



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

January 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 December 10, 2012 Regular Planning Commission Meeting.

6. NEW BUSINESS**Modification Permit Case No. 1234**

Request for a Modification of Property Development Standards to allow the construction of a new 205 sq. ft. attached covered patio structure to encroach 10'-0" into the required 15'-0" rear-yard setback area and to allow an existing garage to remain setback 3'-0" from the side property line on a property located at 10612 Longworth Avenue, within the R-1, Single-Family Residential, Zone. (Jacqueline Peraza and Arthur Flores)

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. Conditional Use Permit Case No. 400-6

Compliance review to allow the continued operation and maintenance of an automobile dismantling and salvage yard on the 0.67-acre property at 12643 Imperial Highway, in the M-2, Heavy Manufacturing, Zone. (George Gonzalez for Santa Fe Auto Salvage, Inc.)

8. **ANNOUNCEMENTS**

- ◆ Commissioners
- ◆ Staff

9. **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

January 7, 2013

Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
December 10, 2012**

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 led 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
Teresa Cavallo, Planning Secretary
Steve Skolnik, City Attorney
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement Officer
Alex Tong, Director of Technology Services
Michael Crook, Fire Chief
Tom Hall, Deputy Director of Environmental Services
Richard Kallman, Environmental Protection Specialist

Council: Laurie Rios, Councilmember

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of the November 13, 2012 meeting were approved and filed as submitted.

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 60

Request for approval of Alcohol Sales Conditional Use Permit Case No. 60 to allow an alcohol beverage sales use for on-site consumption within a proposed (under construction) family restaurant establishment called Mr. Sushi in the C-4, Community Commercial, Zone at 11227 Washington Boulevard. (Mr. Sushi)

Luis Collazo, Code Enforcement Officer presented Item No. 6.

Mr. Sushi is a 2,800 sq ft family sit down restaurant that will be located in the IHOP Shopping Center on Washington.

Commissioner Madrigal made a motion to approve Item No. 6. Commissioner Zevallos seconded the motion, which passed unanimously.

7. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 61

Request for approval of Alcohol Sales Conditional Use Permit Case No. 61 to allow the maintenance and operation of an alcoholic beverage sales use within a mini-mart coexisting with a gas service station in the M-2, Heavy Manufacturing, Zone at 13352 Imperial Highway. (Thrifty Oil for Sierra Foods, Inc.)

Luis Collazo, Code Enforcement Officer also presented Item No. 7.

Commissioner Madrigal was concerned about the number of locations on the corner of Imperial and Carmenita that sell alcoholic beverages for off-site consumption. He does not want the City to become known for alcohol sales on every corner.

Commissioner Velasco made a motion to approve Item No. 7. Vice Chairperson Johnston seconded the motion, which passed unanimously.

9. PUBLIC HEARING

Conditional Use Permit Case No. 734 and Environmental Documents

A request for approval to allow the establishment, operation, and maintenance of a non-profit training (competition dance and cheerleading) facility on property located at 8739 Millergrove Avenue, Unit A (APN: 8178-037-019), in the M-2, Heavy Manufacturing, Zone (Synergy All-Stars, Inc.)

Cuong Nguyen, Associate Planner presented Item No. 9. Present on behalf of Synergy All-Stars, Inc. was Environmental Consultant, Marc Blodgett.

Commissioners had various questions and concerns regarding the air quality in the area, the asbestos in the building, etc. Marc Blodgett addressed their questions and concerns. A discussion ensued.

Vice Chairperson Johnston made a motion to approve Item No. 9. Commissioner Velasco seconded the motion, which passed unanimously.

10. PUBLIC HEARING

Conditional Use Permit Case No. 736 and Environmental Document (Initial Study/Mitigated Negative Declaration)

A request for approval to establish, operate and maintain a food processing facility using poultry and pork products to produce broth, on the property located at 13930 Borate Street (APN: 8069-007-046), in the M-2, Heavy Manufacturing, Zone. (Wakou USA Inc.)

Wayne Morrell, Director of Planning presented Item No. 10. Also present on behalf of Wakou USA Inc., was Marc Blodgett, Environmental Consultant.

Having no questions, Commissioner Velasco made a motion to approve Item No. 10. Commissioner Madrigal seconded the motion, which passed unanimously.

11. 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. Conditional Use Permit Case No. 668-1

Compliance review to allow the continued operation and maintenance of a bio-diesel production facility on a 1-acre portion of the property located at 12345 Lakeland Road, in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project. (Lakeland Development Company)

Having no questions, Commissioner Madrigal made a motion to approve Item No. 11A. Vice Chairperson Johnston seconded the motion, which passed unanimously.

**8. PUBLIC HEARING (Continued from Planning Commission Meeting of 11-13-2012)
Conditional Use Permit Case No. 647-1 (Amendment No. 1) and Environmental Document**

Request for an amendment to previously approved Conditional Use Permit Case No. 647 on the 54.5 acre property bordered by Telegraph Road to the north, Clark Avenue to the south, Bloomfield Avenue to the east and Norwalk Boulevard to the west (Villages at Heritage Springs).

Steve Skolnik addressed the Commissioners and the audience regarding Item No. 8.

Wayne Morrell, Director of Planning presented Item No. 8. Present in the audience was Bob Comstock, Jeffrey Malone, David Lauletta on behalf of RCS-Villages Development, LLC.

The following residents of the Villages at Heritage Springs spoke about their concerns regarding the proposed building of multi-family rental units in the complex:

Cesar Estrada
Grace Batas
Jenny Leung
John Park
Vaibhav "Vibes" Narang
Sandeep Talhap via representative Vaibhav Narang

Bob Comstock also addressed the Commissioners and gave a brief background of the Villages at Heritage Springs residential development project and how the request for the 155-unit condominium development began due to the economic downturn.

Planning Commissioners had various comments and concerns regarding parking, security, shared facilities, rent comparables and inspections, entrances and exits, etc. Both Bob Comstock and Wayne Morrell answered the Commissioners comments and concerns.

Vice Chairperson Johnston made a motion to approve Item No. 8. Chairperson Ybarra seconded the motion which was approved 3-2.

12. ANNOUNCEMENTS

Commissioners:

Commissioner Madrigal thanked everyone and wished everyone a Happy Holidays. He also congratulated the new Fire Chief Michael Crook.

Commissioner Velasco wished everyone a Merry Christmas and a Happy New Year.

Staff:

Staff also wished everyone a Merry Christmas and a Happy New Year.

13. ADJOURNMENT

Chairperson Ybarra wished everyone a Merry Christmas and adjourned the Planning Commission meeting at 6:50 p.m.

Chairperson Ybarra

ATTEST:

Teresa Cavallo, Planning Secretary



NEW BUSINESS

Modification Permit Case No. 1234

Request for a Modification of Property Development Standards to allow the construction of a new 205 sq. ft. attached covered patio structure to encroach 10'-0" into the required 15'-0" rear-yard setback area and to allow an existing garage to remain setback 3'-0" from the side property line on a property located at 10612 Longworth Avenue, within the R-1, Single-Family Residential, Zone.

(Jacqueline Peraza and Arthur Flores)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the applicant's request meets the criteria set forth in Section 155.694 (B) of the City's Zoning Ordinance for the granting of a Modification.
2. Approve Modification Permit Case No. 1234, subject to the conditions of approval as contained within this staff report.

BACKGROUND

The subject property is located on the east side of Longworth Avenue, between Harvest Avenue and Darcy Street at 10612 Longworth Avenue, in the R-1, Single-Family Residential, Zone. The subject property was originally developed with a single-family home in 1952. Several improvements to the home were made since 1952 (new pool, roof, windows and stucco); nevertheless, the home still remains at 1,210 sq. ft, as it was originally constructed in 1952.

The applicant is proposing to construct a new 205 sq. ft. covered patio that will be attached to the rear of existing two-car garage. The proposed covered patio will measure approximately 16'-0" x 12'-10" with a setback of 5'-0" from the rear property line. However, Section 155.070 of the Santa Fe Springs Zoning Code states that the minimum rear yard setback for properties in the R-1 zone is 15'-0". Therefore, a modification of property development standards is required to allow the proposed covered patio to be constructed in the required rear yard setback area.

As part of the proposed project, the applicant is also proposing to construct a new 215 sq. ft. den between the house and the garage. Currently, the existing garage is considered a detached structure which technically may be constructed right on the property line provided it drains onto the subject property and also meet applicable building codes. However, once a detached structure is connected to the main

structure, the standard setback requirements would apply. This means that the existing garage, with the new den addition, would now need to maintain a 5'-0" setback to meet the minimum side yard setback requirement for an R-1 zoned property. Therefore, a modification of property development standards is also required to allow the existing garage to remain setback 3'-0" from the side property line.

STREETS AND HIGHWAYS

The subject property is interior residential lot with street frontage along Longworth Avenue, a designated "local street" on the City's General Plan.

ZONING AND LAND USE

The subject property, as well as the surrounding properties to the North, South and East are zoned R-1, Single-Family Residential, and developed with single-family residential uses. To the west of the property, is the Interstate 605 (San Gabriel River Freeway).

REQUIRED SHOWING

In accordance with Section 155.694 (B) of the City's Zoning Ordinance, a residential Modification may be granted if the applicant shows the following:

1. *That the Modification is needed to allow the property to be used in a more beneficial manner.*

The proposed den and covered patio will provide the owner with additional recreational areas that offers protection from both sun and/or rain. Both structures thus could be more frequently used than just an open yard area. Additionally, because the owner has an existing pool that he would like to keep, providing a 200 sq. ft. patio structure that meets the 15' rear yard setback would have resulted in a very odd shape patio structure. Secondly, providing a 5'-0" side yard setback for the existing garage (since it is no longer a detached structure) would have required the property owner to roughly re-construct the entire garage.

2. *That the Modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.*

The setback requirements established in the Zoning Code not only provides buffers between properties but also ensure that properties provide adequate yard areas. Although the proposed covered patio will reduce the existing yard area, the function of the patio is essentially the same. The only difference is that the outdoor area will be covered as opposed to uncovered. It should also be note that the proposed patio structure has been designed with a gable roof, which better integrates with the existing roof design than your typical flat roof

patio structure. Regarding the existing garage, it is currently setback 3'-0" so granting a Modification Permit to allow the garage to remain setback 3'-0" from the side property line would have no new impact to surrounding property owners.

Moreover, as with similar requests, staff has mailed a letter to the property owners immediately adjacent to the subject property to advise them of the Modification Permit request. The letter also informed those owners of the date and time when this matter would be considered by the Planning Commission. To date, Staff has not received any replies objecting to the proposed Modification Permit request.

STAFF CONSIDERATIONS

For the reasons stated in this report, Staff finds that the subject request meets the required showing necessary for approval of a Modification Permit. Therefore, staff is recommending that the Planning Commission approve Modification Permit Case No. 1234, subject to the conditions of approval contained in this report.

CONDITIONS OF APPROVAL

1. That the applicant shall obtain all the necessary Building Permits and approvals from the Building Division and Planning and Development Department for the construction of the subject covered new den and covered patio addition.
2. That the proposed den and covered patio shall be located substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant an on file with this case.
3. That all other applicable requirements of the City's Zoning Ordinance, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.
4. That 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, this Permit shall be void and the privileges granted herein shall lapse.



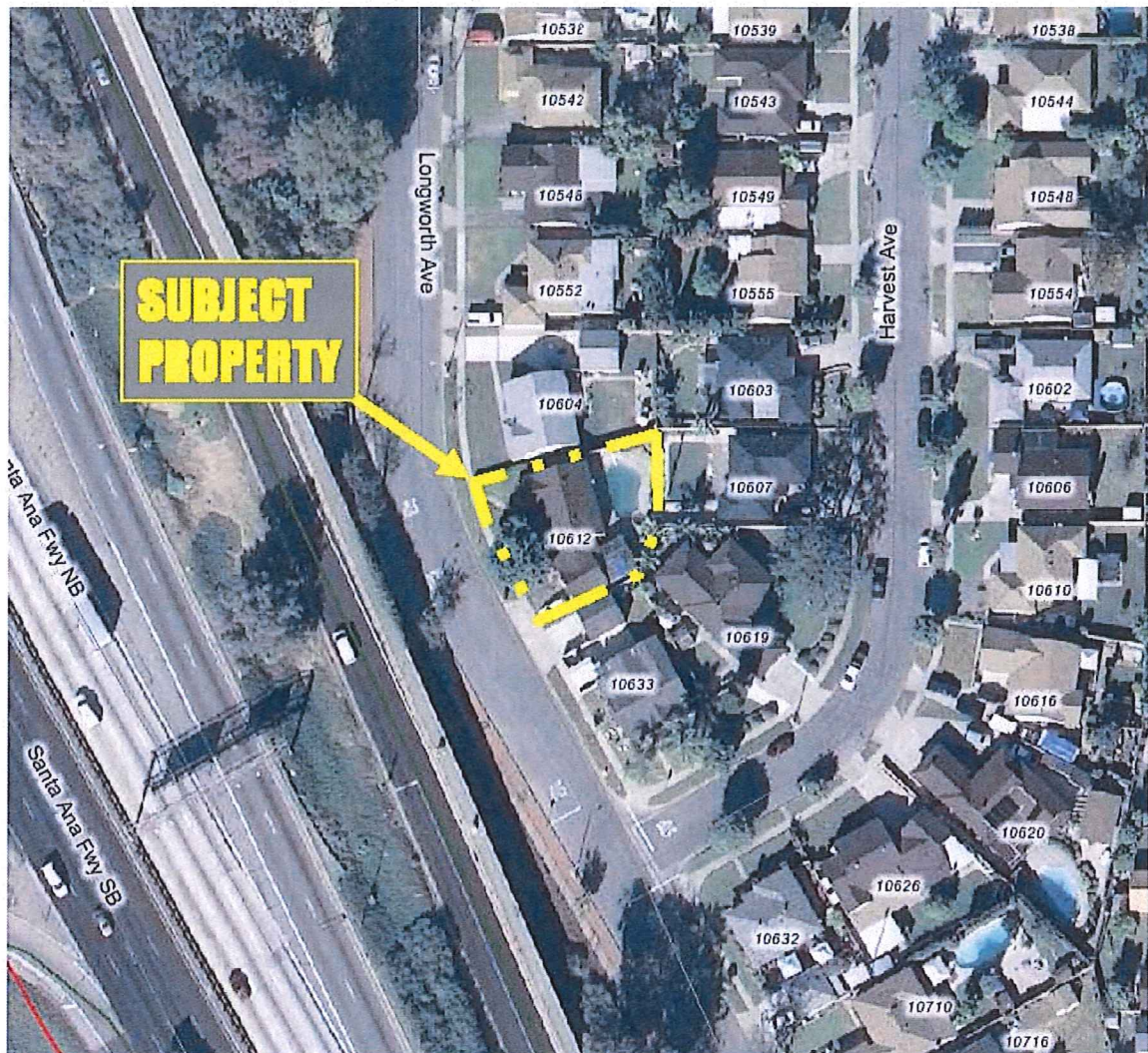
Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan & Elevations
4. Modification Permit Application

C:\Cuong\Cases\Aug.12-Aug.13\MOD 1234 - 10612 Longworth Ave\MOD1234_PCRPT.doc

AERIAL PHOTOGRAPH



10612 Longworth Avenue

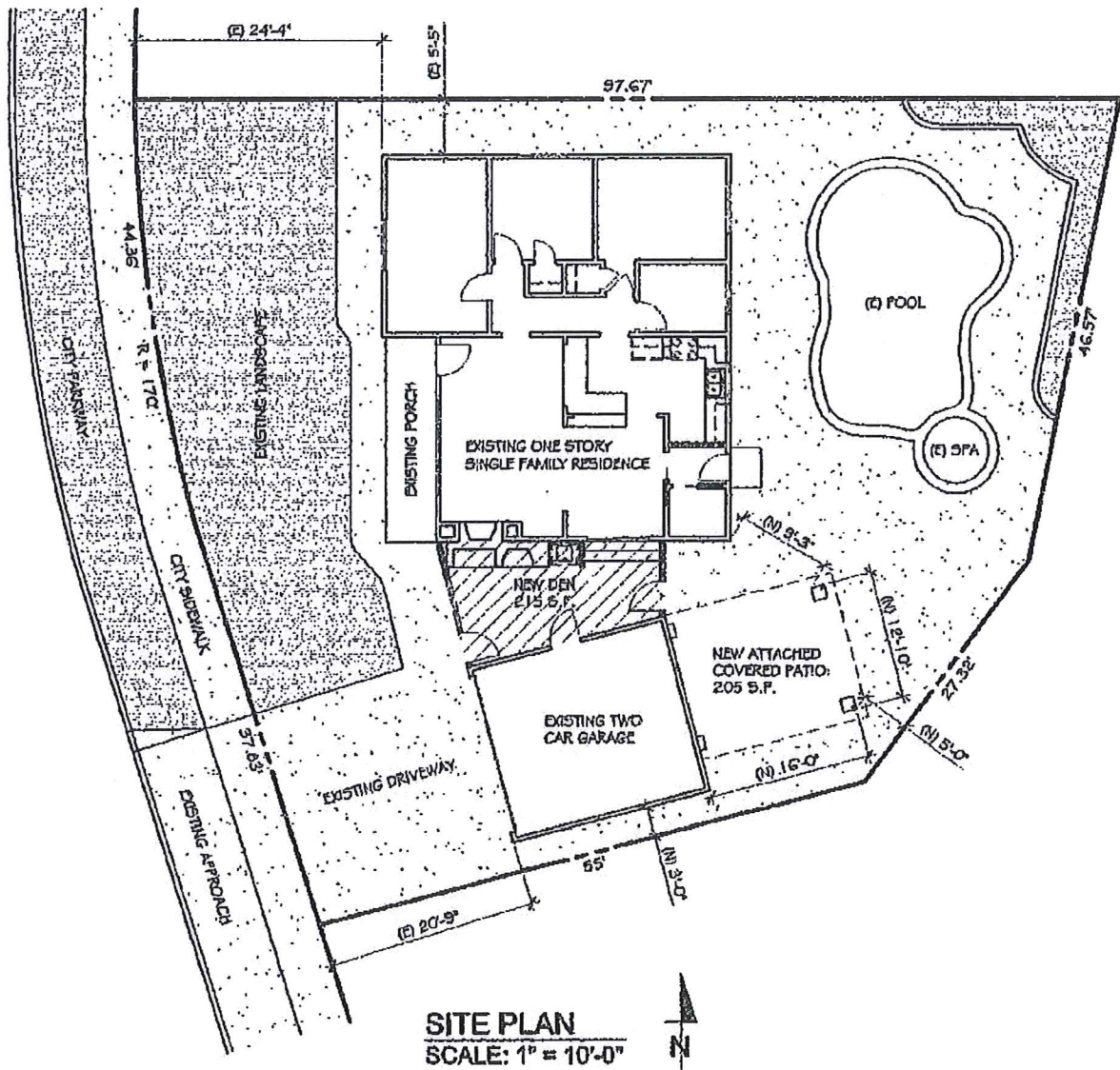


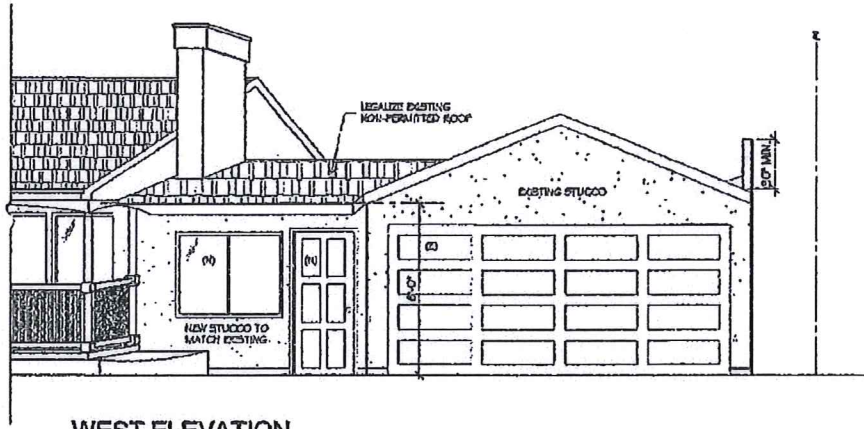
CITY OF SANTA FE SPRINGS

AERIAL PHOTOGRAPH

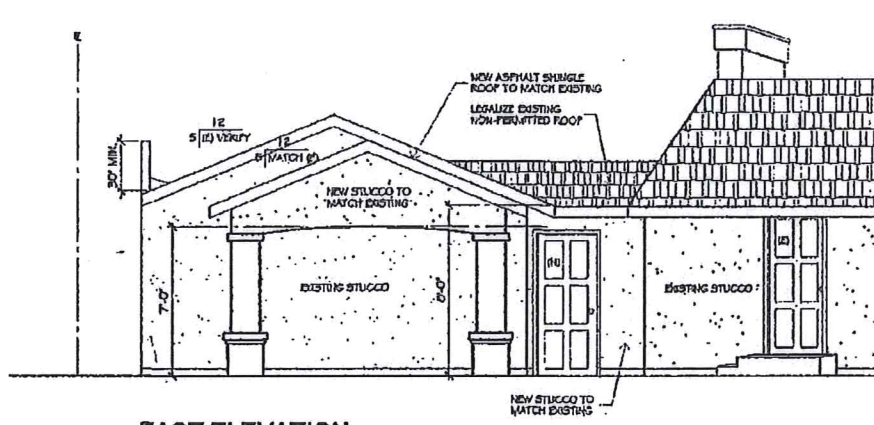
MODIFICATION PERMIT CASE NO. 1234

SITE PLAN

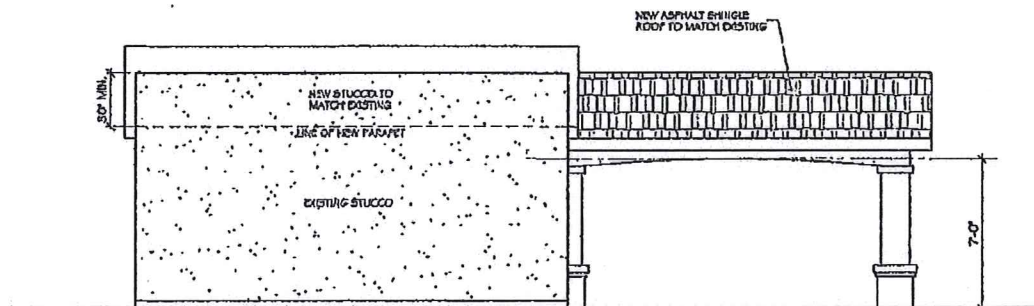


ELEVATIONS

WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MODIFICATION PERMIT APPLICATION



FILE COPY

City of Santa Fe Springs

Application for

MODIFICATION PERMIT (MOD)

MOD 1234
RECEIVED

NOV 07 2012

Planning Dept.

The Undersigned hereby petitions for a Modification of one or more property development requirements of the Zoning Ordinance.

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection): 10612 Longworth Avenue Santa Fe Springs, CA 90670

Legal description of property: Single family residence with detached garage.

LOT 38 OF TRACT NO. 16890, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 443, PAGE(S) 15 TO 17, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Record Owner of Property:

Name: Arthur J. Flores & Jacqueline Peraza Phone No: (562) 577-6656

Mailing Address: 10612 Longworth Avenue, Santa Fe Springs, CA 90670

Fax No: (562) 698-5757

E-mail: JoeFloresConstruction@gmail.com

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, lessee, etc.): _____

Describe the modification requested: We are requesting a MOD to attach a patio at the rear of our garage extended to 5' of the rear/side property line.

NOTE

This application must be accompanied by the filing fee, detailed plot plan, and other data specified in the form entitled "Information on Modification of Property Development Standards"

MODIFICATION PERMIT APPLICATION (cont.)

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

BEFORE A MODIFICATION CAN BE GRANTED, THE PLANNING COMMISSION MUST BE SATISFIED THAT ALL OF THE FOLLOWING CONDITIONS APPLY. YOUR ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A MODIFICATION

JUSTIFICATIONS TO NO. 1 & 2 ARE REQUIRED FOR RESIDENTIALLY ZONED PROPERTIES:

1. Explain how the modification request, if granted, will allow you to utilize your house in a more beneficial manner. The MOD we are requesting would be beneficial to our family because our irregular shaped lot prevents us from attaching an adequate sized patio to our garage. Under current planning requirements, we would have to build an undersized patio, approximately 6' deep, which would not allow our family of six to comfortably interact under shaded space. In addition, we feel an attached patio would have better protection from the rain and sun by not having all four sides exposed. This would essentially extend the life of the structure.
2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area. We believe this would not be detrimental to our neighbors because we plan to maintain the 5' setback requirement from the side property line as well as the 15' setback from the rear property line. The setback at the irregular property line will not meet the setback requirement; however, if approved, we plan to install 1 hour fire rated soffit.

JUSTIFICATIONS TO NOS. 3-6 ARE REQUIRED FOR PROPERTIES OTHER THAN RESIDENTIAL:

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations.
4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.
5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area.
6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.

MODIFICATION PERMIT APPLICATION (cont.)MOD 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): Arthur Joseph Flores
 Mailing Address: 10612 Longworth Avenue, Santa Fe Springs, CA 90670
 Phone No: 562-577-6656
 Fax No: 562-698-5757 E-mail: JoeFloresConstruction@gmail.com
 Signature: _____

Name (please print): Jacqueline Peraza
 Mailing Address: 10612 Longworth Avenue, Santa Fe Springs, CA 90670
 Phone No: 626-488-8975
 Fax No: 562-698-5757 E-mail: JackiePeraza1@gmail.com
 Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES)ss.

I, Arthur Joseph Flores, being duly sworn, depose and say that I am
 the petitioner in this application for a Modification 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)

(seal)

On November 6, 2012, before me, Jacqueline Peraza,
 personally appeared Arthur Joseph Flores
 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

 Notary Public

FOR DEPARTMENT USE ONLY
 CASE NO: MOD 1234
 DATE FILED: 11/7/12
 FILING FEE: \$ 40.00
 RECEIPT NO: ICL3438
 APPLICATION COMPLETE? (YES)

11-07-12 ICL 3438 CH9 44,000

MODIFICATION PERMIT APPLICATION (cont.)

 PRELIMINARY REPORT
YOUR REFERENCE: 353065-AZ

Ticor Title Company
ORDER NO.: 12899-JC 7

LEGAL DESCRIPTION

EXHIBIT "A" *one*

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 38 OF TRACT NO. 16890, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 443, PAGE(S) 15 TO 17, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



City of Santa Fe Springs

Planning Commission Meeting

January 14, 2013

CONSENT ITEM

Conditional Use Permit Case No. 400-6

Compliance review to allow the continued operation and maintenance of an automobile dismantling and salvage yard on the 0.67-acre property at 12643 Imperial Highway, in the M-2, Heavy Manufacturing, Zone. (George Gonzalez for Santa Fe Auto Salvage, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of an automobile dismantling and salvage yard on the subject property, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Find that CUP Case No. 400-6 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.
3. Approve Conditional Use Permit Case No. 400-6, subject to a compliance review in five (5) years, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In according with Section 155.243 (C)(1) of City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of a automobile wrecking and salvage yards in the M-2, Heavy Manufacturing, zone.

The Planning Commission and Community Development Commission, at their respective meetings of January 14 and 24, 1985, originally approved Conditional Use Permit Case No. 400 to allow the establishment, operation and maintenance of an automobile dismantling and salvage yard on the subject property. Five time extensions have been granted since the original approval. The last time extension, granted on August 13, 2007, recently expired. The applicant is therefore seeking approval for a compliance review of the subject CUP to allow the continued operation and maintenance of the automobile dismantling and salvage yard on the subject

property.

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 (Existing Facilities).

- The automobile dismantling and salvage yard use was originally approved in 1985. The use has therefore occurred on the subject property for approximately 27 years. In addition, no expansion of use is occurring as part of this compliance review.

Consequently, staff finds that no further environmental documents are required for CEQA purposes. If the Planning Commission agrees, Staff intends to file a Notice of Exemption (NOE) with the County Clerk within five (5) days following the Planning Commission action.

California Environmental Quality Act

Section 15301 – Class 1 (Existing Facilities)

Class 1 consists of the operation, repair, maintenance, permitting, 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 types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property is performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the walk-through inspection, the applicant was directed to comply with the following:

- Re-paint or otherwise spray wash the stucco on the raised planter along the westerly property line (within the front parking area).
- Replace or otherwise re-paint the front wall signs. The existing signs show some wear and tear.
- Paint over any graffiti that is directly visible from the street. Specifically, there was graffiti found on the freestanding sign along the easterly property line.
- Replace or repair broken light standard that is currently mounted on the front building wall.

Staff conducted a follow-up inspection on January 8, 2013 and has verified that the applicant has completed the aforementioned items; consequently, the applicant is

now in full compliance with the existing conditions of approval. Staff therefore finds that if the automobile dismantling and salvage yard use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending approval of CUP 400-6, subject to the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

NOTE: Some conditions have been modified. It should be noted that added wording is shown in bold and underlined. Also, the current status of these conditions is provided at the end of each condition.

1. That the existing fence and wall enclosing the wrecking/salvage yard shall be continuously maintained in good condition. The enclosure shall be sufficient to ensure that no damage occurs to adjoining properties; fences or wall shall not be permitted to lean on or be supported by the buildings on adjoining properties. **(ongoing)**
2. That the landscaped areas and parking area shall be continuously maintained in good condition. **(ongoing)**
3. That at no time shall the applicant use the rooftops of existing structures for the storage of any materials, parts, etc. All such existing material shall be removed. At no time shall vehicles, whether intact, wrecked or dismantled, be stored in such a manner that they would be visible above the walls or fences enclosing the yard. This restriction also applies to equipment, parts or other materials. **(ongoing)**
4. That no wrecked, salvaged, abandoned or inoperative vehicles of any kind shall be parked, repaired, and/or stored along Imperial Highway or within the Buffer Parking zone (parking lot area). **(ongoing)**
5. That all buildings and structures should continue to be in full compliance with the requirements of the Building Code. **(ongoing)**
6. That fire suppression facilities shall be continuously maintained as required by the Fire Chief. **(ongoing)**
7. That the subject property shall be continuously maintained in a state of good condition and appearance at all times. **(ongoing)**
8. That the subject property shall continue to be in compliance with the requirements of the Sanitation Division of the Los Angeles County Engineer with regard to industrial waste. **(ongoing)**

9. There shall be no storage or accumulation of waste, oil, grease or other flammable materials in such a manner that will be conducive to fires. **(ongoing)**
10. Adequate precautions shall be taken to ensure that no harboring of rats or other rodents are permitted. **(ongoing)**
11. That all other requirements of the Zoning Regulations (including Section 155.243.C.1. relating to wrecking yards, salvage yards and similar uses), Building Code, the Property Maintenance Ordinance, Fire Code and all other applicable regulations shall be complied with. **(ongoing)**
12. **That within 60 days from the date of approval by the Planning Commission,** the applicant shall submit for approval to the Police Services Department of the City a security plan for the parking lot area. **(new)**
13. **That within 60 days from the date of approval by the Planning Commission,** the applicant shall submit and obtain approval of a lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 2 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. **(new)**
14. Streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning and Development. **(ongoing)**
15. That the owner shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations. **(ongoing)**
16. That the owner shall maintain compliance with the Regional Water Quality Control Board's Storm water Pollution Prevention Plan permit requirements. **(ongoing)**
17. That the owner shall submit an Industrial Wastewater Discharge Permit Application to the Fire Dept. prior to generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. **(ongoing)**
18. That Conditional Use Permit Case No. 400-6 shall be valid for a period of five (5) years, until **January 14, 2018**. Approximately three (3) months before **January 14, 2018**, the applicant/owner 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. **(new)**

19. 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. **(ongoing)**

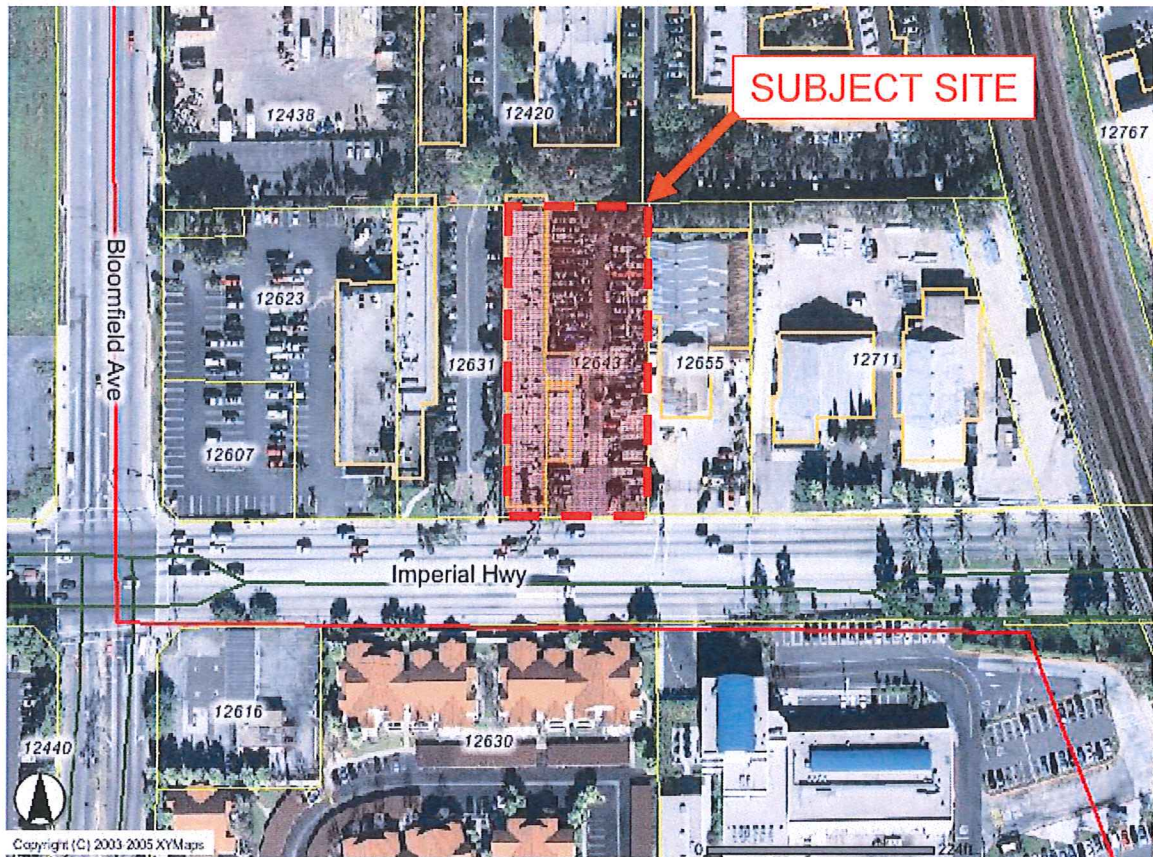

Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Time Extension Request Letter

AERIAL PHOTOGRAPH

CITY OF SANTA FE SPRINGS



12643 Imperial Highway, Santa Fe Springs CA 90670



AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 400-6

TIME EXTENSION REQUEST LETTER



12643 Imperial hwy.
Santa Fe springs, Ca 90670
(562)692-7516
(562)929-4106
santafeautosalvage@yahoo.com

July 31, 2012

Department of Planning and Development
Cuong H. Nguyen
11710 telegraph road
Santa Fe Springs, Ca 90670

FILE COPY

Dear sir,

This letter is to request a time extension for review of the compliance for the subject permit, CUP Case No. 400. We are an Auto and Truck Dismantler, and used parts retailer. We specialize in salvaging quality used parts from wrecked vehicles. There have been no substantial changes to the business activities since last review.

Sincerely,

A handwritten signature in black ink, which appears to read "George Howard", is written over a horizontal line. The signature is stylized and cursive.

12643 E. Imperial Hwy., Santa Fe Springs, CA 90670
(800) 800-7959 • (562) 692-7516 • Fax (562) 929-410613
www.santafeauto.com

CHECK 563.00