



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

March 11, 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 February 12, 2013 Regular Planning Commission Meeting.

6. PUBLIC HEARING**Alcohol Sales Conditional Use Permit Case No. 57**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 57 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as El Chipotle Grill in the C-4-PD, Community Commercial-Planned Development, Zone at 10120 Carmenita Road. (Chipotle Grill)

7. PUBLIC HEARING**Conditional Use Permit Case No. 721**

Request for approval to construct, operate and maintain an unmanned wireless telecommunication facility (70'-high monopalm and related telecommunication equipment) for Verizon Wireless, on the property located at 11318 Norwalk Boulevard within the C-4, M-2 and BP, Community Commercial, Heavy Manufacturing and Buffer Parking, Zones. (Justin Robinson for Verizon Wireless)

8. PUBLIC HEARING**Conditional Use Permit Case No. 738**

A request for approval to allow the establishment, operation, and maintenance of a non-profit trade school use on property located at 12131 Telegraph Road, in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area (Los Angeles Chapter National Tooling and Machining Association Center Trust ("NTMA")).

9. NEW BUSINESS**Resolution No. 36-2013 – Eliminating the Requirements for Time Extensions and Compliance Reviews for Conditional Use Permits**

10.

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**Entertainment Conditional Use Permit Case No. 11-2**

Compliance review of Entertainment Conditional Use Permit Case No. 11-2 to allow the continued operation and maintenance of an entertainment use involving live performances and dancing activities at the Santa Fe Springs Drive-In and Swap Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard. (Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

B. CONSENT AGENDA**Alcohol Sales Conditional Use Permit Case No. 11A-2**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 11A-2 to allow the continued on-site sale and consumption of alcoholic beverages at the Santa Fe Springs Drive-In and Swap Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard. (Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

C. CONSENT AGENDA**Conditional Use Permit Case No. 194-9**

Compliance review to allow the continued operation and maintenance of a contractor's storage yard use for the storage of vacuum trucks associated with a septic tank cleaning business on the .37-acre property located 14018 Carmenita Road, in the M-1, Light Manufacturing, Zone within the Consolidated Redevelopment Project Area. (Peggy Lee Hendricks for Roberts Liquid Disposal)

D. CONSENT AGENDA**Conditional Use Permit Case No. 453-6**

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

E. CONSENT AGENDA**Conditional Use Permit Case No. 488-6**

Compliance review to allow the continued operation and maintenance of a freestanding sign on property located at 15718 Marquardt Avenue (APN: 7003-001-904), in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. (Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

F. CONSENT AGENDA**Conditional Use Permit Case No. 497-2**

Compliance review to allow the continued operation and maintenance of a precious metal reclamation facility at the northeast corner of Alondra Boulevard and Carmenita Road (13409, 13429, 13443, and 13501 Alondra Boulevard; 15600, 15601, 15610 and 15611 Resin Place; and 15524 and 15536 Carmenita Road), in the M-2, Heavy Manufacturing, Zone.

(Peter Eckert for Heraeus Precious Metal North America LLC)

G. CONSENT AGENDA**Development Plan Approval Case No. 862 and Zone Variance Case 71 (Amendment No. 1)**

Request for a time extension, site plan and building modifications, and modifications to the conditions of approval for previously approved Development Plan Approval (DPA) Case No. 862 and Zone Variance (ZV) Case No. 71, for property located at 13630 Firestone Boulevard, and Zoned M-2-FOZ and BP, Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking. (Robert Stewart for Ryder Truck Rentals, Inc.)

11. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

12. ADJOURNMENT

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

Teresa Cavallo

Commission Secretary

March 4, 2013

Date

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
February 12, 2013**

1. CALL TO ORDER

Vice Chairperson Johnston called the Adjourned Meeting of the Planning Commission to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Johnston asked Commissioner Zevallos 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
Teresa Cavallo, Planning Secretary
Steve Skolnik, City Attorney
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement Officer

Absent: Chairperson Ybarra

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of the January 14, 2013 meeting were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Conditional Use Permit Case Nos. 739 and 740 and Environmental Document (Mitigated Negative Declaration/Initial Study)

A request to construct, operate and maintain a Digital Billboard and Static Billboard, each 50-foot tall, with display areas of 14'x48', on the 20.049-acre property at 13833 Freeway Drive (APN: 8069-014-007) and 15300 Marquardt Avenue (APN: 8011-006-010), with dual zoning: M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone and M-2, Heavy Manufacturing. (Platinum Billboard, LLC)

Please see Item No. 7.

7. PUBLIC HEARING

Resolution No. 35-2013 - Recommending that the City Council adopt Ordinance No. 1040, approving a Development Agreement by and between the City of Santa Fe Springs and Platinum Billboards, LLC, a California Limited Liability Company.

Vice Chairperson Johnston declared both Items 6 and 7 open for Public Hearing.

Director of Planning Wayne Morrell presented both items. Moshe Sassover, representative for Platinum Billboards, LLC was also present in the audience.

City Attorney Steve Skolnik notified the Planning Commissioners that CUP's are approved by the Planning Commission; however, Ordinances and Development Agreements are approved by the City Council.

Commissioner Madrigal inquired about billboard ownership. City Attorney Steve Skolnik indicated that the property owners rent space to billboard companies and receive a percentage of the revenues.

Commissioner Zevallos inquired about the freeway widening and how it would affect this property and the street maintenance. Moshe Sassover notified the Planning Commissioners that the freeway widening is occurring in that area, but that, truck traffic will improve, especially with the new truck driveway being built on the property and that as part of the development the streets will be improved by both Caltrans and by the property owners.

Commissioner Madrigal asked if street improvements are to accommodate the increased traffic flow for that area. Moshe Sassover noted that the City's Traffic Engineer stated that street improvements will improve traffic flow and safety for everyone.

Director of Planning Wayne Morrell noted that most arterial streets have been resurfaced by Caltrans.

Having no further questions, Vice Chairperson Johnston closed the Public Hearing.

Commissioner Velasco moved to approve Items 6 and 7. Commissioner Madrigal seconded the motion, which passed unanimously.

8. 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. 58-5 and Modification Permit Case No. 648-2

Request for approval of revised development plans to include two new weather-protected storage areas and a modification of property development standards to not provide all of the required off-street parking associated with the proposed project located at 9913 Sorensen Avenue (APN 8168-009-028), in the M-2 (Heavy

Manufacturing) Zone, and within the Consolidated Redevelopment Project Area.
(Valvoline, Inc.)

Commissioner Velasco made a motion to approve Items 8A. Commissioner Madrigal seconded the motion, which passed unanimously.

9. ANNOUNCEMENTS

Commissioners:

Commissioner Zevallos inquired about PhibroTech. Director of Planning Wayne Morrell notified everyone about an informational meeting, regarding PhibroTech, being held at the new Gus Velasco Neighborhood Center.

Commissioner Velasco requested a meeting for the new Planning Commissioners to be brought up to date on the PhibroTech matter.

Both Commissioners Velasco and Zevallos found the MRF tour to be very informative.

Commissioner Madrigal apologized for being unable to attend. He requested that the Planning Commission meeting be closed in honor of Jenny Garcia, his mother-in-law who recently passed away.

Commissioner Velasco also congratulated Vice Chairperson Johnston on doing a great job chairing the meeting.

Staff:

None.

10. ADJOURNMENT

Vice Chairperson Johnston adjourned the Planning Commission meeting in honor of Jenny Garcia at 5:12 p.m.

Vice-Chairperson Johnston

ATTEST:

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2013

PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 57

Request for approval of Alcohol Sales Conditional Use Permit Case No. 57 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as El Chipotle Grill in the C-4-PD, Community Commercial-Planned Development, Zone at 10120 Carmenita Road. (Chipotle Grill)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 721, and thereafter close the Public Hearing.
2. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
3. Recommend that the City Council approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 57 subject to the conditions of approval contained within this report.

BACKGROUND

The Applicant, Chipotle Grill, is one of the ten new eating establishments operating out of the newly remodeled Santa Fe Springs Shopping Plaza (Plaza) that is located on the northeast corner of Telegraph Road and Carmenita Road. Chipotle Grill occupies approximately 1,200 sq ft of space on the westerly side of the Plaza; Chipotle Grill has been in operation since June 2012.

Founded in 1993, near the University of Denver, Chipotle Grill is now a chain of restaurants located in the U.S., England, Canada and France specializing in burritos and tacos. The restaurant is known for its large burritos, assembly-line production, and use of natural ingredients. As part of its tasty menu, Chipotle Grill is proposing to add the sale of beer to its customers for on-site consumption. Chipotle Grill, however, is applying for a Type 47 ABC License to allow the flexibility in the event that it later wishes to expand its service to include margaritas.

In compliance with Section 155.628 of the City's Zoning Regulations, the Applicant is requesting approval of Alcohol Sales Conditional Use Permit Case No. 57 to allow the sale of alcoholic beverages for on-site consumption. Concurrent with this request, the Applicant is seeking approval for an alcohol license from the California Department of Alcohol Beverage Control (ABC), which is the state government authority over alcohol sales. If the ABC alcohol license is denied, this Permit shall immediately become null and void.

ENVIRONMENTAL DOCUMENTS

Staff finds and determines that because the building was previously built this proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ZONING ORDINANCE REQUIREMENTS

Section 155.628 (B), regarding the sale or service of alcoholic beverages, states the following:

"A Conditional Use Permit shall be required for the establishment, continuation or enlargement of any retail, commercial, wholesale, warehousing or manufacturing business engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for such uses, the Planning Commission and City Council shall consider, among other criteria, the following:

- a. **Conformance with parking regulations.**
The restaurant is within the Santa Fe Springs Plaza. The Plaza was remodeled in 2008, which added building square footage to the center. Overall the Plaza provides 906 parking spaces which conform to the current parking regulations.
- b. **Control of vehicle traffic and circulation.**
The subject property has on-site vehicle circulation with several ingress and egress driveways on Carmenita Road, Telegraph Road and Gunn Street. The property also provides on-site vehicle circulation. Truck loading areas are to the rear of the Plaza; trucks enter through Gunn Avenue and exit through Carmenita Road.
- c. **Hours and days of operation.**
The restaurant operates from 10:00 a.m. to 11:00 p.m. seven days per week.

d. Security and/or law enforcement plans.

As part of the conditions of approval, the Applicant is required to submit and maintain an updated Security Plan. It should be noted that the Plaza has its own dedicated security personnel.

e. Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.

The proposed restaurant is within walking distance to schools, child care nurseries and religious facilities. The restaurant allows children into the premises considering that the restaurant is a commonly known as a family establishment. The proposed conditions of approval and the ABC regulations are designed to mitigate any potential negative impacts.

f. Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.

The proposed restaurant is within walking distance to other retail uses and restaurants selling alcohol beverages. Each use within the City is regulated by a conditional use permit, the City's Municipal Code, and ABC's regulations; businesses outside of the City's boundary are regulated by the County and ABC. These established regulations minimize any negative impacts usually associated with over concentration of alcoholic beverage establishments. It should be noted that ABC does not classify the area as over concentrated with alcoholic beverage sales uses.

g. Control of noise, including noise mitigation measures.

The subject site does not generate any audible noises out of character with other commercial and retail establishments in the area.

h. Control of littering, including litter mitigation measures.

As part of the conditions of approval, the Applicant, and/or his employees, is required to maintain the property free of trash and debris; moreover, the City's Property Maintenance Ordinance prohibits trash and debris on any property within the City.

i. Property maintenance.

The shopping center is well maintained. As part of the conditions of approval, the Applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.

j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults,

batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.

Staff has generated conditions of approval to mitigate or fully eliminate these negative impacts. It should be noted that some of the listed activities are out of the control of the Applicant and/or his employees, but the Applicant is aware that he or his employees are to contact the Whittier Police whenever these activities take place.

SURROUNDNG ZONING AND LAND USE

The subject property is zoned C-4-PD, Community Commercial-Planned Development and is developed with a variety of retail/commercial uses, including a bank, theater, restaurants, medical, professional, business and administrative offices. The subject property interfaces with a single-family residential neighborhood to the north and east. The neighborhood is characterized by one-story single-family residential dwellings located on approximately 5,000 sq ft lots. The interfacing residential lots to the north back onto the subject property. Both neighborhoods are located in the Los Angeles County unincorporated area and are zoned R-1.

The property to the south, across Telegraph Road, is zoned M-1, Heavy Manufacturing. A small area at the southeast corner of Carmenita Road and Telegraph Road is located in the City of Santa Fe Springs; the larger area is located in the Los Angeles County unincorporated area. The property at the southwest corner of Carmenita Road and Telegraph Road is zoned C-4, Community Commercial and is developed with the Gateway Shopping Center. The property at the northwest corner of Carmenita Road and Telegraph Road is also zoned C-4, Community Commercial and is developed with commercial/retail uses including a gas station and a small commercial center. The property directly to the north of the gas station and small retail center is R-3, Multiple-Family Residential and is developed with apartment complexes.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit 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 February 22, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of March 6, 2013, Staff has not received any inquiries regarding the proposal.

CALLS FOR SERVICE

Chipotle Grill opened in June 2012. Since that time there have not been any calls for service.

STAFF COMMENTS

As part of the permit review process, Staff conducted a review of the general area to identify any potential negative impacts as a result of the restaurant and the proposed alcohol sale use. Based on its findings Staff generated a list of conditions to mitigate any potential negative impacts. The conditions are typical conditions imposed to restaurants within the City.

Staff recommends approval of Alcohol Sales Conditional Use Permit Case No. 57, as requested by the Applicant. It should be noted that the Applicant has signed an affidavit in which he declares that he is aware of and is in acceptance of the conditions of approval. Any breach of the conditions of approval by the Applicant and/or his employees may result in the process to revoke this Permit if the violation is not corrected in a timely manner or if the violations continue.

CONDITIONS OF APPROVAL

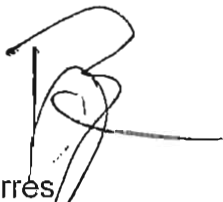
1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall become void and terminated if the restaurant use is terminated, closed, or modified to another type of use.
2. That the Applicant, within 30 (thirty) days of the approval of this permit, shall install an additional video camera on the northern entry door leading to the patio seating area. The camera shall capture customer egress and ingress from that entry door.
3. That it shall be the responsibility of the Applicant and/or his employees to monitor that outdoor consumption of alcoholic beverages is not conducted. Signs shall be placed in a conspicuous area to notify customers that consumption of alcoholic beverages is prohibited.
4. That the sale of alcoholic beverages shall only be permitted during the normal business hours of the week, or as required by the Alcohol Beverage Code.
5. That the Type 47 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption off

- the subject premise.
6. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
 7. That the applicant shall be responsible for maintaining control of their litter/trash on the subject property and any that may migrate onto adjacent properties as a result of the business. This may be controlled by installing trash receptacles within strategic areas.
 8. That the applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in Section 25602(a) of the Business and Professions Code.
 9. That there will be a corporate officer or manager on the licensed premises during all public business hours, which will be responsible for the business operations. The general manager and any newly/subsequently hired manager(s), of the licensed premise shall comply with the minimum age requirements by ABC and obtain an ABC Manager's Permit within two-months of the hire date. The City of Santa Fe Springs' Director of Police Services shall be provided a copy of said Manager's Permit including the name, age, residential address, and related work experience of the intended Manager, prior to the Manager assuming the manager responsibilities.
 10. That the applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
 11. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.
 12. That the applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
 13. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic beverages to its customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.

14. That the applicant and/or his employees shall not permit any person less than 18 years of age to sell alcoholic beverages.
15. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
16. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
17. That streamers, pennants, whirling devices or other similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited. Banners may be displayed with prior approval and permits with approval by the Department of Police Services.
18. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of Planning, 25% of the window space area may be used for temporary displays.
19. That the applicant must receive approval by the Director of Public Works and the Director of Police Services for any installation of newspaper racks on the exterior of the premises.
20. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.
21. That the applicant shall maintain digital video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
22. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
23. That the applicant must receive approval from the Department of Police Services for any installation of pay telephones on the premises; and, such phones shall not be capable of receiving calls.

24. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, law enforcement personnel, and code enforcement officers; and, shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
25. That in the event the applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention within a reasonable time of the intent of signing an agreement to sell lease or sublease.
26. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan which shall address the following for the purposes of minimizing risks to the public health, welfare, and safety. The Security Plan shall be submitted to the Department of Police Services within 60 days from the approval of this permit with the following information:
 - (A) A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
 - (C) A description of how the applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
27. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.

28. That failure to comply with the foregoing conditions shall be cause for suspension and/or initiation for the revocation process of this Permit.
29. That ASCUP Case No. 57 shall be subject to any other conditions the City Council may deem necessary to impose.
30. 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 subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.



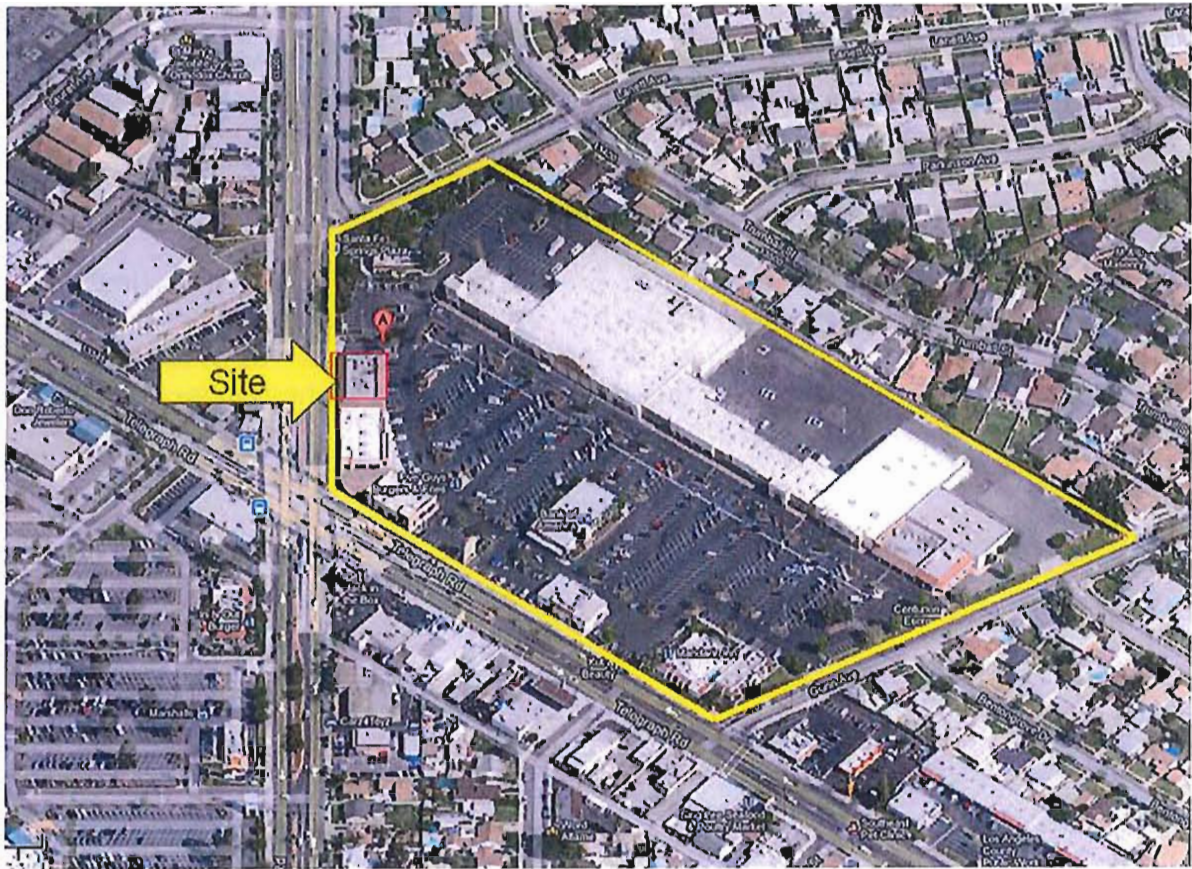
Dino Torres
Director of Police Services



Wayne M. Morrell
Director of Planning

Attachments

1. Location Map
2. Application



City of Santa Fe Springs

Location Map

Chipotle Grill

10120 Carmenita Road

**City of Santa Fe Springs
Department of Police Services**

11 576 Telegraph Road - Santa Fe Springs, CA 90670 - (562) 409-1850 - Fax (562) 409-1854

**Supplemental Application for an Alcohol
Sales Conditional Use Permit**

This application is to be completed as a supplement to a full Conditional Use Permit application filed with the City's Department of Planning and Development.

Circle One: Corporation Partnership Sole Proprietor

1. Applicant's Name: Chipotle Mexican Grill, Inc.

Doing Business As: Chipotle Mexican Grill Store # 1812

Business Address: 10120 Carmenita Road Phone: 562.457.5327

Mailing Address: 1401 Wynkoop Street, Suite 500, Denver CO 80202

Residence Address: _____ Phone: 303 222 2524

Age Sex Ht. Wt. Eyes Hair Date of Birth Place of Birth Drivers Lic. #

Have you ever been convicted of a criminal charge other than a minor traffic violation? Yes No

If yes, complete the following:

Court _____ Date _____

Charge _____ Disposition _____

2. Give Name and Address of owner or owners of premises:

Leon Neman, Carmenita Plaza LLC

1525 S. Broadway Street

Los Angeles, CA 90015

3. Describe the type or nature of the business:

Chipotle Mexican Grill Store #1812 is an existing 64-seat, 2400 s.f. Mexican-style fast-casual

restaurant with a 725 s.f. patio and 38 patio seats which would like the ability to serve a full line of
alcoholic beverages for on-site consumption.

4. Give the name of the person exercising authority or control of the location and authorized to accept legal notice of process: National Registered Agents, Inc.

5. Do you presently or have you in the past owned or operated a business at other locations for which a Conditional Use Permit or Business Regulatory Permit was required? (Circle one) Yes No

If yes, complete the following for each business:

	<u>Business Name</u>	<u>Address</u>	<u>Dates of Operation</u>	<u>Type of Permit</u>
1.				
2.				
3.				
4.				

6. Do you have applications for doing business which are under review or are in the process of being granted, suspended or revoked before any regulatory agency? (Circle one) Yes No

If yes, explain by giving the type of action and name of regulatory agency:

Please see attached list of pending ABC licenses, which are in the process of being granted.

7. Have you ever had a business license/permit denied, suspended or revoked? (Circle one) Yes No

If yes, explain: _____

8. Will minors be permitted on the premises? (Circle one) Yes No

9. Describe alcoholic beverages and types of foods to be sold or distributed on the premises:

Chipotle anticipates offering only beer at this location. However, the company would like the operational flexibility to be able to serve margaritas, as it does at various locations (type 47), and is therefore requesting permission to serve a full line of alcoholic beverages. A copy of the food menu is attached.

10. Give days and hours during which alcohol sales are to be conducted:

Coterminous with store hours, or 11 a.m. to 10 p.m. daily.

11. Do you presently hold an alcoholic beverage control license from the Department of Alcoholic Beverage Control? (Circle one) Yes No

If yes, give location and license number: Please see attached list.

12. Will there be other activities conducted at your place of business? (Circle one)

If yes, please explain: Restaurant service.

13. Describe any Department of Alcoholic Beverage Control actions now pending:

Please see response to #6, above, and the attachment referenced therein.

Applicant is hereby made by the undersigned for a Conditional Use Permit on the property located at:

10120 Carmenita Road, Santa Fe Springs, CA 90605

The correct legal description of the property involved: (Include only the portion proposed to be utilized for the Conditional Use Permit. If the description is lengthy, attach a supplementary sheet.) Please see attached sheet.

Record owner of the property: Carmenita Plaza, LLC

Name: Leon Neman

Phone No. 213 516 3222

Mailing Address: 1525 S. Broadway Street, Los Angeles CA 90015

Date of Purchase: n/a

Is this application being filed by the record owner? no

(If filed by anyone other than the record owner, written authorization signed by the owner must be attached to this application.)

Representative authorized by the record owner to file this application:

Name: Valerie Sacks, Liquor License Specialists

Phone No. 310 500 6282

Mailing Address: 12304 Santa Monica Blvd., Suite 100, Los Angeles CA 90025

Describe any easements, covenants or deed restrictions, controlling the use of the property:

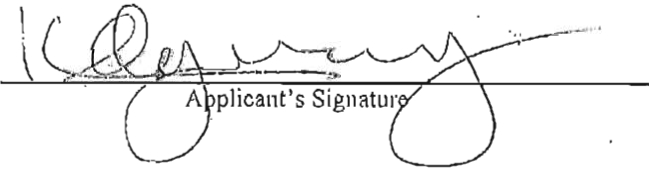
n/a

The conditional Use Permit is requested for the following use:

(Describe in detail the nature of the proposed use, the buildings and other improvements proposed.) Please see attached Project Description (Attachment A).

NOTE: It is the responsibility of the applicant to notify the City of changes in the information submitted within this application. Failure to do so may constitute grounds for revocation of the permit.

I solemnly swear that the information contained herein is true and correct to the best of my knowledge and belief. I agree that there shall be full compliance with all state and city laws in the conduct of the activities for which the permit is granted.


Applicant's Signature

12/7/12
Date



PUBLIC HEARING

Conditional Use Permit Case No. 721

Request for approval to construct, operate and maintain an unmanned wireless telecommunication facility (70'-high monopole and related telecommunication equipment) for Verizon Wireless, on the property located at 11318 Norwalk Boulevard within the C-4, M-2 and BP, Community Commercial, Heavy Manufacturing and Buffer Parking, Zones. (Justin Robinson for Verizon Wireless)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 721, and thereafter close the Public Hearing.
2. Find that the proposed wireless telecommunication facility and appurtenant equipment, if conducted in strict compliance with the conditions of approval as contained within the staff report, 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 goals, policies, and programs of the City's General Plan.
3. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15303-Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
4. Find and determine that the proposed project is consistent with the City's adopted guidelines regarding cellular and wireless antenna structures.

BACKGROUND

The subject 1.12±-acre property (APN: 8025-001-016) is located in the City of Santa Fe Springs, on the east side of Norwalk Boulevard, north of 1st Street (City of Norwalk), and east of Shy Street (City of Norwalk), within the Consolidated Redevelopment Project Area. The property is zoned C-4, M-2 and BP, Community Commercial, Heavy Manufacturing and Buffer Parking with a General Plan Land Use designation of Commercial and Industrial.

The property measures 294.88 x 165.00 with the first 121± ft zoned C-4, with the remaining 173± ft zoned M-2 and BP. The depth of the BP zone is 78.63± ft with the remaining 85.74± ft being M-2. The site is further compounded in that it consists of four different lot ties, 1 vacated alley and 1 vacated Avenue (Topeka Avenue).

There are several buildings on the site, including a single-family dwelling, located within the northeast corner. Several of the buildings at the rear are dilapidated and will need to be demolished. Two automotive businesses occupy the front buildings: D & J Automotive (Auto repair and service) and German Auto Parts (Auto parts).

In August of 1996, the Planning Commission adopted guidelines regarding wireless telecommunication antennae. These guidelines generally concern the appearance and location of new wireless antenna structures, requiring that telecommunication antennae facilities be housed within a completely-enclosed structure that is designed to be architecturally integrated with the architecture of the building or structures on the property. On the property where there are no buildings or buildings of limited aesthetic value, the City would review, on a case-by-case basis, the best method to integrate the antenna structure with the surrounding environment. Antenna structures that could not be aesthetically integrated with the surrounding environment, was discouraged from being located within a residential or commercial area of the City. Wireless telecommunication facilities or similar structures over fifty (50) feet in height that could not comply with the aforementioned guideline was prohibited from being located within 300 feet of a public street. The guidelines did not apply to small antennae systems that are mounted upon a building rooftop or other inconspicuous location not visible from a public street. The adopted guideline also established that applicants make a good-faith effort to identify an alternate wireless communication site if it is determined that said alternate site is reasonable to accommodate aesthetic concerns.

This matter is before the Planning Commission because pursuant to Section 155.243(J) (22) of the Zoning Regulations, a conditional use permit is required for radio transmitter towers higher than 50 feet above ground level. It should be noted, however, that the proposed location of the Facility is within the BP Zone. The BP Zone does not allow wireless facilities; therefore, the applicant is also requesting Zone Change Case No. 133, a request to change the BP, Buffer Parking zone to M-2, Heavy Manufacturing. Zone Change Case No. 133, will be presented to the Planning Commission at a future meeting. The Applicant fully understands that if approved, Conditional Use Permit Case No. 721 shall not be effective until such time that Zone Change Case No. 133 has been approved by the Planning Commission and City Council.

DEVELOPMENT PROPOSAL

Site Plan (Sheet A-1): The site plan shows the new Verizon wireless 30'-0" x 30'-0" (900 sq ft) equipment lease area (Note 1). It also shows the new Verizon Wireless 11'-6" x 16' prefabricated equipment shelter and the new Verizon Wireless 70'-high (co-locatable) monopalm with 12 new wireless panel antennas (Notes 2 and 3). Note 6 shows an existing 13'-4"-high palm tree that will remain on the property. An adjacent utility pole provides the point of connection for the underground telephone run to the telephone pull box in the lease area (Notes 4 and 7). The point of connection for power is from a Southern California Edison (SCE) utility vault that is located across Norwalk Boulevard (Note 4). A new meter pedestal is located within the property, adjacent to Norwalk Boulevard (Note 12).

Detailed Site Plan (Sheet A-2): The telecommunication facility is proposed at the southeast corner of the site within the 30'-0" x 30'-0" (600 sq ft) lease area. The cabinets are housed within the equipment shelter, which is setback 5' from the easterly and southerly property lines. Two A/C units and two GPS antennas are attached to the exterior of the equipment shelter. A 30 KW emergency generator with a 150 gallon diesel fuel tank is proposed 8'-1" from the equipment shelter, and 5'-0" from the southerly property line, but still within the chain link fenced area. The antenna layout shows three (3) sectors. Each sector contains four antennas for twelve antennas. Gravel/decomposed granite with a geotextile fabric will cover the entire leased area.

Elevations (Sheet A3, A4): The height of the Verizon monopalm steel structure is 65'-0". However, to the top of the monopalm frond is 70'-0". The RAD center of the antennas is 63'-0". The chain link enclosure, GPS antenna and DAP head rack are shown within the chain link fence area. The height of the chain link fence enclosure is 6'-0". An existing 13'-4" palm tree is also shown.

STREETS AND HIGHWAYS

The subject property has frontage on Norwalk Boulevard, a designated "Major Highway" on the City's General Plan Map.

ZONING AND LAND USE

The property is zoned C-4, M-2 and BP, Community Commercial, Heavy Manufacturing and Buffer Parking. The properties to west, across Norwalk Boulevard and located in the city of Norwalk is zoned R-1 and developed with single-family dwellings. The property to the south, also in the city of Norwalk, is zoned R-1 and developed with a State hospital. The property to the east is zoned M-2-BP and is developed with a large industrial building that houses a logistic company. The property to the north is zoned C-4, BP and developed with industrial buildings

housing a water well supply company.

ENVIRONMENTAL DOCUMENTS

The proposed project meets the criteria for a categorical exemption pursuant to the California Environmental Quality Act (CEQA), Section 15303-Class 3 (New Construction or Conversion of Small Structures). As a result of this finding, no other environmental documents are required.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Conditional Use Permit 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 February 27, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on February 27, 2013 as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of March 7, 2013, Staff has not received any inquiries regarding the proposal.

CONDITIONAL USE PERMIT APPROVAL - COMMISSION'S CONSIDERATION.

Pursuant to Section 155.716 of the Zoning Regulations, before granting a conditional use permit, the Commission shall 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.

FINDINGS/CONSIDERATIONS

Staff finds and determines that the proposed project, if conducted in strict compliance with the conditions of approval, will be consistent with the City's guidelines regarding wireless telecommunication antennae, and also will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general for the following reasons:

1. Since their introduction, wireless telecommunication systems have proven to be an invaluable communication tool in the event of emergencies (traffic accidents, fire, etc.) and natural disasters (earthquake, floods, etc.) where normal land line communications are often disrupted, overlooked, or

inaccessible during and/or after an event has occurred. This service and similar technology are utilized by numerous governmental and quasi-governmental agencies that provide emergency service. Wireless telecommunication systems, including cellular telephone, have also proven to be invaluable tools in business communications and everyday personal use. In this sense, wireless telecommunication system networks are desirable in the interest of public convenience, health, safety, and thus are proper in relation to the development of the community.

2. The proposed wireless facility is unmanned and only requires periodic maintenance, which equates to approximately one to two trips per month; consequently, there will be minimal noise or dust from vehicle traffic. The equipment associated with the wireless facility operates quietly or virtually noise free. The equipment does not emit fumes, smoke, or odors and most of the equipment will be installed inside a pre-fabricated shelter, which has walls and a roof, that helps to contain any noise.
3. The radio equipment necessary to operate the proposed facility will be installed within a prefabricated equipment cabinet and located $\pm$ 290 feet from Norwalk Boulevard. Additionally, the prefabricated cabinet will be surrounded by a seven-foot high chain link fence with privacy slats.
4. The proposed unmanned facility will require only electrical service and the conduits for power will be routed underground.
5. The proposed unmanned facility will help to provide better internet service to the surrounding area, which will allow for greater internet speed and reliability, including the ability to stream movies, play online games, video chat on the go, and download huge presentations from the road in seconds.
6. The City's guidelines regarding wireless telecommunication antennae states that on property where there are no buildings or buildings of limited aesthetic value, the City will review, on a case-by-case basis, the best method to integrate the antenna structure with the surrounding environment. The wireless facility is designed to resemble a live palm tree. The bark and fronds are designed resemble the bark and fronds of a real palm tree. Existing palm trees on the site will further serve to integrate the faux palm tree into the surrounding environment. The faux design will mitigate to the greatest extent possible, the visual impacts associated with the proposed wireless facility.
7. The proposed wireless facility will be in full compliance with all federal regulations including the Telecommunications Act of 1996. Also, the proposed facility will operate in full compliance with the U.S. standards radio frequency emissions as published by the American Standards Institute (ANSI). A

committee composed of 125 scientists from universities, non-profit laboratories and Federal Health Laboratories developed ANSI. In 1992, ANSI established, as a public safety standards, a maximum exposure level to radiofrequency emissions.

Radio frequency emissions emitted by the proposed facility will fall within the portion of the electromagnetic spectrum that transmits non-ionizing electromagnetic emissions. At the low levels associated with this type of wireless technology, these emissions are not harmful to living cells. Everyday products that have non-ionizing electromagnetic emissions include radios, television broadcasts, CB radios, microwave ovens, and a variety of common security systems. Conversely, items that emit ionizing electromagnetic emissions include ultraviolet light, medical x-rays and gamma rays.

Staff finds and determines that the proposed telecommunication facility because of its location, size, design, operational characteristics and conditions of approval, will be consistent with the Antennae Guidelines adopted by the Planning Commission and will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is therefore, recommending approval of CUP 721, subject to the conditions of approval as contained within the staff report.

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Noe Negrete 562.868-0511 x7611)

1. The Applicant shall provide a recorded copy of the legal description of the leased areas (Verizon access route and cell site). The recorded Memorandum of lease shall be an adequate substitute.
2. That a drainage plan shall be submitted for approval to City Engineer. Provide elevations of the proposed emergency generator pad, cell tower footing and prefab equipment shelter pad. The Applicant shall pay drainage review fees in conjunction with this submittal. The drainage plans shall be prepared by a professional civil engineer registered in the State of California.
3. That the Applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. The Applicant will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). The project shall also conform to

Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP").

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Mike Crook 562.868-0511 x3701)

4. That the owner shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
5. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs.
6. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

7. Permits and approvals. That the Applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.
8. That the Applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

POLICE SERVICES DEPARTMENT:

(Contact: Dino Torres 562.409-1850 x3329 or Phillip De Rousse at x3319)

9. That the Applicant shall test the proposed telecommunication system to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every proposed frequency

addition and/or change. Should any modification be required to the Police, Fire, or City communications system, the Applicant shall pay all costs associated with said modifications.

10. That the Applicant shall provide a 24-hour phone (Network Operations Center or NOC) number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief. This condition will also apply to all other existing Verizon Wireless facilities in the City of Santa Fe Springs.
11. That the Applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning and Development or designee and the Fire Chief. (See Condition No. 10 regarding NOC).
12. That the proposed telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by the Applicant in good repair, free from trash, debris, litter, graffiti and other forms of vandalism. Any litter, graffiti, and or/damage caused from other forms of vandalism shall be repaired **within 72 hours of notification** of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

13. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
14. 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: Wayne M. Morrell 562.868-0511 x7362)

15. That, if applicable, the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.

16. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval from the Department of Fire-Rescue and the Department of Planning and Development.
17. That approved suite numbers/letters or address numbers shall be placed on the proposed equipment shelter, and/or elsewhere on the property 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.
18. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of Applicant knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in

no way warrants that said land or structures are free from contamination or health hazards.

- c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
19. That the proposed telecommunication facility shall be designed to resemble a Date palm tree. The texture of the bark of the base pole and texture of the fronds shall be substantially in compliance with the material board from Cell Tree, Inc, that was submitted by the Applicant.
20. That the wireless telecommunication antenna facility shall be similar in shape and color to an actual Date Palm tree. Additionally, two (2) live Date Palm trees at a minimum height of 42 feet (60% of 70 ft) and 56 feet (80% of 72 ft) shall be planted adjacent to the wireless antenna facility.
21. That in lieu of Condition No. 20, the Applicant shall agree to maintain the palm trees shown on Sheet A-1 (Site Plan) and Sheet A-2, (Detailed Site Plan). On Sheet A-1, under the heading "NOTES" said tree is identified by the number 6 and described as "existing 13'-4" high palm to remain. On Sheet A-2, also under the heading "NOTES" said tree is identified by the number 31 and described as "existing 13'-4" high palm to remain. Three other palms, on Sheet C-1 and under the heading "Legend" shall also not be removed and shall be maintained. Said trees are identified as 165.80 TRPM D18IN TP, 166.10 TRPM TP and 123.60 TRPM D8IN H6 NG.
22. That should any of the trees identified in Condition 31 be removed, the Applicant agrees to replace the tree with one of similar height and type within ninety (90) days of removal.
23. That the proposed telecommunication facility shall be designed to accommodate a minimum of one additional wireless telecommunication carrier. To ensure that the design is not compromised, the design and size of the facility shall easily conform to the sizing and placement requirements of an

additional carrier without the need of significant alterations to the stealth monopalm design.

24. That the antenna arrays shall be located within the length of the fronds, shall not project beyond the full length of the fronds, and shall be designed to be camouflaged within the fronds.
25. That no signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fences, equipment cabinet or enclosure.
26. That the Applicant/operator shall be responsible for maintaining the wireless telecommunication facility (Monopalm and associated equipment) in good condition and shall agree to the repair and replacement of equipment, stealth and structural components, due to damage caused by outdoor exposure and/or inclement weather. Under this condition, if the faux frond attachments, and/or trunk bark, among others, fade in color due to outdoor exposure, the applicant shall replace such components within 90 days of written notice by the Planning Director. If the work cannot be completed within 90 days, the applicant shall provide the City with a bond or certification of deposit in the amount of the valuation of the requested repair and completion timeline to guarantee the work.
27. That there shall be a clear and unobstructed path of travel from the designated parking space to the proposed wireless telecommunication facility.
28. That all utilities associated with the proposed use shall be underground.
29. That the telecommunication facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
30. That the installation of emergency generators shall require prior approval from the Department of Planning and Development and the Department of Fire-Rescue. Permit(s) are also required from the Building Division.
31. That the facility operator(s) shall be liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.

32. That upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 721, Verizon Wireless and/or the owner of the property shall promptly provide a copy of the conditional use permit to the transferee or lessee within thirty (30) days of transfer.
33. That Verizon Wireless, and the owner of the premises upon which the telecommunication facility is located, shall promptly notify the Director of Planning and Development, in writing, in the event that the use of the telecommunication facility is discontinued or abandoned. Verizon Wireless and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at Verizon Wireless and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
34. 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).
35. 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 not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.***
36. 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.
37. That the plans shall be modified to show that the coax cable waveguide shall be at ground levels, instead as a bridge (elevated).

38. That the proposed development shall otherwise be substantially in accordance with the site plan, detailed site plan, antenna specifications and elevations, submitted by the applicant and on file with the case.
39. That the Applicant provides documentation for the easement on the adjacent property from the existing utility pole to the point of connection for the wireless telecommunication facility.
40. That the final site plan, detailed site plan, antenna specifications and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.
41. 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.
42. That Conditional Use Permit Case No. 721 shall not be effective until such time that Zone Change Case No. 133 has been approved by the Planning Commission and City Council. Zone Change Case No 133 is a request by Verizon Wireless to change the BP-Buffer Parking, to M-2, Heavy Manufacturing. Staff will allow Verizon Wireless to submit construction drawings for plan check, pending the approval of Zone Change Case No 133.
43. That the applicant, Verizon Wireless, 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 Conditional Use Permit Case No. 721, 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.


Wayne M. Morrell
Director of Planning

Attachments:

1. Location Aerial
2. Site Plan
3. Detailed Site Plan
4. Elevations
5. Antenna Specifications
6. Application



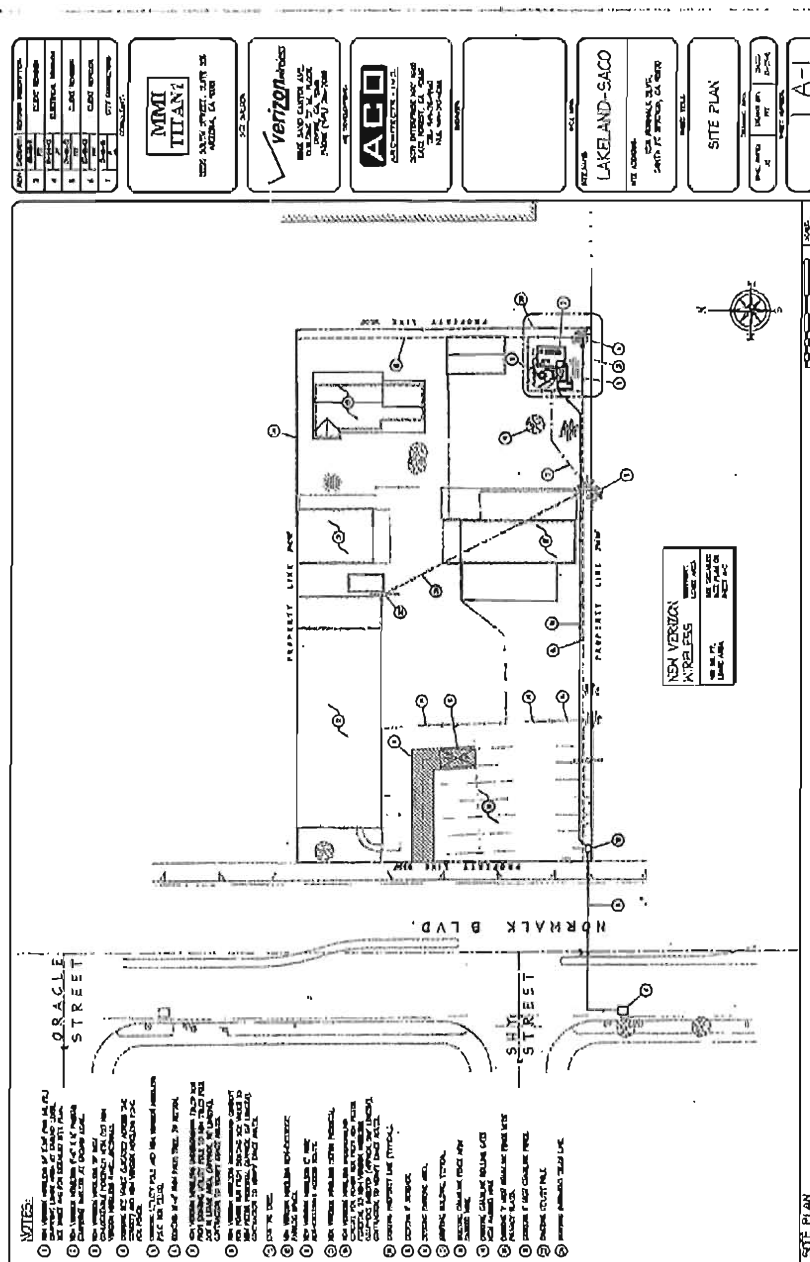
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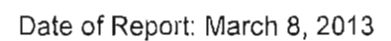
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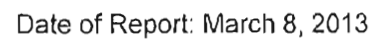


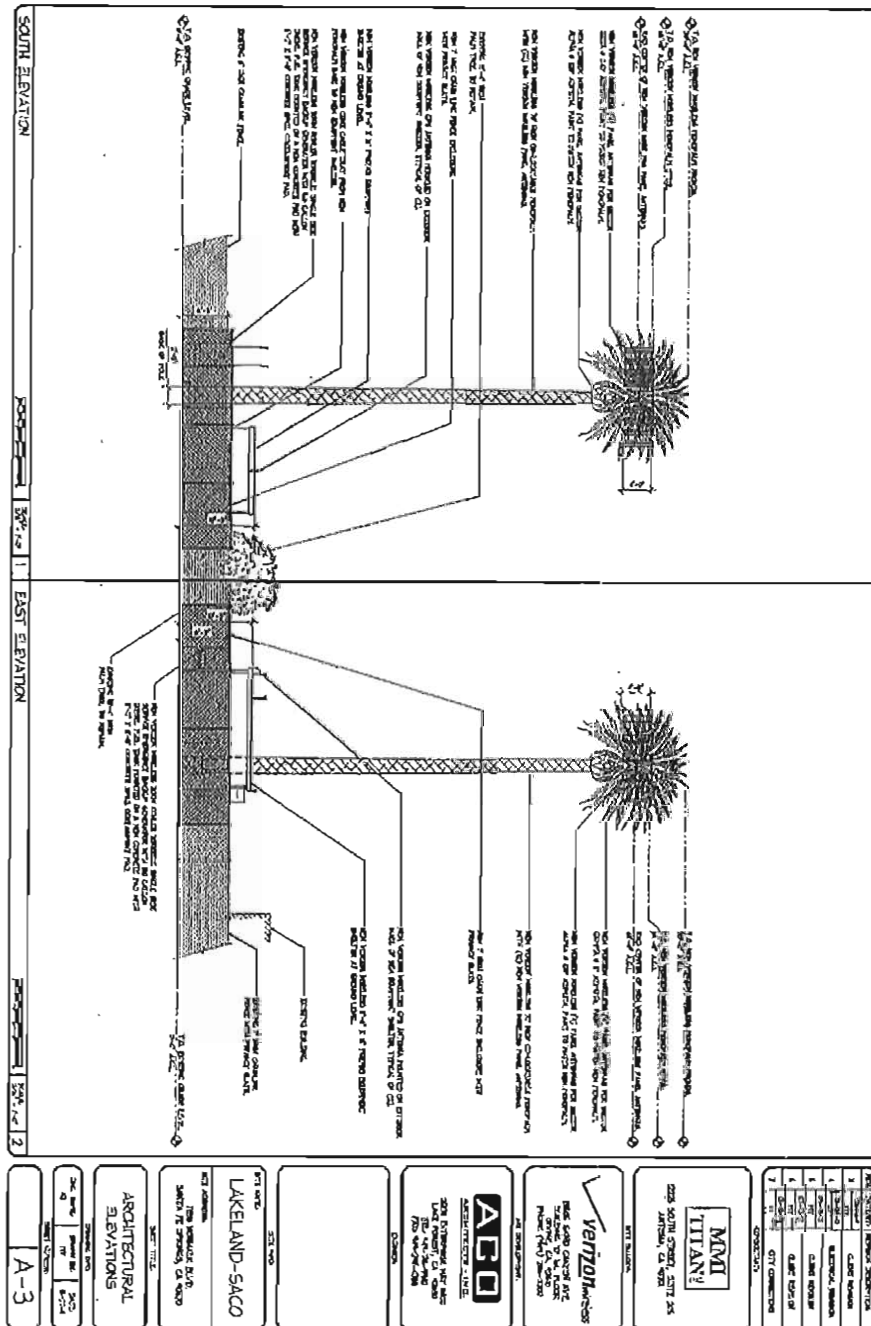
Subject Property: 11318 Norwalk Boulevard
CONDITIONAL USE PERMIT CASE NO. 721
Verizon Wireless

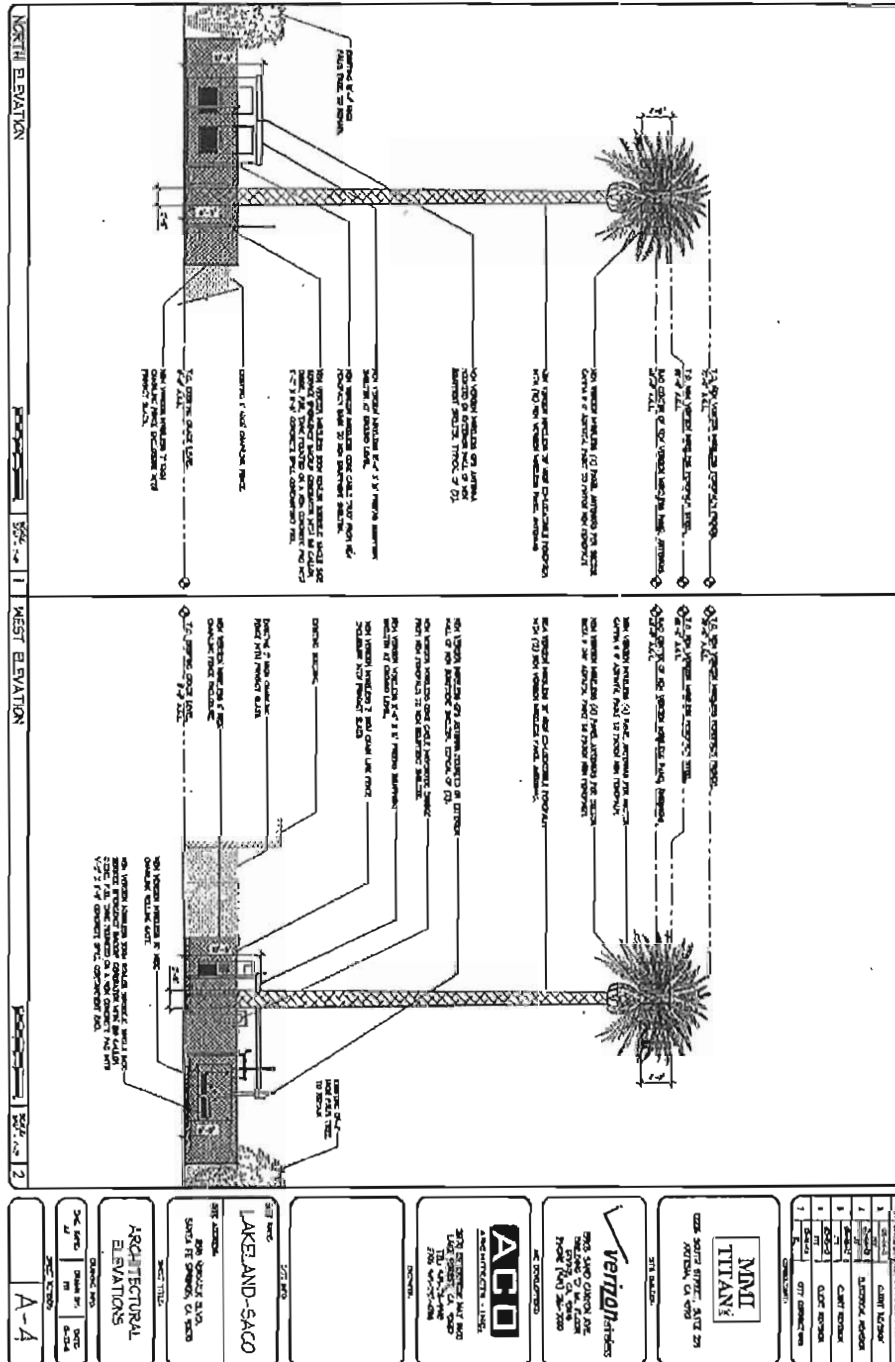












Date of Report: March 8, 2013

VERIZON



City of Santa Fe Springs
Application for
CONDITIONAL USE PERMIT (CUP)

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): 11518/11324 NORMALE BLVD.

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) SEE ATTACHED SHEET

Record Owner of the property: SEE ATTACHED TITLE
Name: ED LEFNETZ Phone No: (562) 863-1123
Mailing Address: 11324 NORMALE BLVD. Date of Purchase: 3/4/88
Fax No: _____ E-mail: _____
Is this application being filed by the Record Owner? NO
(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: JUSTIN ROBINSON Phone No: (714) 895-4211
Mailing Address: 1750 E. OCEAN BLVD. APT. 106, LONG BEACH, CA 90802
Fax No: _____ E-mail: JROBINSON@AOL.COM
Describe any easements, covenants or deed restrictions controlling the use of the property: NONE

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):
INSTALLATION AND OPERATION OF A NEW WIRELESS TELECOMMUNICATIONS SITE CONSISTING OF ONE NEW STEALTH MONOPOLAR TO CONCEALING THREE PANEL ANTENNAS. ALL CORRESPONDING EQUIPMENT WILL BE LOCATED AT REAR OF PLUM IN A 30' X 30' LEASE AREA. SITE WILL ALSO HAVE AN EMERGENCY BACK-UP GENERATOR

NOTE

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

64-10-03 0082791 00000 00000000

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.

Verizon Wireless is submitting this application for a new site to provide additional coverage and much needed capacity relief to the surrounding sites. This site will alleviate the numbers of dropped and unconnected calls. By adding this site to the Verizon Network, this will service people working, living and traveling throughout the area. As evidenced by the enclosed coverage plots, you can see that this site is essential to fill in the existing gap in coverage.

- 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.

The proposed wireless facility is not detrimental and will actually benefit the community by providing much needed improvement to the Verizon Network in this area. The site is unmanned and will not create any additional traffic impact and is located in an area of the property that will not impact the adjacent properties.

- 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?

There are no undesirable features that the proposed site will create to the neighboring properties.

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

The proposed site is located in the back corner of the property and will not hinder any on-site or adjacent site improvements. This site is unmanned and is a passive use 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 noted above, this is an unmanned facility and only requires visits 1-2 times per month. This proposed project will not create any change in traffic, congestion or flow.

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

The proposed project will be operated by:

Verizon Wireless
15505 Sand Canyon Ave.
Building D-1
Irvine, CA 92618
(949) 286-7000



PUBLIC HEARING

Conditional Use Permit Case No. 738

A request for approval to allow the establishment, operation, and maintenance of a non-profit trade school use on property located at 12131 Telegraph Road, in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area (Los Angeles Chapter National Tooling and Machining Association Center Trust ("NTMA")).

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the proposed non-profit trade school 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 non-profit trade school use is pursuant to and in furtherance of the existing Program EIR and Final Subsequent EIR for the Consolidated Redevelopment Project; therefore, additional environmental analysis is not necessary to meet the requirements of the California Environmental Quality Act (CEQA).
3. Approve CUP 738, subject to the conditions of approval as stated within the staff report.

BACKGROUND

The subject property is located on the northeast corner of Telegraph Road and Geary Avenue at 12131 Telegraph Road. The property is located within the Telegraph Road Corridor, is zoned M-2 (Heavy Manufacturing) and has a General Plan land use designation of Business Park. The subject 2.33-acre property is currently developed with an approximately 47,770 square foot, two-story, building that was constructed in the 1980's. There are currently 155 off-street parking stalls located along the north and east portions of the property. The building was most recently occupied by the County of Los Angeles Housing Authority but they have since vacated the building. The applicant, Los Angeles Chapter National Tooling and Machining Association Center Trust ("NTMA"), is currently in escrow to purchase the subject property.

NTMA is proposing to establish, operate and maintain a non-profit trade school use on the subject property. However, in accordance with Section 155.264(C) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of public or quasi-public use of an educational or recreational nature in the M-2, Heavy Manufacturing Zone. The applicant is therefore seeking approval of the subject CUP, to allow the establishment, operation and maintenance of their non-profit trade school on the subject property.

PROJECT DESCRIPTION

Company Background

NTMA is a well-established, non-profit organization that provides essential, state funded vocational training for machinists. In fact, NTMA has prepared nearly 10,000 men and women for a career in the machining, tooling, and manufacturing industry since 1968 (for nearly 45 years). NTMA currently has a main campus, in the City of Norwalk, a satellite campus in the City of Ontario, and an administrative office building in the City of Ontario. NTMA students are afforded the highest caliber of instruction, including computer lab and actual machining of parts for the necessary knowledge, skills, and abilities to succeed.

Proposed Improvements

As mentioned previously, NTMA has a main campus in Norwalk and a satellite campus in Ontario. The proposed CUP will facilitate the relocation of the Norwalk campus to the City of Santa Fe Springs. NTMA is planning to renovate and occupy the entire 47,770 square foot building (first and second floor) for their proposed non-profit trade school use. The ground floor will feature the NTMA campus lobby, an approximately 10,952 square foot machine area, an instructor's room and lockers, two computer labs, a student break room, and two offices (admissions staff and campus director). The second floor is primarily classroom space (7 total) as well as 5 staff offices, a student service area, a computer lab, a career center and a staff break room (see attached floor plans). No exterior modifications to the existing building or parking area are proposed (with the exception of a new wall sign for which the applicant will submit plans and obtain a building permit at a later date).

Proposed Hours of Operation

The proposed non-profit trade school use will operate from 7:30 a.m. until 10:30 p.m. Monday through Friday, from 7:30 a.m. until 4:30 p.m. on Saturday and will be closed on Sunday.

Proposed Curriculum

NTMA provides five core machining education and training courses: 1) Computer Numerically Controlled (CNC) Machining, 2) Advance CNC Machining, 3) Mastercam CAD/CAM, 4) Advance Mastercam, and 5) Inspection Training.

During the week, NTMA will provide machinist training modules for machinists. Each of the three training sessions will have approximately 75 students (5 training modules with each accommodating up to 15 students). For the weekday program, students typically spend approximately 25 hours a week in classes for 30 weeks and a total of approximately 725 hours of instruction.

The weekday training sessions are as follows:

Morning – 7:30am – 12:00noon

Afternoon – 1:00pm – 5:30pm

Evening – 6:00pm – 10:30pm

On Saturdays, NTMA will provide their core vocation training programs for machinists. Saturday courses will have approximately 150 students (5 programs with each accommodating up to 30 students). For the weekend program, students typically spend approximately 8 hours a week in classes for 18 weeks and a total of approximately 144 hours of instruction.

The weekend training sessions are as follows:

Saturday – 8:30am – 4:30pm

Sunday - closed

Anticipated Enrollment

Although the maximum building occupancy is 810 people, NTMA is anticipating that total enrollment will be approximately 300-350 students. Since training sessions are spread out between Monday through Saturday, it is highly unlikely that every student would be on campus at the same time. It should also be noted that student population on Saturdays is dependent on State funding and is therefore generally no more than 100 students. Nevertheless, it should be noted that staff has provided as a condition of approval that the total number of students shall be limited to 350. Staff has also placed a limit on enrollment into the weekday training modules to a maximum of 15 students per module, and enrollment into the Saturday programs to a maximum of 30 students per program. Staff finds that with these extra measures in place, the existing parking should be sufficient to satisfy the parking demands associated with the proposed trade school use.

Anticipated Special Events

There will be up to 14 special events held each year including eight (8) graduations, two (2) career fairs, two (2) student competitions, a holiday party and a grand opening the first year. Graduations typically take place on a weekday evening while career fairs and competitions will be held between sessions on Saturdays or Sundays when the school is closed. All events, except for the grand opening will be held entirely within the existing building. Additionally, the applicant has stated that attendance will be by invitation only and that each event will have approximately 200

people. Nevertheless, it should be noted that staff has provided as a condition of approval that the events will not occur when classes/training is in session and that the applicant provide City staff with at least a 30-day notice prior to holding the grand opening, career fairs, student competitions, etc. This extra measure will allow staff sufficient time to review each event and, if necessary, address any potential concerns related to such event.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.264(C) of the Zoning Regulations, states that public or quasi-public use of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.264 (C)	Section 155.264 Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone, for properties with frontage along Telegraph Road, only after a valid conditional use permit has first been issued: (C) Public or quasi-public uses of an educational or recreational nature.

NTMA is requesting approval of the subject CUP to allow the establishment, operation, and maintenance of a non-profit trade school on the subject site.

STREETS AND HIGHWAYS

The subject property is a corner lot with approximately 400' of frontage along Telegraph Road and approximately 200' of frontage along Geary Avenue. Telegraph Road is classified as a Major Highway within the Circulation Element of the City's General Plan. Geary Avenue is a local industrial street.

ZONING AND LAND USE

The subject property is zoned M-2, Heavy 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-2, Heavy Manufacturing	Industrial	10240 Geary Avenue – Downey Wholesale, Inc. & Price Smart Distribution LLC (Office/Warehouse)
South	M-2, Heavy Manufacturing	Industrial	12120 Telegraph Road – Geezers Restaurant (Restaurant);
East	M-2, Heavy Manufacturing	Industrial	10309 Norwalk Boulevard – Kam Hua Trading, LLC (Office/Warehouse); 12171 Telegraph Road – Existing Vacant Lot (previously a service station).
West	M-2, Heavy	Industrial	12009 Telegraph Road – Brainstorm USA, LLC

	Manufacturing		(Office/Warehouse)
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ENVIRONMENTAL DOCUMENTS

Because the proposed project is located within the Consolidated Redevelopment Project Area for which an Environmental Impact Report (EIR) and Final Subsequent EIR was previously prepared as required by law, further environmental documents are not required if it is determined that the operation and maintenance of the proposed non-profit trade school use is:

1. Pursuant to and in furtherance of the adopted Redevelopment Plan;
2. Within the scope of the Program EIR and Final Subsequent EIR which was prepared for said Redevelopment Plan; and
3. That no new significant effects would occur.

Staff finds that the proposed non-profit trade school use meets the aforementioned criteria. Although NTMA is planning to change the use of the existing two-story building from an office to a non-profit trade school, there are no plans to expand and/or increase the square footage of the existing building. NTMA will only be re-configuring the existing floor plan to create classrooms, computer labs, etc. Since there will be no exterior modifications, and the day-to-day functions of the NTMA training facility will be conducted indoors, the site characteristics will remain practically unchanged and thus will not be detrimental to persons or property in the vicinity. Staff therefore finds that the proposed school would still be within the scope of the Program EIR and Final Subsequent EIR; consequently, no further environmental documents are required.

LEGAL NOTICE OF PUBLIC HEARING

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

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 February 28, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center on February 28, 2013, 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 155.264(C) of the Zoning Regulations, states that public or quasi-public use of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

Additionally, the Commission should note that 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 non-profit trade school use will not be detrimental to persons or property in the immediate vicinity for the following reasons:**

The subject site is located within the M-2 (Heavy Manufacturing) Zone and also has a General Plan land use designation of Business Park. A non-profit trade school use would be consistent with the current zoning and land use designation. Additionally, the project site is generally surrounded by office and warehouse uses which would be compatible with a non-profit trade school use.

The only potential concern would be to ensure that there is sufficient parking to accommodate the student population and during special events. Staff, however, believes that with the additional measures required through the conditions of approval (specifically, conditions #19 through #26) parking will not become an issue.

Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, staff finds that the proposed non-profit trade school 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 non-profit trade school use has been designed to preserve the general appearance and welfare of the community for the following reasons:**

The subject property is fully improved with an approximately 47,770 square foot, two-story, building and mature landscaping through the perimeter of the site. The applicant is planning to make only interior renovations to the building to accommodate their proposed trade school use. No exterior modifications to the existing building or parking area are proposed (with the exception of a new wall sign for which the applicant will submit plans and obtain a building permit at a later date). Additionally, day-to-day functions of the proposed NTMA training facility will be conducted indoors. Staff therefore finds that since the site characteristics will remain practically unchanged, the proposed non-profit trade school use will preserve the general appearance and welfare of the community.

STAFF CONSIDERATIONS:

For the reasons mentioned above, staff finds that if the proposed non-profit trade school use 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 non-profit trade school use is still operating in strict compliance with the conditions of approval as stated within the staff report.

CONDITIONS OF APPROVAL

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brian Reparuk 562.868-0511 x3716)

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 the applicant shall maintain a standard aisle width for onsite emergency vehicle maneuvering of 24 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet.
3. That the applicant shall ensure that all entry gates and doors shall be equipped with Knox boxes or Knox key switches for power-activated gates.

4. That signs and markings required by the Fire Department shall be maintained along the required Fire Department access roadways

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

5. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

POLICE SERVICES DEPARTMENT:
(Contact: Dino Torres 562.409-1850 x3329 or Phillip De Rouse at x3319)

6. That the applicant shall submit to the Department of Police Services, for review and approval, a lighting (photometric) and security site plan. The photometric plan shall be designed to provide adequate lighting (minimum of 2 foot candle power) throughout the subject property. Further, new exterior lighting shall be designed and installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than thirty (30) days from the date of approval by the Planning Commission. All lighting shall be fully operational per the approved plan prior to the commencement of the first day of classes.
7. 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.
8. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection

no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

9. 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.
10. That the parking stall formally used to facilitate the traffic arm shall be returned to its original form by the removal of all bollards, posts, chains, and the underground electrical conduits shall be capped per electrical codes.
11. That the Applicant or school officials, to encourage students to park on-site and not on the street or surrounding properties, shall not charge students to park vehicles on the required off-street parking lot.
12. That within sixty (60) days of the approval of this permit, the applicant shall install digital exterior digital video cameras covering the on-site parking areas. Cameras or their housing shall be water proof. In addition to the cameras, the Applicant shall install signs throughout the parking area notifying that the premises are under video camera surveillance. Signs and placement of the cameras shall be reviewed and approved by the Department of Police Services. All video cameras and recording devices shall be fully operational prior to the commencement of the first day of classes.
13. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering.
14. That vending machines, water machines, soda machines, newspaper racks, and other similar equipment shall not be placed outdoors visible from the street, parking lot or adjacent properties.
15. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property which was generated by the subject premise.

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868.0511 x7309)**

16. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
17. 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)**

18. That the subject trade school shall continue to maintain the status of a non-profit organization/entity.
19. That the total maximum number of students enrolled in the trade school shall be limited to 350 students. Additionally, NTMA shall further limit enrollment into the weekday training modules to a maximum of 15 students per module and enrollment into the Saturday programs to a maximum of 30 students per program.
20. That the non-profit trade school curriculum shall be limited to a maximum of five (5) modules during each weekday training session (morning, afternoon, and evening) and a maximum of five (5) programs on Saturday.
21. That the non-profit trade school activities shall only occur between the following hours (notwithstanding special events and/or graduation ceremonies identified in conditions #22 & #23):
 - a. Monday through Friday: 7:30am-10:30pm
 - b. Saturday: 7:30am-4:30pm
 - c. Sunday: closed
22. That the graduation ceremonies shall be subject to the following:
 1. Shall only be held inside the building.
 2. Shall not occur when classes/training are in session.
 3. Attendance shall be by invitation only. Confirmed reservations to each event shall be limited to a maximum of 200 people
 4. Shall be limited to a maximum of eight (8) occurrences during a calendar year.

23. That the special events (grand opening, competitions, job fairs, etc.) shall be subject to the following:
 1. Shall not occur when classes/training are in session.
 2. Attendance shall be by invitation only. Confirmed reservations to each event shall be limited to a maximum of 200 people.
 3. Shall provide advance notice, and details of the proposed event, in writing to the Director of Planning at least 30 days prior to each event.
 4. Shall be subject to any conditions/limitations the Director of Planning deems necessary for the proposed event.
24. To encourage students to utilize public transportation, or otherwise bike to the campus, to help reduce the transportation and parking demands associated with the subject use, the applicant shall:
 1. Provide a bulletin board, display case, or kiosk displaying transportation information (routes and schedules for local public transit, numbers and websites for local ridesharing agencies/operators, local bike routes).
 2. Provided bicycle racks (or other secure bicycle parking) at a ratio of four bicycles per 50,000 square feet.
 3. Provide preferential parking spaces reserved for students who carpool.
25. That if it is determined by the Director of Planning that additional parking is needed for the proposed non-profit trade school use, the applicant would be required to enter into a formal agreement with the adjacent property owner to the north for the use of their easterly parking area; or otherwise, submit and obtain approval for a contingency plan to address overflow parking conditions. If required, said agreement or approved contingency plan shall be submitted to City staff for review and approval. It should be noted that said agreement or approved contingency plan shall bound current and future owners, shall remain in affect for the duration of the use served, and may be required to be filed as a covenant with the County Recorder.
26. That all students shall be provided with a parking sticker/permit that shall be affixed to their vehicle. Said sticker/permit shall be clearly displayed, hanging from rear-view mirror, or on dashboard or a window sticker affixed to the lower left side of rear window or a bumper sticker affixed to the left side of rear bumper. Sticker/permits shall be clearly visible from the rear of the vehicle. Motorcycle sticker/permit shall be displayed on the front fork of the cycle. Students shall be provided with parking sticker/permit within 180 days of approval by the Planning Commission. Applicant shall provide a copy of the parking sticker/permit to City staff prior to distribution.
27. That trash receptacles, urns and/or ashtrays shall be provided in all areas designated for students and faculty to congregate and/or smoke.

28. That the subject non-profit trade school use shall otherwise be substantially in accordance with the plot plan and floor plans submitted by the applicant and on file with the case.
29. That the use of the resource center and computer labs shall be limited to students, teachers, and administrative staff.
30. That the Department of Planning and Development shall first review and approve all sign proposals for the non-profit trade school use. 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, City's Sign Guidelines, and the Telegraph Road Corridor Design Guidelines.
31. That should the applicant decide to repaint the existing building, the applicant shall first obtain approval from the Planning Director for proposed color(s) beforehand.
32. That the applicant shall ensure that the landscaped areas on the subject property 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.
33. That all activities shall occur inside the existing building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
34. 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).
35. That the subject building, or any portion thereof, shall not be subleased, sublet, or otherwise assigned for use by any other entity other than the applicant's subject business.

36. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
37. That this Conditional Use Permit shall allow for a non-profit trade school use for property located in an M-2, Heavy Manufacturing, Zone and also with frontage along Telegraph Road. The Conditional Use Permit shall expire if it is not utilized within 12 months from the date of approval by the Planning Commission, or in the event the use is abandoned or ceases to exist for a period of 12 consecutive months.
38. That Conditional Use Permit Case No. 738 shall be valid for a period of one (1) year, until March 11, 2014. Approximately three (3) months before March 11, 2014, 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.
39. That the applicant, Los Angeles Chapter National Tooling and Machining Association Center Trust ("NTMA"), 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 Conditional Use Permit Case No. 738, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
40. That if there is evidence that these 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 may refer the Conditional Use Permit (CUP) back 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 CUP.

41. 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.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Existing Floor Plans (1st & 2nd Floor)
4. Proposed Floor Plans (1st & 2nd Floor)
5. CUP Application

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Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 12131 Telegraph Road

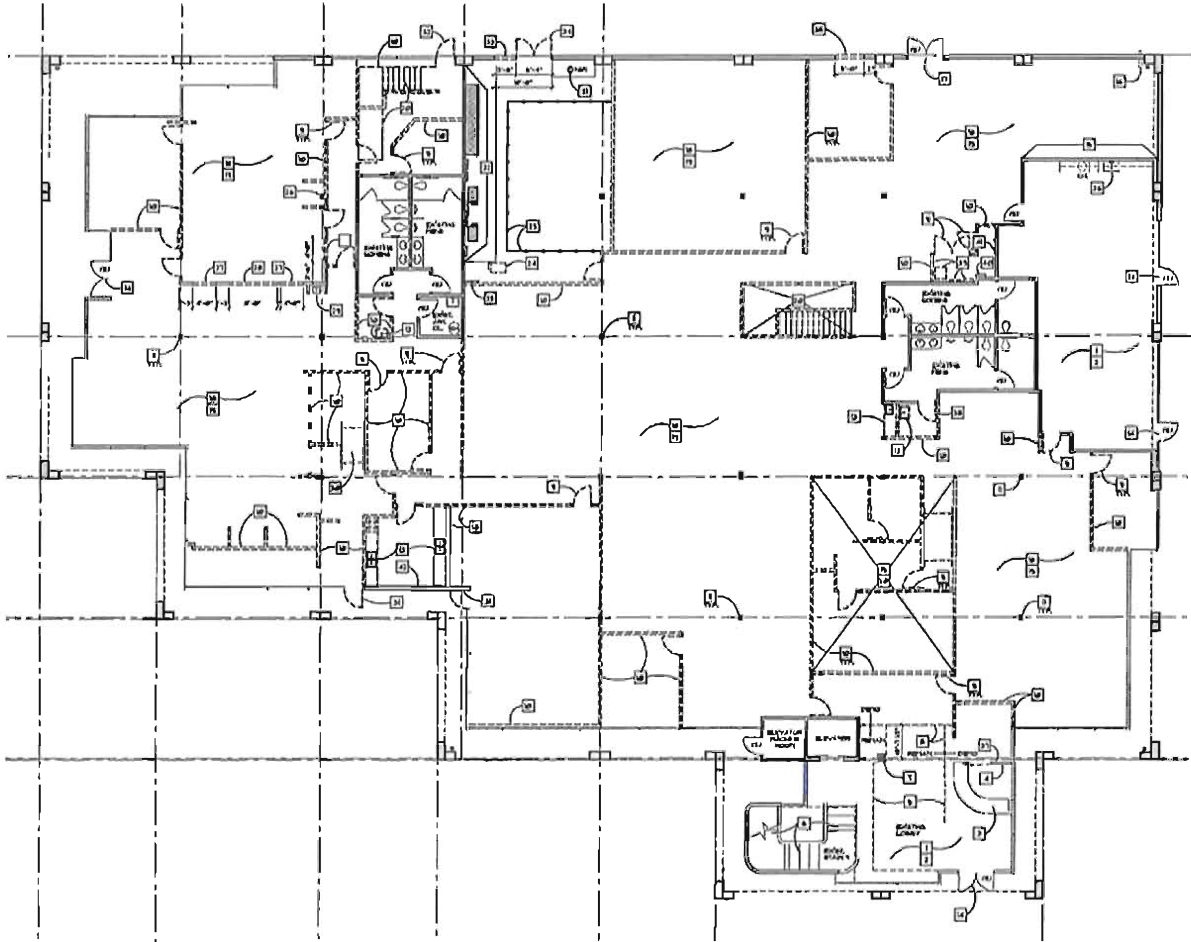
PROJECT: Conditional Use Permit Case No. 738

REQUEST: For the establishment of public or quasi-public use of an educational or recreational nature (non-profit trade school) in the M-2, Heavy Manufacturing Zone.

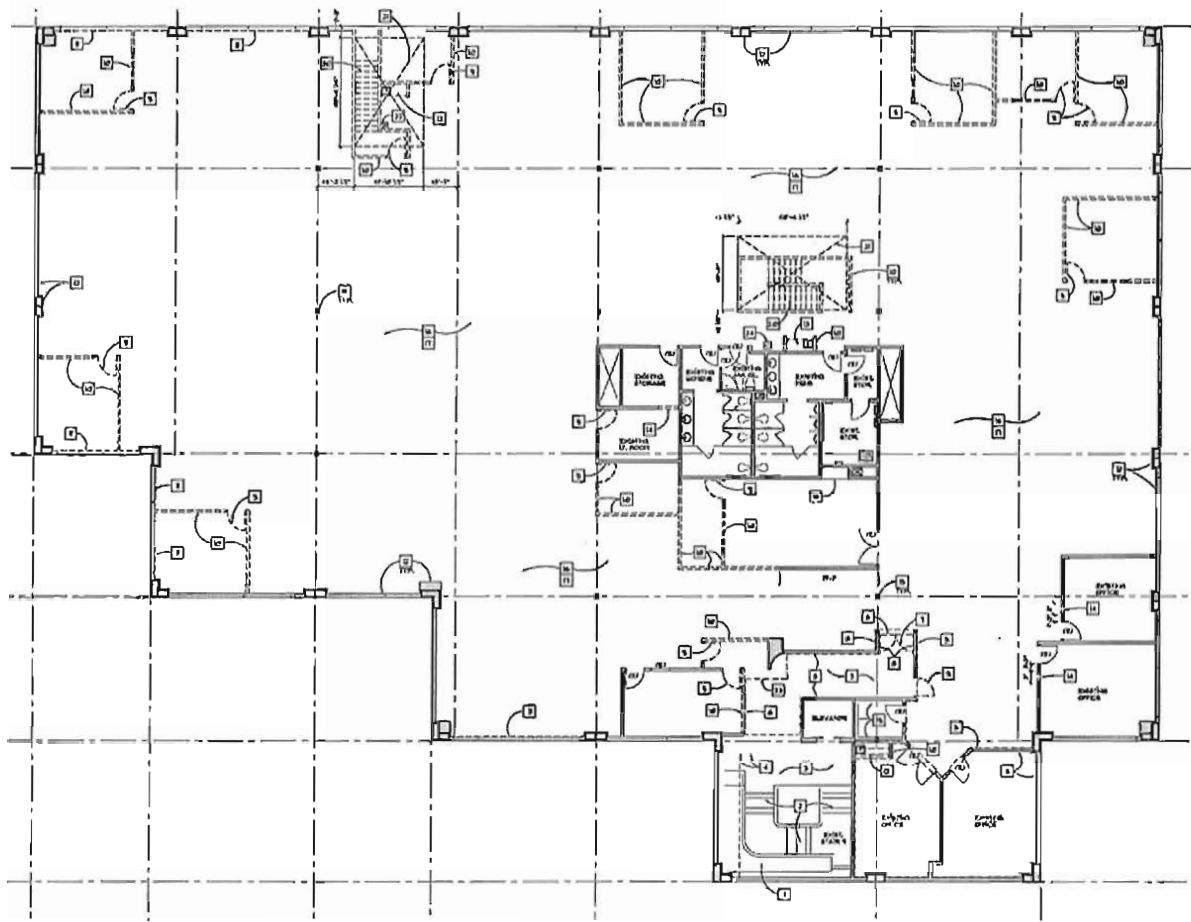
APPLICANT: Los Angeles Chapter National Tooling & Machining Association Training Center Trust ("NTMA")

Number of existing parking stalls: 155
Changes to existing parking are proposed

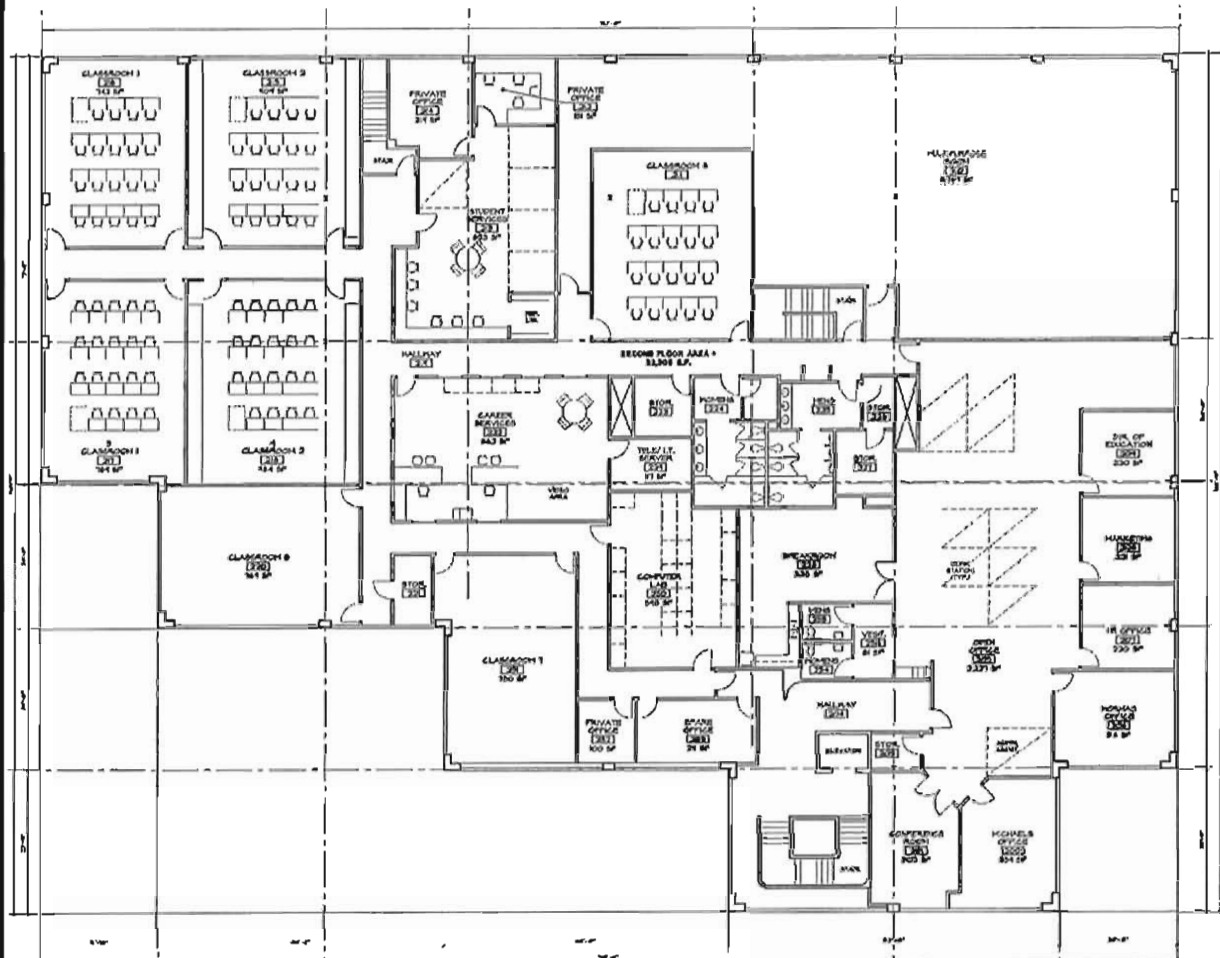
Existing Floor Plan (1st Floor)



Existing Floor Plan (2nd Floor)



Architectural floor plan of the first floor of a building. The plan shows various rooms including a large central hall, a library, a computer lab, a meeting room, an office, a reception area, a waiting room, a lounge, a storage area, a rest room, a bathroom, a kitchen, and a break room. Dimensions are provided for many rooms, such as 100' x 100' for the library and 100' x 100' for the computer lab. A central area is labeled 'FIRST FLOOR AREA = 10,000 S.F.' and 'FIRST FLOOR STORAGE AREA = 2,000 S.F.'

Proposed Floor Plan (2nd Floor)

Conditional Use Permit (CUP) Application



City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

CUP 738
RECEIVED

JAN 08 2013

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): 12131 Telegraph Road, Santa Fe Springs, CA (NEC of Geary Avenue and Telegraph Road)

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. 1664, Lot 1 (M.B. 22-10/11)

Record Owner of the property: Gary-Telegraph Investments, a California General Partnership By: Oltmans Investment Company, LLC

Name: Charles Roy, Vice Chairman Phone No: (562) 576-1230

Mailing Address: 1005 Mission Mill Road, Whittier, California 90608 Date of Purchase: _____

Fax No: (562) 695-2939 E-mail: charlier@oltmans.com

Is this application being filed by the Record Owner? Yes, on behalf of the owner in escrow
(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: Wendy Grant, AICP/ Marissa Aho, AICP Phone No: 213-623-1443 x103

Mailing Address: 949 South Hope Street, Suite 100, Los Angeles, CA 91602

Fax No: 213-623-1443 E-mail: wgrant@planningcenter.com/maho@planningcenter.com

Describe any easements, covenants or deed restrictions controlling the use of the property: Easement No. 82-1083364 (10' wide Southern California Edison Easement) along a portion of the northern property line.

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 and owner in escrow, Los Angeles Chapter National Tooling & Machining Association Training Center Trust ("NTMA"), requests approval of a Conditional Use Permit (CUP) pursuant to Sections 155.243(L) and 155.264(C) of the Santa Fe Springs Municipal Code to operate a new Trade School within an existing, approximately 47,770 square foot building located at 12131 Telegraph Road (the "subject property") in the community of Santa Fe Springs. The proposed Trade School will operate from 7:30am to 10:30pm Monday-Friday, from 8:00am to 4:30pm on Saturday and will be closed on Sunday. The school will have seven (7) classrooms, three (3) computer labs, an approximately 10,952 foot machine area, ancillary student services and administrative and faculty offices.

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.)

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): Charles Roy, Vice Chairman
Gary-Telegraph Investment, a California General Partnership By: Ollmans Investment Company, LLC
 Mailing Address: 1005 Mission Mill Road, Whittier, CA 90608
 Phone No: (562) 576-1230
 Fax No: (562) 695-2939 E-mail: Charlier@ollmans.com
 Signature: [Signature]

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

CERTIFICATION

I, Charles Roy, 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: [Signature]
 (If signed by other than the Record Owner, written authorization
 must be attached to this application)

STATE OF CALIFORNIA }
 COUNTY OF LOS ANGELES } SS

Subscribed and sworn to (or affirmed) before me this 7th day of January, 2013 by
Charles Roy, proved to me on the basis of satisfactory evidence to be the
 person(s) who appeared before me.

[Signature]
 Notary Public



FOR DEPARTMENT USE ONLY	
CASE NO:	<u>CUP 738</u>
DATE FILED:	<u>1/18/13</u>
FILING FEE:	<u>\$ 3,393.00</u>
RECEIPT NO:	
APPLICATION COMPLETE?	

01-08-13 CL6643 Check \$3,393.00 AA

CUP Application (Cont.)

NTMA TRAINING CENTER CUP APPLICATION

PROJECT BACKGROUND & DESCRIPTION

City of Santa Fe Springs
January 7, 2013

BACKGROUND

The applicant and owner in escrow, Los Angeles Chapter National Tooling & Machining Association Training Center Trust ("NTMA"), requests approval of a Conditional Use Permit pursuant to Sections 155.243(L) and 155.264(C) of the Santa Fe Springs Municipal Code, to allow the renovation, establishment, use and maintenance of an approximately 47,770 square foot existing office/tech building located at 12131 Telegraph Road (Figure 1) as the Santa Fe Springs campus of NTMA Training Centers of Southern California.

The subject property is located on the northeast corner of the intersection between Telegraph Road and Geary Avenue. The property has approximately 397 feet of frontage along Telegraph Road and approximately 218 feet of frontage along Geary Avenue.

National Tooling & Machining Association Training Center

The NTMA Training Centers of Southern California were founded in 1968. NTMA is a well-established, non-profit organization that provides essential, state funded, vocational training for machinists. NTMA provides five core Machining Education and Training courses: 1) Computer Numerically Controlled (CNC) Machining, 2) Advanced CNC Machining, 3) Mastercam CAD/CAM, 4) Advanced Mastercam, and 5) Inspection Training.

The main campus is currently located in Norwalk, and a satellite campus in Ontario. The applicant is in escrow to purchase the approximately 2.33 acre, irregularly shaped, subject property. The proposed CUP will facilitate the relocation of the Norwalk campus to the City of Santa Fe Springs and would authorize the establishment of similar training programs and facilities currently located in Norwalk.

General Plan & Zoning Designations

As shown in Figure 2 (attached), the subject property is located within the M-2 Zone and designated for Business Park land uses in the General Plan. The proposed Trade School use is permitted in the M-2 Zone (Heavy Manufacturing) through approval of a Conditional Use Permit. As illustrated in Figure 2, adjacent properties to the east, south and west are within the M-2 Zone and are designated for Business Park uses by the Santa Fe Springs General Plan. The adjacent property to the north is also located within the M-2 Zone.

Existing Site Conditions

The approximately 47,770 square foot existing office/tech building was constructed for and occupied by the County of Los Angeles Housing Authority for approximately 25 years. There are currently 155 surface parking spaces located on the north and east portions of the property. The property features mature landscaping consisting of grass, shrubs, and trees along Telegraph Road, Geary Avenue, the northern and eastern property lines, and within the surface parking lot. The site also features a small patio with tables and chairs on the east side of the existing building.

PROJECT DESCRIPTION

The proposed project consists of the renovation, use and maintenance of the 47,770 square foot existing office trade school building as the Santa Fe Springs campus of the NTMA Training Centers of Southern California.

As shown in the proposed floor plans (attached), the proposed campus would be housed entirely within the existing office/tech building. The proposed trade school operations will be conducted wholly within the existing building. The proposed trade school will occupy the entire ground floor and second floor of the subject site. The

CUP Application (Cont.)

NTMA TRAINING CENTER CUP APPLICATION
12131 TELEGRAPH ROAD

JUSTIFICATION STATEMENT

City of Santa Fe Springs
January 7, 2013

BEFORE A CONDITIONAL USE PERMIT CAN BE GRANTED, THE PLANNING COMMISSION MUST BE SATISFIED THAT ALL OF THE FOLLOWING CONDITIONS APPLY. YOUR ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT (Attach a supplemental sheet if necessary):

1. That the proposed use will not be detrimental to persons or property in the vicinity

The Applicant, Los Angeles Chapter National Tooling & Machining Association Training Center Trust ("NTMA"), requests a Conditional Use Permit to renovate, use, and maintain the existing, approximately 47,770 square foot office building as a trade school. The NTMA is currently in escrow to purchase the approximately 2.33 acre site located at 12131 Telegraph Road (the "subject property") in the community of Santa Fe Springs. The existing office building was constructed in the 1980's and was most recently used as offices for the County of Los Angeles Housing Authority.

The NTMA was founded in 1968 and has been providing essential vocational trade school courses for the Los Angeles region for nearly 45 years. The new facility will be relocated from its current location in the City of Norwalk to the proposed site. The site is located within the M-2 (Heavy Manufacturing) Zone and is designated for Business Park uses by the Santa Fe Springs General Plan. The properties immediately adjacent to and surrounding the subject property are also located within the M-2 Zone and are designated for either Business Park uses (primarily along Telegraph Road) or Industrial uses (properties north of Telegraph Road) in the General Plan. The proposed reuse of the existing building as a trade school for machinists will not be detrimental to persons or property in the vicinity.

No exterior modifications to the existing building or parking area are proposed (with the exception of a new wall sign for which the applicant will seek a separate permit at a later date). However, the applicant will be submitting tenant improvement plans to the City for modification to the building interior that are necessary for the student training that the NTMA provides. The site has 155 surface parking spaces and is well maintained and landscaped. Parking will be provided in accordance with Section 155.481(E)4 of the Municipal Code.

The applicant will seek a separate wall sign permit at a later date. The proposed hours of operation for the proposed trade school will be from 7:30am to 10:30pm Monday-Friday and 8:30am to 4:30pm on Saturdays. The trade school will be closed on Sundays. The proposed hours of operation are consistent with and/or complementary to the business park or industrial uses permitted in the immediate area. Since there will be no exterior building modifications, and the day to day functions of the NTMA training facility will be conducted indoors, the site characteristics and operational characteristics of the proposed NTMA Training Center campus is compatible with surrounding business park and industrial uses and will not be detrimental to persons or property in the vicinity.

CUP Application (Cont.)

CUP Application
NTMA Training Center
12131 Telegraph Road
Page 3 of 4

The students enrolled in NTMA programs are typically adults with full-time jobs in the machining field. The site will be most heavily utilized on Saturdays and on 14 days when special events are planned throughout the year. The remaining approximately 300 days the operation of the trade school will be limited to administrative offices, the resources center and machinist training modules with approximately 75 participants at any given time. These operational characteristics of the proposed trade school will be compatible and complementary to the existing and future development of the surrounding properties.

NTMA will also strive to be a good neighbor by keeping the subject property well maintained and well landscaped.

4. That the proposed use will not adversely affect the Zoning Map or the General Plan of the City

The proposed trade school use will not adversely affect the Zoning Map or the General Plan of the City of Santa Fe Springs. As stated above, the subject property is located within the M-2 Zone and is designated for Business Park uses by the General Plan. Sections 155.243(L) and 155.264(C) of the Santa Fe Springs Municipal Code permit quasi-public building/use for educational purposes through the Conditional Use Permit process within the M-2 Zone and within the Telegraph Road Corridor. The proposed trade school receives California State funding to conduct its core curriculum.

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

NTMA was founded in 1968 and has been providing essential vocational trade school courses for the Los Angeles region for nearly 45 years. The NTMA is outgrowing its current location and has been searching for quite some time to find a suitable location for their machinist training facilities as well as classrooms, computer labs, and administrative offices. The existing, approximately 47,770 square foot office building is located in the M-2 Zone, which is best able to accommodate the heavy machinery and simulators that are used (wholly within the building) by the school in their vocational training program, however the existing office building also provides high-quality office space for administrative offices and high-quality classroom space that will provide a good learning environment. NTMA is excited to relocate their campus and administrative offices to Santa Fe Springs and looks forward to participating in the community at large.

6. 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 questions 1 and 2.

7. 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?

NTMA will operate the trade school use wholly within the existing office building. All external features of the property, including the parking, landscaping, and access will remain as they are today. Students, staff, and facility will be instructed to park on the site or take transit. Any trash produced by the school will be stored in the appropriate receptacles and removed on a regular schedule.

CUP Application (Cont.)

NTMA TRAINING CENTERS

11/8/2012

12/12/12

CUP 12131 Telewank Road

3,393.00

0.00

026629

CHECK: 026629

12/18/2012

City of Santa Fe Springs

3,393.00

01-08-13 1CL6643

CHECK 3393.00

DISTRIBUTIONCity
of
Santa Fe Springs

FUND	GL	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	397	4110	8000	CUP738	\$2253.00
110	397	4110	8000	PH	\$1140.00

NTMA Training Centers of Southern California

(NAME)

(ADDRESS)

(CITY AND STATE)

Camp Fee + Public Hearing - CUP 738

(DESCRIPTION)

01-08-13 1CL6643

CHECK 3393.00

RECEIPT



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2013

NEW BUSINESS

Resolution No. 36-2013 – Eliminating the Requirements for Time Extensions and Compliance Reviews for Conditional Use Permits

RECOMMENDATION

That the Planning Commission adopt Resolution No. 36-2013, eliminating the requirements for time extensions and compliance reviews, with some exceptions, for Conditional Use Permits with stated expiration dates requiring time extensions or dates for automatic compliance.

BACKGROUND

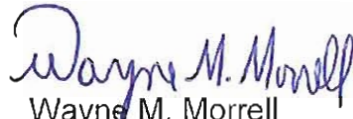
At the September 24, 2012, Planning Commission meeting, the Planning Commission approved Resolution No. 34-2012. Said resolution changed the regularly scheduled Planning Commission meetings from twice a month to once a month, commencing November, 2012. The reasoning for the change was staffing shortage and the potential elimination of compliance reviews.

Resolution 36-2013, with some exception, will eliminate compliance review for all outstanding Conditional Use Permits which contain either stated expiration dates requiring time extensions or dates for automatic compliance review. The effect of such action is that all such Permits shall run with the land until and unless they are revoked, modified or abandoned, pursuant to applicable law. This provision shall not apply to any Conditional Use Permit which is explicitly stated to be for a temporary or interim use, in which case the expiration date shall remain in effect. An example of a temporary or interim use would be a use operating on property that is environmentally encumbered. The use would operate on the property until such time that the property is remediated.

Staff called the cities of Norwalk, Pico Rivera, Downey and La Mirada to determine if they include time extensions and compliance reviews on their conditional use permits. The cities of Norwalk and Downey do not. They rely on their municipal code which has a provision that states if the conditional use permit has not been utilized in a year it becomes null and void. The City of Santa Fe Springs has a similar provision in its municipal code.

The city of La Mirada has a boiler plate condition of 1 year, but under certain circumstances, 2 years. This provision, however, is meant to give the applicant a specified time to establish the use. If it appears the use will not occur within the specified time, the applicant may request additional time. The city of Pico Rivera has a 6 month administrative review period for alcohol uses. The 6-month period is to review "calls for service." If there are numerous calls for service or other issues, the city has the option of taking the use back before the Planning Commission.

Although only a small sampling of the surrounding cities was done, it appears that the proposed action would result in the Planning Commission processing conditional use permits in a similar manner to that of the cities contacted. Notwithstanding, the Planning Commission still retain the ability to have a conditional use permit brought back before them, if the conditions of approval are being violated, or should there be a need to modify, add or remove a condition(s) of approval.



Wayne M. Morrell
Director of Planning

Attachment:
Resolution No. 36-2013

RESOLUTION NO. 36-2013

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SANTA FE SPRINGS
ELIMINATING REQUIREMENTS FOR
TIME EXTENSIONS AND COMPLIANCE REVIEWS.**

THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS
HEREBY RESOLVES AS FOLLOWS:

SECTION 1: Except as excluded below, with respect to all outstanding Conditional Use Permits which contain either stated expiration dates requiring time extensions or dates for automatic compliance reviews, all such provisions or conditions are hereby repealed. The effect of such action is that all such Permits shall run with the land until and unless they are revoked, modified or abandoned, pursuant to applicable law. This provision shall not apply to any Conditional Use Permit which is explicitly stated to be for a temporary or interim use, in which case the expiration date shall remain in effect.

SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The Planning Commission hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 3: The Commission Secretary shall certify to the adoption of this Resolution.

PASSED AND ADOPTED THIS 11TH day of March, 2013.

CHAIRMAN

ATTEST:

SECRETARY



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2013

CONSENT AGENDA

Entertainment Conditional Use Permit Case No. 11-2

Compliance review of Entertainment Conditional Use Permit Case No. 11-2 to allow the continued operation and maintenance of an entertainment use involving live performances and dancing activities at the Santa Fe Springs Drive-In and Swap Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard. (Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

RECOMMENDATION

That the Planning Commission find that the subject use is in compliance with all the conditions of approval and recommend to the City Council to approve the continued operation and maintenance of Entertainment Conditional Use Permit Case No. 11-2 subject to the conditions of approval contained within this report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any of the conditions of approval or any of the City Codes, or should there be a need to modify, add or remove a condition of approval.

BACKGROUND

The Santa Fe Springs Drive-in and Swap Meet ("Swap Meet") operates a swap meet use within the drive-in theater grounds located at 13963 Alondra Boulevard. In 1989, the swap meet management made a decision to show fewer movies (down to approximately two per year) and expand the swap meet services/activity from a weekend activity to Tuesday through Sunday. With the elimination of movie-showings, management allowed swap meet vendors to construct permanent vending booths to help protect the vendors from the weather elements and to provide them with a larger area to display merchandise; the booths also provide an orderly and uniform appearance to the overall swap meet activity.

In 1998, the swap meet management experienced a steady drop in swap meet attendance. In an effort to attract customers, management decided to provide live entertainment and dancing in conjunction with the swap meet activity. Accordingly, the swap meet management applied for and was granted Entertainment Conditional Use Permit (ECUP) Case No. 11 by the Planning Commission and the City Council at their

respective meetings of May 26 and May 28, 1998, to allow the establishment and operation of an entertainment use involving live performances and dancing. This strategy has been successful in increasing customer attendance.

ECUP Case No. 11-2 is before the Planning Commission for a compliance review; to determine if the entertainment use is operating in compliance with the conditions of approval and the City's Code Regulations.

Concurrent with this request, the applicant is also requesting compliance review of Conditional Use Permit Case No. 453 to allow the continued operation and maintenance of the swap meet use, Conditional Use Permit Case No. 488 to allow the continued operation and maintenance of a pylon sign, and Alcohol Sales Conditional Use Permit Case No. 11A-2 to allow the continued sale of alcoholic beverages for on-site consumption.

CALLS FOR SERVICE

Within the past year (since March 2012), there has been a total of 82 calls for service (CFS). Within those 82 CFS, two were related to public intoxication. Two separate independent calls were received which involved knife stabbings. In one case the suspect was intoxicated; in the other case the victim was intoxicated and uncooperative with the officers.

It should be noted that 82 CFS within the year is not considered a high number considering that 1.2 million people visit the swap meet every year. It should also be noted that the swap meet personnel and its security work well with Whittier Police Officers who are promptly called whenever there is a need for their involvement.

STAFF CONSIDERATIONS

As with all entertainment type uses, Staff's primary concern is noise and crowd management. The management for the swap meet continues to work closely with Staff and the surrounding businesses to mitigate potential spill-over noise, parking, and any other adverse impacts resulting from the entertainment component of the drive-in.

To ensure protection to the health, safety and welfare of the patrons, as well as the adjacent businesses and the overall general public, the entertainment activities are divided into three distinct categories to address security, parking contingency, and safety. Plans have been submitted to the Department of Police Services and the Department of Fire-Rescue to address each category. The category descriptions are as follows:

Category 1: Entertainment is free to paying customers of the swap meet and incidental to the regular on-going swap meet functions. Category 1 entertainment

is restricted to disc jockeys, talent contests, mimes, jugglers, karaoke, patron dancing, and live bands without big name recognition and without recording contracts. No other types of entertainment are permitted under Category 1.

Category 2: Entertainment is free to paying customers of the swap meet and incidental to regular swap meet functions. This includes all forms of entertainment activities contained in Category 1, but Category 2 entertainment also includes entertainment (bands, performers, etc.) with significant regional name recognition and/or recording contracts. No other type of entertainment is permitted under Category 2.

Category 3: Entertainment for patrons who attend the grounds specifically for the entertainment; swap meet services may be closed during this event. Special events held from time to time as opportunities present themselves and held outside the regular swap meet operation hours, with their own plot plan, seating plan and admission structure based on the event. This form of entertainment would be in conjunction with a smaller-scale swap meet function.

The entertainment activities described in Category 1 and 2 have become a significant marketing attraction for the swap meet. The Applicant has been cooperative with the City in addressing security measures for these entertainment activities, including, but not limited to, absorbing the cost of assigned Whittier Police Officers to the location when necessary or being present at special events. The Applicant has also been cooperative in addressing concerns brought to him by the Whittier Police Officers and incorporating the officer's recommendations in a timely and reasonable manner.

Category 3 entertainment activities involve occasional special events outside of the regular swap meet operation hours. These activities require that the management of the swap meet submit a detailed application and plan to the Department of Police Services for their review and approval at least 45 days prior to the event. A complete and thorough investigation is conducted of all aspects of the proposed event. The Director of Police Services, or his designee, administratively review, approve, or deny, the application. It should be noted that to date, the events have not been denied. However, there have been times where Staff has made some modifications to the plans to mitigate potential problems; Staff continues to reserve this right to do so for future events.

Overall, the entertainment activities are well managed, and Staff believes that if the activities continue to be conducted in accordance with the recommended conditions of approval, the live entertainment activities conducted on the property will not pose an adverse impact, significant risk or nuisance to patrons, neighboring businesses or the general public.

CONDITIONS OF APPROVAL

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

1. That the Applicant shall comply with all of the conditions of approval as required under Conditional Use Permit Case (CUP) No. 453, to allow the premises for a swap meet use. Should CUP Case No. 453 become null and void, or terminated, the privileges granted under ECUP Case No. 11-2 shall also become terminated. (New)
2. That the Applicant shall continue to maintain an updated scaled Master Site Plan of the premises (including swap meet area, stage, parking, surveillance camera locations, and entry/exit points) and that should any physical changes occur at the site, the Master Site Plan shall be modified accordingly and submitted to the Fire and Rescue Department, Police Services Center and the Planning Department for their review and approval. It should be noted that any new construction requiring a Building Permit shall comply with the construction plan check review and approval process. (New)
3. That should there be a layout modification at the site requiring a new scaled Master Site Plan submittal, the Plan shall be submitted to the agencies mentioned in Condition No. 2 within thirty (30) days prior to the layout change. (New)
4. That the Applicant shall continue to maintain and, when required or requested, submit an updated Security Plan to the Department of Police Services. The Security Plan shall be reviewed by the Director of Police Services, and shall include, at a minimum, the following:
 - a. The Applicant's plans and actions for dealing with security in all owned, leased or rented parking lots, security within the interior of the swap meet, and the policy and procedures used by security personnel to deal with unruly patrons. (Ongoing)
 - b. The Applicant shall require in-house and contracted security personnel to wear distinctive security uniforms at all times of operation. (Ongoing)
 - c. The Applicant shall provide specific descriptions of the roles of in-house employee security personnel and contracted security personnel. This includes a detailed description of the amount and type (armed/unarmed) of security and security supervisors (armed/unarmed) that are present and assigned to the beer garden when there is alcohol beverages being served and/or entertainment. (Underlined is New)

- d. During all hours of the swap meet operation, the Applicant shall provide professional security personnel from a security company pre-approved by the Director of Police Services. A detailed description of the type, amount, role, and locations of work detail of the security personnel shall be provided. The approved security personnel shall be on-site and operate in accordance with the roles described in the pre-approved Security Plan. This includes notifying law enforcement of any unlawful activities which may occur. (Ongoing)
- e. That swap meet security personnel, in-house or contracted, shall not perform any law enforcement functions, but instead security personnel shall report immediately to the Whittier Police Department all incidents in which it could be reasonably assumed that a person could be charged with a misdemeanor or a felony offense. (Ongoing)
- f. That security personnel, as well as the owner, and/or management of the swap meet shall cooperate fully with the City officers and shall not obstruct or impede their entrance into the premises while in the course of their official duties. (Ongoing)
- g. That the Applicant shall schedule joint training every six (6) months for the Santa Fe Springs Swap Meet security personnel. Training shall be conducted by the Whittier Police Department. Additionally, the Department of Police Services and/or Department of Fire Rescue shall conduct trainings with the Santa Fe Springs Swap Meet security personnel as determined by the Director of Police Services and the Fire Chief. The type of joint training shall be approved by management of the swap meet, the Director of Police Services and the Fire Chief. The cost of the joint training shall be paid by the owner/operator of the swap meet. (Ongoing)
- h. The swap meet management shall continue to maintain signs at each customer entrance stating that the property owner and law enforcement reserves the right to eject anyone creating a hostile environment or a public nuisance, including, but not restricted to, behaviors such as using profanity, making intimidating comments and flashing gang signs. A sign shall also be placed at each entrance advising patrons that shirts must be worn at all times. (Ongoing)
- i. That the Applicant shall place signs at each entrance to the swap meet advising patrons that, on occasion, random searches of individuals and their belongings may occur in order to gain entry into the Swap Meet grounds. (Ongoing)

5. General Security Requirements.

- a. All parking lots associated with the nighttime swap meet operation shall be equipped with lighting of 1 foot candle power so as to illuminate and make easily discernible the appearance and conduct of all person, employees and patrons on or about the parking lot areas. Additionally, the position of said lighting shall not spill upon adjoining properties or disturb the neighboring residences or businesses. In order to comply with this requirement, the Applicant shall submit a detailed Lighting Plan to the Director of Police Services and the Building Department for approval prior to installation. (Ongoing)
- b. The Applicant shall maintain digital video surveillance cameras overlooking the front and rear parking lots. The Applicant shall maintain security cameras in the beer garden and area(s) of entertainment. Locations of video surveillance cameras shall be approved by the Director of Police Services. Video surveillance cameras must be digital and of high quality capable of video taping during the day and night. A detailed site plan shall be provided to the Department of Police Services that depicts and describes where these cameras are located. (New)
- c. For any Category 2 level band, there shall be a minimum of four (4) Whittier Police Officers assigned to the Swap Meet and paid for by the Swap Meet Management. (New)
- d. Commencing in March through the end of September of every year, a minimum of two (2) Whittier Police Officers will be assigned to the Swap Meet during Friday nights and Sunday Afternoons. The ending or extending of this mandate will be determined by the assigned Whittier Police Sergeant in conjunction with Swap Meet management. Final determination will rest with the Whittier Police Sergeant and Director of Police Services. (New)
- e. Video surveillance cameras and their respective recording devices shall be maintained at all times and replaced if needed by the Applicant. Video surveillance tape, digital files and/or photographs shall be available to law enforcement upon request. (Ongoing)
- f. The Applicant shall maintain emergency lighting throughout any seating area. Installation of emergency lighting shall be in accordance with all Building Department and Department of Fire-Rescue requirements. (Ongoing)

- g. The swap meet management shall be responsible for assuring that customers do not block any aisle-ways or walkways during beer sales. This includes the queue line for alcohol sales itself. The aisle-ways, walkways, and alcohol queue line shall be identified in the Master Plan and Security Plan approved by the Director of Police Services, Planning Department, Building Department and the Fire-Rescue Department. (Ongoing)

6. General Entertainment Requirements.

- a. The swap meet management shall continue to provide the City with a monthly calendar of all scheduled entertainment under Categories 1 and 2 at least ten (10) days prior to the commencement of each month. In this document, swap meet management shall categorize each entertainment activity as a Category 1 or Category 2 event. The City retains the right to alter such categorization and to require an increase in security and public safety personnel for any event. (Ongoing)
- b. The Applicant shall not change or make any alteration to the entertainment formats or content described herein without prior approval, in writing, from the Director of Police Services. (Ongoing)

7. General Building Requirements.

- a. All existing buildings and structures shall be maintained in compliance with all applicable codes and regulations. The Applicant recognizes and acknowledges that the City Building Official, City Fire Chief, and other applicable regulatory agents, have the authority to require immediate compliance with regulations pertaining to public health, welfare, and safety. (Ongoing)
- b. All seating areas such as benches and tables shall be secured to the ground. Final plans must be submitted for seating layout, stage, shade structures and any related items to the Department of Planning, Department of Police Services, Building Division and Department of Fire-Rescue for approval. The related permits will not be issued until approval has been obtained from these departments. (Ongoing)

8. General Requirements.

- a. Swap meet management shall be responsible for maintaining control of litter in the area adjacent to the subject property and to all streets and other off-street properties used for parking at all times. (Ongoing)

- b. Swap meet management shall be responsible for providing adequate parking, with on-site and off-site parking lots to accommodate all patrons and customers attending activities and events at the swap meet. (Ongoing)
- c. No trash, junk, debris, or litter shall be disposed of in the adjacent flood control channel area at any time. All trash, junk, debris and litter shall be disposed of in on-site appropriate receptacles. On a regular basis, the Applicant shall monitor the flood control channel and clean-up any litter that has blown or migrated from the swap meet to the flood control channel. (New)
- d. The site shall comply with the National Pollutant Discharge Elimination System (NPDES) program in accordance with Chapter 52 of the City Code. (New)

9. CONDITIONS OF APPROVAL-ENTERTAINMENT CATEGORY 1.

- a. Conditions 1 thru 8 as described above shall apply. Otherwise, no additional entertainment Category 1 conditions apply. (Ongoing)

10. CONDITIONS OF APPROVAL-ENTERTAINMENT CATEGORY 2.

- a. Conditions 1 thru 8 as described above shall apply. That no alteration to the plot plan shall occur, unless done so in accordance with Condition No. 2 and 3. (Ongoing)
- b. The Applicant shall provide at least five (5) references of prior concert locations for the entertainment group(s). This information shall be submitted with the monthly calendar described in Condition No. 6, subparagraph a. (Ongoing)
- c. The Security Plan approved for entertainment activities shall remain in effect and the City retains the right to modify the plan and/or require an increase in security and public safety personnel for Category 2 entertainment, including review, as to limitations on timing of alcohol sales. (Ongoing)

11. CONDITIONS OF APPROVAL-ENTERTAINMENT CATEGORY 3.

- a. Conditions 1 thru 8 as described above shall apply. The Applicant shall complete and submit an application to conduct a special event outside of regular swap meet hours. Activities for the special event must be filed with the Department of Police Services no later than forty-five (45) days prior to the event with an approval or denial of application decision made within ten (10) days after submittal. (Ongoing)

- b. The subject application shall include, but not be limited to, the following:
 - 1. Names of all entertainment groups and vendors involved.
 - 2. A minimum of five (5) references of prior concert locations for the entertainment group(s).
 - 3. A detailed diagram, drawn to scale, of the proposed floor, seating plan and vendor plot plan, including all ingress and egress plans.
 - 4. A Certificate of Insurance in the amount of \$2 million for general liability naming the City of Santa Fe Springs, its elected officials, agents and employees as additional insured and holding the City, its elected officials, agents and employees harmless of all liability associated with the event.
 - 5. A detailed security, parking and traffic plan. (Ongoing)
- c. All required Building, Electrical and/or Plumbing permits shall be obtained and finalized at least five (5) days prior to the event date. (Ongoing)
- d. All required site and fire prevention inspections shall be conducted by the Department of Fire-Rescue Department and Building Department and that all approvals shall be granted prior to the event. (Ongoing)
- e. All traffic/pedestrian and parking issues shall be addressed to the satisfaction of the Director of Police Services prior to the event. (Ongoing)
- f. The number of security and law enforcement officers and, if appropriate, other public safety personnel, required to be present at the event will be determined by the Director of Police Services and the Department of Fire-Rescue as part of Category 3 plan approval, and all costs shall be reimbursed by the licensee. (Ongoing)

12. General Administrative Requirements.

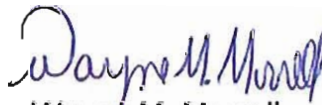
- a. In the event the owner(s) intends to sell, lease or sublease the subject business operation or transfer the subject Entertainment Conditional Use Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than sixty (60) days prior to signing of the agreement to sell, lease or sublease. (Ongoing)
- b. All other applicable requirements of the City Zoning Ordinance, Uniform Building Code, California Fire Code and the determinations of the

Department of Fire-Rescue and the State Fire Marshall, and all other applicable regulations shall be strictly complied with. (Ongoing)

- c. This Entertainment Conditional Use Permit Case No. 11-2 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose. (Ongoing)
- d. It is hereby declared that if any provisions of this Entertainment Conditional Use Permit are violated or held to be invalid or if any law, statute or ordinance is violated, the Entertainment Conditional Use Permit shall be subject to the revocation procedures and the privileges granted hereunder shall be terminated. (Ongoing)
- e. A copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire-Rescue Department Permits in a place conspicuous to all employees at the location. (Ongoing)



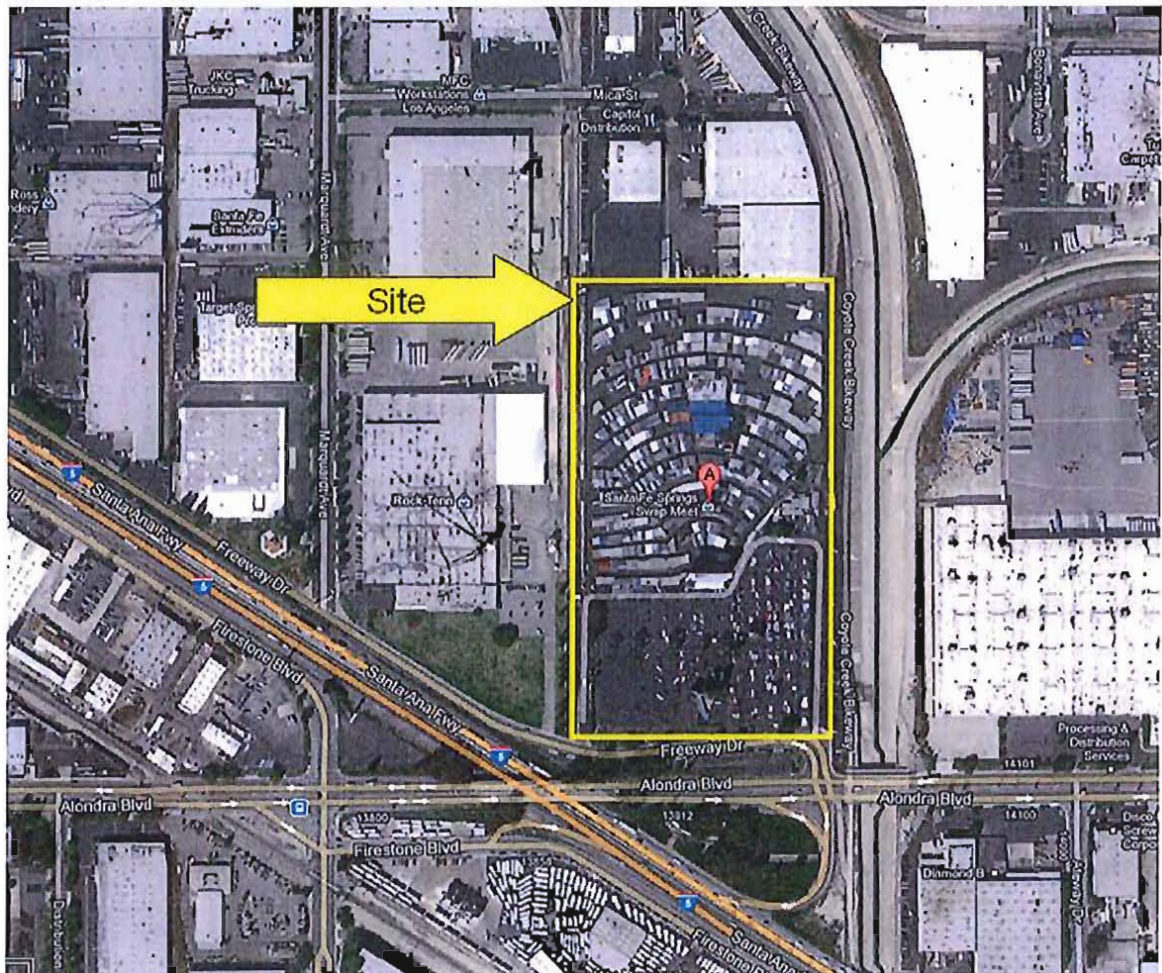
Dino Torres
Director of Police Services



Wayne M. Morrell
Director of Planning

Attachment(s):

- 1. Location Map
- 2. Letter from Applicant



City of Santa Fe Springs

Location Map

Santa Fe Springs Swap Meet
13963 Alondra Boulevard

Santa Fe Springs

DRIVE-IN THEATRE & SWAP MEET

November 07, 2011

Mr. Phillip De Rousse
Management Assistant
Department of Police Services
11576 Telegraph Rd.
Santa Fe Springs, CA 90670-9928

Dear Phillip,

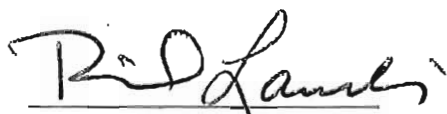
Per your letter and our phone conversation today, this letter and enclosed Application Fee serves as a request for extension of Alcohol Sales / Entertainment CUP Case No. 11, 11A. These Permits allow us to serve on premise draft beer and provide "live music" during swap meet operating hours.

We are simply asking for approval of continued operation under our existing Permit, which is fairly extensive. However, we have been able to successfully comply with the imposed Conditions over the past several years. There have been no changes in our entertainment or alcohol sales hours of operation since the last reconsideration.

We are not asking for any modifications, we have been operating continuously since 1965 and believe the CUP's are pretty finely tuned.

Also enclosed is a copy of a letter dated September 10, 2011 in which we ask for CUP review of all our CUP's. We thought it included the Entertainment and Alcohol CUP's.

Thank you for your consideration.



Rick Landis
Division Manager



CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 11A-2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 11A-2 to allow the continued on-site sale and consumption of alcoholic beverages at the Santa Fe Springs Drive-In and Swap Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard. (Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

RECOMMENDATIONS

That the Planning Commission find that the subject use is in compliance with all of the conditions of approval and recommend to the City Council to approve the continued operation and maintenance of Alcohol Sales Conditional Use Permit Case No. 11A-2 subject to the conditions of approval contained within this report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any condition of approval or any City Code, or should there be a need to modify, add or remove a condition of approval.

BACKGROUND

The Santa Fe Springs Drive-in and Swap Meet ("Swap Meet") operates a swap meet use within the drive-in theater grounds located at 13963 Alondra Boulevard. In 1998, the swap meet management experienced a decline in the swap meet attendance. As part of a marketing effort to attract customers, management decided to provide live entertainment, dancing, and the sale of alcoholic beverages for on-site consumption. This strategy proved to be successful in increasing customer attendance.

In accordance with Ordinance 834, adopted by the City Council on March 10, 1994, the swap meet management applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 11A-2 by the Planning Commission and the City Council at their respective meetings of September 25, and 28, 2001, to allow the sale and on-site consumption of alcoholic beverages.

ASCUP Case No. 11A-2 is before the Planning Commission for a compliance review; to determine if the alcohol use is operating in compliance with the conditions of approval and in compliance with the City's Code Regulations.

Concurrent with this request, the applicant is also requesting a compliance review of Conditional Use Permit Case No. 453, to allow the continued operation and maintenance of the swap meet use, Conditional Use Permit Case No. 488, to allow the continued operation and maintenance of a pylon sign, and Entertainment Conditional Use Permit Case No. 11-2, to allow the continued operation and maintenance of an entertainment use involving live performances and dancing activities at the Santa Fe Springs Drive-In and Swap Meet.

CALLS FOR SERVICE

Within the past year (since March 2012), there has been a total of 82 calls for service (CFS). Within those 82 CFS, two were related to public intoxication. Two separate independent calls were received which involved knife stabbings. In one case the suspect was intoxicated; in the other case the victim was intoxicated and uncooperative with the officers.

It should be noted that 82 CFS within the year is not considered a high number considering that 1.2 million people visit the swap meet every year. It should also be noted that the swap meet personnel and its security work well with Whittier Police officers who are promptly called whenever there is a need for their involvement.

STAFF CONSIDERATIONS

Staff from the Department of Police Services, Fire-Rescue Department, and the Planning Department conducted a walk-through inspection of the premises. Staff believes that if the activities continue to be conducted in accordance with the conditions of approval of this entitlement and all the other related entitlements, the sale of alcoholic beverages for on-site consumption conducted on the property will not pose a significant risk or nuisance to patrons, neighboring businesses or the general public.

City Staff, Whittier Police Officers, and the swap meet management work together continuously to make sure the ongoing swap meet and entertainment activities continue to occur without incident and in compliance with the conditions of approval. Staff is recommending approval to continue the operation and maintenance of the Alcohol Sales Conditional Use Permit.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided as bold.

1. That the Applicant shall comply with all of the conditions of approval as required under Conditional Use Permit Case (CUP) No. 453, to allow the premises for a swap meet use. Should CUP Case No. 453 become null and

void, or terminated, the privileges granted under ASCUP Case No. 11A-2 shall also become terminated. **(New)**

2. That the Applicant shall continue to maintain and, when required or requested, submit an updated Security Plan to the Department of Police Services. The Security Plan shall be reviewed by the Director of Police Services, and shall include, at a minimum, the following:
 - a. The Applicant's plans for dealing with security in all owned, leased or rented parking lots, security within the interior of the swap meet, and the policy and procedures used by security personnel to deal with unruly patrons. **(Ongoing)**
 - b. The Applicant shall provide specific details on how alcohol sales are being conducted. The specific details shall include security measures that will assure that patrons under 21 years of age or individuals who are intoxicated do not consume alcoholic beverages. The security plans shall give authority to assigned law enforcement supervisors, in consultation with in-house employee security personnel, to close all beer sales. If a consensus cannot be reached, the assigned law enforcement supervisor (WPD Lieutenant or Sergeant) or law enforcement supervisor designee's (WPD Corporal) decision shall be final in closing all beer sales. In addition, containers/cups used to serve alcoholic beverages shall not be larger than 32 ounces. **(Ongoing – Underlined is new)**
 - c. The Applicant shall require in-house and contracted security personnel to wear distinctive security uniforms at all times of operation. **(Ongoing)**
 - d. The Applicant shall provide specific descriptions of the roles of in-house employee security personnel and contracted security personnel. This includes a detailed description of the amount and type (armed/unarmed) of security and security supervisors (armed/unarmed) that are present and assigned to the beer garden when there is alcohol being served and/or entertainment. **(New)**
 - e. That when alcoholic beverages are being served or sold on-site, the Applicant shall provide professional security personnel from a security company pre-approved by the Director of Police Services. A detailed description of the type, amount, role, and locations of work detail of the security personnel shall be provided. The approved security personnel shall be on-site and operate in accordance with the roles described in the pre-approved Security Plan. This would include notifying law enforcement of any unlawful activities which may occur. **(Ongoing)**

- f. That swap meet security personnel, in-house or contracted, shall not perform any law enforcement functions, but instead security personnel shall report immediately to the Whittier Police Department all incidents in which it could be reasonably assumed that a person could be charged with a misdemeanor or a felony offense. **(Ongoing)**
- g. That security personnel, as well as the owner, and/or management of the swap meet, shall cooperate fully with the City officers and shall not obstruct or impede their entrance into the premises while in the course of their official duties. **(Ongoing)**
- h. That the Applicant shall provide joint training every six (6) months for the Santa Fe Springs Swap Meet security personnel. Training shall be conducted by the Whittier Police Department. Additionally, the Department of Police Services and/or Fire-Rescue Department shall conduct trainings with the Santa Fe Springs Swap Meet security personnel as determined by the Director of Police Services and the Fire Chief. The type of joint training shall be approved by management of the swap meet, the Director of Police Services and the Fire Chief. The cost of the joint training shall be paid by the owner/operator of the swap meet. **(Ongoing)**
- i. That the swap meet management shall continue to maintain a sign at each entrance stating that the property owner and law enforcement reserves the right to eject anyone creating a hostile environment or a public nuisance, including, but not restricted to, behaviors such as using profanity, making intimidating comments and flashing gang signs. A sign shall also be placed at each entrance advising patrons that shirts must be worn at all times. **(Ongoing)**
- j. That the Applicant shall place signs at each entrance to the swap meet advising patrons that, on occasion, random searches of individuals and their belongings may occur in order to gain entry into the Swap Meet grounds. **(Ongoing)**

3. General Security Requirements.

- a. That all parking lots associated with the nighttime swap meet operation (or any entertainment events) shall continue to be equipped with lighting of 1 foot candle power so as to illuminate and make easily discernible the appearance and conduct of all person, employees and patrons on or about the parking lot areas. Additionally, the position of said lighting shall not spill upon adjoining properties or disturb the neighboring residences or businesses. In order to comply with this requirement, the Applicant shall

submit a detailed Lighting Plan to the Director of Police Services and the Building Department for approval prior to installation. **(Ongoing)**

- b. That the Applicant shall maintain digital video surveillance cameras overlooking the front and rear parking lots. The Applicant shall maintain security cameras in the beer garden and area(s) of entertainment. Locations of video surveillance cameras shall be approved by the Director of Police Services. Video surveillance cameras must be digital and of high quality capable of video taping during the day and night. A detailed site plan shall be provided to the Department of Police Services that depicts and describes where these cameras are located. **(Ongoing)**
- c. Video surveillance cameras and their respective recording devices shall be maintained at all times and replaced if needed by the Applicant. Video surveillance tape, digital files or photographs shall be available to law enforcement upon request. **(Ongoing)**
- d. The Applicant shall continue to provide emergency lighting throughout any seating area. Installation of emergency lighting shall be in accordance with all Building Department and Fire and Rescue Department requirements. **(Ongoing)**
- e. The swap meet management shall be responsible for assuring that customers do not block any aisle-ways or walkways during beer sales. This includes the queue line for alcohol sales itself. The aisle-ways, walkways, and alcohol queue line shall be identified in the Master Plan and Security Plan approved by the Director of Police Services, Planning Department, Building Department and the Fire-Rescue Department. **(Ongoing)**
- f. The Applicant shall be responsible for providing security staff to constantly monitor customers, during beer sales, which may appear or be suspicious of being intoxicated. Security staff shall be responsible for refusing further alcoholic beverage sales to such individuals and shall notify law enforcement personnel of any problems. **(Ongoing)**

4. Alcohol Sales Requirements.

- a. That the sales, service and consumption of alcoholic beverages shall be permitted only during the hours of swap meet operation, and during "special events" as described in Entertainment Conditional Use Permit Case No. 11-2, but shall be restricted as required by the Alcohol Beverage Control regulations. **(Ongoing)**

- b. That the Type 40 Alcohol Beverage Control license allowing on-site consumption of beer and wine shall be restricted to the sale and consumption of alcoholic beverages on the subject site only; that the licensee shall not sell alcoholic beverages for transport and/or off-site consumption. **(Ongoing)**
- c. That alcoholic beverages shall not be consumed by swap meet patrons while they are on any adjacent property. It shall be the responsibility of the swap meet management to enforce this provision. **(Ongoing)**
- d. That solicitation of alcoholic drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic drinks from customers. The Applicant shall refer to and comply with Section 303 of the California Penal Code and Section 25600 of the Business and Professions Code. **(Ongoing)**
- e. That the Applicant shall have a corporate officer or manager, twenty five (25) years or older, on the premises during business hours who will be responsible for the alcohol sales and entertainment activities. This person(s) shall obtain an ABC Manager's Permit, and the Director of Police Services shall be provided a copy of said Manager's Permit, including the name, age, residential address and related work experience of the intended Manager prior to the Manager assuming responsibilities set forth herein. **(Ongoing)**
- f. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the license premises as set forth in Section 25602(a) of the Business and Professions Code. Swap meet management shall be responsible for monitoring this condition and take appropriate action to be certain that such conditions do not exist. **(Ongoing)**
- g. **That when entertainment is present, all alcohol sales shall cease thirty (30) minutes prior to the ending of such entertainment or as required by the Alcohol Beverage Commission regulations. (New)**

5. General Building Requirements.

- a. All existing buildings and structures shall be maintained in compliance with all applicable codes and regulations. The Applicant recognizes and acknowledges that the City Building Official, City Fire Chief, Code Enforcement, and other applicable regulatory agents, have the authority to require immediate compliance with regulations pertaining to public health, welfare, and safety. **(Ongoing)**

- b. All seating areas such as benches and tables shall be secured to the ground. Final plans must be submitted for seating layout, stage, shade structures and any related items to the Department of Planning, Department of Police Services, Building Division and Fire and Rescue Department for approval. The related permits will not be issued until approval has been obtained from these departments. **(Ongoing)**

6. General Requirements.

- a. Swap meet management shall be responsible for maintaining control of litter in the area adjacent to the subject property and to all streets and other off-site properties used for parking at all times. **(Ongoing)**
- b. Swap meet management shall be responsible for providing adequate parking, with on-site and off-site parking lots, to accommodate all patrons and customers attending activities and events at the swap meet. **(Ongoing)**
- c. No trash, junk, debris, or litter shall be disposed of in the adjacent flood control channel area at any time. All trash, junk, debris and litter shall be disposed of in on-site appropriate receptacles. On a regular basis, the Applicant shall monitor the flood control channel and clean-up any litter that has blown or migrated from the swap meet premises to the flood control channel. **(New)**
- d. The site shall comply with the National Pollutant Discharge Elimination System (NPDES) program in accordance with Chapter 52 of the City Code. **(New)**

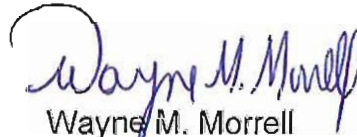
7. General Administrative Requirements.

- a. In the event the owner(s) intends to sell, lease or sublease the subject business operation or transfer the subject Alcohol Sales Conditional Use Permit to another owner/applicant or license, the Director of Police Services shall be notified in writing of said intention not less than sixty (60) days prior to signing of the agreement to sell, lease or sublease. **(Ongoing)**
- b. All other applicable requirements of the City Zoning Ordinance, Los Angeles County Building Code, Uniform Fire Code and the determinations of the City Fire and Rescue Department and State Fire Marshall and all other applicable regulations shall be strictly complied with. **(Ongoing)**

- c. This Alcohol Sales Conditional Use Permit Case No. 11A-2 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose. **(Ongoing)**
- d. It is hereby declared that if any provisions of this Alcohol Sales Conditional Use Permit are violated or held to be invalid or if any law, statute or ordinance is violated, the Alcohol Sales Conditional Use Permit shall be subject to the revocation procedures and the privileges granted hereunder shall be terminated. **(Ongoing)**
- e. A copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire-Rescue Department Permits in a place conspicuous to all employees at the location. **(Ongoing)**



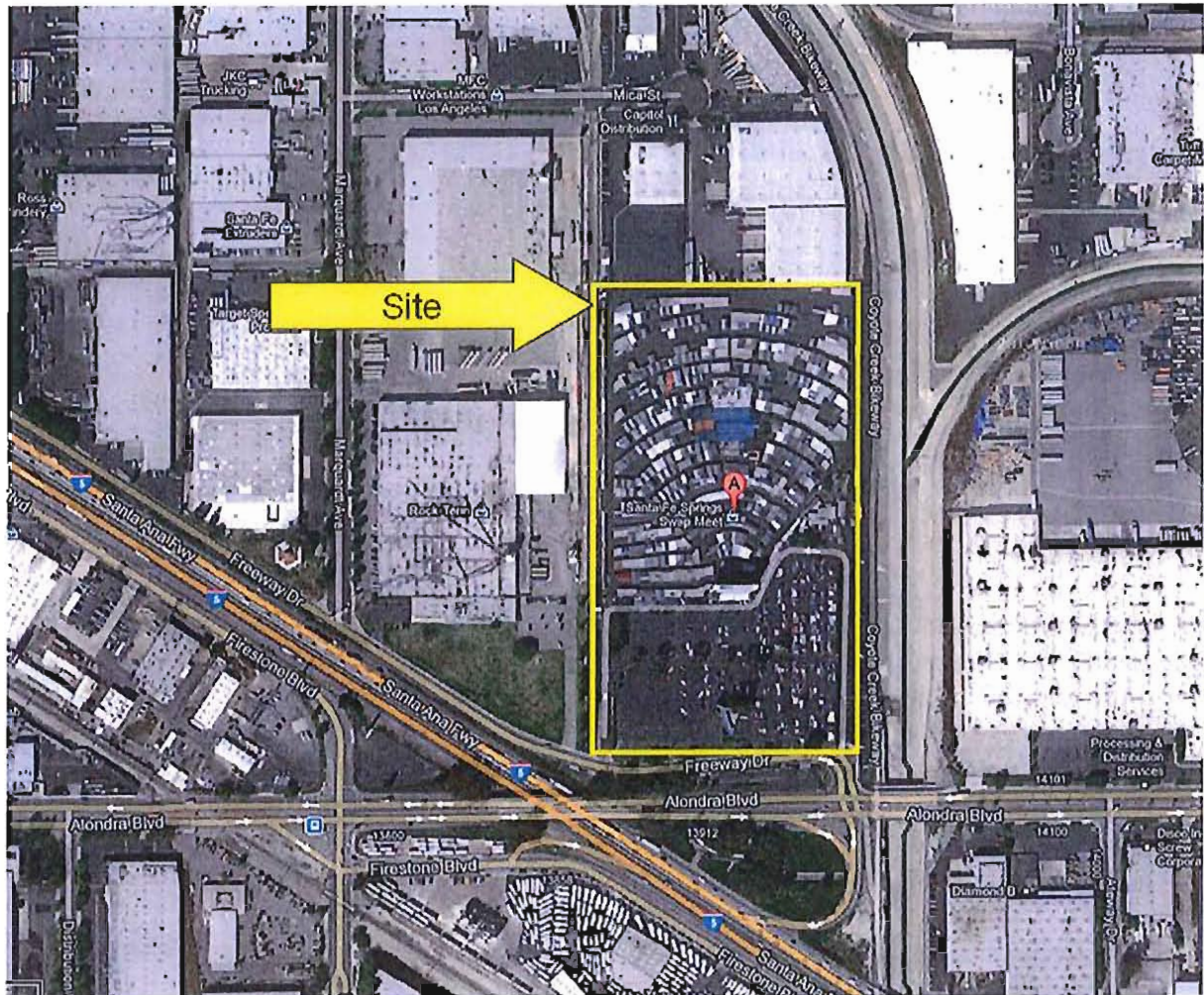
Dino Torres
Director of Police Services



Wayne M. Morrell
Director of Planning

Attachments:

- 1. Location Map
- 2. Letter from Applicant



City of Santa Fe Springs

Location Map

Santa Fe Springs Swap Meet
13963 Alondra Boulevard

Santa Fe Springs

DRIVE-IN THEATRE & SWAP MEET

November 07, 2011

Mr. Phillip De Rousse
Management Assistant
Department of Police Services
11576 Telegraph Rd.
Santa Fe Springs, CA 90670-9928

Dear Phillip,

Per your letter and our phone conversation today, this letter and enclosed Application Fee serves as a request for extension of Alcohol Sales / Entertainment CUP Case No. 11, 11A. These Permits allow us to serve on premise draft beer and provide "live music" during swap meet operating hours.

We are simply asking for approval of continued operation under our existing Permit, which is fairly extensive. However, we have been able to successfully comply with the imposed Conditions over the past several years. There have been no changes in our entertainment or alcohol sales hours of operation since the last reconsideration.

We are not asking for any modifications, we have been operating continuously since 1965 and believe the CUP's are pretty finely tuned.

Also enclosed is a copy of a letter dated September 10, 2011 in which we ask for CUP review of all our CUP's. We thought it included the Entertainment and Alcohol CUP's.

Thank you for your consideration.



Rick Landis
Division Manager



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2013

CONSENT AGENDA

Conditional Use Permit Case No. 194-9

Compliance review to allow the continued operation and maintenance of a contractor's storage yard use for the storage of vacuum trucks associated with a septic tank cleaning business on the .37-acre property located 14018 Carmenita Road, in the M-1, Light Manufacturing, Zone within the Consolidated Redevelopment Project Area. (Peggy Lee Hendricks for Roberts Liquid Disposal)

RECOMMENDATION

That the Planning Commission find that the continued operation and maintenance of a contractor's storage yard use on the subject property, if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.

The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any condition of approval or any City Code, or should there be a need to modify, add or remove a condition of approval.

BACKGROUND

The applicant is in the septic tank cleaning business wherein the applicant uses vacuum trucks to remove sewage from septic tanks. The waste from the septic tanks is then disposed of at a licensed County dump facility; none of the waste material is allowed to be brought onto or stored upon the subject property. The property is being used for the outside storage of vacuum trucks and empty bins/tanks associated with the septic tank cleaning business.

The Planning Commission originally approved the subject contractor's storage yard use in August of 1974. The subject use has now occurred on the site for 38 consecutive years. During that time period, eight time extensions have been granted to the applicant. However, the latest extension granted in 2007, recently expired on October 22, 2012; consequently, the applicant has requested that a further extension be granted to allow the continued operation and maintenance of their contractor's storage yard use on the subject property.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, a walk-through 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 initial walk-through inspection by the Building, Fire, Police Services and Planning Departments, the applicant was directed to comply with the following:

Building Department:

- Obtain property permits for the installation of dawn/dusk lights.
- Provide hardwire installation for existing garage door opener in rear building.

Fire Department:

- Provide Knox access or Knox key switches at front entry.
- Provide placard/sticker/magnet on storage tank within rear yard to identify the tank is "empty."

Planning Department:

- Reduce storage of empty bins within rear yard area to a height no greater than the height of the rear fence.

Staff recently conducted a follow-up inspection 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 contractor's storage 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 194-9, subject to the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

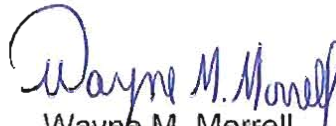
PLANNING AND DEVELOPMENT DEPARTMENT: **(Contact – Cuong Nguyen: 562-868-0511 x7359)**

1. That any future signage for the property shall first be reviewed and approved the Department of Planning and 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 26" maximum size paper. All signs

shall be installed in accordance with the sign standards of the Zoning Ordinance and related sign guidelines of the City. **(ongoing)**

2. That the applicant/owner shall continue to 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)**
3. That all required landscaped areas shall continue to be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of laws, weeding, removal of litter, fertilizing, replacing of plants, trees and shrubs when necessary and the regular watering of all plantings. **(ongoing)**
4. That the automatic sprinkler system shall be regularly maintained and shall provide adequate water for all landscaped areas. **(ongoing)**
5. That there shall be no dumping or storage of waste materials on the property. **(ongoing)**
6. That any additional storing of vacuum trucks on the property shall be subject to prior approval of the Director of Planning and Development. **(ongoing)**
7. ~~That Conditional Use Permit Case No. 194-9, shall be valid for a period of five (5) years, until October 22, 2012. Approximately, three (3) months before October 22, 2012, the applicant shall request in writing that the City review the circumstances of the case for a further extension of the privileges granted.~~ **(removed)**
8. ~~That this Permit shall not be valid for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that she is aware of and accepts all conditions of this Permit.~~ **(remove – agreement now obtained in writing prior to bringing the matter before the PC)**
9. 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 ordinances violated the Permit shall be void and the privileges granted hereunder shall lapse. **(ongoing)**

10. That the ~~overgrown~~ trees, adjacent to Carmenita Road, shall be ~~properly trimmed within 60 days from the date of Planning Commission approval. The trees shall thereafter~~ continue to be maintained in a neat, clean, orderly and healthful condition. **(revised wording)**


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Request for Compliance Review

AERIAL PHOTOGRAPH

CITY OF SANTA FE SPRINGS

AERIAL PHOTOGRAPH



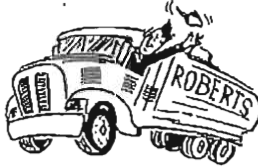
Subject Property: 14018 Carmenita Road

CONDITIONAL USE PERMIT CASE NO. 194-9

Robert's Liquid Disposal



REQUEST FOR COMPLIANCE REVIEW



**ROBERT'S
LIQUID
DISPOSAL**

14018 Carmenita Road
Santa Fe Springs, CA 90670
TEL: (562) 864-2953
FAX: (562) 926-8527

December 10, 2012

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF SANTA FE SPRINGS
11710 Telegraph Road
Santa Fe Springs, Ca. 90670

Attn: Cuong H. Nguyen/Associate Planner

RE: Reconsideration of Conditional Use Permit (CUP) Case No. 194

Dear Mr. Nguyen,

We would like to request an extension of our Conditional Use Permit to allow the continued operation and maintenance of a contractor's storage yard on Carmenita Road. We have a septic tank cleaning business, and park 5 vacuum pump trucks on our 0.37 acre property located in the M-1, Light Manufacturing Zone District at 14018 Carmenita Road within the Consolidated Redevelopment Project Area.

We have been here since 1973. Our operations have remained the same. We park our trucks here, and dispatch them to various parts of the county pumping septic tanks.

We look forward to the renewal of our Conditional Use Permit.
Thank you.

Sincerely,

Peggy Lee Herricks
ROBERT'S LIQUID DISPOSAL
peggy.lherricks@msn.com

ENCLOSURE: PERMIT EXTENSION FEE OF \$1,140.00

RECEIVED

DEC 11 2012

Planning Dept.

12-20-12 1CL6027 CHECK 1140.00

REQUEST FOR COMPLIANCE REVIEW (Cont.)

DISTRIBUTION					
FUND	GL	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	397	4110	BQWS		\$1,140.00

CITY OF SANTA FE SPRINGS

12-20-12 H0

MISC. 1140.00

CHECK 1140.00

ITEM 1

1CL 6027 11:35

1's Liquid Disposal
(NAME)

Carmenita Road
(ADDRESS)

Fe Springs, CA. 90670
(CITY AND STATE)

Compliance Review Fee - CUP 174
(DESCRIPTION)

RECEIPT

12-20-12 1CL6027 CHECK 1140.00



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2013

CONSENT AGENDA

Conditional Use Permit Case No. 453-6

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

RECOMMENDATION

That the Planning Commission find that the continued operation and maintenance of a drive-in theater and swap meet operation at the Santa Fe Springs Drive-In and Swap Meet, if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.

The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any condition of approval or any City Code, or should there be a need to modify, add or remove a condition of approval.

BACKGROUND

A drive-in theater and swap meet were established on the subject site prior to the City becoming incorporated in 1957 and has continued in operation since then. The history of the existing Conditional Use Permit (CUP) entitlement, however, only dates back to November of 1988.

In November of 1988, the City Council passed and adopted Ordinance No. 739, amending the City's Zoning Regulations to allow drive-in theaters and swap meets (in connection with a drive-in theater operation) as a conditional use activity in the M-2, Heavy Manufacturing, Zone. Prior to Ordinance No. 739, drive-in theaters and swap meet were listed as a conditional use activity only in the C-4 (Community Commercial) Zone.

Prior to the passage of Ordinance No. 739, the swap meet use was allowed to operate under Zone Variance Case No. 39. It should be noted that State Law enacted in 1974 prohibited granting a Variance for a use not permitted in a particular zone; thus, the Variance no longer complied with State Law. Therefore, pursuant to the requirements of Ordinance No. 739, and to ensure ongoing enjoyment of their operations, the owner of the drive-in theater and swap meet requested and was granted approval of CUP Case No. 453 in February of 1989. Several time

extensions have been granted to allow for the continued operation and maintenance of the subject drive-in theater and swap meet uses. The last extension, in October 2006, expired on October 23, 2011. The applicant is therefore seeking an extension of the subject CUP to allow the continued operation and maintenance of the drive-in theater and swap meet use on the subject property.

It should be noted that concurrent with this request, the applicant is also requesting compliance review of: Conditional Use Permit Case No. 488-6, to allow the continued operation and maintenance of a pylon sign; Alcohol Sales Conditional Use Permit Case No. 11A-2, to allow the continued on-site sale and consumption of alcoholic beverages at the Santa Fe Springs Drive-In; and Swap Meet and Entertainment Conditional Use Permit Case No. 11-2, to allow the continued operation and maintenance of an entertainment use involving live performances and dancing activities at the Santa Fe Springs Drive-In and Swap Meet.

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. The inspections revealed the site is well-maintained and the operations are found to be in full compliance with the existing conditions of approval. Additionally, management for the Santa Fe Springs Drive-In Theater and Swap Meet continues to work closely with staff and surrounding businesses to mitigate potential adverse impacts resulting from the drive-in and swap meet operations. Considering the construction activities currently occurring on the adjacent site, and also along the I-5 freeway, it is comforting to know that the parking will not be an issue for the site. Staff therefore finds the subject uses, if conducted in accordance with the conditions of approval for this entitlement and all the other related entitlements, the uses will not pose a significant risk or nuisance to patrons, neighboring businesses or the general public.

CONDITIONS OF APPROVAL

NOTE: Any changes to existing conditions are provided as a strike-through or bolded.

POLICE SERVICES DEPARTMENT:

(Contact: Dino Torres 562.409-1850 x3329 or Phillip De Rousse at x3319)

- 1. No trash, junk, debris, or litter shall be disposed of in the adjacent flood control channel area at any time. All trash, junk, debris and litter shall be disposed of in on-site appropriate receptacles. On a regular basis, the Applicant shall monitor the flood control channel and clean-up any litter**

that has blown or migrated from the swap meet premises to the flood control channel. (new condition - ongoing)

2. The site shall comply with the National Pollutant Discharge Elimination System (NPDES) program in accordance with Chapter 52 of the City Code. (new condition - ongoing)
3. 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. (new condition)
4. That the building(s), 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. (new condition - ongoing)

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact – ~~Alex Rodriguez~~ Mike Crook: 562-868-0511 x3701)

5. That there shall be no selling or trading of flammable liquids, including but not limited to, gasoline, kerosene, acetone, thinners and solvents, ammunition and blasting agents, liquid petroleum gases or other combustible gases, any type of fireworks, acids, caustic or oxidizing agents. (ongoing)

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact – Cuong Nguyen: 562-868-0511 x7359)

6. That the City Manager shall have the authority to approve additional days of operation up to and including seven days a week. Additionally, the City Manager shall have the authority to approve additional hours of operation up to and including 10 pm. (ongoing)
7. That the swap meet and drive-in theatre use shall continue to be maintained in a neat and orderly manner at all times. (ongoing)

8. That all licensing requirements of the City of Santa Fe Springs be complied with. **(ongoing)**
9. That there shall be no selling or trading of guns, drug paraphernalia, pornographic other similar adult materials and items which may constitute patent, trademark or copyright infringement. **(ongoing)**
10. That the applicant shall continue to provide adequate off-street parking for all customers and shall discourage street parking by appropriate signs, charging the same price for walk-in customers as for drive-in, etc. **(ongoing)**
11. That in the event the owners intends to sell, lease, or sublease the swap meet operations, the City shall be notified in writing not less than sixty (60) days prior to the signing of the agreement to sell, lease, or sublease. **(ongoing)**
12. That the applicant shall comply with all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, Federal, State, or local Fire Codes and all other applicable regulations. **(ongoing)**
13. ~~That Conditional Use Permit Case No. 453-6 shall remain valid for an additional five (5) years until October 23, 2011. Approximately, three (3) months before October 23, 2011, the applicant shall request in writing that the City review the circumstances of the case for an extension of the privileges granted.~~ **(removed)**
14. ~~That Conditional Use Permit Case No. 453 shall not be effective for any purpose until the owner operator has filed with the City of Santa Fe Springs an affidavit stating that he/she is aware of and accepts all of the required conditions of approval.~~ **(removed – agreement now obtained in writing prior to bringing the matter before the PC)**
15. That the applicant, Newport Diversified, Inc., 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 No. 453-6, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(revised wording - ongoing)**

16. It is hereby declared to be the intent that if any provisions of this Permit is violated or hold to be invalid or if any law, statute, or ordinance is violated, this Permit shall be void and the privileges granted hereunder shall lapse.
(ongoing)



Wayne M. Morrell
Director of Planning

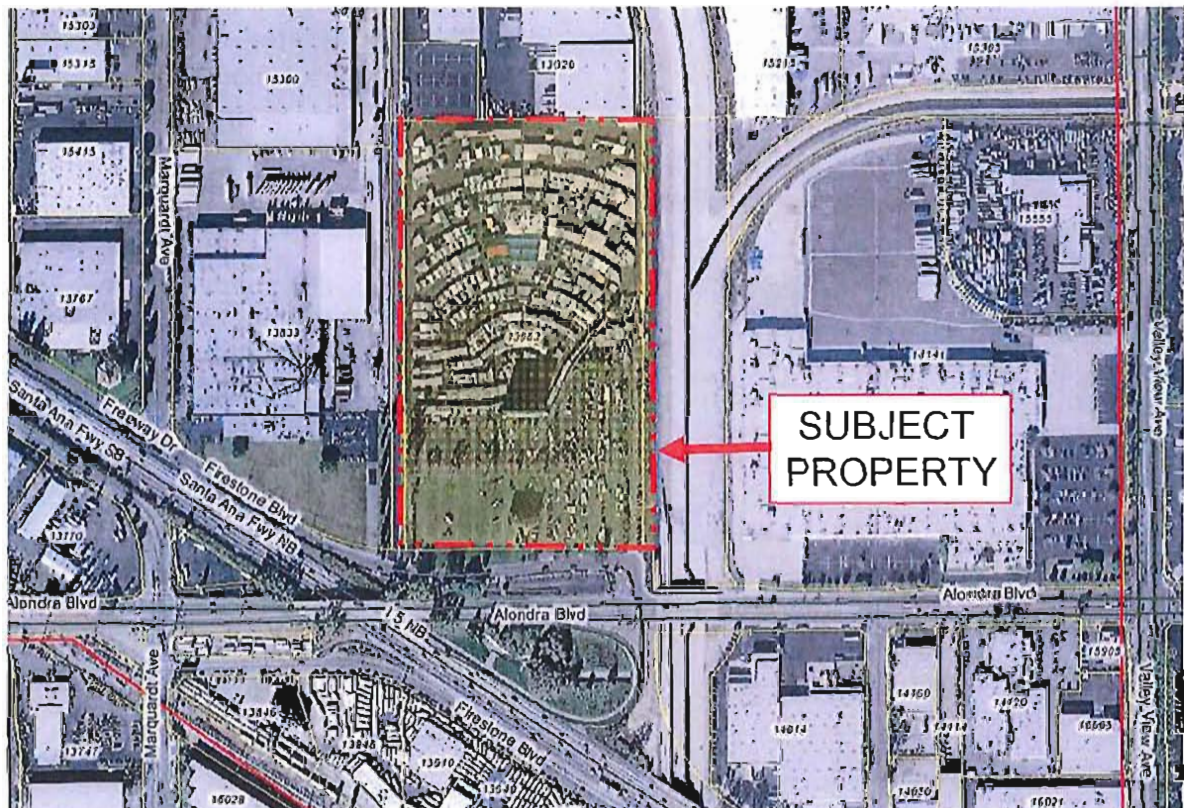
Attachments:

1. Aerial Photograph
2. Request for Compliance Review

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

Conditional Use Permit Case No. 453-6

13963 Alondra Boulevard



REQUEST FOR COMPLIANCE REVIEW

Santa Fe Springs

DRIVE-IN THEATRE & SWAP MEET

November 07, 2011

Mr. Cuong Nguyen
Associate Planner
Department of Planning and Development
City of Santa Fe Springs
11710 Telegraph Rd.
Santa Fe Springs, CA 90670-3679

Received
NOV 14 2011
Planning Dept.

Dear Mr. Nguyen,

Per your Letters dated November 2, 2011, concerning Conditional Use Permits - CUP #'s 453 (Continued Swap Meet Operation), and # 488 (Continued Operation and Maintenance of Pylon Sign), this letter and enclosed Application Fees serve as a request for "review of compliance" consideration.

CUP # 453 is for the operation of an open air market (swap meet) on the premises which we have been operating under the same family ownership continuously since 1965.

CUP # 488 is for our "Freeway Marquee Sign" along the I-5 Freeway, southbound side.

There have been no significant alterations or change in our use since the last Permit review and we are not asking for any modifications. The CUP's are pretty finely tuned.

Also, per your instructions, enclosed are two checks in the amount of \$563.00 each for processing fees.

Thank you for your consideration.



Rick Landis
Division Manager

13983 ALONDRA BOULEVARD / SANTA FE SPRINGS, CALIFORNIA 90670 / TELEPHONE (562) 921-4359

REQUEST FOR COMPLIANCE REVIEW (Cont.)

NEWPORT DIVERSIFIED INC SANTA FE SPRINGS MANAGERS ACCOUNT 10200 VON KARMAN AVE STE 1000 IRVINE, CA 92612 (949) 851-1385		1919
DATE <u>11/01/2011</u>		11-0106/3210 63
PAY TO THE ORDER OF <u>City of Santa Fe Springs</u>		\$ 563 ⁰⁰
<u>Five Hundred sixty three and 00/100</u>		DOLLARS
FIRST REPUBLIC BANK Private Banking Manager Branch 1551 MacArthur Blvd #200 Newport Beach, CA 92660 Tel (949) 754-2318		
FOR <u>CUP # 453 - COMPLIANCE REVIEW PROCESSING FEE</u>		<u>Phil Lane</u>
⑈001919⑈ ⑆321081666⑆ 95300021389⑈		

City of Santa Fe Springs	DISTRIBUTION					
	FUND	GL	ACTIVITY	OBJECT	PROJECT	AMOUNT
	110	397	4110	BQ00		\$563 ⁰⁰

Newport Diversified Inc.
(NAME)
192 Von Karmann Ave. STE 1000
(ADDRESS)
IRVINE, CA 92612
(CITY AND STATE)
CUP - COMPLIANCE REVIEW FEE (CUP 453)
(DESCRIPTION)

RECEIPT



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2013

CONSENT AGENDA

Conditional Use Permit Case No. 488-6

Compliance review to allow the continued operation and maintenance of a freestanding sign on property located at 15718 Marquardt Avenue (APN: 7003-001-904), in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. (Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

RECOMMENDATION

That the Planning Commission find that the continued operation and maintenance of a freestanding sign at 15718 Marquardt Avenue (APN: 7003-001-904), if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.

The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any condition of approval or any City Code, or should there be a need to modify, add or remove a condition of approval.

BACKGROUND

In July of 1992, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 488 to establish, operate and maintain a freestanding sign on the 0.49-acre property located at 15718 Marquardt Avenue (APN: 7003-001-904), in the M-2-FOZ, Heavy Manufacturing - Freeway Overlay Zone, within the Consolidated Redevelopment Project Area.

The Permit was granted for an initial one-year period. Several time extensions have been granted since the initial approval. The last extension, in October 2006, expired on October 23, 2011. The applicant is therefore seeking an extension of the subject CUP to allow the continued operation and maintenance of the drive-in theater and swap meet use on the subject property.

It should be noted that concurrent with this request, the applicant is also requesting compliance review of: Conditional Use Permit Case No. 453-6, to allow the continued operation and maintenance of a drive-in theater and swap meet operation; Alcohol Sales Conditional Use Permit Case No. 11A-2, to allow the continued on site sale and consumption of alcoholic beverages at the Santa Fe Springs Drive-In; and Swap Meet and Entertainment Conditional Use Permit Case No. 11-2, to allow the

continued operation and maintenance of an entertainment use involving live performances and dancing activities at the Santa Fe Springs Drive-In and Swap Meet.

The Planning Commission should also note that the subject sign will be affected by the Interstate 5 Freeway (I-5) widening project. According to conversations with the applicant and Caltrans staff, the existing sign will eventually need to be re-located because it would otherwise overhang onto the newly widened freeway. It is staff's understanding that the sign will need to be re-located approximately 10' feet southeast from its current location. The exact location will be provided once plans are completed. At this time, a timetable for its re-location has not been established.

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. The inspection revealed that both the property and sign are being maintained in accordance to the existing conditions of approval. Furthermore, staff has not received any complaints from the surrounding property owners or the public in general regarding the property or subject sign. Staff therefore finds the subject sign, if maintained in accordance with the conditions of approval as contained within this report, will not pose a significant risk or nuisance to patrons, neighboring businesses or the general public.

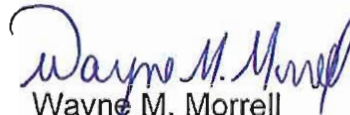
CONDITIONS OF APPROVAL

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

PLANNING AND DEVELOPMENT DEPARTMENT: **(Contact: Cuong Nguyen 562-868-0511x7359)**

1. That the freestanding sign shall continue to be maintained in working order, good appearance and that the base shall be maintained free of any overgrown weeds and foliage. **(ongoing)**
2. That the freestanding sign shall not be lease or sold unless approved by the Director of Planning and Development. **(ongoing)**
3. ~~That Conditional Use Permit Case No. 488 shall not be valid until approved by the Community Development Commission and shall be subject to any other conditions the Commission may deem necessary to impose.~~ **(removed – CUP's no longer need to go before CDC).**

4. ~~That the Planning Commission and Community Development Commission shall review this Permit in five (5) years, by September 27, 2006. At which time the circumstances of this Permit shall be reviewed, to determine if an extension is warranted. (removed)~~
5. ~~That this Permit shall not be effective for any purpose until the owner-operator has filed with the City of Santa Fe Springs an affidavit stating that he/she is aware of and accepts all of the required conditions of approval. (removed – agreement now obtained in writing prior to bringing the matter before the PC)~~
6. That if any provisions of this Permit are violated, held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be void and the privileges granted hereunder shall lapse. **(ongoing)**
7. That the freestanding sign shall be conducted in compliance with the Building Code, Fire Code, Zoning Ordinance, Property Maintenance Ordinance, and all other applicable regulations. **(ongoing)**
8. **That the applicant, Newport Diversified, Inc., 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 Conditional Use Permit Case No. 488-6, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. (new condition)**


Wayne M. Morrell
Director of Planning

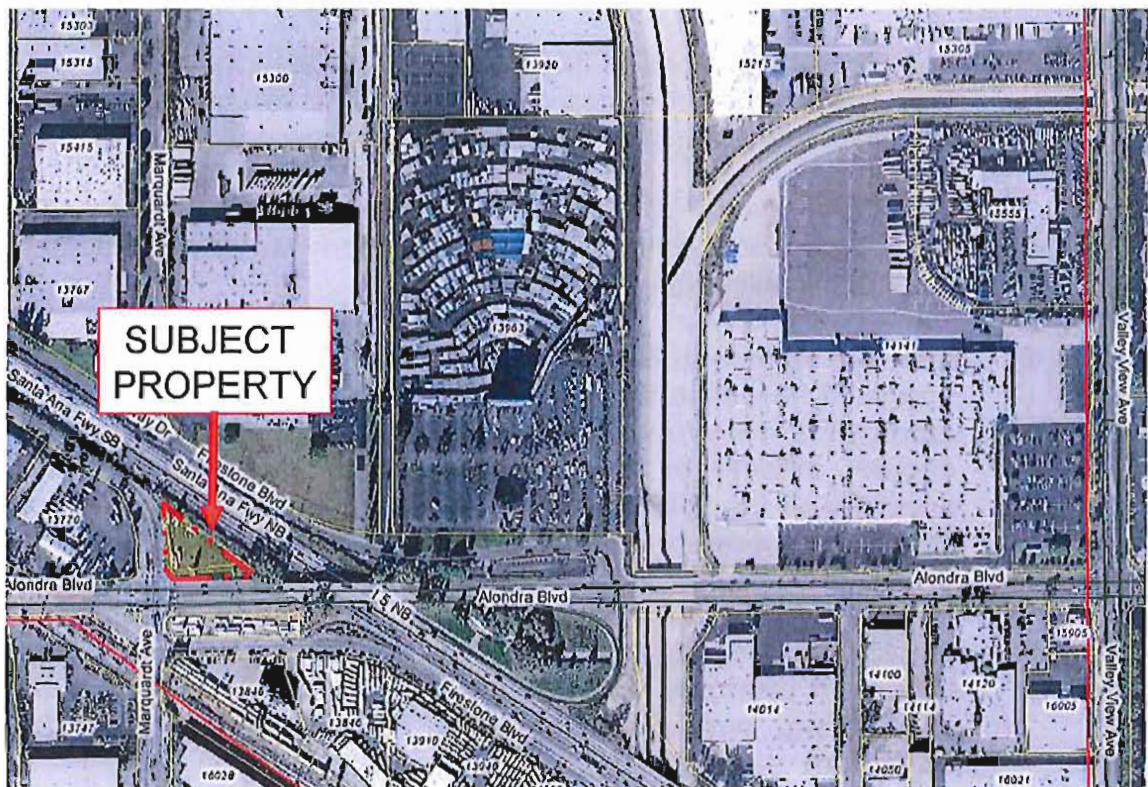
Attachments:

1. Aerial Photograph
2. Site Plan
3. Photo of Freestanding Sign
4. Request for Compliance Review

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH



Conditional Use Permit Case No. 488-6

15718 Marquardt Avenue (APN #7003-001-904)

SITE PLAN

EXHIBIT "A"

SANTA FE SPRINGS SWAP MEET SIGN LOCATION
15718 MARQUARDT AVENUE

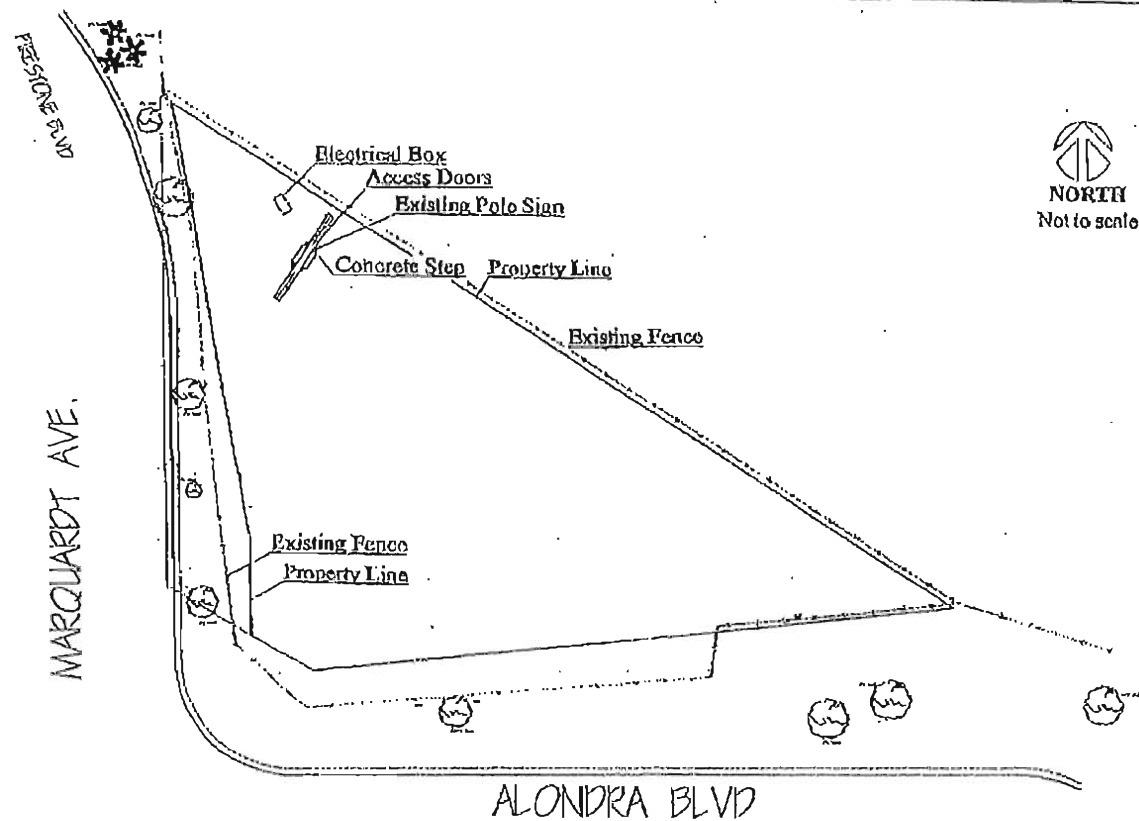
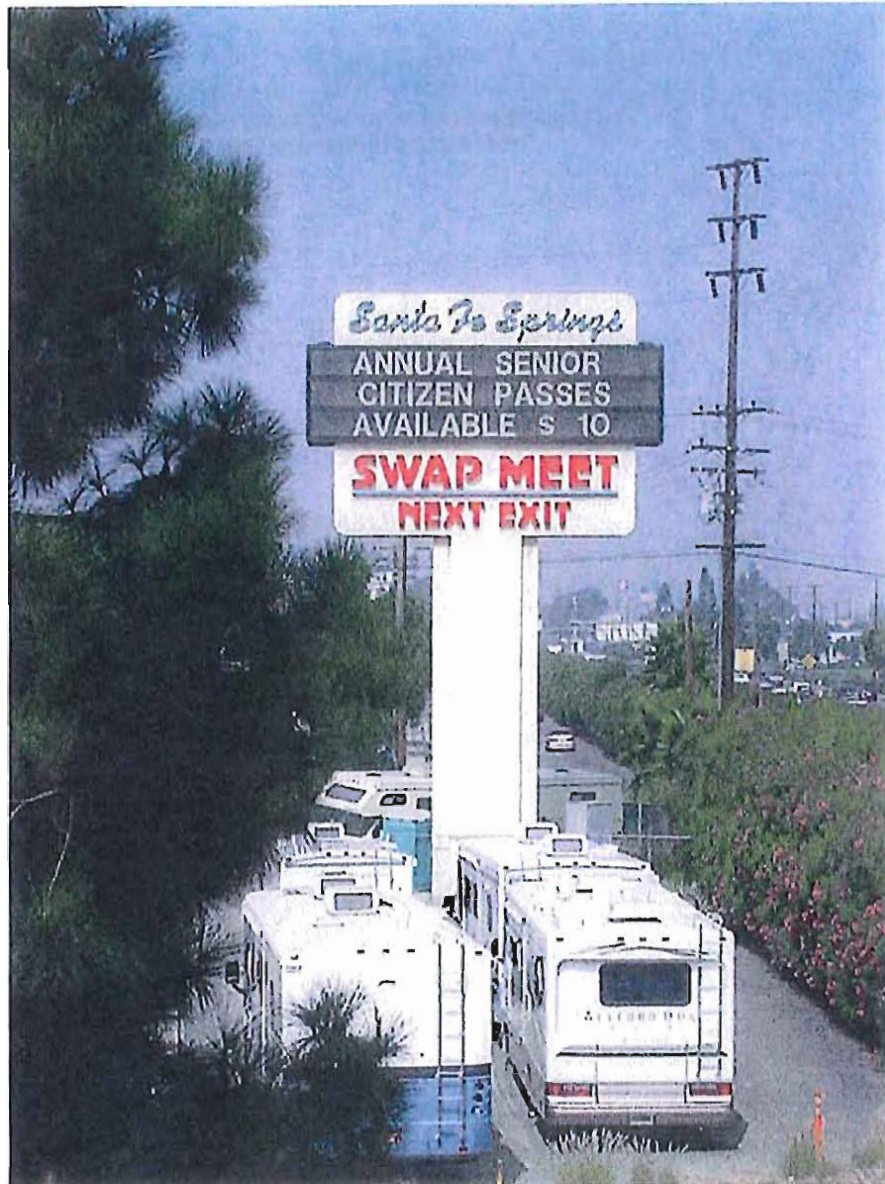


PHOTO OF FREESTANDING SIGN

City of Santa Fe Springs



REQUEST FOR COMPLIANCE REVIEW

Santa Fe Springs
DRIVE-IN THEATRE & SWAP MEET

November 07, 2011

Mr. Cuong Nguyen
Associate Planner
Department of Planning and Development
City of Santa Fe Springs
11710 Telegraph Rd.
Santa Fe Springs, CA 90670-3679

Received
NOV 14 2011
Planning Dept.

Dear Mr. Nguyen,

Per your Letters dated November 2, 2011, concerning Conditional Use Permits - CUP #'s 453 (Continued Swap Meet Operation), and # 488 (Continued Operation and Maintenance of Pylon Sign), this letter and enclosed Application Fees serve as a request for "review of compliance" consideration.

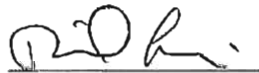
CUP # 453 is for the operation of an open air market (swap meet) on the premises which we have been operating under the same family ownership continuously since 1965.

CUP # 488 is for our "Freeway Marquee Sign" along the I-5 Freeway, southbound side.

There have been no significant alterations or change in our use since the last Permit review and we are not asking for any modifications. The CUP's are pretty finely tuned.

Also, per your instructions, enclosed are two checks in the amount of \$563.00 each for processing fees.

Thank you for your consideration.


Rick Landis
Division Manager

13063 ALONDRA BOULEVARD / SANTA FE SPRINGS, CALIFORNIA 90670 / TELEPHONE (562) 921-4359

REQUEST FOR COMPLIANCE REVIEW (Cont.)

NEWPORT DIVERSIFIED INC SANTA FE SPRINGS MANAGERS ACCOUNT 19200 VON KARMAN AVE STE 1000 IRVINE, CA 92612 (949) 851-1355		1920
DATE <u>11/07/2011</u>		11-8163/3110 63
PAY TO THE ORDER OF <u>City of Santa Fe Springs</u>	\$ <u>563.00</u>	
<u>Five Hundred Sixty Three and 00/100</u>	DOLLARS	
 FIRST REPUBLIC BANK Finance Building 9701 Wilshire Blvd, Suite 300 Newport Beach, CA 92660 Tel: (949) 714-6112		
FOR <u>CUP # 488 - COMPLIANCE REVIEW PROCESSING FEE</u> <u>Rail Land</u>		
⑈001920⑈ ⑆321081669⑆ 95300021389⑈		

City of Santa Fe Springs	DISTRIBUTION				
	FUND	GL	ACTIVITY	OBJECT	PROJECT
	110	397	410	13000	

Newport Diversified Inc.
(NAME)
19200 Von Karmann Ave. STE. 1000
(ADDRESS)
IRVINE, CA 92612
(CITY AND STATE)
CUP - COMPLIANCE REVIEW FEE (CUP 488)
(DESCRIPTION)

RECEIPT



CONSENT AGENDA

Conditional Use Permit Case No. 497-2

Compliance review to allow the continued operation and maintenance of a precious metal reclamation facility at the northeast corner of Alondra Boulevard and Carmenita Road (13409, 13429, 13443, and 13501 Alondra Boulevard; 15600, 15601, 15610 and 15611 Resin Place; and 15524 and 15536 Carmenita Road), in the M-2, Heavy Manufacturing, Zone.

(Peter Eckert for Heraeus Precious Metal North America LLC)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a precious metal reclamation facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan.
2. Find that, based on the previously-prepared environmental documents, there is no substantial evidence that the continued operation and maintenance of a precious metal reclamation facility will have a significant adverse effect on the environment; thus, no new environmental documents are required.
3. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any condition of approval or any City Code, or should there be a need to modify, add or remove a condition of approval.

BACKGROUND

In accordance with Section 155.243(C)(5) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any industrial waste material salvage, recycling, storage and processing use in the M-2, Heavy Manufacturing, Zone.

The Planning Commission and Community Development Commission, at their respective meetings of February 10 and 12, 1998, originally approved Conditional Use Permit (CUP) Case No. 497 to allow the operation and maintenance of a precious metals reclamation operation on the subject property. The original permit

was granted for an initial 10-year time period. In October of 2009, in addition to approving a new wastewater treatment system project, the Commission granted a 3-year extension to the original Permit. The last time extension recently expired; therefore, the applicant is seeking approval of a compliance review of the subject CUP to allow the continued operation and maintenance of a precious metals reclamation operation on the subject property.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was conducted by the Building, Fire, Police Service, and Planning department 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 asked to comply with the following:

Condition #1 - The owner/developer shall pay the costs or a portion of the costs associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Carmenita Road and Alondra Boulevard as determined by the City Engineer and Fire Chief.

Condition #5 - That the streets (Carmenita Road and Alondra Boulevard) abutting the development shall be posted "No Stopping Any Time." The City will install the off-site signs and the owner shall pay the actual cost of sign installation.

Condition #8 - The owner/developer shall remove two (2) existing driveways on Alondra Boulevard, just west of Resin Place, and reconstruct sidewalk/parkway improvements.

Condition #50 - That the owner/applicant shall modify Resin Place so that it appears more like a private street with a driveway apron, as opposed to a public street. The final design of said improvements shall be subject to the final approval by the Director of Planning and Development. Construction of said improvements shall be completed no later than one (1) year from the date of approval by the Planning Commission.

1. Over the course of the past several months, both Planning and Engineering Departments staff members have worked together to approve a plan that includes the necessary off-site improvements to meet the two items (conditions #8 and #50) identified above. Staff has also conducted a follow-up inspection on February 21, 2013, and has verified that the applicant has completed the off-site improvements in accordance with the approved plan. Additionally, staff has confirmed that payment of fees associated with conditions #5 and #8 have been completed. Consequently, the applicant is now in full compliance with the existing conditions of approval. Staff therefore finds that if the precious metals reclamation operation 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 497-2, subject to that this matter may be brought back to the Commission at any time should the applicant violate any condition of approval or any City Code, or should there be a need to modify, add or remove a condition of approval.

CONDITIONS OF APPROVAL

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

ENGINEERING / PUBLIC WORKS DEPARTMENT: **(Contact: Noe Negrete 562-868-0511 x7611)**

1. ~~The owner/developer shall pay the costs or a portion of the costs associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Carmenita Road and Alondra Boulevard as determined by the City Engineer and Fire Chief.~~ **(condition met)**
2. ~~That the owner/developer shall remove and reconstruct all damaged sidewalk and driveways on both Carmenita Road and Alondra Boulevard. In addition, drainage directed under the sidewalk shall be channeled in a parkway drain constructed to City standards.~~ **(condition met)**
3. ~~That the owner shall execute an affidavit agreeing to the addition of a cost-of-living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County and will not exceed 3% per year.~~ **(condition met)**
4. ~~That the owner shall execute an affidavit agreeing to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface and reconstruct the street frontage on regular intervals (5-year, 10-year and 20-year intervals, respectively, as determined by the City Engineer). The owner shall retain the right to challenge the costs and method of spreading future assessments.~~ **(condition met)**
5. ~~That the streets (Carmenita Road and Alondra Boulevard) abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation.~~ **(condition met)**
6. ~~Fire hydrants shall be installed as required by the Department of Fire-Rescue. Existing public fire hydrants adjacent to the site shall be upgraded if required by the City Engineer.~~ **(condition met)**

7. ~~The owner/developer shall reimburse the City for the actual cost for the installation, replacement, removal or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work. (condition met)~~
8. ~~The owner/developer shall remove the existing driveway on Alondra Boulevard, just west of Resin Place, and reconstruct sidewalk/parkway improvements. (condition met)~~
9. ~~The owner/developer shall construct a handicap access ramp on the northeast corner of Carmenita Road and Alondra Boulevard. (condition met)~~
10. That **within 30 days from the date of completion of all public improvements constructed by developers to meet the requirements set forth in these conditions**, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer. **(new wording – revised to allow applicant 30-days to provide necessary drawings)**

DEPARTMENT OF FIRE-RESCUE – FIRE PREVENTION DIVISION:
(Contact: Mike Crook 562.868-0511 x3808)

11. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the Department of Fire-Rescue. **(ongoing)**
12. ~~That prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Department of Fire Rescue for required access roadways and on site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed. (condition met)~~
13. ~~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. (condition met)~~
14. That signs and markings required by the Department of Fire-Rescue shall be installed **maintained** along the required Department of Fire-Rescue access roadways. **(new wording - ongoing)**

DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:**(Contact: Richard Kallman 562.868-0511 x3710)**

15. That the owner shall track all materials/wastes received from off-site locations for processing within the facility and shall ensure that all materials/wastes are processed within one year of receipt. **(ongoing)**
16. That the owner shall immediately report any release or threatened release ("Release" or "Threatened Release") of a hazardous, toxic, or dangerous material, regardless of quantity, to the Santa Fe Springs Department of Fire-Rescue and in accordance with the terms in California Health & Safety Code Section 25507 and Title 19, California Code of Regulations, Section 2703. **(ongoing)**
17. That the owner shall provide a written preliminary report detailing the circumstances related to any release or threatened release of hazardous, toxic, or dangerous material and the immediate action taken to mitigate the release and measures instituted to prevent future releases. The written report must be submitted to the Department of Fire-Rescue within 48 hours of the release or threatened release or within 72 hours if the release occurs on a weekend (including Friday) or a federal holiday. A final report which details the circumstances of the release and any corrective actions must be submitted to the Department of Fire-Rescue within 30 days of the release unless the Department approves a time extension in writing to the owner. **(ongoing)**
18. That the owner shall ~~develop plans to install and maintain alarm systems for all scrubbers to help prevent any release or threatened release of a hazardous, toxic, or dangerous material within six months from the date of approval by the Planning Commission. Said alarm systems shall be installed within one year from the date of approval by the Planning Commission. These alarm systems shall include, but are not limited to:~~
 - a. ~~Low flow alarm on the re-circulating liquid line for each scrubber to ensure that an adequate amount of liquid is re-circulated through the scrubber.~~
 - b. ~~Low and high pH alarm for each scrubber to ensure the proper function of the scrubber. (new wording - ongoing)~~
19. That the owner shall provide written notification to the Department of Fire-Rescue of any inspection by any local, State or Federal regulatory agency, other than the City, within 48 hours of the inspection, or 72 hours if the inspection is on the weekend (including Friday) or a federal holiday. Notification shall consist of a summary of comments and/or alleged violations of any local, State, or Federal law or regulation governing the use, storage, treatment, disposal, or transportation of hazardous material or hazardous

waste along with a copy of any relevant reports, citations, or other documentation, not subject to legal privilege, arising from, or related to any inspection. Relevant reports, citations, or other documentation received subsequent to the inspection shall be provided to the Department of Fire-Rescue with 72 hours of receipt of such documentation. **(ongoing)**

20. That the owner shall continually maintain in working order all monitoring systems and alarm systems related to hazardous materials, hazardous wastes, and air emissions. No additions or modifications may be made without prior approval by the Department of Fire-Rescue. Additionally, additions or modifications to monitoring and alarm systems requiring AQMD permit(s) may not be made without prior approvals by the South Coast Air Quality Management District. **(ongoing)**
21. That the owner shall continually maintain in working order all monitoring equipment associated with the industrial wastewater pretreatment system. No additions or modifications may be made without prior approval of both the Department of Fire-Rescue and the Sanitation Districts of Los Angeles County. **(ongoing)**
22. That the owner shall continually maintain wind socks at selected locations around the facility. **(ongoing)**
23. That the owner shall maintain a comprehensive in-house emergency response team (ERT). The ERT shall include, but is not limited to:
 - a. Monitoring equipment.
 - b. Decontamination equipment.
 - c. Chemical protective clothing.
 - d. Respiratory protective equipment.
 - e. Mitigation equipment.
 - f. Monthly **training and annual** drills ~~and training~~.
 - g. Minimum of three (3) persons per shift **while production activities are taking place and two (2) persons per shift at all other times when the plant is in operation** to the minimum training level of State Certified Haz-Mat First Responder Operational.
 - h. Standard operating procedures shall be included for the above items. **(new wording - ongoing)**
24. That the owner shall maintain the approved in-house visual and audible safety alarm system that includes the following:
 - a. Alarm display panel which show the location and type of alarm.
 - b. Manual pull alarms at access points to high-hazard areas.
 - c. Gas sensors at approved locations throughout the facility.
 - d. Liquid level limit controls and alarms on hazardous material/waste tanks which exceed 500 gallons.

- e. The safety alarm system and any other related safety equipment shall have and approved back-up emergency power source. **(ongoing)**
- 25. That the owner shall continually operate and maintain the facility in strict compliance with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Building Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the South Coast Air Quality Management District's Rules and Regulations, Department of Toxic Substance Control, and all other applicable codes and regulations. **(ongoing)**
- 26. That the owner shall maintain a valid industrial wastewater discharge permit with the City and the County Sanitation Districts of Los Angeles. No additional sources of industrial waste or modifications to the permitted pretreatment system are allowed without amending the industrial wastewater discharge permit. **(ongoing)**
- 27. That the owner shall comply with the terms of the General Permit for Storm Water Discharges Associated with Industrial Activities, including maintaining a Storm Water Pollution Prevention Plan (SWPPP) on-site. The SWPPP must include a description of all best management practices utilized to minimize contaminated runoff from flowing into the storm drain. **(ongoing)**
- 28. That the owner shall maintain compliance with the Risk Management Plan (RMP) as required in California Health and Safety Code and the City Code. **(ongoing)**
- 29. That the owner shall promptly provide to the Department of Fire-Rescue relevant documents, not subject to legal privilege, providing for, or relating to, actions taken by Heraeus Precious Metal North America LLC to correct, clean-up, and otherwise mitigate, remediate, and prevent future occurrences of, any existing soil and groundwater contamination at the facility and any incident which occurs, or has occurred, at the facility which is, was, or would have been a reportable release, and copies of documents relating to any corrective action plan, requirements, or operations required, ordered, or undertaken by any Federal or State regulatory agency. **(ongoing)**
- 30. That the owner shall pay to the City fees in amounts sufficient to reimburse the City for reasonable costs incurred by the City during the period in responding to, in any manner, any reportable release or threatened release. Costs incurred by the City shall include, but are not limited to: labor costs of City personnel, including worker's compensation benefits, applied benefits and administrative overhead; cost of equipment operation; and cost of materials. **(ongoing)**

31. That the owner shall pay reasonable costs incurred by the City during the period in taking necessary or appropriate actions to clean-up, contain, control, or in any way remediate contamination, damage, or risk to human health or the environment arising out of or in any way connected with any reportable release or threatened release, whether or not reported by Heraeus Precious Metal North America LLC. **(ongoing)**
32. In addition to any other provision contained in this Permit or existing under applicable law concerning modification or revocation of this Permit, and subject to the requirements of applicable law, if any provision of this Permit is violated, or if any release of a Hazardous Material occurs, such violation or release shall be grounds for modification or revocation of this Permit and, in case of such violation or release, the City immediately may temporarily suspend this Permit and the privileges granted hereunder and initiate proceedings to revoke or modify the Permit. Heraeus Precious Metal North America LLC reserves and retains all administrative and judicial rights of appeal. **(ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Dino Torres 562.409-1850 x3329 or Phillip De Rouse at x3319)

33. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall **continue to maintain**, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of vehicles and indicate that vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. ~~The applicant shall contact the Police Services Center for an inspection after the project has been completed but no later than 30 days from the date of approval by the Planning Commission.~~ **(new wording - ongoing)**
34. That the proposed facility, including any lighting, fences, walls, and poles shall continue to be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(ongoing)**
35. That the applicant shall submit ~~and obtain approval of~~ an updated Security Plan **should there be any structure modifications or additions to the facility.** ~~from the City's~~ **The Security Plan Shall be submitted to the** Department of Police Services no later than 60 days from the **date of any final Building Permit approval.** ~~approval by the Planning Commission. The~~

~~Security Plan shall outline all locations and areas of digital security cameras, door alarm contact points, glass break alarm points, and motion detectors. The applicant shall also allow Police Services Personnel to access the security cameras for investigative purposes. (new wording - ongoing)~~

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

36. At the request of the DTSC, Heraeus Precious Metal North America LLC shall hire an independent environmental consultant, approved by the DTSC, to conduct an audit of the facility for compliance with DTSC standards and requirements. The consultant's report shall be provided to the DTSC and the City of Santa Fe Springs at their request. Heraeus Precious Metal North America LLC shall submit a response to any discrepancies and/or violations within 30 days of the conditions being reported. Corrections of accepted discrepancies and/or violations shall be completed within a period of time agreeable by DTSC. Additionally, the consultant (or another approved consultant) shall repeat the audit when deemed necessary by the DTSC. **(ongoing)**
37. ~~Within 60 days of approval of the CUP, Heraeus shall prepare and submit to the City of Santa Fe Springs Department of Fire Rescue a hazard assessment to determine which materials could pose an offsite risk to the surrounding community. The offsite risk assessment shall be based on the worst case scenario defined in the EPA Offsite Consequence Analysis Guidance document. A risk management plan (RMP) shall be prepared and submitted for those substances that the City of Santa Fe Springs Department of Fire Rescue determines pose a significant likelihood of an accident risk to the public health and the environment based on the aforementioned hazard assessment. The timeframe for completion of the RMP will be determined by the City of Santa Fe Springs Department of Fire Rescue. Further, the owner shall maintain compliance with the Risk Management Plan requirements for all regulated substances as required in the California Health and Safety Code and the City Code. A single, comprehensive RMP shall be reviewed and updated at a minimum of every five (5) years, or when there is any significant change in materials used or stored at the facility. A copy of said plan, and any subsequent revisions or amendments, shall be provided to the City of Santa Fe Springs Department of Fire Rescue and the City of Cerritos. (new wording - ongoing)~~
38. ~~Within 60 days of renewal of the Conditional Use Permit, Heraeus Precious Metal North America LLC shall hire a third party, approved by the City of Santa Fe Springs, to train its employees in the proper methods of handling, storing, documenting, and reporting on the hazardous materials at the facility. This~~

~~training shall be conducted on a continuous basis as required by all applicable regulations.~~ **(condition met)**

39. The applicant shall continue to submit to site inspections of the subject facility at the discretion of the City. The site inspections shall consist of a detailed review of the applicant's performance and compliance with this permit, the conditions of approval, and applicable laws and regulations. In connection with the site inspections, the applicant shall provide any information requested by the City as necessary or appropriate to the City's review of this permit. **(ongoing)**
40. Except to the extent and for the duration of noncompliance expressly authorized in writing and in advanced by the City, the applicant shall comply strictly with all terms and conditions of this permit, even if such compliance requires the applicant to halt or reduce its operations or any activity permitted under this permit. **(ongoing)**
41. That the operations on the subject site shall continue to comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(ongoing)**
42. That the operations on the subject site shall continue to comply with all applicable noise standards pursuant to the City of Santa Fe Springs Noise Ordinance. **(ongoing)**
43. That all landscaped areas on the subject site shall be continually 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. **(ongoing)**
44. That 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 **Chief or his/her designee.** **(new wording – ongoing)**
45. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Alondra Boulevard, use said street as a staging area, or to backup onto the street from the subject property. **(ongoing)**

46. That all existing buildings, tanks, towers and related structures serving the HMPI facility shall be maintained in a proper, safe, and aesthetically pleasing manner at all times; any such equipment or structure in need of painting, as determined by the Director of Planning and Development, shall be painted within 7 days from the time HMPI is given notice. **(ongoing)**
47. That the Department of Planning and Development shall first review and approve any new sign proposals for the subject site. 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. **(ongoing)**
48. That the subject site shall be maintained in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. Any significant modification or expansion of the HMPI facility or operations conducted on the site shall require prior approval by the City Planning Commission (PC). Any such modification or expansion shall be submitted for approval to the PC not less than 90 days prior to the proposed commencement of such modification or expansion. **(ongoing)**
49. That the Mitigation Monitoring and Reporting Program which is an attachment to the previously prepared Mitigated Negative Declaration (State Clearinghouse No. 2007061054) shall continue to be part of the conditions of approval. **(ongoing)**
50. ~~That the owner/applicant shall modify Resin Place so that it appears more like a private street with a driveway apron, as opposed to a public street. The final design of said improvements shall be subject to the final approval by the Director of Planning and Development. Construction of said improvements shall be completed no later than one (1) year from the date of approval by the Planning Commission. **(condition met)**~~
51. 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. **(ongoing)**
52. ~~That Reconsideration of Conditional Use Permit Case No. 497 shall be valid for a period of three (3) years, until October 12, 2012, with annual administrative review of the case by the Planning Department to determine whether or not an administrative extension is warranted. Future extension(s) of this Permit shall be substantially determined by the Heraeus's strict~~

~~adherence to, and continued compliance with, these conditions of approval.~~
(removed)

53. ~~That Reconsideration of Conditional Use Permit Case No. 497 shall not be effective for any purpose until the owner/operator has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval. (condition met)~~
54. That the applicant, Heraeus Precious Metal North America LLC, 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 ~~Reconsideration of Conditional Use Permit Case No. 497~~, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. (new wording – ongoing)
55. It is hereby declare 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

Attachments:

1. Aerial Photograph
2. Site Plan
3. CUP Extension Letter

C:\Cuong\Cases\Aug.12-Aug.13\RCUP497-2 - Heraeus Metal\RCUP497-2_PCRPT.doc

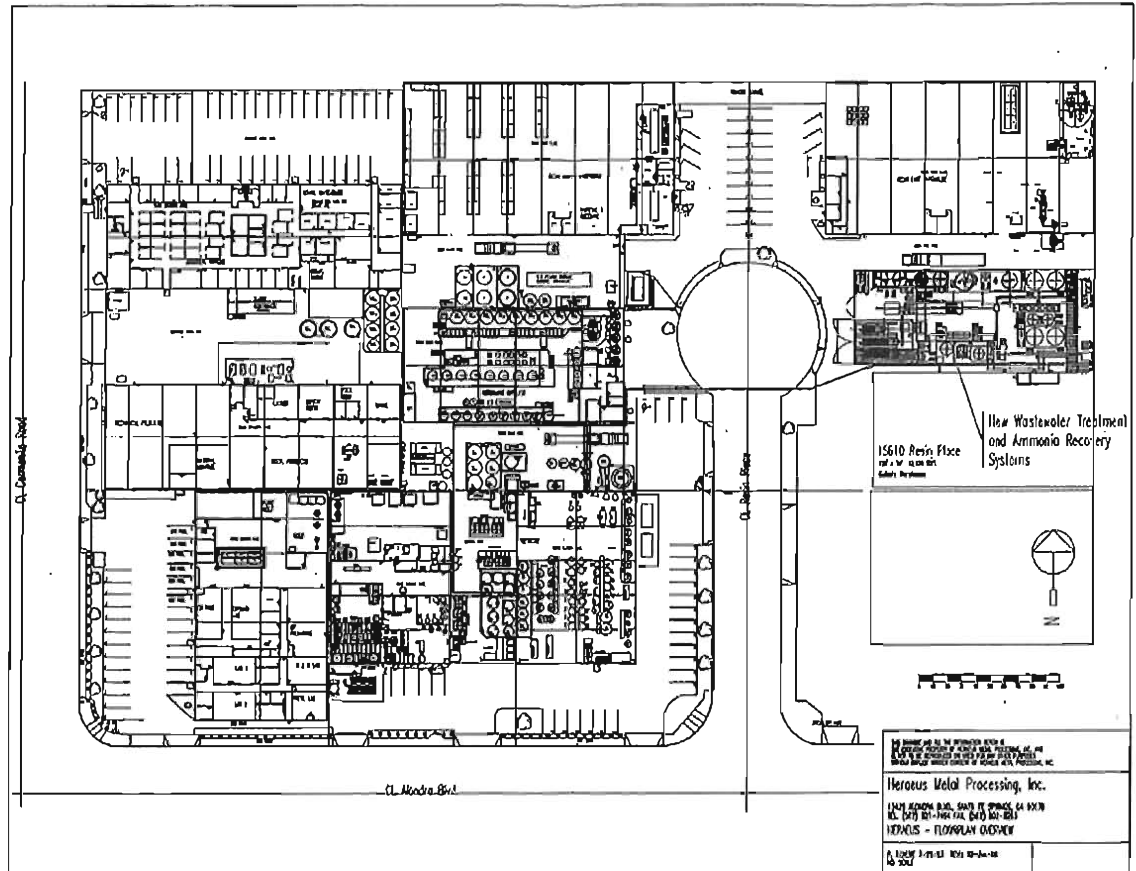
Aerial Photograph



Conditional Use Permit Case No. 497-2

13409, 13429, 13443, and 13501 Alondra Boulevard
15600, 15601, 15610 and 15611 Resin Place
15524 and 15536 Carmenita Road

Site Plan



CUP Extension Letter

Heraeus

Heraeus Precious Metals North America LLC
Chemical Division
15524 Carmenita Road
Santa Fe Springs, CA 90670

Environmental, Health & Safety
Contact Name: Peter Eckert
Phone: +1 / 562/483-1830
Fax: +1 / 562/623-3051
E-mail: peter.eckert@heraeus.com
www.heraeus-hpmn.com

Via e-mail & Hand Delivery

RECEIVED

SEP 27 2012

Planning Dept.

Mr. Cuong Nguyen
Associate Planner
City of Santa Fe Springs
Planning and Development Department
11710 Telegraph Road
Santa Fe Springs, California 90670

September 25, 2012

Re: Heraeus Precious Metals North America LLC extension of CUP 497

Dear Mr. Nguyen,

Heraeus Precious Metals North America LLC requests the extension of CUP 497.

The extension is based on completion of associated condition met forth. There are three conditions which are not fully implemented due to budgetary restraint and process consideration:

- #8 Removal of two existing driveway at Alondra Blvd. which are scheduled for completion within 2012;
- #18 The Reforming Catalyst ammonia scrubber was scheduled to be de-commissioned and connections to be switched to the Refinery ammonia scrubber. However due to load control issues between Reforming Catalyst and Refinery Department it was recently decided to keep this scrubber and the required pH and flow control alarms will be installed within 2012.
- #50 The modification of Resin Place to appear more like a private street, construction plans have been approved, capital obtained, implementation scheduled within 2012. Requested installation of a monument is scheduled for completion in 2013.

We have enclosed check #0115209 in the amount of \$563.00 for the extension fee.

A brief description of the operation follows:

HPMN is a precious metal reclamation and product manufacturing facility. HPMN recovers and refines precious metals that include gold, silver, platinum, palladium, rhodium and other rare metals from secondary sources. Precious metals are recovered from materials such as ores and concentrates, industrial catalysts, ceramics, off specification bullion and solutions, and scrap precious metals and alloys. Recovered metals are further refined to their pure states for formation into precious metal compounds for industrial uses. HPMN also markets precious metal solutions and salts. The vast majority of material received at the facility is in the form of solid, alumina-based precious metal catalyst.

Heraeus operates state of the art waste water treatment system and pollution control equipment removing solution contaminants and cleaning off gases from its chemical operation. The company is recognized and holds ISO certification for Quality ISO 9001:2008, Environmental Management Systems ISO 14001:2004 and Laboratory Services ISO 17025:2005.

Eck_L_cup_extension_9_12.docx

CUP Extension Letter (Cont.)

Heraeus

- 2 -

If you have any question regarding this request, please call me at 562-483-1830 or e-mail me at peter.eckert@heraeus.com.

Best Regards,



Peter Eckert
Manager Environmental Health & Safety



Curtis Mello
VP Management Systems & Compliance

Attachment: Check # 0115209

DISTRIBUTION					
FUND	GL	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	777	710	7000		\$563.00

City of Santa Fe Springs

HERAEUS PRECISION METALS CORP. (NAME)

1124 CRENSHAW ROAD (ADDRESS)

SANTA FE SPRING, CA 90670 (CITY AND STATE)

Time Extension - CUP #97 (DESCRIPTION)

09-27-12 161139 CHECK 563.00

RECEIPT



CONSENT AGENDA

Development Plan Approval Case No. 862 and Zone Variance Case 71 (Amendment No. 1)

Request for a time extension, site plan and building modifications, and modifications to the conditions of approval for previously approved Development Plan Approval (DPA) Case No. 862 and Zone Variance (ZV) Case No. 71, for property located at 13630 Firestone Boulevard, and Zoned M-2-FOZ and BP, Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking.
(Robert Stewart for Ryder Truck Rentals, Inc.)

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

Approve the Applicant's request for a time extension, site plan and building modifications, and modifications to specified conditions of approval as outlined within the staff report on file for the case.

BACKGROUND/DESCRIPTION OF REQUEST

On May 23, 2011, at a duly noted public hearing, the Planning Commission approved Development Plan Approval (DPA) Case No. 862 and Zone Variance (ZV) Case No. 71 for the 2.48-acre property located at 13630 Firestone Boulevard, south of Interstate 5 (I-5) freeway, and zoned M-2-FOZ and BP, Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking. DPA 862 was a request by Ryder Truck Rental, Inc., to construct a new 19,000 sq ft (GSF), two-story (office area - 2 floors: 5,850 sq ft; exterior storage area: 2,305 sq ft, and vehicle maintenance area: 10,847 sq ft) building that included a 2,520 sq ft fuel island canopy (existing). ZV 71 was a request to deviate from certain development standards of the City's Zoning Regulation. The specific deviations were as follows:

1. To allow the new Ryder building to observe a front setback of 15' in lieu of the otherwise required 30'.
2. To allow the Project's garage bay doors to be located 65' from the front property line in lieu of the otherwise required 75'.
3. To allow the Project to provide 33 automobile and truck parking spaces in lieu of the otherwise required 48 automobile parking spaces;
4. To allow the relocation and/or installation of a freestanding sign within the required yard area, and to allow the sign to exceed the height and size limits of the Zoning Regulations.

At the time of approval, the site was vacant. It was previously developed with a two-story concrete tilt-up building, with a pole sign that were both entitled under CUP Case No. 96, and constructed in 1971. Prior to its demolition, the building was used as one of Ryder's major maintenance, repair and refueling stations in Los Angeles County for its fleet of leasing and rental trucks, which include vans, tractors, small cab trucks, straight trucks, and semi-trailers, ranging in length from 18 feet to 53 feet.

The California Department of Transportation (Caltrans) was and still is in the process of widening Interstate 5, (the I-5 Freeway) between State Route 91 and Interstate 710. As a result, a significant portion of the Ryder property along Firestone Boulevard was taken due to the realignment of Firestone Boulevard, which is included as part of the freeway expansion project. Specifically, Caltrans acquired approximately 20% of the existing site, reducing the size from approximately 2.46 acres to about 1.98 acres. The new right-of-way line bisected the existing building on the site. This coupled with the City's 30-foot building setback necessitated the demolition of the building. The existing fuel island and underground fuel storage tanks at the rear of the site remained in place.

Ryder preferred to remain in the City and continue to use the reduced site area for its business operations. To do so, the site had to provide sufficient facilities for the needs of Ryder's business, i.e., office space, multiple truck bays, exterior storage space, and a reconfigured fuel island at the rear of the site. Additionally, in order to meet the City's zoning, public works, and fire and life safety requirements, any new building had to include sufficient parking, sufficient clearance for fire and emergency vehicles, and sufficiently wide drive aisles for the safe operation and circulation of Ryder's trucks.

As a result of these operational and regulatory constraints, the new building was designed to be located 15 feet from the site's front property line, in lieu of the otherwise required 30 foot building setback. Due to the constraints of the newly reduced site area, the Project's overhead doors were located less than 75 feet from the front property line (i.e., 65 feet). Thirty-three automobile and truck parking spaces were proposed in lieu of the otherwise required 48 automobile parking spaces. Variances from the City's zoning requirements were required to permit these necessary deviations for the new Ryder facility. Finally, Ryder's legally nonconforming pole sign was located on the property in an area that would be taken by Caltrans. A variance was required for the relocation of the existing sign, or the installation of a new sign, within the required front yard area, and for the overall height and dimension of the sign. The existing sign was 40-foot tall with a sign area of 140 sq ft. The current Code requires that freestanding signs shall not exceed 40 sq ft in area or a height of 20 feet.

On October 23, 2012, Staff received a letter from a representative of Ryder requesting the following modifications to DPA 862 and ZV 71, as approved by the Planning Commission on May 23, 2011:

Item 1:

That they are relieved from installing a wrought iron fence on the south and east property line as shown on the approved colored site plan. The rationale for the request was that the fence, as located on the approved site plan, would not allow Ryder to utilize the 35'-0" property leased from the railroad for employee parking. Additionally, Ryder requested that they be relieved from installing wrought iron fencing along the east property line. Their eastern neighbor had installed a new 9'-0"-high wrought iron fence along their west property line, and it would be redundant to install a second fence. *Condition No. 47 of the conditions of approval required the installation of wrought-iron fencing along the south, east and west perimeter of the property.*

Item 2:

That they are allowed to modify the garage and exterior storage portions of the approved floor plan by adding 10 feet to the north-south length of the garage and reducing the width of the covered exterior storage by 10 feet. The additional 10 feet would provide space within the garage to maintain several mechanics' tool chests and equipment.

Item 3:

That in order to provide sufficient on-site screened space for trucks waiting for service or rental, that they be allowed to modify the approved site plan to incorporate a 90 degrees stall and reduce the width of the garage to 80 feet from the approved 90 feet as shown on the approved site plan. To provide the 90 degree stalls, landscaping in the yard south of the 14 foot high screen wall would be reduced from the amount approved.

Item 4:

On February 5, 2013, Staff received a second letter from Ryder requesting a one year extension of time to Condition of Approval No. 63. Condition 63 states that the May 23, 2011 approval will terminate and become void should the privileges granted are not utilized nor has substantial physical construction not begun within 2 years of the effective date of approval. Since two years would be May 2013, Ryder would only have 2 months following the March 11 meeting date to complete permitting and begin construction.

Finding-Item 1:

Staff agrees that installing a fence along the south property line would prevent Ryder from utilizing the 35'-0" property leased from the railroad. Additionally, allowing that area to be used for employee parking would not impact the total number of parking spaces required per Code because the total number of parking spaces provided on the site plan does not include parking within the leased area. Staff also agrees that having two fences along a property line is redundant and Ryder has agreed to install a fence along the easterly property line should the easterly neighbor remove their fence.

Finding-Item 2:

Modifying the garage and exterior storage portions of the approved floor plan as described would make the area more functional. Moreover, the overall approved building footprint would remain unchanged.

Findings-Item 3:

Modifying the approved site plan to incorporate a 90 degrees stall and reducing the width of the garage to 80 feet from the approved 90 feet as shown on the approved site plan, would provide sufficient on-site screened space for trucks waiting for service or rental. Although doing so would reduce the amount of landscaping that was previously approved, the total amount of landscaping remaining (8,137 sq ft) would still exceed the minimum required landscape area (7,975 sq ft) as shown on the previously approved site/landscape plan. Moreover, after the modifying, the total number of proposed parking spaces (42) will exceed the total number of parking spaces (33) previously approved.

Finding-Item 4:

Pursuant to Section 155.745 of the Zoning Regulations, any development plan approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted there under shall become null and void, however, an extension of time may be granted by Commission or Council. Notwithstanding, Condition 63 provided a 2-year time frame for the applicant to begin construction. It is unlikely that construction will begin before the end of May 2013; therefore the applicant is requesting a time extension, as allowed, pursuant to Section 155.745 of the Zoning Regulations.

Based on the reasons enumerated above, Staff finds that approving the requests will not result in detriment to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is therefore, recommending approval of the applicant's requests, subject to the conditions of approval as contained within the staff report.

CONDITIONS OF APPROVAL:

NOTE: Changes to existing conditions are provided as a strike-through or in italic, bold and underlined.

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: ~~Rafael O. Casillas~~ Robert Garcia 562-868-0511 x7543 5)

1. That the owner shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Firestone Boulevard street frontage. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
2. That adequate "on-site" parking shall be provided per City requirements; however, if approved by the Planning Commission, on-site parking shall be provided in conformance with Zone Variance Case No. 71. All streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation.
3. That the owner/developer shall pay a fee to the City for the entire cost of design, engineering, installation and inspection of street lights along the Firestone Boulevard frontage of Ryder's property limits. The City will design and cause construction of said street light(s).
4. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. Additional fire hydrants shall be required for fire protection per the Fire Department
5. That the proposed building shall be connected to the sanitary sewers.
6. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
7. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.

8. The owner/developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
9. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
10. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
11. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
12. That the owner/developer shall pay the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service.
13. That a grading plan shall be submitted for drainage approval to the City Engineer. Grading shall be designed to drain away from the existing fueling island and in compliance with applicable water quality codes. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
14. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
15. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
16. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm

Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Alex-Rodriguez Mike Crook 562.868-0511 x3701)

17. 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.
18. 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; however, as shown on the conceptual site plan, a clearance of $\pm 22'-5"$ between the canopy structure and the rear property line, has been reviewed and approved by the Fire Department.
19. That prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
20. 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.
21. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

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

22. ~~That prior to issuance of building permits, the owner/developer shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire Rescue (SFSDFR) that all applicable conditions have been met:~~
- ~~a. At a minimum, the owner/developer must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The owner/developer shall provide the Santa Fe Springs Department of Fire Rescue Environmental Protection Division (EPD) with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the owner/developer must comply with part b.~~
 - ~~b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed the City's remediation standards or other regulatory agency guidelines, remedial action will be required. A remedial action workplan must be approved by the EPD and/or another authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.~~
 - ~~c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and soil remediation during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.~~
23. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.

24. 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.
25. That the owner/operator shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue, Environmental Protection Division and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.
26. That the Facility shall comply with the temporary closure requirement (per the Fire Code and Title 23 CCR) until all underground tanks are returned to service and properly monitored. Compliance shall be no later than June 5, 2011.

POLICE SERVICES DEPARTMENT:

(Contact: Dino Torres 562.409-1850 x3329 or Phillip De Rouse at x3319)

27. That the applicant shall submit and obtain approval of a proposed 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. The photometric and security plans shall be submitted to the Director of Police Services prior to the issuance of building permits for the proposed development.
28. That the owner/developer 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 prior to the issuance of building permits for the proposed development. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
29. That in order to facilitate the removal of unauthorized vehicles parked on the property, the owner/developer shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of vehicles and indicate that vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law

enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

30. That all company trucks, trash enclosures, and 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)

31. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
32. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Anita Jimenez at (562) 868-0511 x7361.
33. That the owner/developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

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

34. That the canopy structure for the fuel island shall be painted to match the colors of the proposed building.
35. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp of approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the

water main line shall be operated only by the City and only upon the City's approval of the test results.

36. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; **however, the area in front of the OS and Y valves shall not be screened.** The screening shall also only be applicable to the double-check detector assembly and **shall not** include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
37. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
38. That **prior** to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: line-of sight drawing and/or building cross section must be scaled.

39. That the electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. **Transformers shall not be located within the front yard setback area.** The location of the transformer(s) shall be subject to the **prior approval** of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment). All distances are measured from the pad of the transformer. The landscaping irrigation system shall be installed to prevent spray on equipment (s). A copy of Southern California Edison's Guideline is available at the Planning Department.

40. That the owner shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City and in compliance with **AB 1881 (Model Water Efficient Landscape Ordinance)**. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage and in compliance with AB 1881.
41. That improvements within the parkway area shall be consistent with the City's "urban forest" requirement. The urban forest provides raised, meandering, and undulating sidewalks around the perimeters of properties in areas facing city streets (see section 155.380 of the City's Municipal Code).
42. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. The irrigation system shall be pursuant to **AB 1881 (Model Water Efficient Landscape Ordinance)**.
43. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
44. That all activities shall occur inside the building, with the exception of fueling activities, which shall take place at the fuel canopy area. No portion of the required off-street parking, driveway areas and area leased from the railroad, shall be used for truck repair, washing or any 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. The parking of trucks and trailers associated with the use shall be allowed within the area leased from the railroad provided that all such trucks and trailers are not abandoned, wrecked, and/or dismantled.
45. That all vehicles associated with the businesses on the subject property 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.

46. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Firestone Boulevard, use said street as a staging area, or to backup onto the street from the subject property.
47. That the owner/developer shall install a wrought-iron fence along the south, east and west perimeter of the building. The height of the fence shall not be less than six ~~(6)~~ **twelve (12)** feet or as approved by the Director of Planning. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development. **That if at some future date, the adjacent property owner, Le Fiell Manufacturing, removes their existing wrought-iron fence, Ryder shall install a wrought-iron fence on their easterly property line.**
48. 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; however, if approved by the Planning Commission, a freestanding sign shall be installed in conformance with Zone Variance Case No. 71.
49. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning and Development or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height.
50. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
51. 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.

52. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- a. Covenants.
 - 1. Owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22); on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
 - 2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Owner/developer understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City,

Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

53. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer Development Plan Approval Case No. 862 and Zone Variance Case No. 71 before 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 entitlements.
54. That the owner shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.
55. That prior to occupancy of the property/building, the owner/developed, 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).
56. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. **Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.**
57. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or

Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.

58. That the development shall otherwise be substantially in accordance with the site plan, truck turning diagram, floor plan, and elevations submitted by the owner and on file with the case.
59. That prior to the issuance of building permit(s), the final site plan, truck turning diagram, floor plan, and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.
60. That except as provided in Zone Variance Case No. 71, all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
61. That Development Plan Approval Case No. 862 and Zone Variance Case No. 71 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval.
62. That the owner, Ryder Truck Rental, Inc, 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 Development Plan Approval Case No. 862 and Zone Variance Case No. 71, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
63. That this approval granted under Development Plan Approval Case No. 862 and Zone Variance No. 71 is further conditional upon the privileges being utilized within ~~two~~ **one (1) year, by March 11, 2014**, after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. This termination date may be extended by action of the Planning Commission or Council.

64. That it is hereby declared 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; except that prior to any such action, the entitlements shall be heard before 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 entitlements.



Wayne M. Morrell
Director of Planning

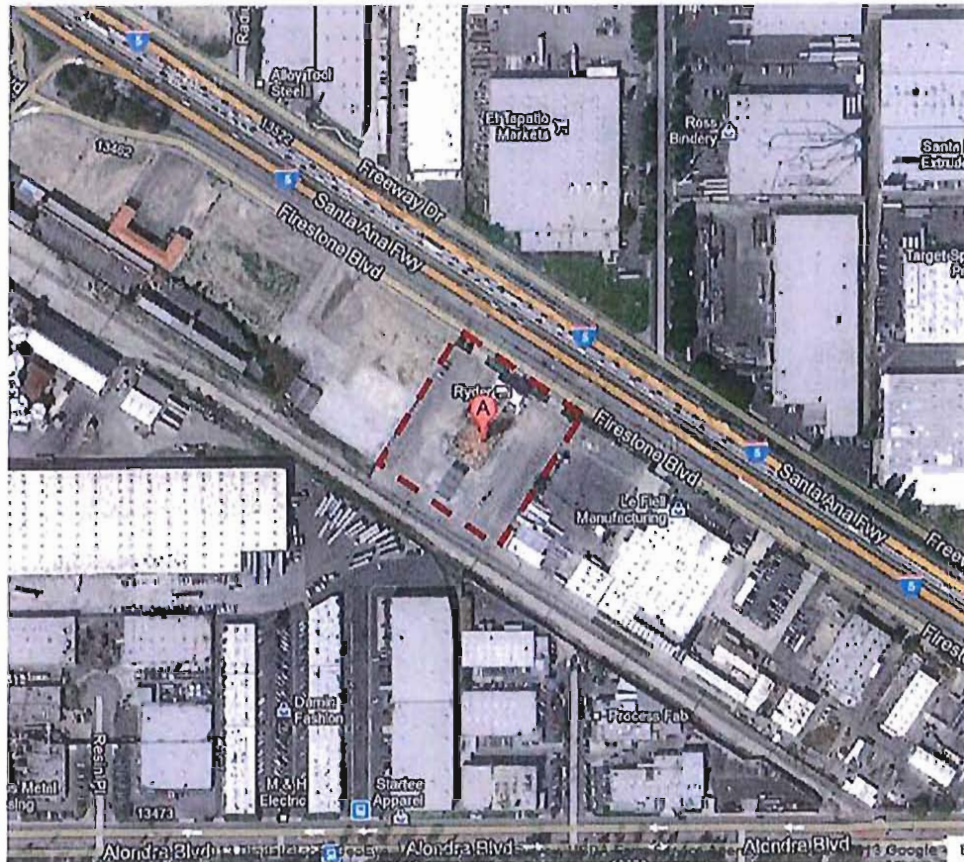
Attachments:

1. Location Aerial
2. Site Plan
3. First Floor Plan
4. Second Floor Plan
5. Exterior Elevations
6. Colored Rendering
7. Request Letters

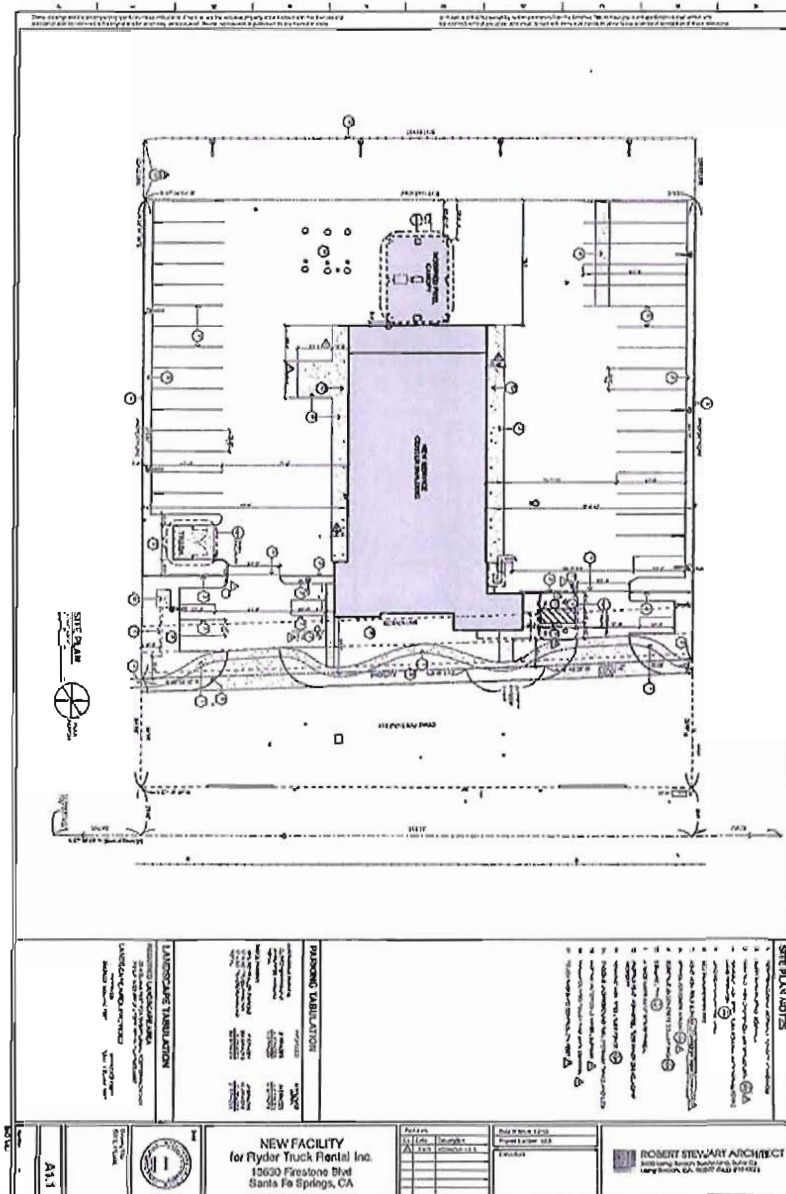


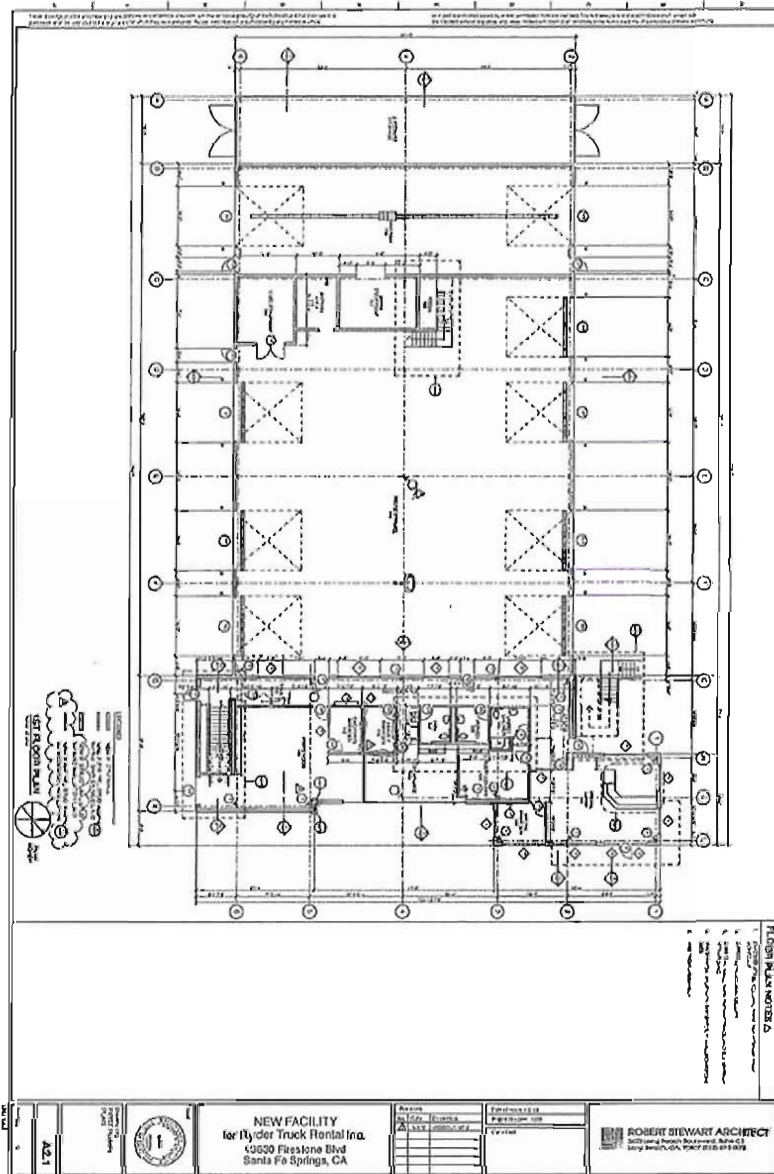
CITY OF SANTA FE SPRINGS

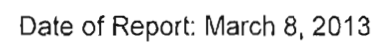
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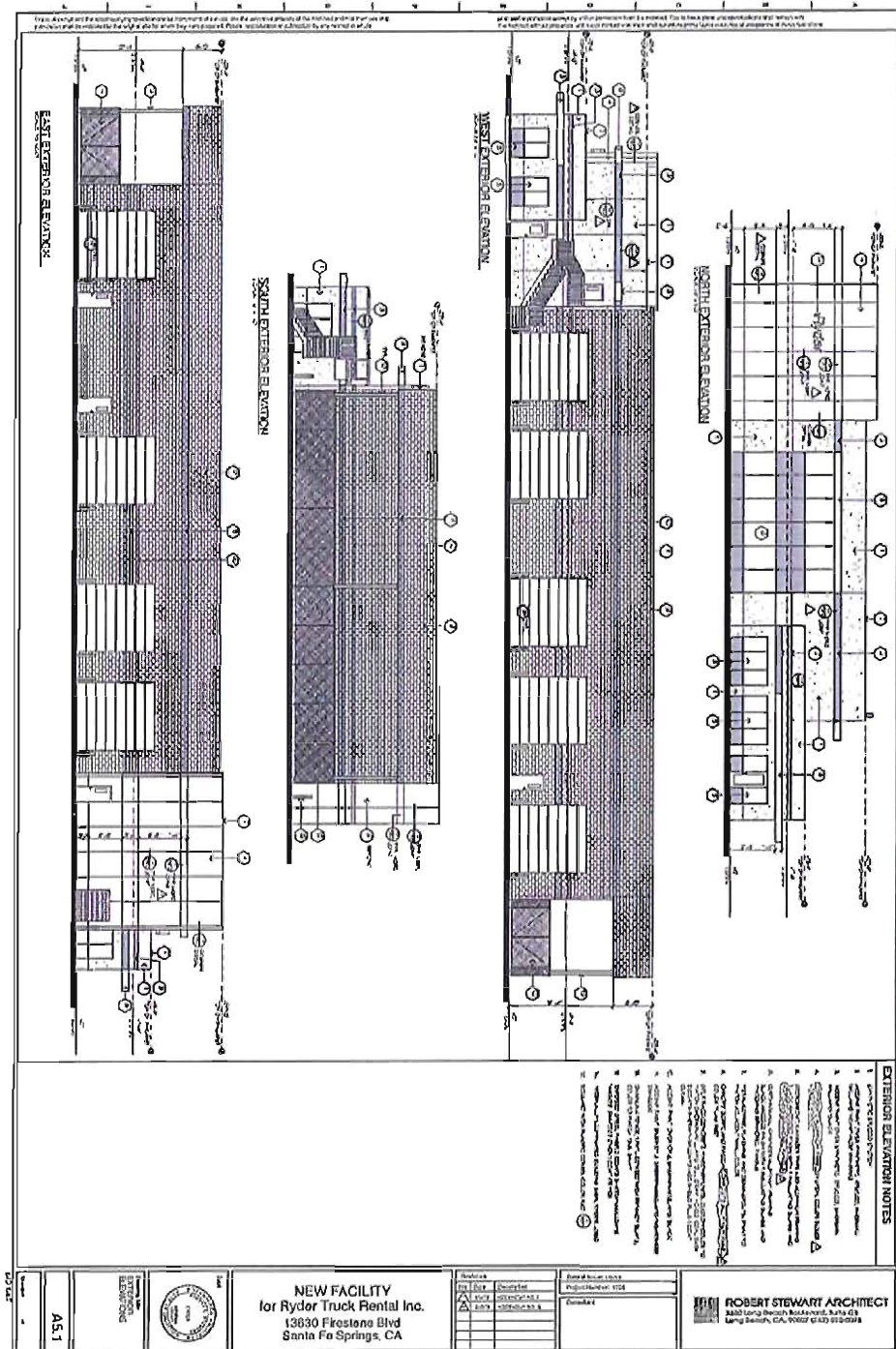


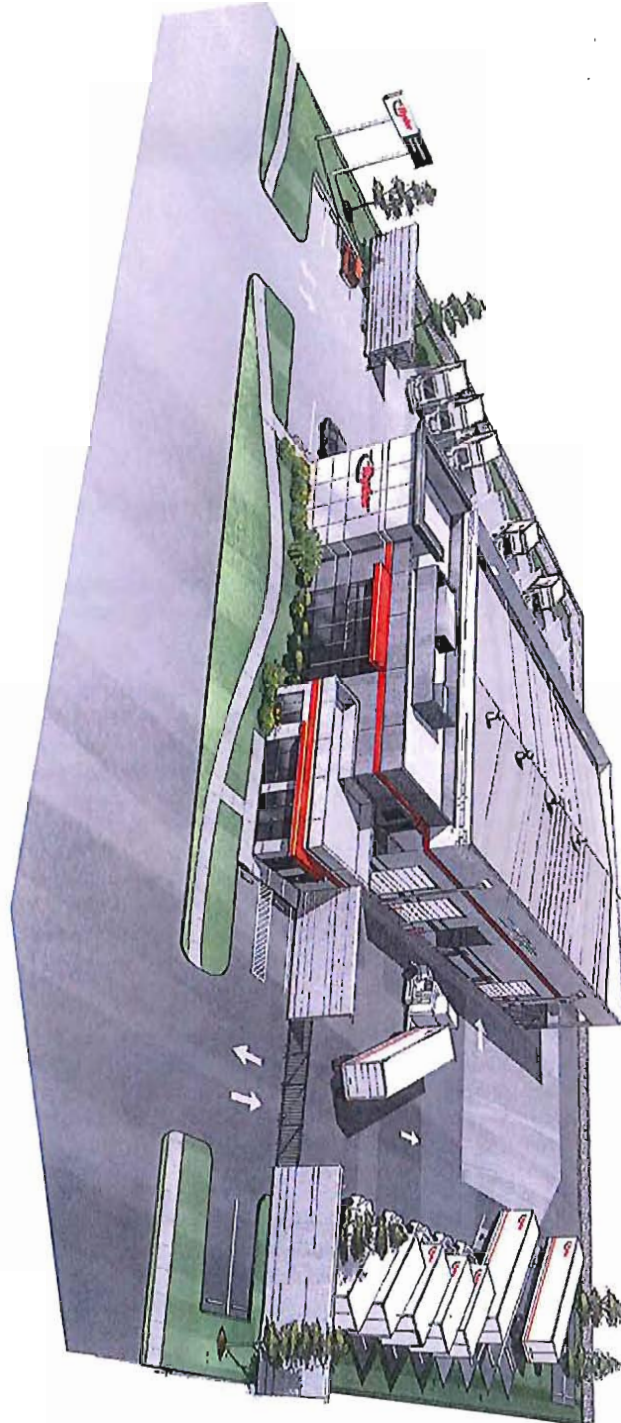
Subject Property: 13630 Firestone Boulevard
Development Plan Approval Case No. 862
Zone Variance Case No. 71
Ryder Truck Rental











Architecture ♦ Construction Management

RECEIVED

06/12/2012

Revealing Dept.

Subject: DPA Case No. 862 and ZV Case No. 71
13630 Firestone Boulevard, Santa Fe Springs, CA 90670

On behalf of Ryder Truck Rental, Inc., we request the following modifications to DPA Case No. 862 and ZV Case No. 71 approved by the Planning Commission May 23, 2011.

Condition of Approval No. 47 requires the owner/developer to install wrought-iron fencing along the south, east, and west perimeter of the property. Ryder requests that they be relieved of the requirement on the south property line as is shown on the approved colored site plan due to the fact the fence location as shown on that site plan will not allow Ryder to utilize the 35'-0" property leased from the railroad for employee parking. Also Ryder requests that they be relieved from installing wrought iron fencing along the east property line whereas the eastern neighbor has installed a new 9'-0" high wrought iron fence along their west property line as shown in the attached photographs, and it would be redundant to install a second fence. In consideration for not installing the eastern fence, Ryder would agree to install such a fence in the future should the easterly neighbor permanently remove their fence.

Ryder would like to modify the garage and exterior storage portions of the approved floor plan by adding 10 feet to the north-south length of the garage and reducing the width of the covered exterior storage by 10 feet. The overall approved building footprint would remain unchanged as shown on the. This additional 10 feet will provide space within the garage to maintain several mechanics' tool chests and equipment.

In order to provide sufficient on-site screened spaces for trucks waiting for service or rental, Ryder requests modifying the approved site plan to incorporate 90 degree stalls and reduce the width of the garage to 80 feet from the approved 90 feet as shown on the proposed site plan. In order to provide the 90 degree stalls, landscaping in the yard south of the 14 foot-

3620 Long Beach Boulevard, Suite C3 • Long Beach, CA, 90807 • (562) 595-0078 • fax (562) 595-1721
























44-23-12 101 3867 CHFC 1140.00

City of Santa Fe Springs Planning Commission
October 8, 2012
Page 2

high screen fence would be reduced from the amount approved, however the new landscape area will total 8,137 SF, exceeding the minimum required landscape area of 7,975 SF.

Thank you for your consideration,
Robert Stewart Architects



Robert E. Stewart, AIA • LEED AP
Principal

Encl: Site plan, 1st Floor Plan

RECEIVED

OCT 8 3 2012

Planning Dept.

RSA ■■■■■

Robert Stewart Architects ■ ■ ■

Architecture ♦ Construction Management

February 5, 2012

Planning Commission
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679

Subject: DPA Case No. 862 and ZV Case No. 71
13630 Firestone Boulevard, Santa Fe Springs, CA 90670

Dear Planning Commission Members:

On behalf of Ryder Truck Rental, Inc., we request a one year extension of time to Condition of Approval No. 63 for DPA Case No. 862 and ZV Case No. 71 approved by the Planning Commission May 23, 2011.

On October 8, 2012 Ryder requested modifications to the approval granted under DPA Case No. 862 and ZV No. 71. It appears the Commission will hear the proposed modifications on March 11, 2013. Condition 63 states that the May 23, 2011 approvals will terminate and become void should the privileges granted are not utilized nor substantial physical construction has not begun within 2 years of the effective date of approval. Since two years would be May 2013, Ryder will only have 2 months following the March 11 hearing date to complete permitting and begin construction. Therefore we request this 1 year time extension.

Thank you for your consideration,
Robert Stewart Architects

Robert E. Stewart, AIA • LEED AP
Principal

3620 Long Beach Boulevard, Suite C3 ♦ Long Beach, CA, 90807 ♦ (562) 595-0078 ♦ fax (562) 595-1721

