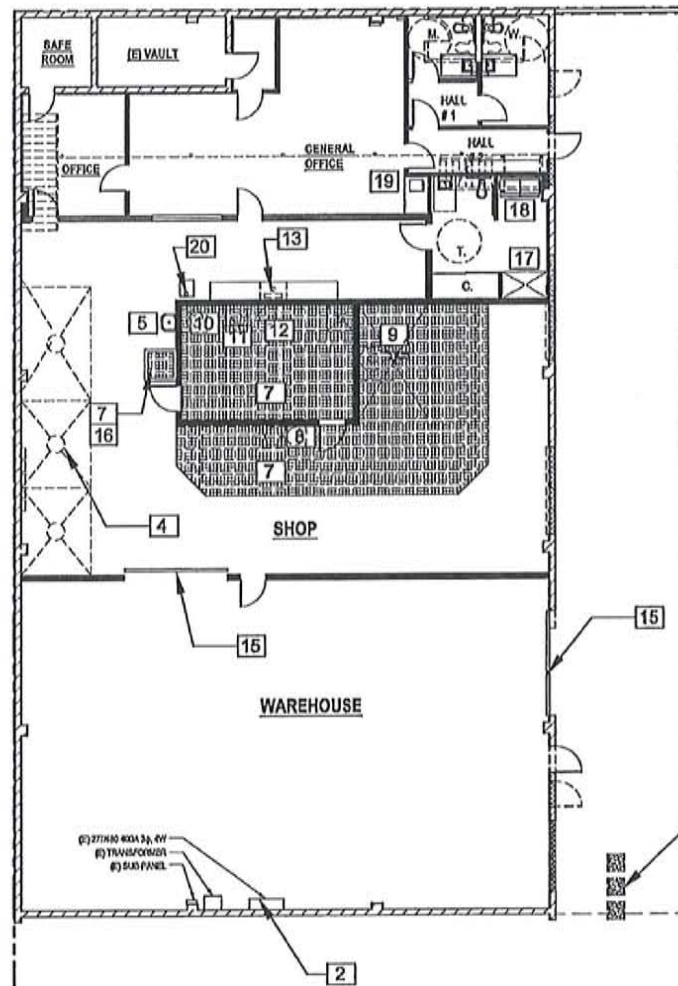
Conditional Use Permit Case No. 729

8444 Secura Way

Site Plan



Floor Plan



SYMBOL	DESCRIPTION
[1]	PROPERTY LINE
[2]	(E) ELEC. SERVICE
[3]	
[4]	HOOD FOR 3 MELTING FURNACE
[6]	(N) JANITOR SINK
[8]	(E) CLARIFIER TO BE REMOVED
[7]	RECESS CONTAINMENT PIT
[9]	WASTE WATER
[10]	FUME SCRUBBER 8' X 13'
[10]	WASTE ACID
[11]	VACUUM FILTER
[12]	DISSOLVING HOOD
[13]	ASSEY HOOD
[14]	(E) CANOPY OUTLINE
[15]	(N) ROLL UP DOOR
[16]	(N) EMERGENCY WASH STATION
[17]	(N) HANDICAPPED SHOWER
[18]	(N) WASHER / DRYER
[19]	(N) COFFEE BAR-
[20]	(N) DRILL PRESS

Conditional Use Permit (CUP) Application



City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

CUP 729
RECEIVED

JAN 30 2012

Planning Dept.

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 8444 Secura Way, Santa Fe Springs, California 90670

Give the correct legal description of the property involved (include only the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) Tract No. 2329 lot com NW on SW line of lot 6, 123.67 ft. from S cor. of SD lot TH NW on SD SW line 204.22 ft. TH N 8 degree 38 minutes W 21.37 ft. TH N 83 degree 22 minutes to E line., see mapbook for missing portion ... to BEG part of lot 6

Record Owner of the property: -Robert CaroName: Robert CaroPhone No: 562-945-7278Mailing Address: 12131 Rivera Road, Whittier, Ca. 90606Date of Purchase: 11/1/11Fax No: 562-945-7468E-mail: thebuyers@earthlink.netIs this application being filed by the Record Owner? No by representative

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

Representative authorized by the Record Owner to file this application:

Name: Roy Furuto (Furuto Rubio & Associates, Inc.)Phone No: 323-890-8770Mailing Address: 1220 Date Street, Montebello, California 90640Fax No: 323-890-8774E-mail: furutorubio@aol.com

Describe any easements, covenants or deed restrictions controlling the use of the property: Parking easement between 8444 and 8427 Secura Way

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):

Please see attachment

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Conditional Use Permits."

CUP Application (Cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT

1. Explain why the proposed use is essential or desirable in the location requested.

See attachment
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

See attachment
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?

See attachment
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

See attachment
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.

See attachment
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

See attachment

CUP Application (Cont.)

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

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): Robert Caro
 Mailing Address: 12131 Rivera Road, Whittier, California 90600
 Phone No: 562-945-7270
 Fax No: 562-945-7466 E-mail: thabuyers@earthlink.net
 Signature: *Robert Caro*

Name (please print): _____
 Mailing Address: _____
 Phone No: _____
 Fax No: _____ E-mail: _____
 Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

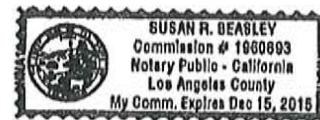
I, Roy Furuta, being duly sworn, depose and say that I am the petitioner in this application for a Conditional Use Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects 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)

On Jan 30, 2012 before me, Susan R. Beasley, Notary
 Personally appeared Roy Furuta
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Susan R. Beasley
 Notary Public



FOR DEPARTMENT USE ONLY	
CASE NO:	
DATE FILED:	
FILING FEE:	
RECEIPT NO:	
APPLICATION COMPLETE?	
01-30-12 1CL6499	MI8C. 2253.00
01-30-12 1CL6499	MI8C. 1140.00

CUP Application (Cont.)

ATTACHMENT

The Conditional Use Permit is requested for the following use

(Describe in detail the nature of the proposed use, the building and other improvements proposed)

The applicant is requesting approval of a Conditional Use Permit for the approval for a business that does assaying, buying and refining of precious metals. There will be new exterior painting of the existing concrete block building along with new interior tenant improvements, new slump stone block wall along the perimeter of the property, new wrought iron screen gates, new slurry sealing and stripping for the parking lot, refurbishing landscape / irrigation to the site and all other related improvement plans pursuant to the City's Zoning Ordinance.

It is our understanding that there are two different uses for the property:

The administrative offices of industrial establishment (155.18(a)) are allowed Principal Permitted uses for ML Zone by right and is also allowed by right for M-1 zone use.

The foundry use, (an accessory use to the business not the major part of the business) (155.213)(t) is allowed with a Conditional Use Permit for M-1 zone use, as a foundries with furnaces not exceeding a capacity of 500 lbs. per furnaces or with a combined capacity not in excess of 1,000 lbs.

For a more detailed description of the project, please refer to the attached Narrative for the Project.

CUP Application (Cont.)**JUSTIFICATION STATEMENT**

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT

1. Explain why the proposed use is essential or desirable in the location requested.

The Robert Caro Co. was established in the early 1970's at their present location 12131 Rivera Road, Whittier, California. (Located less than half mile or one minute away from the proposed new location) During the next 38 years, Robert Caro Co. business expanded to successfully company and is in need to expand to a building of their own that will accommodate their needs growing needs and is not too far from their present location where all their clients are used to traveling too.

2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

It is unlikely that the proposed project will not have any significant environmental impact on the surrounding properties and people in the area. This is based on the fact that the properties to the North, along Secura Way, is general light manufacturing uses, the properties to the South is also general light manufacturing uses, the properties to the East, adjacent to the property is also general light manufacturing and the property to the West is also general light manufacturing. In essence, Robert Caro Co. does not have many neighbors in the immediate area that will be impacted by the proposed project in general.

Secondly, approval of the overall project would not result in any growth inducing impacts on the environment in general because the project does not involve adding more industrial space or employees on the site. Therefore, the use will not have any significant effects or result in a significant increase relative to traffic, noise, air quality, water quality or greenhouse gas emissions.

CUP Application (Cont.)

3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?

The Robert Caro Co. has been and will continue to operate the business in accordance with all the various environmental protection agencies, including South Coast Air Quality Management District, the City's Fire and Public Works Departments, Sanitation District and so forth.

4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

If the CUP is approved to occupy the site as proposed, the project will include repainting the outside of the building, new slump stone block wall along the perimeter of the property, new wrought iron screen gates, restriping and re-sealing the parking lot, refurbishing the existing landscaping / irrigation and construction of a new offices with the latest code requirements.

In other words, the entire site will be brought into compliance with the current development standards of the zone and appear similar to other contemporary industrial buildings constructed in the area.

5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.

As stated previously, the project will not have growth inducing impacts that may affect the local streets in the area in that the project will not be adding more building areas or employees to the site.

CUP Application (Cont.)

6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

No, Robert Caro of Robert Caro Co, located presently at 12131 Rivera Road, Whittier, California 90606 is the operator requesting the Conditional Use Permit and is the present property Owner.

CUP Application (Cont.)

				DISTRIBUTION	
FUND	GL	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	397	3110	88000	CUP 729	\$2,253.00
110	397	3110	88000	Public Hearing	\$1,140.00
CITY OF SANTA FE SPRINGS					

01-30-12 110

MISC. 2253.00

MISC. 1140.00

SUBTL 3393.00

CHECK 3393.00

ITEM 2

1CL 6499 14136

121 River Rd.

Altamonte, CA 90606

(DESCRIPTION) 01-30-12 1CL6499 MISC. 1140.00