



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

**May 13, 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 April 8, 2013 Regular Planning Commission Meeting.

6. PUBLIC HEARING - NEW BUSINESS**Revocation of Alcohol Sales Conditional Use Permit Case No. 53**

Revocation of Alcohol Sales Conditional Use Permit Case No. 53, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use at a proposed family restaurant at 12215 Slauson Avenue, in the M-1, Light Manufacturing Zone. (City of Santa Fe Springs)

7. PUBLIC HEARING - NEW BUSINESS**Zone Change Case No. 133 and Environmental Documents**

A request for approval to change the existing BP, Buffer Parking Zoning, on the 1.124-acre property at 11318 Norwalk Boulevard (APN: 8025-001-016) to M-2, Heavy Manufacturing. 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, and is located within the Consolidated Redevelopment Project Area. (Justin Robinson for Verizon Wireless)

8. PUBLIC HEARING - NEW BUSINESS**Conditional Use Permit Case No. 741**

A request for approval to allow the establishment, operation and maintenance of a use to recycle metals, plastics and electronics, and to receive and purchase non-commercial/business related scrap metals within a 35,134 sq ft building at 12234 Florence Avenue (APN: 8009-022-064), in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area.
(Fortune Metal, Inc. of Rhode Island)

9. PUBLIC HEARING - NEW BUSINESS**Tentative Parcel Map No. 72154**

A request for approval to subdivide two existing and improved lots with a total combined area of ±33,600 sq ft, (APN: 7005-001-036, addressed as 14912 and 14920 Shoemaker Avenue and APN: 7005-001-037, addressed as 14,928 and 14938 Shoemaker Avenue) into four parcels: Parcel 1 of 9,070 sq ft; Parcel 2 of

8,218 sq ft; Parcel 3 of 8,126 sq ft; and Parcel 4 of 8,126 sq ft. The properties are zoned M-2, Heavy Manufacturing Zone with a General Plan Land Use designation of Industrial. (Samir Khoury for Cornerstone Operating L.P.)

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 – NEW BUSINESS

Conditional Use Permit Case No. 654-2

Compliance review to allow the continued operation and maintenance of an ambulance service use within the 22,815 sq. ft. concrete tilt-up building located at 12160 Mora Drive, M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Lyle Hanson for Care Ambulance Service, Inc.)

11. NOTICE OF PUBLIC MEETING

Informative/Educational Presentation on a future proposed Materials Recovery Facility (MRF) and Transfer Station (TS) located at 9010 and 9016 Norwalk Boulevard, Santa Fe Springs, California 90670 and does not require any action by the Planning Commission.

12. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

13. 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

May 3, 2013

Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
April 8, 2013**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra called upon Commissioner Madrigal to lead the Pledge of Allegiance.

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

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

Staff: Wayne Morrell, Director of Planning
Teresa Cavallo, Planning Secretary
Steve Skolnik, City Attorney
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement Officer
Phillip DeRousse, Management Assistant
Richard Kallman, Environmental Protection Specialist

Council: Laurie Rios, Councilmember

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of the March 11, 2013 meeting were unanimously approved and filed as submitted.

6. NEW BUSINESS

Lot Line Adjustment Map No. 2013-01: A request for approval of a lot line adjustment involving Parcels 1 (3.104 acres) and Parcel 2 (4.220 acres) of Lot Line Adjustment Map No. 2009-01, and Lot 69 (1.971 acres), and all of the private streets (0.424 acres) as shown as "Brisbane Terrace" and all originally created by Tract Map No. 63136, in the City of Santa Fe Springs, County of Los Angeles, State of California, as per map filed in Book 1350, pages 16 through 44 of maps, in the office of the County Recorder of said county, and recorded on August 04, 2008.

Director of Planning Wayne Morrell presented Item No. 6. Jeff Malone, Nicholas Long, and David Lauletta, representatives for Comstock Homes were present in the audience.

The Planning Commission having no questions, Chairperson Ybarra requested a motion to approve Item No. 6.

Commissioner Velasco moved to approve Item No. 6. Commissioner Johnston seconded the motion, which passed unanimously.

7. CONSENT AGENDA

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

A. CONSENT AGENDA – UNFINISHED BUSINESS

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 – UNFINISHED BUSINESS

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 – UNFINISHED BUSINESS

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 – UNFINISHED BUSINESS

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 – UNFINISHED BUSINESS

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 – UNFINISHED BUSINESS

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

Conditional Use Permit Case No. 642-2

A request to modify a condition of approval requiring two (2) live palm trees for an existing Sprint PCS wireless telecommunication facility, stealth as a monopalm, and located at 13808 ½ Imperial Highway, in the M-1-PD, Light Manufacturing-Planned Development Overlay, Zone. (Bryan Roy for Sprint PCS)

Commissioner Madrigal requested Consent Agenda Item No. 8B be removed from routine approval and be heard separately.

Commissioner Velasco did note that Item 8G had a date correction on page 2 of 8. It was indicated that Arrow Communications obtained a permit on October 4, 2013 but should be October 4, 2012.

Having no questions regarding the other Consent Agenda Items, Commissioner Johnston made a motion to approve Item Nos. 8A, C, D, E, F and G. Commissioner Zevallos seconded the motion, which passed unanimously.

Commissioner Madrigal inquired about Item 8B and the two incidents that were indicated within the report and about Swap Meet security.

Rick Landis, representative for Newport Diversified, Inc. for Santa Fe Springs Swap Meet, was present in the audience and addressed Commissioner Madrigal's concerns. Mr. Landis indicated those two incidents occurred in the parking lot area which is not under the Swap Meet's control. Mr. Landis also indicated that Swap Meet security performs random searches and wands the customers.

Having no further questions, Commissioner Madrigal made a motion to approve Item No. 8B. Commissioner Johnston seconded the motion which passed unanimously.

9. ANNOUNCEMENTS

Commissioners:

Commissioner Zevallos inquired about commencing the Planning Commission meetings at a later time. After much discussion, everyone agreed to maintain Planning Commissions at the regular scheduled time of 4:30 p.m.

Chairperson Ybarra inquired about the 99¢ Store moving into the old Jax Market building. Director of Planning Wayne Morrell indicated that the 99¢ Store will only be occupying 80-90% of the building with the rest to be rented to a business not yet determined and that the Auto Zone plans are still in Plan Check waiting to be finalized.

Chairperson Ybarra thanked Councilmember Laurie Rios, who was in the audience, for attending the Planning Commission meeting.

Staff:

Code Enforcement Officer Luis Collazo notified everyone that Santa Fe High School will be holding the "Every 15 Minutes" program.

Luis Collazo also explained to everyone that any permit that is approved by the Planning Commission must also be revoked by the Planning Commission and that he will be presenting a request for revocation at the next Planning Commission meeting.

Director of Planning Wayne Morrell notified the Planning Commissioners that the environmental document for the Material Recovery Facility and Transfer Station that will be presented before the Planning Commission at the June meeting will be enclosed in their agenda binders for their review.

10. ADJOURNMENT

Chairperson Ybarra adjourned the Planning Commission meeting.

Chairperson Ybarra

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING - NEW BUSINESS

Revocation of Alcohol Sales Conditional Use Permit Case No. 53

Revocation of Alcohol Sales Conditional Use Permit Case No. 53, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use at a proposed family restaurant at 12215 Slauson Avenue, in the M-1, Light Manufacturing Zone, for inactivity for a year or more. (City of Santa Fe Springs)

RECOMMENDATIONS

1. That the Planning Commission find that the proposed family restaurant, to which Alcohol Sales Conditional Use Permit Case No. 53 was granted, did not open for business at any time since its approval date of November 22, 2011. As a result, the action to revoke and nullify this Permit complies with the requirements and provisions under Section 155.811(D).
2. That the Planning Commission revoke and nullify Alcohol Sales Conditional Use Permit Case No. 53.

BACKGROUND

The Planning Commission and the City Council at their respective meetings of November 14 and November 22, 2011, approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 53, to allow the sale and storage of alcoholic beverages for on-site consumption within a proposed restaurant named "The Dugout". The restaurant never opened for business.

In accordance with Section 155.811(D), Staff is recommending to the Planning Commission to revoke and nullify Alcohol Sales Conditional Use Permit Case No. 53 because the entitlement has been inactive for over a year.

ZONING ORDINANCE REQUIREMENTS

Section 155.811 provides that "any variance, modification, permit or other approval may be revoked and nullified if it is found that any one of the following conditions apply:

- (A) That the approval was obtained by fraud or faulty information.

- (B) That the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation.
- (C) That the use is being exercised in such a way as to be detrimental to the public health or safety or in such a manner as to constitute a nuisance.
- (D) That the use for which approval was granted has ceased to exist or has been suspended for one year or more.

Staff finds that 155.811(D) applies because the restaurant never opened for business and currently ceases to exist.

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.

In accordance with Section 155.813 the applicant, Jesus M. Mireles, was notified by a letter mailed on May 17, 2013 (Exhibit "A"); the letter was mailed via Certified Mail ten days or more prior to the date of this hearing to revoke and nullify ASCUP Case No. 53. Mr. Mireles was also notified of the appeal process to cease the process for revocation.

Legal notice of the Public Hearing to revoke and nullify Alcohol Sales Conditional Use Permit Case No. 53 was also sent via 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 April 30, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on April 30, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of May 8, 2013, Staff has not received any inquiries regarding the proposal, and Mr. Mireles did not submit an appeal formerly or otherwise.



Dino Torres
Director of Police Services



Wayne M. Morrell
Director of Planning

Attachments: Exhibit A

Exhibit A

11576 Telegraph Road CA 90670-9928 (562) 409-1850 Fax (562) 409-1854 www.santafesprings.org

POLICE SERVICES CENTER

April 17, 2013

Jesus M. Mireles
15615 Pintura Drive
Hacienda Heights, CA 91745

VIA CERTIFIED MAIL

Subject: Alcohol Sales Conditional Use Permit Case No. 53
For Premises at: 12215 Slauson Avenue

The Planning Commission and the City Council, at their respective meetings of November 14 and November 22, 2011, approved your request for Alcohol Sales Conditional Use Permit (ASCUP) Case No. 53. Section 155.811(D) of the City's Zoning Code provides that any permit granted by the Planning Commission or City Council may be revoked if the "use for which approval was granted has ceased to exist or has been suspended for one year or more." Our records indicate that occupancy of the property at 12215 Slauson Avenue, for which ASCUP Case No. 53 was granted to over a year ago, was never obtained.

Accordingly, on May 13, 2013, the Planning Commission will conduct a Public Hearing to revoke ASCUP Case No. 53 in compliance with Section 155.811(D). This Notice fulfills Section 155.813 which requires notification to the applicant via certified mail within ten days prior to the revocation Hearing date. Moreover, property owners within 500 feet of the subject site will be notified of the Public Hearing.

If you feel that this Permit should not be revoked, you may appeal this decision by filing an appeal with the City Clerk's office (located at 11710 E. Telegraph Road, Santa Fe Springs, CA 90670) within 10 calendar days of the date of this notice. No fee shall be due for the filing of an appeal. Failure to file a timely appeal shall constitute a waiver of your right to any further administrative appeal and shall render this decision final. The procedure to be followed upon receipt of a timely appeal is contained in Section 35.094 of the City Code.

If you have any questions regarding this matter, please do not hesitate to call me at (562) 409-1850, extension 3320.

Sincerely,


Luis Collazo
Code Enforcement Officer
Department of Police Servicescc: Planning Commission
Dino Torres, Director of Police Services
Wayne Morrell, Director of Planning
Anita Jimenez, Deputy City Clerk
Aziz Mokhtar, Property Owner



NEW BUSINESS

PUBLIC HEARING

Zone Change Case No. 133 and Environmental Documents

A request for approval to change the existing BP, Buffer Parking Zoning, on the 1.124-acre property at 11318 Norwalk Boulevard (APN: 8025-001-016) to M-2, Heavy Manufacturing. 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, and is located within the Consolidated Redevelopment Project Area. (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 Zone Change Case No. 133 and thereafter close the Public Hearing.
2. Find and determine that pursuant to Section 15061(General Rule Provision) of the California Environmental Quality Act (CEQA), this project is Categorically Exempt
3. Find that Zone Change Case No. 133 satisfies the criteria and conditions set forth in Section 155.825 et seq of the City Code for the granting of a Change of Zone request and recommend that the City Council approve said Change of Zone.
4. Find that Zone Change Case No. 133 involving the proposed Change of Zone from BP, Buffer Parking Zoning, to M-2, Heavy Manufacturing is consistent with the City's General Plan.
5. Adopt Resolution No. 37-2013, which incorporates the Commission's findings and recommendation regarding this matter.

BACKGROUND/DESCRIPTION OF REQUEST

The subject 1.12±-acre property (APN: 8025-001-016) is on the east side of Norwalk Boulevard at 11318 Norwalk Boulevard, which is north of 1st Street (City of Norwalk), and east of Shy Street (City of Norwalk). The property has three zoning designations: C-4, Community Commercial; M-2, Heavy Manufacturing and BP, Buffer Parking. The portion of the property zoned M-2 and BP have a General Plan Land Use designation of Industrial while the area zoned C-4 has a General Plan Land Use designation of Commercial.

The property measures 165 sq ft x 295 sq ft with the first $\pm$ 140 sq ft x 165 sq ft zoned C-4. The M-2 area of the property measures 95 sq ft x 155 sq ft and the BP measures 70 sq ft x 155 sq ft. The site is further compounded in that it consists of four different lot ties, 1 vacated alley, 1 vacated Avenue (Topeka Avenue), and is also developed with a single-family dwelling that is located in the area of the property zoned M-2.

The applicant, Verizon Wireless, is requesting approval to change the portion of the property that is zoned BP, Buffer Parking to M-2, Heavy Manufacturing. Changing the zone would allow Verizon Wireless to construct a wireless telecommunication facility, stealth as a monopalm, on the property. It should be noted that on March 11, 2013, the Planning Commission approved Conditional Use Permit (CUP) Case No. 721, a request by Verizon Wireless to construct, operate and maintain a 70 sq ft-high monopalm on the property. Condition No. 42 of the conditions of approval states "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."

ZONING ORDINANCE REQUIREMENTS

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

1. That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.
 - Although most of the City is zoned M-2, this particular location was chosen to address a significant gap in service coverage to the area surrounding the property. Moreover, per the applicant, there are currently no existing wireless sites in the immediate vicinity that are co-locatable.
2. That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.
 - There is another area of the site zoned M-2 that would allow a wireless telecommunication facility; however, that area is developed with a single-family dwelling. To accommodate the wireless facility, the single-family dwelling would have to be demolished and the tenants relocated. The alternate location, and present zoning classification, is within an area of the property zoned BP. As already noted, the BP zone does not allow wireless telecommunication facilities.

3. That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general.
- 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.
 - The City is also expected to experience future growth in population and employment; thus necessitating the need for more wireless facilities to meet the needs of a growing population. Table 1 outlines The Southern California Association of Government, (SCAG), population, housing and employment forecast for City.

Table 1
City of Santa Fe Springs
Population, Housing and Employment Forecast

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

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

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

With the projected increase in population and employment, there is a definite need for more wireless telecommunication facilities.

In an article from *Noozhawk* (Internet Source) it was noted that soon the commercial cell sites will have some new tenants: public safety, fire, EMS, sheriffs and police. In February 2012, President Barack Obama signed the Middle Class Tax Relief and Job Creation Act of 2012 that contained provisions for the establishment of a new public safety network for data and video services and \$7 billion to build out this network nationwide. This new network is needed because commercial networks are not capable of meeting public safety's needs. The public safety community and commercial broadband operators will work together to build out this Nationwide Public Safety Broadband Network (NPSBN).

This new network will provide interoperability, enabling first responders and various agencies across the United States and locally to be able to communicate via text, data and video. This will help first responders serve all of us better and more safely.

The NPSBN is a cellular-type network that will require many more cell sites than we currently have allocated for public safety.

4. That the proposed change of zone will not adversely affect the master plan of the city.
- The City of Santa Fe Springs has adopted a general plan to provide an overall direction for the future development of the City. The general plan's land use element describes the general location, distribution, and various types of land uses found within the City, and sets forth goals and policies for future development in the City.

The change of zone would not adversely affect the General Plan, since the General Plan land use designation for the exiting Buffer Parking zone is already Industrial. Upon the change, the General Plan Land Use designation of Industrial and the new zoning designation of M-2, Heavy Manufacturing, would be consistent.

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 Section 15061(General Rule Provision) of the California Environmental Quality Act (CEQA).

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 change of zone 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 and all the tenants of the businesses on the site on May 2, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on May 2, 2013 as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of May 8, 2013, Staff has not received any inquiries regarding the proposal.

STAFF REMARKS

Staff believes that Zone Change Case No. 133 meets and satisfies the criteria for the subject change of zone request.


Wayne M. Morrell
Director of Planning

Attachments:

1. Location Map - Aerial Photograph
2. Zone Change Map (existing and proposed)
3. Resolution No. 37-2013
4. Application



CITY OF SANTA FE SPRINGS

AERIAL PHOTOGRAPH



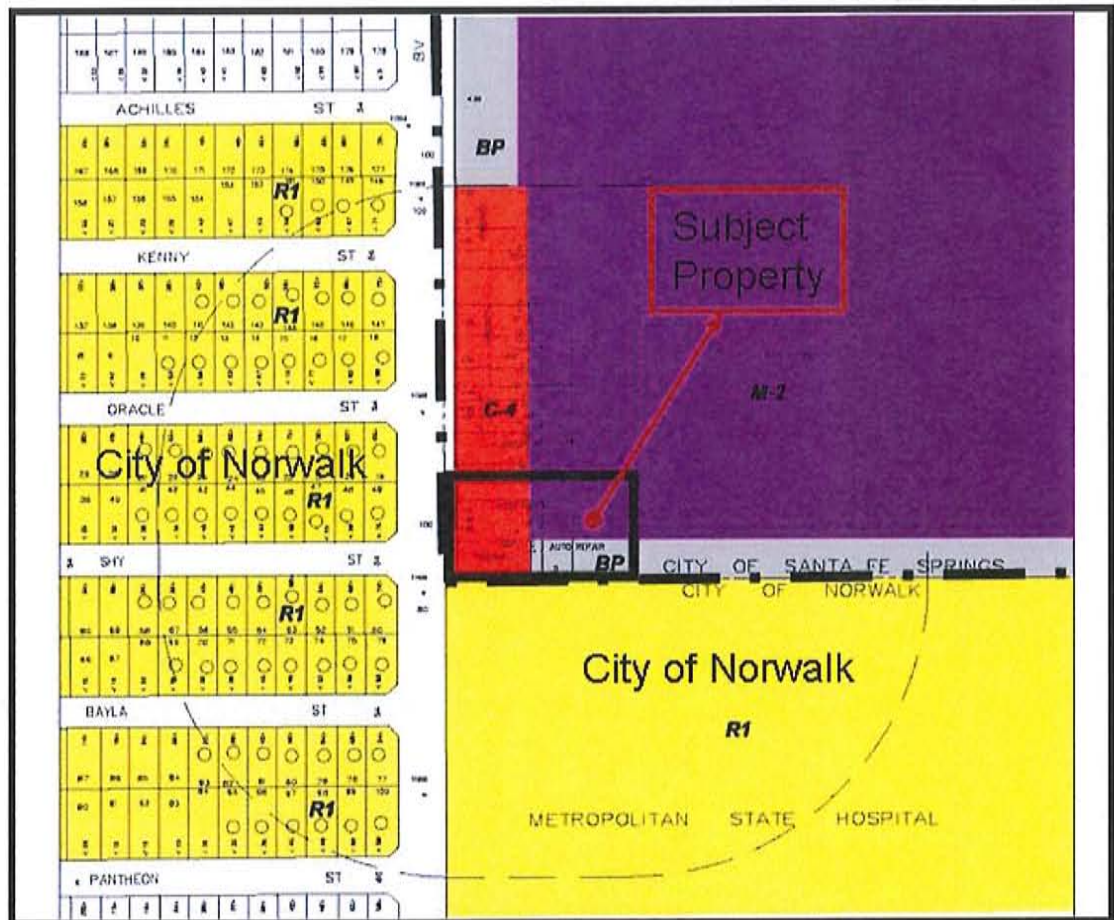
Subject Property: 11318 Norwalk Boulevard

ZONE CHANGE CASE NO. 133

Verizon Wireless



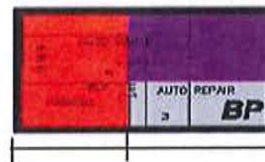
EXHIBIT "A" **ZONE CHANGE CASE NO. 133 (EXISTING ZONE)**



Existing Zoning:

11318 Norwalk Blvd

City Boundary:

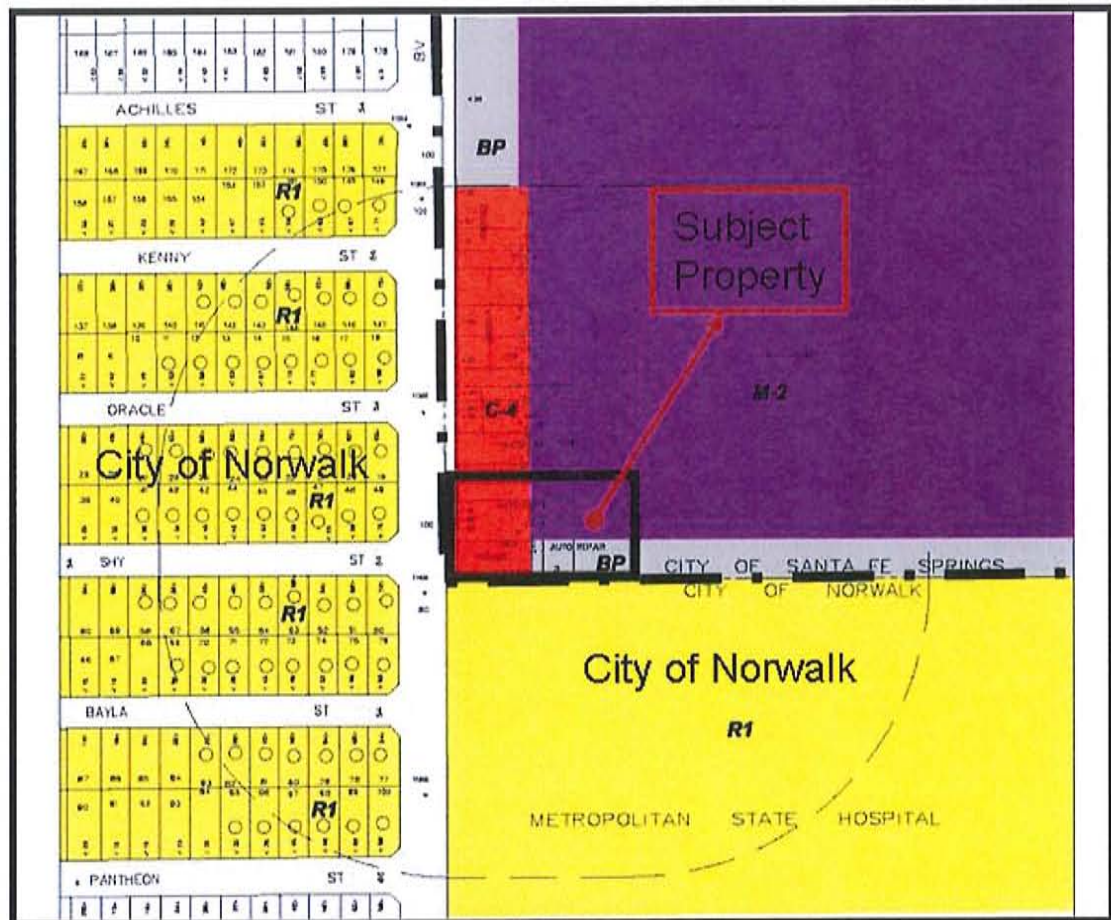


	M-2 - HEAVY MANUFACTURING
	C-4 - COMMUNITY COMMERCIAL
	BP - BUFFER PARKING

City of Norwalk:

	R1 - LOW DENSITY RESIDENTIAL
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EXHIBIT "A" **ZONE CHANGE CASE NO. 133 (PROPOSED)**



Existing Zoning:

11318 Norwalk Blvd

City Boundary:



	M-2 - HEAVY MANUFACTURING
	C-4 - COMMUNITY COMMERCIAL

City of Norwalk:

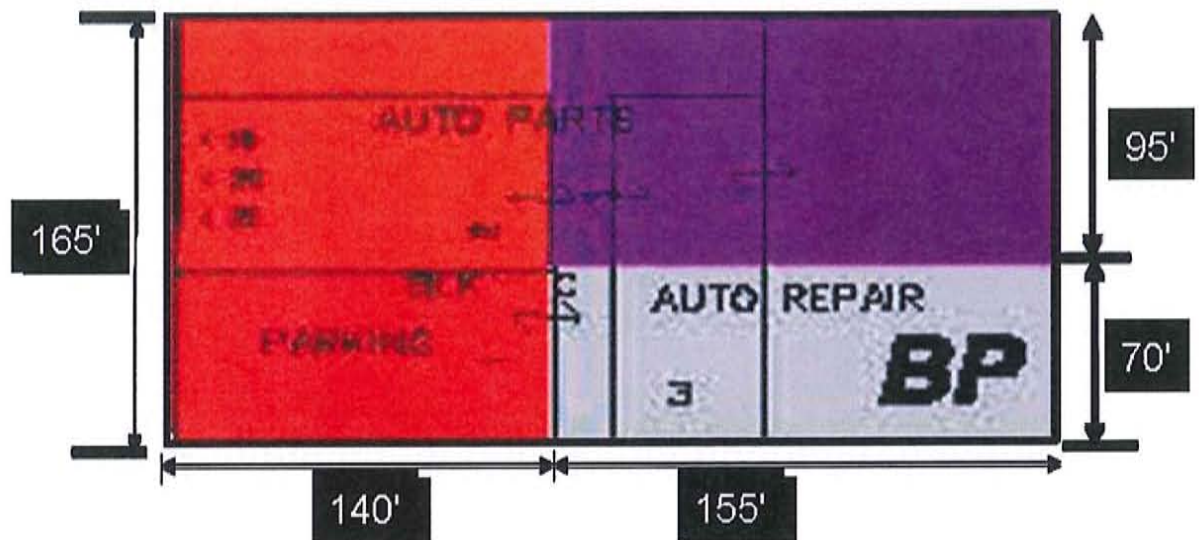
	R1 - LOW DENSITY RESIDENTIAL
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EXHIBIT "A"

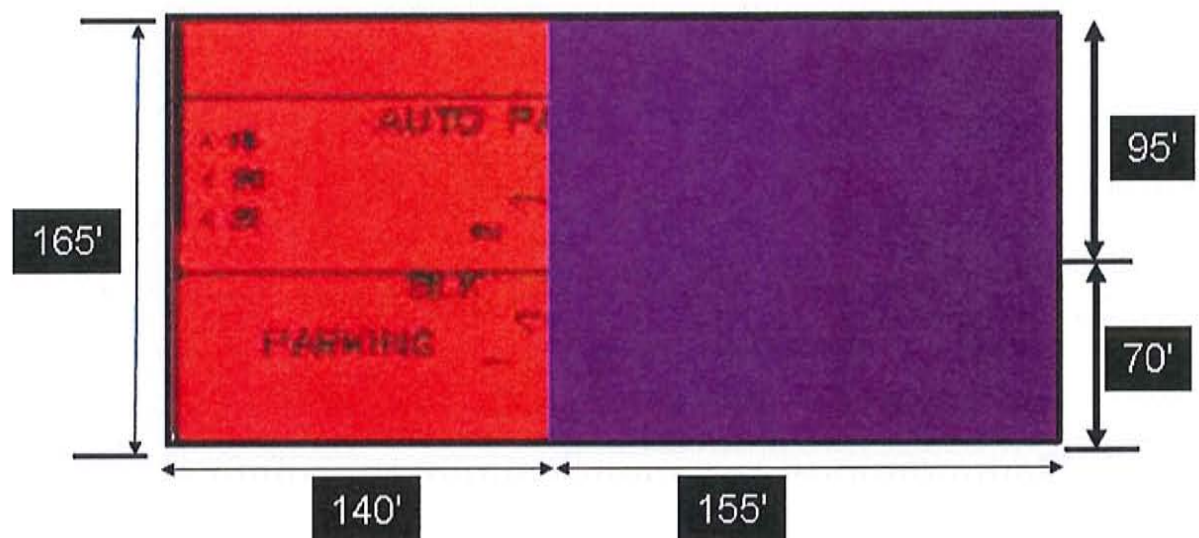
ZONE LEGEND:

	M-2 - HEAVY MANUFACTURING
	C-4 - COMMUNITY COMMERCIAL
	BP - BUFFER PARKING

ZONE CHANGE CASE NO. 133 (EXISTING ZONE)



ZONE CHANGE CASE NO. 133 (PROPOSED)



CITY OF SANTA FE SPRINGS**RESOLUTION NO. 37-2013****A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SANTA FE SPRINGS REGARDING
ZONE CHANGE CASE NO. 133**

WHEREAS, an application was filed for a Change of Zone from BP, Buffer Parking, Zone to M-2, Heavy Manufacturing Zone on the approximately 1.124-acre property at 11318 Norwalk Boulevard (APN: 8025-001-016); and

WHEREAS, the Planning Commission, at its meeting of May 13, 2013, held a Public Hearing and studied this matter; and

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

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

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

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

1. That Zone Change Case No. 133 satisfies the criteria provided in Section 155.825 of the City's Municipal Code for a change of zone.
2. That Zone Change Case No. 133 will be consistent with the Land Use Map of the City's General Plan.
3. That pursuant to Section 15061(General Rule Provision) of the California Environmental Quality Act (CEQA), Zone Change Case No. 133 is a Categorically Exempt.

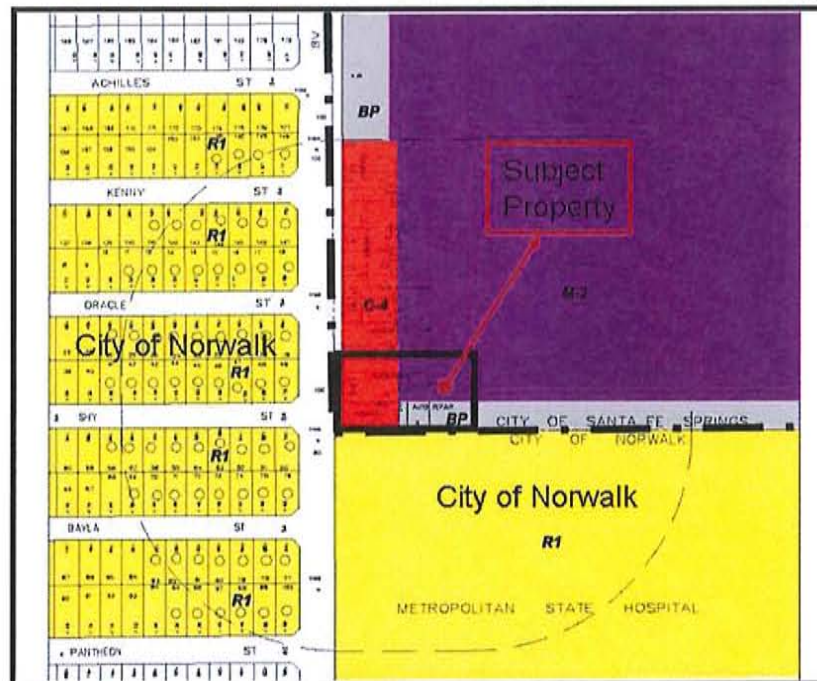
SECTION II. The Planning Commission hereby determines that the subject property as shown on the attached map marked Exhibit "A" is suitable for a Change of Zone from BP, Buffer Parking, Zone to M-2, Heavy Manufacturing, Zone, and recommends that the City Council approve said Change of Zone request.

PASSED and ADOPTED this _____ day of _____ 2013.

Frank Ybarra, Chairperson

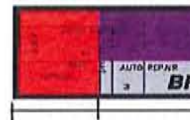
ATTEST:

Resolution No. 37-2013

EXHIBIT "A"**ZONE CHANGE CASE NO. 133 (EXISTING ZONE)****Existing Zoning:**

11318 Norwalk Blvd

City Boundary:

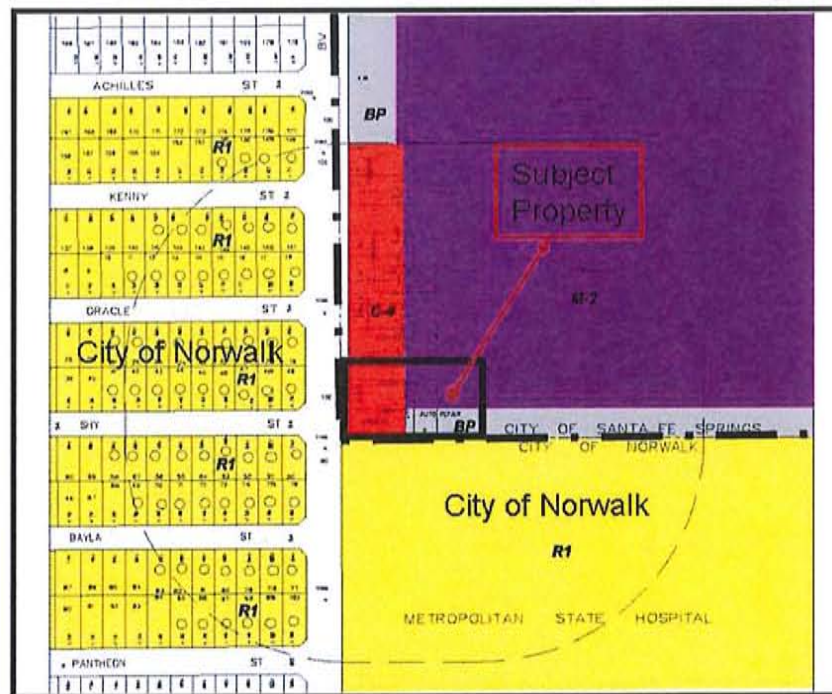


M-2 - HEAVY MANUFACTURING
C-4 - COMMUNITY COMMERCIAL
BP - BUFFER PARKING

City of Norwalk:

R1 - LOW DENSITY RESIDENTIAL

EXHIBIT "A"
ZONE CHANGE CASE NO. 133 (PROPOSED)



Existing Zoning:

11318 Norwalk Blvd

City Boundary:



City of Norwalk:

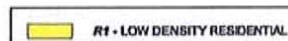
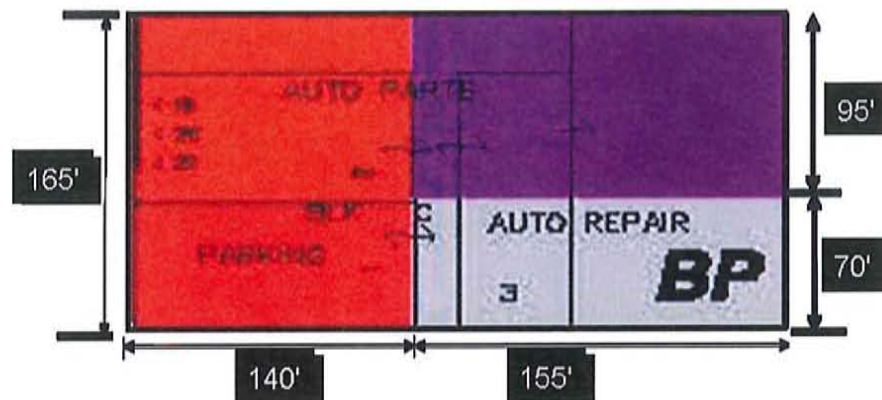


EXHIBIT "A"

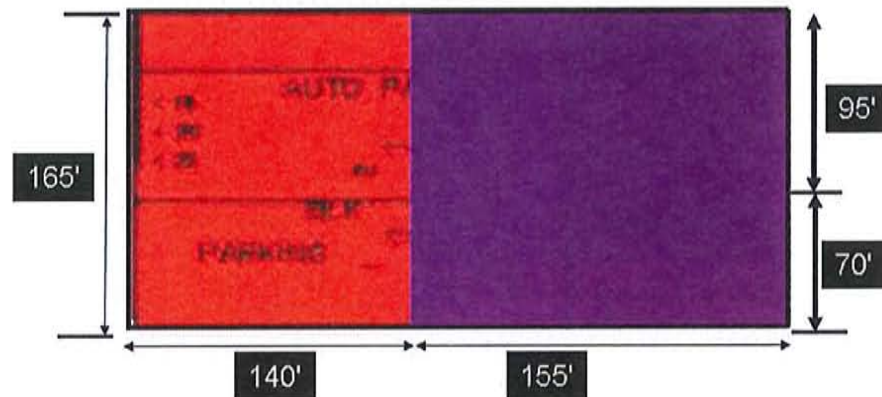
ZONE LEGEND:

	M-2 - HEAVY MANUFACTURING
	C-4 - COMMUNITY COMMERCIAL
	BP - BUFFER PARKING

ZONE CHANGE CASE NO. 133 (EXISTING ZONE)



ZONE CHANGE CASE NO. 133 (PROPOSED)





City of Santa Fe Springs

Application for

ZONE CHANGE

The undersigned hereby petitions that the Zoning Ordinance be amended by changing the Zoning Map as outlined in this application.

Location of property involved (give street address or distance from nearest cross streets): 11318/11324 NORMAN BLVD - APN 8025-001-016

Legal description of property (attach supplemental sheet if necessary):
ATTACHED

Change Requested: From Zone EP to Zone MZ

The application is being filed by:

☒ Record Owner of the Property
☐ Authorized Agent of the Owner
(Written authorization must be attached to application.)

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.):
LESSEE

Describe any easements, covenants or deed restrictions controlling the use of the property: NONE

Present use of property: GARAGE - AUTO PARTS STORE

Purpose for which the Change of Zone is requested (Explain fully the intended use of the property if the Change of Zone is granted): THE ADDITION OF A NEW VERIZON WIRELESS CELL SITE.

NOTE

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

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JUN 14 2012
Planning Dept.

**Verizon Wireless
Request for Zone Change
Findings for Change in Zoning**

1. Demonstrate how the proposed Change of Zone would be in accordance with the principles of good land use planning. (For example, would the proposed use serve a desirable function in the area, harmonize with adjoining zoning, promote sound development and not impose undue traffic burdens or cause traffic hazards, etc.)

The proposed Zone Change would reduce the number of current zones on this property from three separate zones to two. This Change would convert the outdated BP – Buffer Parking Zone to M2 which would be consistent with the adjoining zone. These two separate zones bisect the property and the intent is to create a consistent M2 Zone across the back portion of the property. As noted above, the change in Zoning will “harmonize” the zoning on the property and will allow additional uses for the property. This proposed Zone Change will not increase traffic or burden the surrounding community in any way. There is still a buffer between the property and the hospital on the south side, we are only requesting that since this current fenced buffer existing that the zoning designation be changed

2. Is there a justifiable need in the community for more of the types of uses permitted in the zone requested than can be accommodated in the areas already zoned for such uses? (The justification for a Zone Change must be a community need. The fact that the requested zone would be financially beneficial to the property owner is not sufficient grounds for granting the change.)

The initial reason for the submittal of this Zone Change Application is to allow the Property Owner to fully realize the use of the property. Although this change would allow the Property Owner to lease out a portion of this space to Verizon Wireless for the installation of a new Wireless Telecommunications Facility, this site will provide much needed coverage as well as capacity and data relief to the Community and surrounding areas. By changing the Zone for this property it will allow Verizon to locate at the rear portion of the property in an area that is not currently in use.

3. Why is this particular property more suitable for the use permitted in the proposed zone than for the use permitted in the present zone.

The proposed Verizon site is most certainly much more suitable in this location of the property, while the use is allowed in the C-4 and M2 Zones which are both

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Planning Dept.

currently on the property, the Zone Change would allow the flexibility to locate this site in the back corner of the property away from the existing uses.

4. Indicate how the use permitted in the proposed zone would be compatible to existing permitted uses in the same neighborhood. Show that they would not in any way be detrimental to persons and property in the same general area.

The proposed Verizon Wireless site is certainly compatible to the existing permitted uses on the property. The primary use of the property is auto garages for repair and manufacturing. These uses are compatible with the current M2 zone and with the request for Zone Change, the entire back portion of the property would be changed to be consistent and allow essentially the same uses in addition to the proposed Verizon Wireless facility.

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Planning Dept.

ZC Application
Page 3 of 3

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): EDWARD J LEKIVETZ
Mailing Address: 11324 NORWALK BLVD SFS CA 90670
Phone No: 562 863-1123
Signature: Edward J Lekivetz

Name (please print): _____
Mailing Address: _____
Phone No: _____
Signature: _____

CERTIFICATION

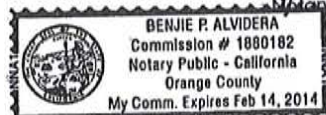
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, EDWARD J LEKIVETZ, being duly sworn, depose and say that I am the petitioner in this application for a Change of Zone, 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: Edward J Lekivetz
(If signed by other than the Record Owner, written authorization must be attached to this application)

On 9/19/11 before me, Benjie P. Alvidera,
Personally appeared Edward Joseph Lekivetz
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal



Received
JUN 14 2012
Planning Dept.

FOR DEPARTMENT USE ONLY	
CASE NO:	<u>ZC No. 133</u>
DATE FILED:	<u>06/14/2012</u>
FILING FEE:	<u>\$1,140.00</u>
RECEIPT NO:	_____
APPLICATION COMPLETE?	_____

06-16-12 301 6457 CHECK 3393.00



PUBLIC HEARING

NEW BUSINESS

Conditional Use Permit Case No. 741

A request for approval to allow the establishment, operation and maintenance of a use to recycle metals, plastics and electronics, and to receive and purchase non-commercial/business related scrap metals within a 35,134 sq ft building at 12234 Florence Avenue (APN: 8009-022-064), in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area.
(Fortune Metal, Inc. of Rhode Island)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the establishment, operation and maintenance of a use to recycle metals, plastics and electronics, and to receive and purchase non-commercial/business related scrap metals, if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or property in the immediate vicinity and adversely affect the City in general and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan.
2. Find that approval of Conditional Use Permit Case No. 741 is pursuant to and in furtherance of the Redevelopment Plan for the Consolidated Redevelopment Project and is within the scope of the Program EIR and Final Subsequent EIR which was prepared for said Redevelopment Plan and that no new significant effects could occur or no new mitigation measures or environmental document would be required.
3. Approve Conditional Use Permit Case No. 741, subject to a Compliance Review in one year, and subject to the conditions of approval as contained within this staff report.

BACKGROUND/DESCRIPTION OF REQUEST

The proposed use is located at 12234 Florence Avenue, approximately 457 lineal feet east of the centerline of Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone, and within the Consolidated Redevelopment Project Area. The lot area consists of 2.63 acres and is developed with a 35,134 sq ft concrete tilt-up building constructed in 2001.

The building is one of two concrete tilt-up industrial buildings that were developed under Development Plan Approval Case No. 697, approved by the Planning Commission on February 28, 2000.

Location Aerial



12234 Florence Avenue

**CONDITIONAL USE PERMIT CASE NO. 741
(Fortune Metal Inc.)**

Proposal: Recycling Facility (metals, plastics, electronics)

Fortune Metals, Inc., which is part of the Fortune Group, intends to use a portion of the building for recycling metals, plastics and electronics. As a minority owned company, Fortune Metals has played an important role in the reuse and recycling of metals and plastics for over twenty-five years. From a small scrap yard in Brooklyn New York, Fortune has grown to become one of the largest buyers and recyclers of metals, plastics and electronics in the industry today, with twenty-two facilities throughout the United States, and Mexico. The Fortune Group is recognized as a leader throughout North America handling over 350 million pounds of material annually.

Fortune Metals has operated its Bakersfield, CA facility (19421 Quinn Road, Bakersfield, CA 93308) since 2000, providing Asset Recovery services to California's two largest telecommunications companies. In addition, they also provide services to multi-national OEM's with operations in California. The Santa Fe Springs facility will provide the same types of services as their Bakersfield facility. They will provide pickup of materials from customers by utilizing roll off trucks, validation of weights on certified scales, sorting of materials into commodity classes, baling, removal of plastic insulation from wire/cable, de-reeling of cable from reels, and storage. In addition, the Santa Fe Springs location would operate door trade whereby they would receive and purchase non-commercial/business related scrap materials.

Hours of operation: Business hours and days of operation are as follows:

Monday to Fridays: 7:00 a.m. to 5:00 p.m.

Saturday: Occasionally, if necessary to meet production deadlines.

Sunday: Closed

Number of Employees: 12 employees, which will include clerical staff, drivers, labor and management.

Other: There is an existing 11' x 70' scale within the pavement of the parking lot area. It is located ± 157 feet from the Florence Avenue property line. Parking on either sides of the scale is restricted.

Zoning Regulations:

This item is before the Planning Commission for approval because pursuant to Section 155.243 (C)(5), the following uses shall be permitted in the M-2, Heavy Manufacturing Zone, only after a valid conditional use permit has first been issued: salvage, reclamation, recycling, wrecking, storage and disposal activities, including Industrial waste material salvage, recycling, storage and processing including metal, rags, clothing, wood, wood residues, sawdust, wood chips, rubber, oil, glass and paper.

Additionally, City Ordinance No. 892 approved by the City Council on April 22, 1999, added section 119.02 to the Municipal Code, requiring all persons engaged in the business of purchasing or collecting recyclable materials within the city, shall first obtain from the City Council a permit as a "Recyclable Materials Dealer." As a result, in accordance with section 119.02, the applicant, Fortune Metal applied for and was granted a "Recyclable Materials Dealer" Permit (RMDP Case No. 27), by the City Council on December 20, 2012.

STREETS AND HIGHWAYS

The proposed use is located at 12234 Florence Avenue, approximately 457 feet east of Norwalk Boulevard. Both Florence Avenue and Norwalk Boulevard are listed as a "Major Arterial" within the Circulation Element of the City's General Plan.

ZONING, GENERAL PLAN AND LAND USE

Zoning on the subject property is M-2, Heavy Manufacturing. The zoning, general plan and land use of the surrounding properties are as follows:

Table1: Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use
North	M-2 (Heavy Manufacturing)	Industrial	Seafood wholesaler; church use; Industrial tool and supply company.
South	M-2 (Heavy Manufacturing)	Industrial	Industrial installations, setting up or dismantling of production equipment, rigging of heavy equipment, plant and equipment maintenance
East	M-2 (Heavy Manufacturing)	Industrial	oil refinery (former); waste water treatment facility; biodiesel facility
West	M-2 (Heavy Manufacturing)	Industrial	Contract manufacturing, packaging and laboratory analysis services to food and nutraceutical companies worldwide

ENVIRONMENTAL DOCUMENTS

It is recommended that the Planning Commission find that approval of Conditional Use Permit Case No. 741 is pursuant to and in furtherance of the Redevelopment Plan for the Consolidated Redevelopment Project and is within the scope of the Program EIR and Final Subsequent EIR which was prepared for said Redevelopment Plan. No new significant effects could occur or no new mitigation measures or environmental document would be 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 change of zone 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 May 2, 2013.

The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on May 2, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of May 8, 2013, Staff has not received any inquiries regarding the proposed use.

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

The proposed use, the establishment, operation and maintenance of a use to recycle metals, plastics and electronics, and to receive and purchase non-commercial/business related scrap metals, 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. All recycling activities, except for the weighing of recycled materials and the transferring of materials into the building, shall occur inside the building.
2. No materials, sorted, baled, or otherwise processed, shall be stored outside the building.
3. There will be no structural modification to the building; consequently, the adjacent businesses would not be impacted by construction related activities.
4. There shall be no queuing of commercial vehicles, trucks and/or truck tractors on Florence Avenue or Norwalk Boulevard, nor shall such streets be used as a staging area, or used to backup onto the property.
5. Hazardous waste will not be accepted at the facility.
6. There will be no shredding or incineration as part of the recycling process.
7. No chemicals are used in any of the processing.

In 1989, the California Integrated Waste Management Act (AB 939 by Senator Byron Sher) put California at the forefront of environmental protection and solid waste reduction with an ambitious agenda to reduce the amount of trash going to

landfills by 50 percent in 2000. Since 2000, the City's diversion rate has been in the 70th percentile. The proposed recycling facility will result in more materials being recycled and thus reducing the amount of materials being sent to landfills.

GENERAL PLAN/ ZONING CONSISTENCY:

The proposed recycling facility will also be in conformance with the General Plan land use designation of "Industrial" and Zoning designation of M-2, Heavy Manufacturing, for the subject property.

For the reasons enumerated above, Staff is recommending approval of the proposed use, subject to the conditions of approval as contained within the staff report.

COMMISSION'S ACTION:

The Commission may grant a conditional use permit subject to such conditions as the Commission finds are warranted by the circumstances involved. This may include the dedication and development of streets adjoining the property and other improvements. All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

CONDITIONS OF APPROVAL:

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brian Reparuk 562.941-9713 x3716)

1. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
2. 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.
3. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
4. 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.

5. 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.
6. 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.
7. 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)

8. That the owner/operator 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.
9. That the owner/operator shall comply with the Department of Toxic Substances Control (DTSC) notification and annual reporting requirements, found in Title 22 of the California Code of Regulations, should cathode ray tubes and/or universal waste electronic materials be handled or recycled at the facility.

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

10. 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.

11. That the existing building, 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.
12. That the area in front of the "crash gate" that is located between the subject property and the property to the west, shall remain free and unobstructed.
13. That the parking lot area shall be re-striped. Prior to striping, the applicant shall provide a site/striping plan to the Planning and Building departments for review. Applicant shall re-stripe parking area within 180 days of approval by the Planning Commission.
14. That all designated vehicle circulation driveways, parking areas and area depicted as "Loading Area" on the site plan shall remain free of storage, clear, open and unobstructed at all times.
15. That at no time shall commercial vehicles, trucks and/or truck tractors be allowed to queue on Florence Avenue and Norwalk Boulevard, nor shall such streets be used as a staging area, or to backup onto the property from said streets.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

16. That the applicant shall not knowingly transport loads containing more than 10% residue.
17. That the applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 892, passed 4-22-99) Penalty, see § 10.97
18. That the applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs

shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition #17.

19. 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.

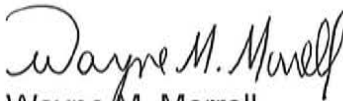
PLANNING AND DEVELOPMENT DEPARTMENT:

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

20. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
21. That the truck scale shall not be used by the public for public weighing. In the event that the use is terminated, the scale shall be removed. Applicant shall draft a document, that is to be recorded, specifying that the truck scale is for the exclusive use of Fortune Metals, and that the scale shall be removed should the use be terminated.
22. That each trash receptacle shall be stored within their respective trash enclosure. Trash receptacles shall not be stored outside of an enclosure.
23. That permit(s) shall be obtained for the existing wall sign. Permits shall be obtained within sixty (60) days from the date of approval by the Planning Commission.
24. That the entire site shall be permanently maintained free of accumulated dirt and litter, and in an otherwise neat and attractive manner.
25. That the facility shall be maintained so as to prevent or control on-site populations of vectors using techniques appropriate for protection or human health and the environment and prevent the facility from being a vector breeding area.
26. That no outdoor speakers, loudspeaker intercom systems, bells, horns, or other audible notification systems, other than those audible systems required for emergency or safety warnings, shall be used in the day to day operations of the facility.
27. That the noise generated by this use shall not exceed the limits established by the Noise Regulations of the Noise Regulations of the City of Santa Fe Springs and State of California.

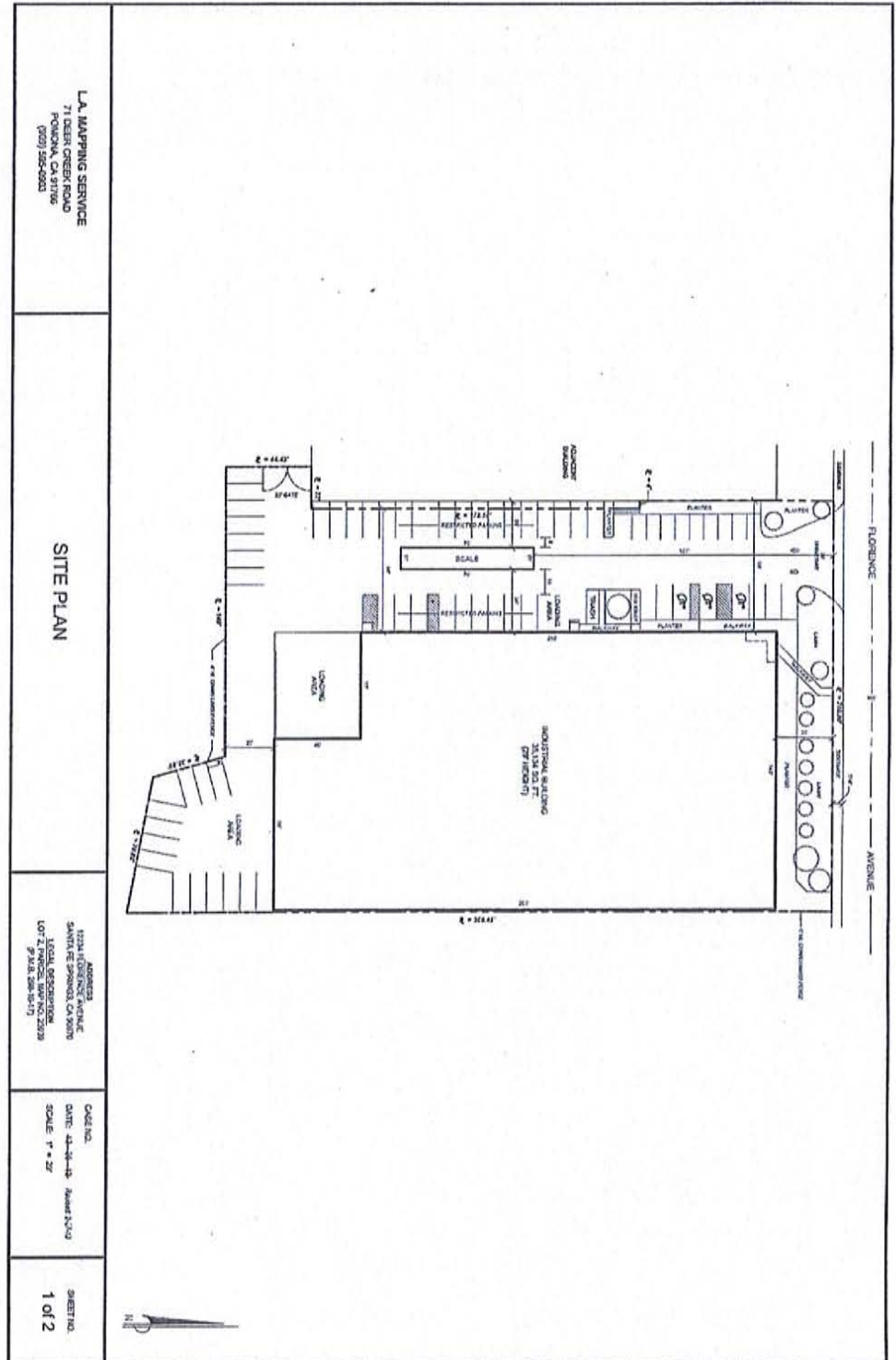
28. That within thirty (30) days of approval, all pallets, damaged vending machines, drums, scrap metals, and all other trash, junk and debris, shall be removed from the property. Property shall then be maintained, free of trash, junk, debris, etc.
29. That all recycling activities, except for the weighing of recycled materials and the transferring of materials into the building, shall occur inside the building. No materials, sorted, baled, or otherwise, shall be stored outside the building.
30. 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.
31. That if there is evidence that the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services in general, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. Applicant shall be notified of any such proceedings.
32. That the facility operator(s) 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.
33. That the use shall 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.
34. That the final site plan and floor plan for the proposed use shall be subject to the final approval of the Director of Planning.

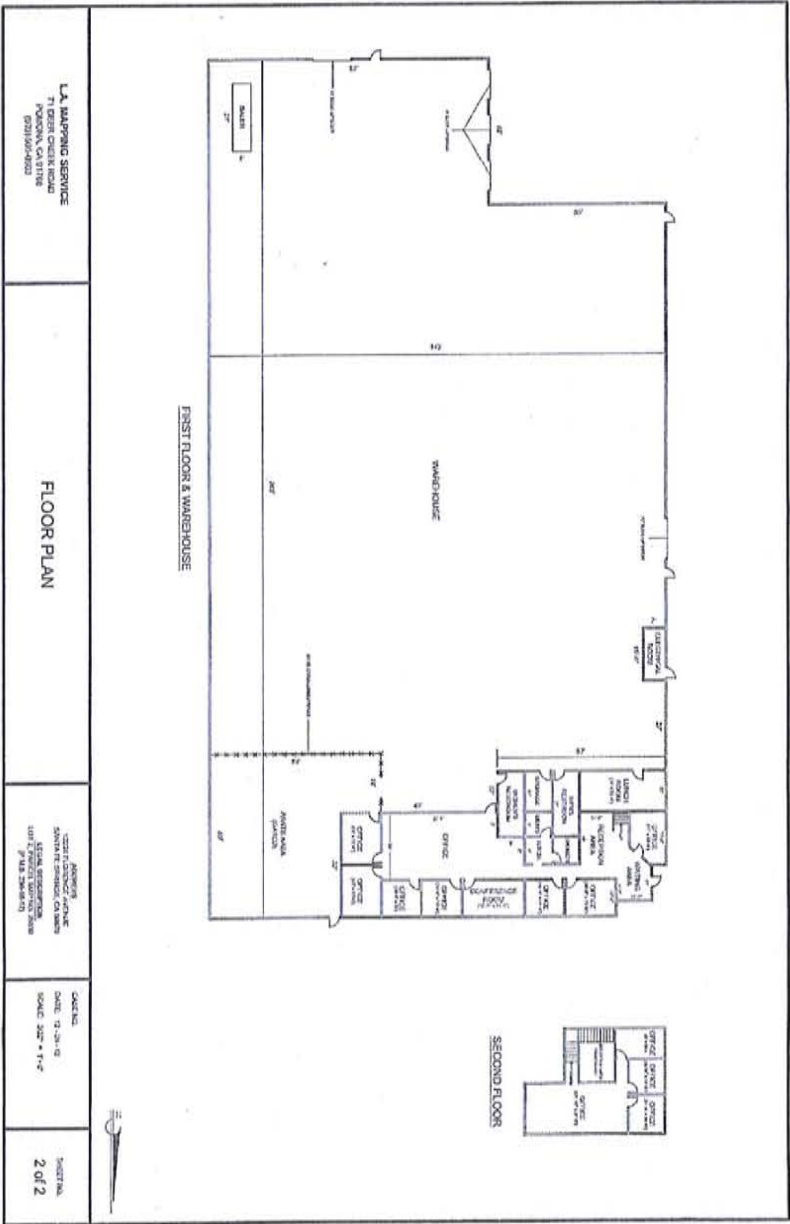
35. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
36. That Conditional Use Permit Case No. 741 shall be subject to a compliance review in (1) year, by May 13, 2014. Approximately three (3) months before, May 13, 2014, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
37. That the Applicant, Fortune Metal Inc of Rhode Island, 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. 741, 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.
38. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

Attachments:

1. Site Plan
2. Floor Plan
3. CUP Application







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):

12234 Florence Ave
Santa Fe Springs, CA
90670

Give the correct legal description of the property involved (include only the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) Lot 2 Parcel map No. 25939 (P.M.B.) 298-16-17
35,134 Sq. ft. (29' Height)

Record Owner of the property: Quinn Road Inc.

Name: John Ng Phone No: (732) 381-3355

Mailing Address: 980 Leesville Ave Patuxent, MD Date of Purchase: 2007

Fax No: (732) 381-2919 E-mail: johnng@fortunegroup.net

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: Fortune Metal Inc of RI Phone No: 661-389-1100

Mailing Address: 19421 Quinn Rd Bakersfield, CA 93308

Fax No: 661-389-9893 E-mail: mng@fortunegroup.net

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 building and other improvements proposed):

Building will be used to process metal scrap. Material processed by Fortune Metal Inc of RI will be all handled/processed inside building. Fortune will be sharing warehouse with current tenants Fortune Resources. No hazardous waste will be handled at facility.

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
Page 2 of 3

JUSTIFICATION STATEMENT

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

1. Explain why the proposed use is essential or desirable in the location requested.
After research of the area in Santa Fe Springs we determined that it would be economically feasible for our company to place our location within the City of Santa Fe Springs. Many of our current contracts are within the adjacent communities. Fortune has been a member of the Santa Fe Springs community for almost 5 years now and would like to continue operating here. The close proximity to the freeways continues to make this location desirable for our business.
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.
No material will be processed outside of our warehouse. We will not accept hazardous waste at our facility. All materials are processed either by manual separation/sorting or mechanical shearing of material. Sorted materials will be stored in boxes or baled. There will be no shredding or incineration as part of our processes. All processing is by mechanical methods, no chemicals are used in any of our processes. Please see attached photos of our Bakersfield facility.
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?
Our process does not use any type of hazardous chemicals, shredding or granulation equipment, and all processing is done indoors. No materials are stored loose or processed outside. Mechanical shearing and baling of the materials do not generate elevated noise levels. (We will be baling some aluminum; can we say that it would generate excess noise?)
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
Our process does not include anything that could become a hindrance in the future to development. Because our process is always done on the inside of our facility no other adjoining properties should be affected by our company. Since all materials and processing will be kept indoors, the public should not be aware of our activities from the street. This will also help reduce the likelihood of theft or break-ins.
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.
Our loading docks and drive through doors are located on the side and the back of the building. Florence Avenue is a two lane road and our vehicles will not impede the flow of traffic. All of our receiving material is set on a schedule allowing us to control the amount of traffic entering our facility daily.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

Fortune Metal, Inc. of RI	Fortune Metal Inc of RI
2 Crow Point Road	19421 Quinn Rd
Lincoln, RI	Bakersfield, Ca

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

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

Name (please print): John Ng
Mailing Address: 900 Leesville Ave, Rahway, NJ 07065
Phone No: (732) 381-3355
Fax No: (732) 381-7919 Email: johnng@fortune-group.net
Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, John Ng, 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)

(seal)

On 10th Jan before me, [Signature]
Personally appeared John Ng
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

[Signature]
Notary Public
MADDALENA STODOLC
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 12/06/2017

FOR DEPARTMENT USE ONLY	
CASE NO:	CUP 748 741
DATE FILED:	01/25/2013
FILING FEE:	463,343.00
RECEIPT NO:	
APPLICATION COMPLETE?	

01-25-13 1CL7792 CHECK 3393.00



PUBLIC HEARING

NEW BUSINESS

Tentative Parcel Map No. 72154

A request for approval to subdivide two existing and improved lots with a total combined area of $\pm 33,600$ sq ft, (APN: 7005-001-036, addressed as 14912 and 14920 Shoemaker Avenue and APN: 7005-001-037, addressed as 14,928 and 14938 Shoemaker Avenue) into four parcels: Parcel 1 of 9,070 sq ft; Parcel 2 of 8,218 sq ft; Parcel 3 of 8,126 sq ft; and Parcel 4 of 8,126 sq ft. The properties are zoned M-2, Heavy Manufacturing Zone with a General Plan Land Use designation of Industrial. (Samir Khoury for Cornerstone Operating L.P.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding TPM No. 72154 and thereafter close the Public Hearing.
2. Find and determine that TPM No. 72154 is a categorically exempt project pursuant to Section 15315-Class 15 (Subdivision of certain properties in urban areas into four or fewer parcels) of the California Environmental Quality Act (CEQA).
3. Find that TPM No. 72154, together with the provisions for its design and improvement, is consistent with the City's General Plan.
4. Find that TPM No. 72154, together with the provisions for its design and improvement, meets the standards as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a Tentative Parcel Map.
5. Approve TPM No. 72154, subject to the conditions of approval as contained within the Staff Report.

BACKGROUND/DESCRIPTION OF REQUEST

The subject properties, 14920 (APN: 7005-001-036) and 14928 (APN: 7005-001-037), are located on the east side of Shoemaker Avenue, south of the Union Pacific Railroad tracks and south of Firestone Boulevard, in the M-2, Heavy Manufacturing Zone. The properties are located outside of the Consolidated Redevelopment Project Area and outside of the Methane Zone.

Property Information:

APN: 7005-001-036 measures 17,269 sq ft and is developed with two buildings, one consisting of 5,070 sq ft (14912 Shoemaker Avenue) and the other consisting of 4,617 sq ft (14920 Shoemaker Avenue). APN: 7005-001-037 measures 16,331 sq ft and is also developed with two buildings, each consisting of 4,598 sq ft and addressed as 14928 and 14938 Shoemaker Avenue, respectively. There is another lot that is part of the original development of the site, but is not part of the request. That lot, APN: 7005-001-038 is the largest of the three parcels with a total area of 4.06 acres and is developed with three buildings addressed as 14944 Shoemaker Avenue (40,041 sq ft), 14946 Shoemaker Avenue, (33,777 sq ft), and 14948 Shoemaker Avenue (12,182 sq ft). The addresses of 14944 and 14946 Shoemaker Avenue are multi-tenant buildings. All of the buildings were constructed in the 1970's.

The applicant is requesting approval of Tentative Parcel Map No. 72154, to subdivide the two existing lots, (APN: 7005-001-036 and APN: 7005-001-037), each developed with two buildings, into four parcels: Parcel 1 of 9,070 sq ft; Parcel 2 of 8,218 sq ft; Parcel 3 of 8,126 sq ft; and Parcel 4 of 8,126 sq ft.

In summary: Two lots currently exist, each developed with two buildings. After the subdivision, those two lots, each containing two buildings, will be "split" resulting in four parcels, each with a building.

The following tables, Table I and Table II, illustrate the condition of the site before and after the proposed subdivision.

Table I
Existing Condition

APN	Address	No. of Bldgs	No. of Lot	Size of Lot
7005-001-036	14912 and 14920 Shoemaker Ave	2	1	±17,269 sq ft
7005-001-037	14928 and 14938 Shoemaker Ave	2	1	±16,331 sq ft
Total	2	4	2	33,600 sq ft

Table II
Condition after Proposed Subdivision

APN	Address	No. of Bldgs	No. of Lot	Size of Lot
New APN*	14912 Shoemaker Ave	1	1	9,070 sq ft
New APN	14920 Shoemaker Ave	1	1	8,218 sq ft
New APN	14928 Shoemaker Ave	1	1	8,126 sq ft
New APN	14938 Shoemaker Ave	1	1	8,126 sq ft
Total 4	4	4	4	±33,542 sq ft

***NOTE:** A new APN will be assigned by the County

TENTATIVE PARCEL MAP - REQUIRED FINDINGS FOR APPROVAL:

1. Consistency with the General Plan

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan as required by §66473.5 of the Subdivision Map Act.

TENTATIVE PARCEL MAP - REQUIRED FINDINGS FOR DENIAL:

The Planning Commission shall deny approval of a tentative map if it makes any of the following findings as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

1. That the proposed map is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.

5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be equivalent to ones previously acquired by the public.
8. That the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such Board, it may disapprove the tentative map or maps of the subdivision.

TENTATIVE TRACT MAP – FINDINGS IN SUPPORT OF APPROVAL:

The proposed Tentative Parcel Map, subject to the conditions of approval as contained with the staff report, is in accordance with Section §66473.5 of the Subdivision Map Act in that:

1. The proposed map and design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans.

The project site is not located within a Specific Plan area of the City. In addition, the proposed subdivision is consistent with the City's General Plan in that the subdivision will not change the General Plan Land Use designation of Industrial or the Zoning designation of M-2, Heavy Manufacturing.

The City of Santa Fe Springs has adopted a general plan to provide an overall direction for the future development of the City. The general plan's land use element describes the general location, distribution, and various types of land uses found within the City, and sets forth goals and policies for future development in the City. The land use element designates the site as "Industrial" and states that the City's development standards for industrially zoned property should "create and protect

property values, foster an efficient, wholesome and aesthetically pleasant industrial district, attract and encourage the location of desirable industrial plants, and provide proper safeguards and land uses while emphasizing managed and reasonable growth.”

The proposed project conforms to the land use element’s requirements, and supports an important goal and policy of the general plan, as follows.

Land Use Element Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.

Subdividing two lots into four parcels would allow the newly created parcels, each with a building, to be sold separately. The benefits of ownership include property value appreciation, tax benefits, realization of residual value of tenant improvements costs, and with continued occupancy, ownership becomes less expensive each year on an annual cash basis.

In summary, the proposed subdivision and provisions for its design and improvements, subject to the attached conditions, are compatible with the goals and objectives of the General Plan of the City of Santa Fe Springs, and therefore, is in compliance with Government Code Section 66473.5, entitled “Subdivision Must be Consistent with General Plan or Specific Plan”.

The proposed subdivision would also be consistent with the Zoning Regulations in that all the created parcels will continue to have frontage on a public street and each would provide the minimum lot area of 7,500 sq ft, as required by the City’s Zoning Regulations. With regards to parking, although thirty-six (36) parking spaces are required, (18 each, between the pair of buildings), thirty-four (34) spaces, (17 each between the pair of buildings), is required pursuant to Modification Permit Case No. 417.

2. The site is physically suitable for the type of development and proposed density of development.

The subject property is already developed. All utilities and public streets are existing.

3. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.

As mentioned in response to Item 2 above, the subject property is already developed and all utilities and public streets are existing. Moreover, since the site has been previously graded and developed with buildings, parking lots, access roadway, driveways, walkways and landscape areas, and does not contain any riparian habitats, wetland habitats, open areas, and is not utilized for movement of any known native wildlife species of migratory fish or wildlife species, the design of the subdivision or the proposed improvements are unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Although the Site is located in the Whittier Quadrangle, a search of the California Department of Fish and Game (CDFG) Diversity Database was conducted to determine if any plant or wildlife species of concern have been identified in the Whittier Quadrangle vicinity. All species considered threatened or sensitive in the subject quadrangle inhabit vernal pools, tidal marshes, coastal scrubs, coastal dunes, grasslands, woodlands, or riparian communities. None of the above communities exists on the subject site.

- 4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.**

No easements were shown on the tentative map.

- 5. The discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board.**

The subject property is already developed with several buildings. There is an existing 48" County Sanitation District Trunk Sewer Line along the Shoemaker Avenue street frontage that serves the property. Since the proposed project does not include new construction, sewer capacity is not anticipated to increase; consequently, the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board.

- 6. That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivision to provide for Future Passive or Natural Heating and Cooling Opportunities."**

Opportunities to provide for Future Passive or Natural Heating and Cooling Opportunities are limited since the buildings are already constructed and no improvements are proposed. Any future improvement, to the extent feasible, shall be

required to incorporate energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high-efficiency central heating and cooling systems.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that Tentative Parcel Map No. 72154 meets the standards as set forth in Sections 66474 and 66474 et seq of the Subdivision Map Act for the granting of approval of a Tentative Parcel Map, and is therefore recommending approval of Tentative Parcel Map No. 69074.

STREETS AND HIGHWAYS

The proposed subdivision is located on the east side of Shoemaker Avenue, south of Union Pacific's railroad track, south of Firestone Boulevard, and south of Interstate 5 (I-5) Freeway. Shoemaker Avenue is designated as a "Major Highway" on the City's General Plan Map. Firestone Boulevard is a local industrial street.

ZONING AND LAND USE

The subject property and the properties to the south, east and west, have a zoning designation of M-2, Heavy Manufacturing with a General Plan land use designation of "Industrial." All the properties are developed with a variety of industrial uses, including manufacturing, warehouse distribution and industrial office uses. The property to the north, across Firestone Boulevard and the Interstate 5 (I-5) Freeway is zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone and is developed with a truck dealership.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Section 66451.3 of the State Subdivision Map Act, 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 Tentative Parcel Map 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 May 2, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on May 2, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

ENVIRONMENTAL DOCUMENTS

The proposed map is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15315-Class 15 (Minor Land Divisions) of the CEQA Guidelines. Staff will file a Notice of Exemption with the County Clerk of the Los Angeles County Registrar-Recorder office within five (5) days of approval by the Planning Commission of the proposed tentative map.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvement of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

CONDITIONS OF APPROVAL**ENGINEERING / PUBLIC WORKS DEPARTMENT:**

(Contact: Noe Negrete 562.868-0511 x7611)

1. That the applicant shall provide at no cost to the City, one Mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
2. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.
3. All existing buildings shall have separate water meters and individual sanitary sewer laterals.
4. Final parcel map checking of \$4,852 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Wayne Morrell 562.868-0511 x7362)

5. That currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use

base. If the parcel map is prepared using a computerized drafting system, the Applicant's engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.

6. That the tentative parcel map shall expire 24 months after Planning Commission approval, on May 13, 2015, except as provided under the provisions of California Government Code Section 66452.6. That prior to this date, the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by TPM No. 71494 shall not be effective until such time that a final map is recorded.
7. That prior to the Final Map being submitted to the Los Angeles County Recorder for recordation, the Applicant shall consult with and if required, submit plans to the building department for review to verify that the proposed property lines are laid out in such a manner so that the existing buildings will meet current Building Code requirement.
8. That prior to the recordation of the final map, all common utilities, and irrigation lines, shall be separated for all the buildings with frontage on Shoemaker Avenue. Each building shall have separate utilities and irrigation system.
9. That prior to recordation of the Final Map, the owner/applicant shall resolve in a manner satisfactory to the Director of Planning and the Director of Public Works that the Covenant and Agreement To Hold Property As One Parcel, recorded as Instrument 79-635313 is no longer in effect.
10. That prior to the Final Map being submitted to the Los Angeles County Recorder for recordation, the parking lot areas between 14928 and 14938 Shoemaker Avenue, and 14912 and 14920 Shoemaker Avenue, shall each be restriped to provide seventeen (17) parking spaces, pursuant to Modification Permit Case No. 417. All structures within the parking lot areas that impede providing 17 spaces (34 spaces total) shall be removed.
11. That pursuant to a letter dated January 29, 1973 and contained within the file for Modification Permit Case No. 417, *enclosed area shall not be used for outside storage, and off street parking shall be made available.*
12. That as a condition for approval for TPM No. 72154, Cornerstone Operating Partnership, LP , agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set

aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding the City shall promptly notify Subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.

13. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall laps.


Wayne M. Morrell
Director of Planning

Attachments:

1. Location Aerial
2. Tentative Parcel Map No. 71494
3. Tentative Parcel Map Application

CITY OF SANTA FE SPRINGS

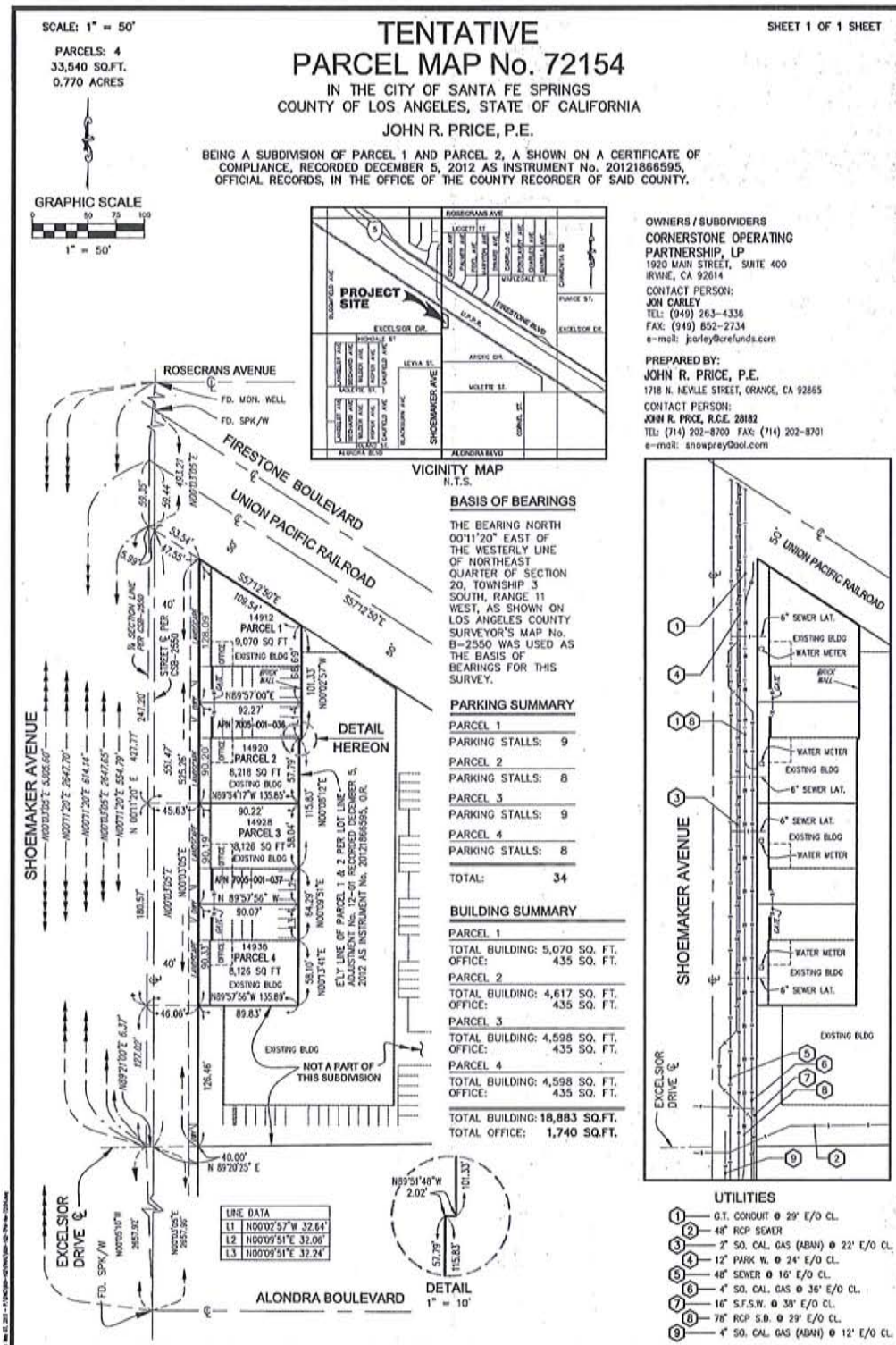
AERIAL PHOTOGRAPH



TENTATIVE PARCEL MAP NO. 72154

14912-14938 Shoemaker Avenue

Proposal: Subdivide 2 Lots into 4 5 parcels





City of Santa Fe Springs



RECEIVED

FEB 26 2013

Planning Dept.

SUBDIVISION/TRACT/PARCEL MAP APPLICATION AND OWNER'S STATEMENT

All applications, plans, maps, exhibits, and other documents must be accurate and complete for submission to the Planning and Development Department. Instructions for filing the Subdivision application are attached to this application, which contain general information, definitions, public hearing requirements, processing procedures and required fees. In addition, further supporting documents may be required upon the discretion of the Planning and Development Department. If the application is determined to be incomplete, the Planning and Development Department will notify the applicant via mail detailing the required document(s). Submission of an incomplete application will impede and prolong the application process.

PROPERTY LOCATION:Address: 14912, 14920, 14928 & 14938 SHODENAKER AVE. / S.E.S. / 90670

Assessor's Parcel Number:

7005-001-036 & 037PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:PURPOSE: SUBDIVIDING INTO 4 PARCELSLEGAL DESCRIPTION: - SEE ATTACHED MAPPROJECT AND LAND USE DATA:

Existing Land Use:

Zoning Classification:

Intended Land Uses of Lots within the Subdivision:

LIGHT INDUSTRIAL

General Plan Land Use Classification:

Surrounding Land Uses:

North: UNION PACIFIC R/R & LIGHT INDUSTRIALSouth: LIGHT INDUSTRIALEast: LIGHT INDUSTRIAL & OFFICESWest: LIGHT INDUSTRIAL

Existing No. of Lots:

2 PARCELS

Proposed No. of Lots:

4 PARCELS

Lot Area-per Parcel (S.F./Acres):

APPROXIMATE 8,126 S.F. TO 9,070 S.F. PER PARCEL

Building (footprint) Area-per Parcel:

PARCEL 1 5,505 S.F. / PARCEL 2 5,052 S.F. / PARCEL 3 5,033 S.F. /
PARCEL 4 5,033 S.F.

Are dedications or public improvements required?

PROJECT FINDING:

After submittal of the completed application, Planning and Development staff will review all documents prior to scheduling a public hearing at the earliest agenda before the Planning Commission of the City of Santa Fe Springs. The application will be evaluated based on the proposed (parcel map) subdivision, public testimony at the hearing, and the finding listed below (Subdivision Map Act, Section 66474). Please provide support for the required findings below and additional comments. Please

PROJECT FINDING	YES	NO	COMMENTS
Is the proposed map consistent with applicable general and specific plans?	☒	☐	
Is the design or improvement of the proposed subdivision consistent with applicable general or specific plans?	☒	☐	
Is the site physically suitable for the proposed density and type of development?	☒	☐	
Is the design of the subdivision or the proposed improvements likely to cause substantial environmental damage or likely to injure fish or wildlife or their habitat?	☐	☒	
Is the design of the subdivision or the type of improvements likely to cause serious public health problems?	☐	☒	
Will the design of the subdivision or the type of improvements conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision?	☐	☒	

UTILITIES:

Grading: Is any grading of lots contemplated? NO (If yes, show details on the tentative map.)Water: What provisions are being made to provide an adequate water system? WATER EXISTS
AT SHOREMAN AVE.Sewers: What provisions are being made to provide an adequate sewer system? SEWER EXISTS
AT SHOREMAN AVE.Gas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property?
UTILITIES EXIST.Streets: Will each resulting parcel or lot front on a dedicated and improved street? YESHave you discussed street improvement requirements with the Department of Public Works? N/ADeed Restrictions: State nature of deed restrictions, existing and proposed: NONE KNOWN

RESPONSIBLE PARTIES:

Gas Agency:	_____	Water Agency:	_____
Address:	_____	Address:	_____
E-Mail:	_____	E-mail:	_____
Contact Person:	_____	Contact Person:	_____
Phone Number:	_____	Phone Number:	_____
Sewer Agency:	_____	Electric Agency:	_____
Address:	_____	Address:	_____
E-Mail:	_____	E-Mail:	_____
Contact Person:	_____	Contact Person:	_____
Phone Number:	_____	Phone Number:	_____

THE APPLICATION IS BEING FILED BY:

☐ Record Owner of the Property
☒ Authorized Agent of the Owner (Written authorization must be attached to application.)

STATUS OF AUTHORIZED AGENT (Engineer, Attorney, Purchaser, Developer, Lessee, etc.): _____

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

SIGNED: _____

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

OWNER AGENT
 Name: SAMIR AS IN ENGINEER
 Contact: _____
 Address: _____
 City: _____
 State: _____
 Zip Code: _____
 Phone: _____
 E-Mail: _____

RECORD OWNER
 Name: CORNERSTONE OPERATING, L.P.
 Contact: JOHN CARLEY
 Address: 1920 MAIN ST SUITE 400
 City: IRVINE
 State: CA
 Zip Code: 92614
 Phone: (949) 263-4336
 E-Mail: JCARLEY@CORBFUND.COM

ENGINEER/LICENSE SURVEYOR
 Name: COORY ENGINEERING
 Contact: SAMIR M. KHOURY
 Address: 1713 N. NEVILLE ST.
 City: ORANGE
 State: CA
 Zip Code: 92665
 Phone: (714) 202-8700
 E-Mail: SKHOURY@COORYENGINEERING.COM

FOR DEPARTMENTAL USE ONLY	
TRACT/PARCEL MAP NO.:	<u>72154</u>
DATE FILED:	_____
FILING FEE:	_____
RECEIPT NO.:	_____
APPLICATION COMPLETE?	_____



City of Santa Fe Springs

Planning Commission Meeting

May 13, 2013

CONSENT AGENDA

Conditional Use Permit Case No. 654-2

Compliance review to allow the continued operation and maintenance of an ambulance service use within the 22,815 sq. ft. concrete tilt-up building located at 12160 Mora Drive, M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Lyle Hanson for Care Ambulance Service, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of an ambulance service 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.
2. Find that CUP Case No. 654-2 meets the criteria for "Existing Facilities" pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, pursuant to Section 15301-Class 1 of CEQA; consequently, no other environmental documents are required by law.
3. Approve Conditional Use Permit Case No. 654-2, subject to a compliance review in five (5) years, on or before May 13, 2018, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In according with Section 155.243 (J)(1) of City's Zoning Regulations, an ambulance service use is required to obtain a Conditional Use Permit prior to commencement of such activities.

On April 24, 2006, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 654, to allow the operation and maintenance of an ambulance service use on the subject 1.3-acre property. The applicant was granted a time extension in May of 2009; however, the last time extension recently expired. Consequently, the applicant has requested that a further extension be granted to allow the continued operation and maintenance of their ambulance service use on the subject property.

ENVIRONMENTAL DOCUMENTS

Staff finds that the proposed project meets the criteria for a categorical exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301-Class 1 (Existing Facilities).

- The ambulance service use was originally approved in 2006. The use has therefore occurred on the subject property for approximately 7 years. In addition, no expansion of use is occurring as part of this compliance review/time extension request.

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

California Environmental Quality Act**Section 15301 – Class 1 (Existing Facilities)**

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, 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:

1. Fix three (3) fire exit signs within the office area.
2. Provide lighted exit signs for the two (2) doors within the warehouse area.
3. Anchor the oxygen tank cage to the floor.
4. Ensure the following continually occurs:
 - Wheels on the oxygen tank racks shall remain locked at all times.
 - Ambulance vehicles shall remain inside (or behind) the building at all times.

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

ambulance service 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 654-2, 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.

DEPARTMENT OF FIRE AND RESCUE – FIRE PREVENTION DIVISION **(Contact - Brian Reparuk: 562-944-9713 x3716)**

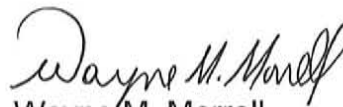
1. That ambulance vehicles and related emergency response vehicles belonging to the use shall not activate a siren or other "Code 3" audible alarm on the subject property or along any adjoining local street or private property until said vehicle reaches the intersection of Telegraph Road, Norwalk Boulevard or Florence Avenue. **(Ongoing)**

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

2. That any proposed signage for the use shall comply with Section 155.515 of the City Code of Ordinances and the related Sign Guidelines of the City. **(Ongoing)**
3. That all ambulance vehicles and related emergency response vehicles shall be parked behind the building at all times; the front parking lot spaces shall be reserved exclusively for use by employee and visitor vehicles. No portion of the required off-street parking area shall be used for outdoor storage of any type, manufacturing or similar uses, or the parking of inoperative vehicles at any time. **(Ongoing)**
4. That the parking lot shall be maintained in a state of good appearance at all times. **(Ongoing)**
5. That Conditional Use Permit Case No. 654-2 shall be valid for a three **five (5)** year period, until ~~May 11, 2012~~ **May 13, 2018**. Approximately three (3) months before **May 13, 2018**, expiration, ~~the applicant shall request in writing an extension of the privileges granted herein provided that all conditions have been followed~~ **the applicant shall request in writing that the City review**

the circumstances of the case and consider a further extension of the privileges granted herein. (Revised Wording)

6. 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, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
(Ongoing)
7. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.
(Ongoing)
8. That the applicant, CARE Ambulance Service, 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. 654, 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.
(Ongoing)


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Request for Compliance Review

AERIAL PHOTOGRAPH



REQUEST FOR COMPLIANCE REVIEW



March 5, 2012

Cuong H. Nguyen – Associate Planner
City of Santa Fe Springs
Department of Planning and Development
11710 Telegraph Road
Santa Fe Springs, CA 90670

Re: Conditional Use Permit (CUP) Case No. 654, 12160 Mora Drive, Santa Fe Springs

Dear Cuong H. Nguyen:

Care's Conditional Use Permit (CUP) for our emergency ambulance operations, located at 12160 Mora Drive, Santa Fe Springs, is due for a compliance review.

I would like to request a review for compliance of the subject permit.

The location is used by Care Ambulance Service as an emergency ambulance operations station, staffed 24-hours daily. The building contains our LA County offices and back-up dispatch center. One emergency ambulance crew is staffed at the location 24-hours daily. Additionally, we staff 37 non-emergency ambulances at this location.

There is no vehicle / ambulance maintenance done at this location. All maintenance and repairs are done at another facility, located in the City of Orange.

There have been no changes to the use of this building since the last review of the subject permit.

Attached, please find our processing fee of \$563.00, made payable to the City of Santa Fe Springs. Should you have any additional questions or concerns, please feel free to contact me at (714) 288-3823.

Sincerely,

A handwritten signature in blue ink that reads "Bill Weston".

Bill Weston – Director of Operations



"Family Owned and Operated since 1969" WALN 563.00

1517 W. Braden Court, Orange, California 92868 Phone (714) 288-3800 / Fax (714) 288-3889 www.careambulance.net
03-06-12 9018378 CHECK 563.00

REQUEST FOR COMPLIANCE REVIEW (Cont.)

		DISTRIBUTION				
	FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
City	110	577	4110	20300		563.00
of						0.00
Santa Fe Springs						

 (NAME)

 (ADDRESS)

 (CITY AND STATE)

 (DESCRIPTION)

RECEIPT

03-06-12 1CL8378

CHECK 563.00

CITY OF SANTA
 FE SPRINGS
 03-06-12 #0
 MISC. 563.00
 CHECK 563.00
 ITEM 1
 1CL 8378 11:33