



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

ADJOURNED MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

**November 12, 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 October 14, 2013 Regular Planning Commission Meeting.

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

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

7. PUBLIC HEARING**Conditional Use Permit Case No. 414-2**

Request for an amendment of Conditional Use Permit Case No. 414 to allow the expansion of an existing convenience market use from 112 sq. ft. to approximately 1,681 sq. ft. for property located at 13352 Imperial Highway, in the M-2, Heavy Manufacturing, Zone, and within the Consolidated Redevelopment Project Area. (Thrifty Oil Company)

8. CONSENT AGENDA

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

A. CONSENT AGENDA**Conditional Use Permit Case No. 553-6**

Request for a Compliance Review to allow the continued operation and maintenance of a 60-bed, 10,925 sq. ft. live-in residential substance abuse treatment center with related administrative office functions on property located at 10425 Painter Avenue, in the M-2, Heavy Manufacturing, Zone. (LACADA)

B. CONSENT AGENDA**Conditional Use Permit Case No. 671-2**

Compliance review to allow the continued operation and maintenance of an ambulance service use within the 11,932 sq. ft. building located at 14325 Iseli Road, in the M-2-PD, Heavy Manufacturing-Planned Development Overlay Zone. (Matt Armstrong for Care Ambulance Service, Inc.)

C. CONSENT AGENDA**Conditional Use Permit Case No. 694-4**

Request for a time extension of Conditional Use Permit (CUP) Case No. 694 to allow the planned development of a new 50-unit residential condominium project (totaling approximately 107,384 sq. ft.) for property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis Avenue (APN: 8005-002-058), in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area. (Astani Enterprises)

D. CONSENT AGENDA**Conditional Use Permit Case No. 736**

Request for a one (1) year extension of Conditional Use Permit (CUP) Case No. 736 to allow the establishment, operation, and maintenance of a food processing facility using poultry and pork products to produce broth on the property located at 13930 Borate Street (APN: 8069-007-046), in the M-2, Heavy Manufacturing zoning district. (Wakou USA)

9. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

10. ADJOURNMENT

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

Teresa Cavallo

Commission Secretary

November 4, 2013

Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
October 14, 2013**

1. CALL TO ORDER

Vice Chairperson Johnston called the meeting to order at 4:34 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Present: Commissioner Madrigal
Commissioner Velasco
Commissioner Zevallos
Vice Chairperson Johnston

Absent: Chairperson Ybarra

Staff: Wayne Morrell, Director of Planning; Steve Skolnik, City Attorney; Cuong Nguyen, Associate Planner; Rafael Garcia, Planning Consultant; Anita Jimenez, Deputy City Clerk; and Crystal Martinez, Administrative Clerk

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:37 p.m. There being no one wishing to speak, Oral Communications were closed at 4:38 p.m.

5. APPROVAL OF MINUTES

Minutes of the September 23, 2013 Adjourned Planning Commission Meeting

Commissioner Velasco moved the approval of the minutes; Commissioner Zevallos seconded the motion which passed unanimously.

6. UNFINISHED BUSINESS

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

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

This item was continued to the next meeting.

7. CONSENT AGENDA

A. Conditional Use Permit Case No. 729

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

The City Attorney asked the Commission if they required a presentation or if the staff report was sufficient. Commissioner Zevallos asked for a brief description of the foundry process. Robert Caro gave a brief explanation of the process that occurs at this facility.

Commissioner Velasco asked if the planned improvements had been completed at the facility. Mr. Caro stated they had and added that he has received permits from the AQMD, Fire Department, and Building Department.

Commissioner Madrigal moved the approval of Item 7A; Commissioner Zevallos seconded the motion which passed unanimously.

8. ANNOUNCEMENTS

None.

9. ADJOURNMENT

Vice Chairperson Susan Johnston adjourned the meeting at 4:41 p.m.

Vice Chairperson Susan Johnston

ATTEST:

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Planning Commission Meeting

November 12, 2013

UNFINISHED BUSINESS

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

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

RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

Find that the matter does not require any further action and deem the matter resolved.

This matter was brought before the Planning Commission at their meeting of September 9, 2013, for revocation under Section 155.811(B), because the Applicant failed to comply with certain conditions of approval and with certain requirements set forth by the State Department of Alcohol Bureau Control. The Planning Commission continued this matter to their next scheduled meeting to provide the Applicant additional time to correct the violations. The Planning Commission also requested that this matter be brought back to their scheduled meeting of October 14, 2013, for a status report. At the meeting of October 14, 2013, Staff requested the matter be continued to the meeting of November 12, 2013.

Since the Planning Commission's meeting of September 9, 2013, the applicant has ceased the sale of alcohol sales in an "all you can drink" promotion, and has obtained a business license. At this time, the Applicant is working with the Planning Department to obtain approved landscaping plans. A work schedule to install the proposed plant material and the required landscape sprinkler equipment will be established. No further action is required from the Planning Commission.


Dino Torres
Director of Police Services


Wayne M. Morrell
Director of Planning



City of Santa Fe Springs

Location Map
9803 Santa Fe Springs



City of Santa Fe Springs

Planning Commission Meeting

November 12, 2013

PUBLIC HEARING

Conditional Use Permit Case No. 414-2

Request for an amendment of Conditional Use Permit Case No. 414 to allow the expansion of an existing convenience market use from 112 sq. ft. to approximately 1,681 sq. ft. for property located at 13352 Imperial Highway, in the M-2, Heavy Manufacturing, Zone, and within the Consolidated Redevelopment Project Area. (Thrifty Oil Company)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the expansion of the existing convenience market use, if it continues to operate in strict compliance with the required conditions of approval, will continue to be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Find that CUP Case No. 414-2 meets the criteria for "New Construction or Conversion of Small Structures" pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, pursuant to Section 15303-Class 3 of CEQA; consequently, no other environmental documents are required by law.
3. Approve Conditional Use Permit Case No. 414-2, subject to a compliance review in one (1) year, on or before November 12, 2014, to ensure that the use is in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

The subject property is located on the southwest corner of Imperial Highway and Carmenita Road at 13352 Imperial Highway (APN: 8044-001-007), in the M-2 (Heavy Manufacturing) Zone. The property measures approximately 1.17-acres and is currently developed with a gas station, service area, and convenience market. The current building housing the service and convenience market activities measures approximately 1,700 sq. ft. The property was previously occupied by SC Fuels and was a Fleet Card Fuel Station: an unattended, automated, 24-hour commercial fueling station.

In April of 1986, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 414, to allow the establishment, operation and maintenance of an approximately 112 sq. ft. convenience market on the subject property. However, the applicant did not immediately establish the convenience market because they were not ready to comply with some of the conditions of approval; specifically, bringing the property into compliance with the existing sign and landscape requirements.

In October of 1987, the applicant returned to the Commission with the agreement to comply with the landscape requirements but had asked to delay compliance with the sign standards. The Commission approved their request and allowed the applicant to delay compliance with sign standards for five years, until October of 1992, with the agreement that the landscape requirements would be fulfilled. It should be noted that both the landscaping and sign improvements have been completed as required by the original conditions of approval.

PROPOSED AMENDMENT

The applicant is proposing to expand the existing convenience market. Specifically, the applicant is proposing to convert the existing service area into retail and storage area, thereby, utilizing the entire retail/service building for the convenience market activities.

However, since the original CUP had specified the actual square footage used for the convenience market activities, any change or otherwise expansion to the original square footage requires an amendment to the original CUP. The applicant is, therefore, seeking approval for an Amendment to Conditional Use Permit Case No. 414, to allow the expansion of the existing convenience market from 112 sq. ft. to approximately 1,681 sq. ft. There are no exterior modifications proposed as part of this project.

It should be noted that the existing convenience market is a 24-hour operation and the applicant is planning to keep the hours the same. To maintain the operations around the clock, the applicant is planning to have two (2) employees per shift and a total of three (3) shifts.

ENVIRONMENTAL DOCUMENTS

Staff finds that the proposed project meets the criteria for a categorical exemption pursuant to the California Environmental Quality Act (CEQA), Section 15303-Class 3 (New Construction or Conversion of Small Structures).

- The existing service station was originally approved and constructed in 1986. The original building totaled 1,681 sq. ft., which included service bays, a storage room, and an approx. 112 sq. ft. convenience market. The current proposal is to eliminate the service component and use the area to expand the existing convenience market use. There are no exterior modifications proposed as part of this project.

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 15303 – Class 3 (New Construction or Conversion of Small Structures)**

Class 3 consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

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 convenience market use was published in a newspaper of general circulation (Whittier Daily News) on November 1, 2013. The legal notice was also 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 also posted in Santa Fe Springs City Hall, the City Library, and Town Center on October 29, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

COMMISSION'S CONSIDERATIONS

The Commission should note that in accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall:

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

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

The reasons for the findings are as follows:

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

- The subject site is located within the M-2 (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial. A gas station

and convenience market use is consistent with the current zoning and land use designation.

- The existing convenience market was originally approved by the Planning Commission in 1986; therefore, the use has already existed on the site for approximately 27 years.
- Because the convenience market does involve the sale of alcoholic beverages for off-site consumption, an Alcohol Sales Conditional Use Permit (ASCUP) is also required. It should be noted that the applicant does maintain a valid ASCUP (ASCUP Case No. 61) through the City's Police Services Department for the sale of beer and wine (Type 20).
- Although, the convenience market will be an around-the-clock operation, they are not expanded hours. The existing market was already maintained as a 24-hour operation. Nevertheless, there is a general restriction from the California State Department of Alcohol Beverage Control (ABC) prohibiting alcohol sales between 2 a.m. and 6 a.m. During these hours, the alcohol is locked up to restrict customer access.

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

- The site characteristics will remain practically unchanged. The subject property is currently improved with an approximately 1,700 square foot, one-story, building. The applicant is only planning to make only interior renovations to the building. No exterior modifications to the building are proposed. To the average person passing by the site, the subtle change will not be noticeable.
- The City's development standards are met and adequate parking will be provided and maintained.

STAFF CONSIDERATIONS:

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

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

CONDITIONS OF APPROVAL**POLICE SERVICES DEPARTMENT:****(Contact: Luis Collazo 562.868-0511 x3320)**

1. That the alcohol sales activity shall continue to comply with the conditions of approval set forth within ASCUP Case No. 61.
2. That within 30 days of the approval of this permit, the applicant shall submit a new camera plan to the Director of Police Services for his review and approval. All new proposed cameras and related camera equipment shall be installed within 30 days of the approval date of the said camera plan.
3. That the proposed glass treatment (exterior of the proposed storage room) and all existing glass shall be treated and maintained with a glass film to prevent etching and other graffiti.
4. That the new proposed reach-in-coolers shall be equipped with a key lock or similar mechanism to prevent access to alcoholic beverages during the hours that alcoholic beverages are not to be sold per the bureau of Alcoholic Beverage Control.

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

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

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

6. That a minimum of 7 parking spaces ($1,681\text{sf} / 250 = 6.7$ spaces) shall be provided and maintained on-site to serve the convenience market use.
7. That prior to submitting plans to the Building Division for plan check, the owner/developer shall submit mechanical plans that include a roof plan that shows the location of all proposed roof mounted equipment and related duct work. All new roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:

- i. A roof plan showing the location of all roof-mounted equipment;
- ii. Elevations of all existing and proposed mechanical equipment; and
- iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

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

8. That all landscaped areas shall continue to be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
9. That the owner/applicant shall be responsible for maintaining the site and immediate adjacent properties free from litter, debris, etc., that may be generated by the convenience market use.
10. 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.
11. That prior to the installation of any new signs, the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
12. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings
13. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
14. 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.

15. That Conditional Use Permit Case No. 414-2 shall be subject to a compliance review after one (1) year, to ensure the convenience market use is still operating in strict compliance with the conditions of approval as stated within this staff report.
16. That the owner, Thrifty Oil Company, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. 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.
17. That if there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, the Director of Planning may refer the Conditional Use Permit (CUP) back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the CUP.
18. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

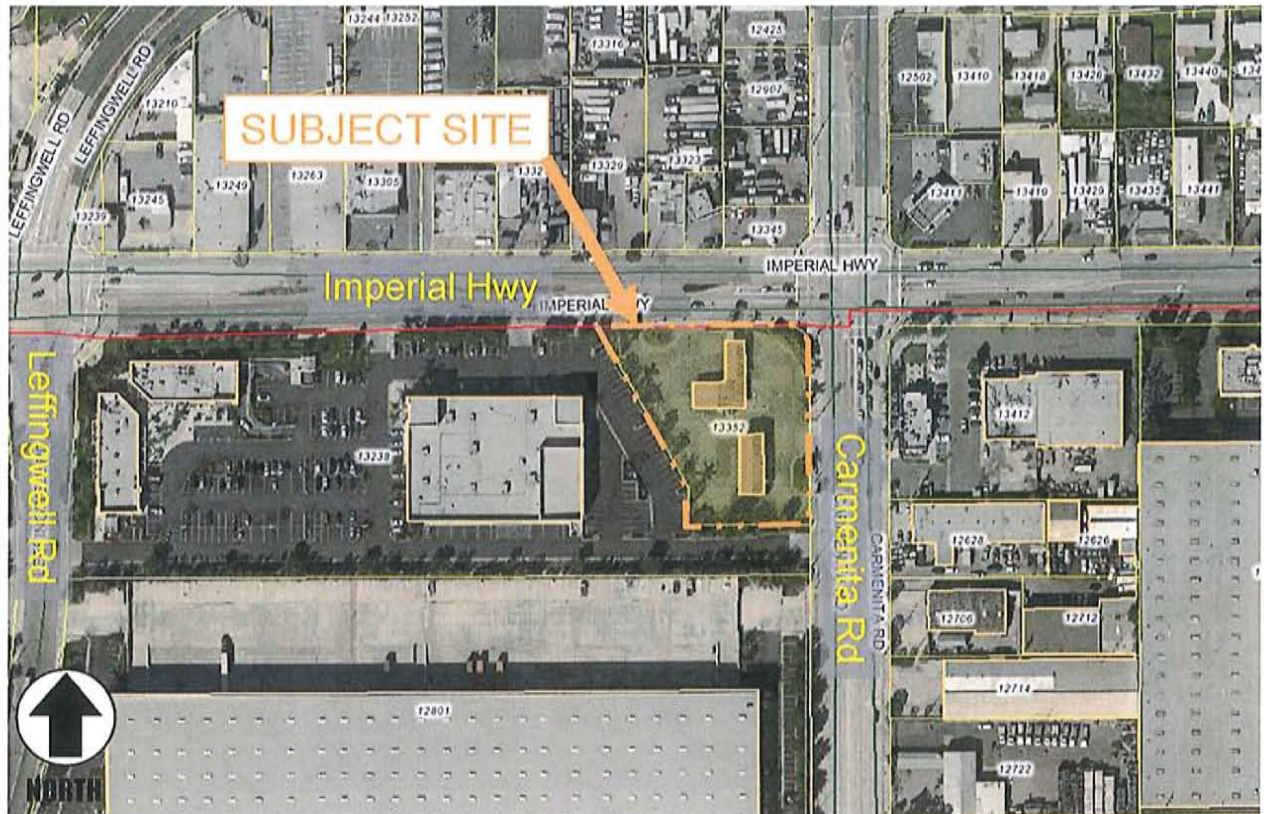
Attachment(s)

1. Aerial Photograph
2. Site Plan
3. Proposed Floor Plan
4. CUP Application

AERIAL PHOTOGRAPH



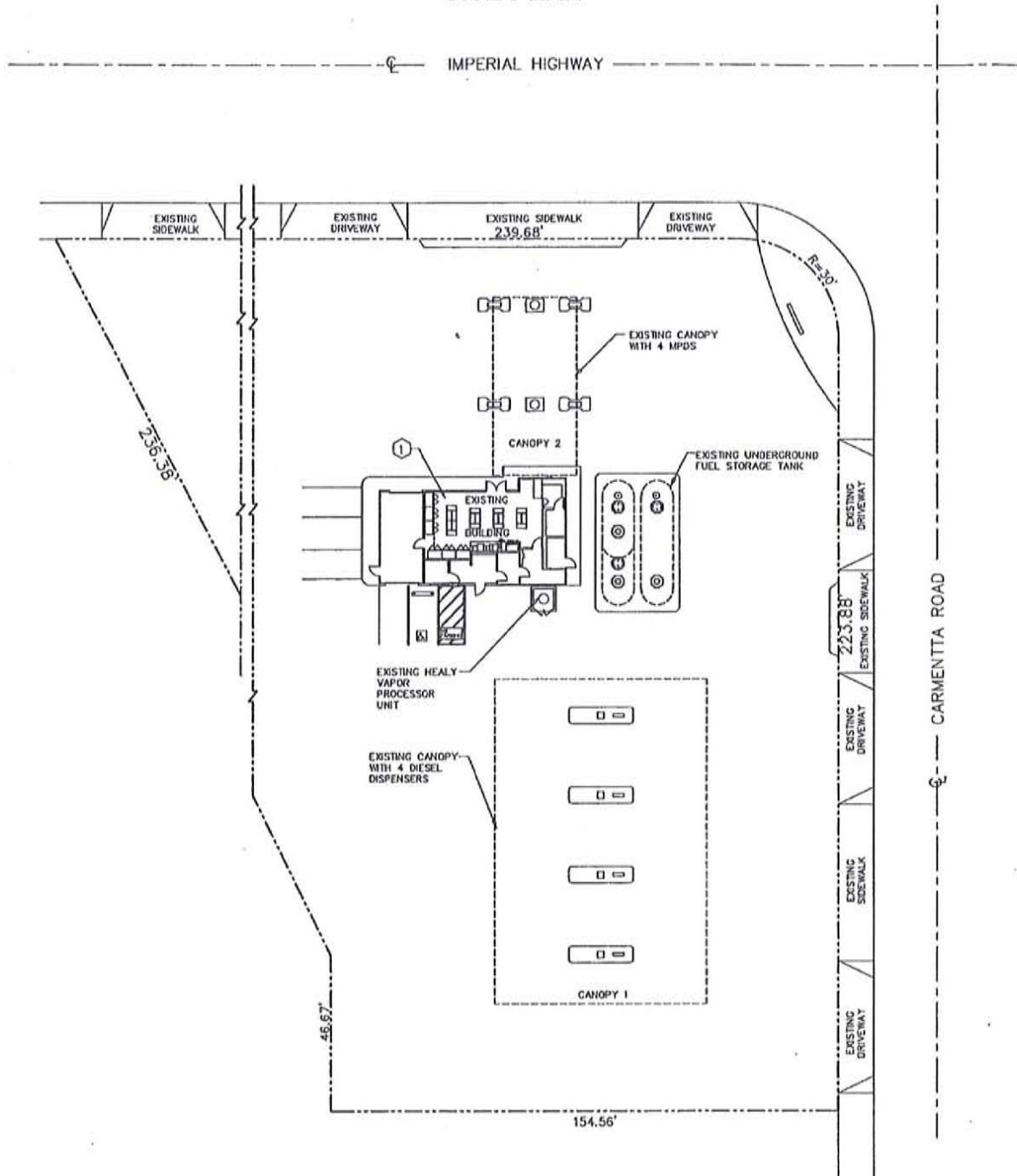
CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 13352 Imperial Highway

Amendment to Conditional Use Permit Case No. 414 APPLICANT: Thrifty Oil Company

SITE PLAN



This floor plan illustrates a food service area with the following components:

- Restrooms:** PUBLIC RESTROOM and EMPLOYEE RESTROOM.
- Service Counter:** A long counter labeled "SALES AREA" with a "NEW BEVERAGE COUNTER" and "EXISTING FLOOR SINK" integrated into it. Dimensions include 4'-11 3/4" and 4'-11 1/4".
- Storage:** Multiple "STORAGE AREA"s are located throughout the plan, including one near the "NEW OFFICE/".
- Utility & Electrical:** A "UTILITY ROOM" and an "ELECTRICAL ROOM" containing "ELECTRICAL & MONITORING PANELS".
- Food Service Equipment:** "REACH-IN-COOLERS" are positioned along the right side of the plan.
- Other Features:** A "CASHIER AREA" is located near the employee restroom, and a "NEW OFFICE/" is situated near the top right.

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): 13352 E. Imperial Hwy.

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) _____

Record Owner of the property: _____

Name: Thersty Oil Co. Phone No: 562.921.3581

Mailing Address: 13116 Imperial Hwy, Santa Fe Springs, CA 90670 Date of Purchase: _____

Fax No: 562.921.3562 E-mail: _____

Is this application being filed by the Record Owner? NO

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

Representative authorized by the Record Owner to file this application:

Name: AAS Engineering / Ahmad Ghaderi Phone No: 661.250.9307

Mailing Address: 28405 Sand Canyon Rd. "B", Canyon Country, CA 91387

Fax No: 661.250.9333 E-mail: ahmadgh@aseengineer.com

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

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): _____

Expand the existing shackshop in to the bay area

NOTE

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

CUP APPLICATION (Cont.)CUP Application
Page 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): Thri-My Oil Co
 Mailing Address: 13116 Imperial Hwy., Santa Fe Springs, CA 90670
 Phone No: 562-981-3581
 Fax No: 562-981-3582 E-mail: lee@thri-my.com
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

(seal)

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

WITNESS my hand and official seal

Notary Public

FOR DEPARTMENT USE ONLY	
CASE NO:	<u>RCUP 414</u>
DATE FILED:	<u>08/26/2013</u>
FILING FEE:	<u>2,280.00</u>
RECEIPT NO:	
APPLICATION COMPLETE?	

08-26-13 4CL03B1 CHECK 2280.00

CUP APPLICATION (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of

Los AngelesOn 08-19-2013

Date

before me,

Dorthea L. Barber, Notary Public

Here Insert Name and Title of the Officer

personally appeared

Barry W. Berkett

Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

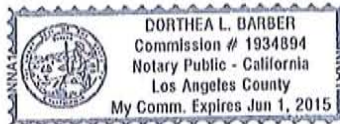
WITNESS my hand and official seal.

Signature:

Dorthea L. Barber

Signature of Notary Public

Place Notary Seal Above



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Application for CUP - Property Owner's StatementDocument Date: 12-13-2012 Imperial Hwy, Santa Fe Springs, CA Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Barry W. Berkett☒ Corporate Officer — Title(s): Exec VP☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____Signer Is Representing: Barry W. BerkettOil Co.RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

CUP APPLICATION (Cont.)

THRIFTY OIL CO.

Barry W. Berkett, Executive Vice President

August 2, 2013

City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

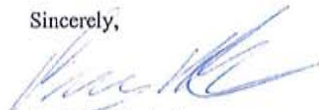
Re: USA Gas #63600/TOC #300
13352 E Imperial Highway, Santa Fe Springs
Expand existing snack shop into the bay area

To Whom It May Concern:

We, Thrifty Oil Co., owners of the abovementioned facility, hereby authorize Tesoro Refining & Marketing Company LLC and its consultant, A & S Engineering representatives (Ahmad Ghaderi, Kevin Hurley, Hoss Farzad, Robert Velasco and Adolfo Gomez) to act as agents to submit the applications required to expand the existing snack shop into the bay area.

Should you have any questions, please feel free to contact me at 562-921-3581.

Sincerely,



Barry W. Berkett

BWB/dlb



13116 Imperial Highway, Santa Fe Springs, CA 90670 • (562) 921-3581 Ext. 412 • (562) 921-2077



City of Santa Fe Springs

Planning Commission Meeting

November 12, 2013

CONSENT ITEM

Conditional Use Permit Case No. 553-6

Request for a Compliance Review to allow the continued operation and maintenance of a 60-bed, 10,925 sq. ft. live-in residential substance abuse treatment center with related administrative office functions on property located at 10425 Painter Avenue, in the M-2, Heavy Manufacturing, Zone. (LACADA)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a live-in residential substance abuse treatment center and related administrative office functions, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Approve Conditional Use Permit Case No. 553-6, subject to a compliance review in ten (10) years, on or before November 12, 2023, to ensure that the use is in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243 (L) of City's Zoning Regulations, public or quasi-public uses of an educational or recreational nature are required to obtain a Conditional Use Permit prior to commencement of such activities.

In April 1998, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 500, a request by the Los Angeles Center for Alcohol and Drug Abuse (LACADA), to establish, operate and maintain a 50-bed, live-in residential substance abuse treatment center (also known as the Allen House) with related outpatient counseling and administrative office functions within the 10,925 sq. ft. building. It should also be noted that in September of 2005, the Commission allowed LACADA to increase the number of beds at the facility from 50 to 60 beds.

The subject treatment center has received several time extensions since and has now operated on the subject site for over 15 consecutive years. However, the last time extension, granted on January 28, 2008, recently expired. The applicant is therefore seeking approval for a compliance review of the subject CUP to allow the continued operation and the substance abuse treatment center on the subject site.

STAFF CONSIDERATIONS

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

- Remove or re-locate the items currently in the northerly driveway area. They are currently blocking the Fire Access Lane.
- Prune the Mexican Fan Palms in the front yard area and remove all the dead palm fronds.
- Remove the Planet Aid drop box from the subject property. Recycling activities require a CUP and our files do not show that Planet Aid has obtained a CUP for this drop box.

Staff recently verified that the applicant has completed the above-referenced items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff finds that if the substance abuse treatment center 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 a ten (10) year extension, subject to the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

NOTE: NEW CONDITIONS ARE PROVIDED IN BOLD.

POLICE SERVICES DEPARTMENT

(Contact: Luis Collazo – 562.409-1850 x3320)

1. That the applicant shall submit an updated comprehensive security plan for review and approval by the Director of Police Services on or before ~~March 28, 2008~~ **January 13, 2014** (60 days). **(ongoing)**
2. ~~That the applicant shall call for a walk-through inspection within the next 60 days, before March 28, 2008. Please contact Luis Collazo at (562) 868-0511, extension 7359, to schedule the inspection along with Fire Department, Police Services Department and the Building Department.~~ **(condition satisfied)**

PLANNING DEPARTMENT

(Contact: Cuong Nguyen – 562.868-0511 x7359)

3. That no portion of the required off-street parking area shall be used for any purpose other than vehicle parking and circulation, unless such alternate use is granted prior written approval by the Director of Planning and Development. **(ongoing)**
4. That the subject site shall not be subleased, sublet or otherwise assigned for use by any other entity other than the activities directly operated and controlled by the applicant's organization. **(ongoing)**
5. That the subject property and uses shall continuously be maintained in a neat and orderly manner. **(ongoing)**
6. That the applicant shall maintain the existing onsite and parkway landscape areas in strict compliance with the Landscape Design Guidelines of the City; any proposed changes, alterations or modifications to the existing landscape planter areas shall be subject to the prior review and approval of the Director of Planning and Development. **(ongoing)**
7. That the proposed uses shall otherwise be substantially in accordance with the plot plan and floor plan submitted by the owner and on file with the case. **(ongoing)**
8. ~~That Conditional Use Permit Case No. 553 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval.~~ **(condition satisfied)**
9. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable regulations shall be complied with. **(ongoing)**
10. That the applicant maintain a valid license or permit issued by the State Department of Alcohol and Drug Programs authorizing the Los Angeles Centers for Drug and Alcohol Abuse (LA CADA) to operate the substance abuse recovery residence. **(ongoing)**

11. That Conditional Use Permit Case No. 553 shall be valid for an additional period of five ~~(5)~~ years **ten (10) years**, until January 28, 2013 **November 12, 2023, to ensure the residential substance abuse treatment center use is still operating in strict compliance with the conditions of approval as stated within this staff report.** ~~at which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.~~
(revised wording - ongoing)



Wayne M. Morrell
Director of Planning

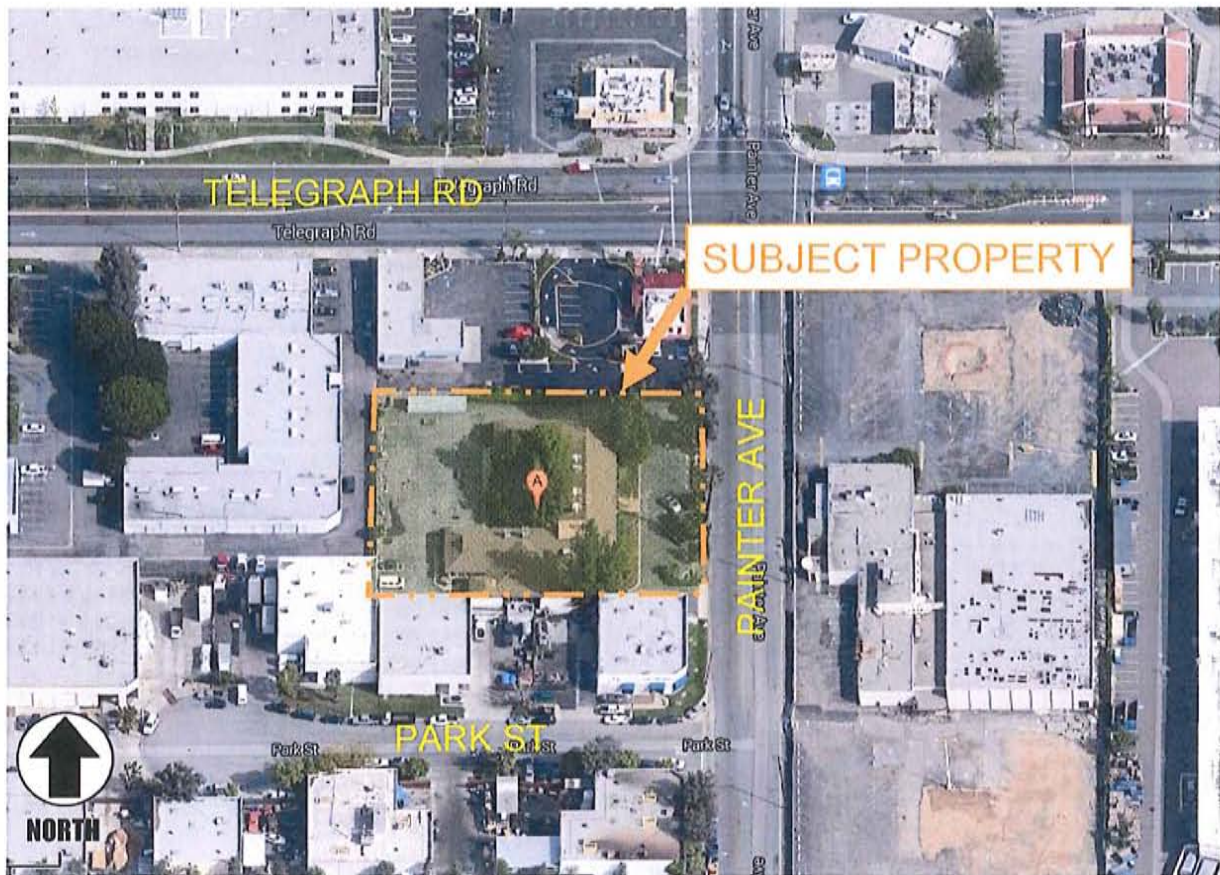
Attachment(s)

1. Aerial Photograph
2. Time Extension Request Letter

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 10425 Painter Avenue

Conditional Use Permit Case No. 553-6

**APPLICANT: Los Angeles Center for Alcohol and Drug Abuse
(LACADA)**

TIME EXTENSION REQUEST LETTER



Los Angeles Centers for Alcohol and Drug Abuse

11015 Bloomfield Ave. • Santa Fe Springs, CA 90670 • Ph: (562) 906-2686 • Fx: (562) 906-2687

07/31/13

Mr. Cuong H. Nguyen, Associate Planner
City of Santa Fe Springs
11710 Telegraph Rd.
Santa Fe Springs, CA 90670

RECEIVED

JUL 08 2013

Planning Dept.

RE: Conditional Use Permit Case No. 553 Extension Request
Los Angeles Centers for Alcohol and Drug Abuse

Dear Mr. Cuong:

On behalf of Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA), I would like to a review for compliance with the existing conditions of approval. The site at 10425 S. Painter Ave. houses a residential substance abuse treatment center and associated supportive services. There have been no changes or alterations to the use since the last review of this permit.

I appreciate your attention to this request. Please feel free to contact me at (562) 906-2686 x103 for any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Brenda Wiewel", is written over a horizontal line.

Brenda Wiewel, LCSW
Executive Director

08-08-13 101,9343

CHECK 1126.00



CONSENT AGENDA

Conditional Use Permit Case No. 671-2

Compliance review to allow the continued operation and maintenance of an ambulance service use within the 11,932 sq. ft. building located at 14325 Iseli Road, in the M-2-PD, Heavy Manufacturing-Planned Development Overlay Zone.
(Matt Armstrong 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. 671-2 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. 671-2, subject to a compliance review in five (5) years, on or before November 12, 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 July 23, 2007, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 671, to allow the operation and maintenance of an ambulance service use on the subject 22,737 sq. ft. property. The applicant was granted a time extension in October 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.

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. Provide lighted exit signs for the two (2) doors within the warehouse area and one (1) within the office area.
2. Repair exhaust fan located within the bathroom interior.
3. They were reminded that no more than seven (7) ambulance vehicles were allowed on site in conjunction with the ambulance service use.

Staff recently 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 671-2, 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.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

1. 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. **(Ongoing)**
2. That the building and all structures, including any lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to

minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact – Rafael Garcia: 562-868-0511 x7451)

3. That no portion of the required off-street parking and loading areas shall be used for outdoor storage or the parking of inoperative vehicles at any time. **(Ongoing)**
4. That no more than seven ambulance vehicles shall be parked on site at any given time. The remainder of parking spaces shall be reserved for employee and/or visitor parking. **(Ongoing)**
5. That the applicant shall not repair or service ambulance vehicles outside the building. Additionally, no washing of the vehicles shall occur on site at any time. **(Ongoing)**
6. That the Department of Planning and Development shall first review and approve all future sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign, and shall comply with Section 155.515 of the City Code of Regulations and the City's Sign Guidelines. **(Ongoing)**
7. That the parking lot shall continue to be maintained in a state of good appearance at all times. **(Ongoing)**
8. That the applicant shall continue to maintain the required landscaped areas in a neat, clean, orderly, and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(Ongoing)**
9. That the ambulance service use shall be continually maintained in accordance with the site plan and floor plan submitted by the applicant and on file with the case. Failure to do so will result in the revocation of all privileges granted herein. **(Ongoing)**
10. That the applicant shall continually maintain a current business license for the duration of its operation. **(Ongoing)**

11. That all new fences, walls, gates and similar improvements on the subject site shall be subject to the approval of the Department of Fire Rescue and the Department of Planning and Development. **(Ongoing)**
12. ~~That pursuant to Section 35.095(4a and b) of the Municipal Code, all general contractors and sub-contractors, prior to the start of any work related to the subject project, shall obtain a business license from the City of Santa Fe Springs. A copy of the said business license certificate shall be submitted to the general contractor and maintained at the project site at all times. Contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527, to obtain a business license application.~~
13. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall continue to be complied with. **(Ongoing)**
14. That ~~Reconsideration of Conditional Use Permit Case No. 671-2 shall be valid subject to a compliance review after for a period of three (3) years, until October 26, 2012~~ **five (5) years**, to ensure the ambulance service use is still operating in strict compliance with the conditions of approval as sated within this staff report. Approximately three (3) months before ~~October 26, 2012~~ **November 13, 2018**, the applicant/owner shall request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised Wording)**
15. ~~That Reconsideration of Conditional Use Permit Case No. 671-2 shall not be valid for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all conditions of the Permit. **(Ongoing)**~~
16. That the applicant, MedCoast Ambulance Services, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning ~~Reconsideration of Conditional Use Permit Case No. 671-2~~, when action is brought within the time period provided for in the City's Zoning Regulations, 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)**

17. 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)



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Request for Compliance Review

AERIAL PHOTOGRAPH



Reconsideration of Conditional Use Permit Case No. 671

14325 Iseli Road

CITY OF SANTA FE SPRINGS

REQUEST FOR COMPLIANCE REVIEW

September 11, 2013

City of Santa Fe Springs
Department of Planning and Development
11710 Telegraph Road
Santa Fe Springs, CA. 90670

Re: Conditional Use Permit Case No. 671
14325 Iseli Rd
Santa Fe Springs, CA. 90670

Mr. Nguyen,

Please accept my apology for missing our review date. Mr. Eric Ell is no longer with our company, and I had assumed that the city would initiate such a review. Any further communication should be sent directly to me.

In response to your letter, the activities remain the same at the described location.

MedCoast Ambulance continues to operate as a non-emergency ambulance service, which means there are no emergency responses (lights and sirens) from this location. Our facility continues to be used as both our Corporate Offices and Communications Center. In addition, this location is used as one of our deployment centers. This basically means crewmembers show up to work here, get into an ambulance and drive away for their shift until the end of their day.

We have maintained our Santa Fe Springs City Business License since June of 2003, and continue to be in compliance with the City of Santa Fe Springs Fire Department for our CUPA permit during our annual inspections by their Inspector.

Hopefully this brief description will be detailed enough for your review. If not, please feel to call me with any questions.

Sincerely,

Matt Armstrong
Vice President
562.802.3765

RECEIVED

SEP 12 2013

Planning Dept.

14325 Iseli Road • Santa Fe Springs, CA 90670 • (866) 926-9990 • (562) 926-8520 Fax

Corporate Headquarters: (562) 802-3765

www.MedCoastAmbulance.com 09-12-13 1CL1213

CHECK 563.00



CONSENT ITEM

Conditional Use Permit Case No. 694-4

Request for a time extension of Conditional Use Permit (CUP) Case No. 694 to allow the planned development of a new 50-unit residential condominium project (totaling approximately 107,384 sq. ft.) for property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis Avenue (APN: 8005-002-058), in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area. (Astani Enterprises)

RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

Approve a one (1) year extension of time for CUP Case No. 694 to November 12, 2014, subject to the conditions of approvals as contained within this staff report and in the original staff report dated October 26, 2009.

BACKGROUND

On October 26, 2009, the Planning Commission approved CUP Case No. 694 to allow a planned development of a new 50-unit residential condominium project on a 2.67± acres site located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis Avenue (APN: 8005-002-058).

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

City of Santa Fe Springs – Zoning Regulations

Section 155.721 – Expiration

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

Due to the challenging economic conditions and a downturn in the housing market, the applicant decided to delay construction of the 50-unit residential condominium project. As stated previously, CUPs become null and void, if not utilized within 12 months or otherwise granted an extension of time by the Planning Commission or City Council.

In October of 2010, the Planning Commission granted the applicant a one (1) year extension of their CUP until October 26, 2011. However, since the housing market was still in recovery mode, the Planning Commission granted a second one (1) year extension in October of 2011. Last November, the applicant was granted a third time extension. With the housing market stabilizing, the applicant had planned to move forward with the project.

At this time, however, the applicant is currently negotiating with a potential housing developer to sell the land with the entitlements. The potential developer has a proven track record of housing development in the City. However, since the last time extension granted on November 13, 2012 will soon expire, the applicant is seeking approval to further extend the CUP so they may sell the land with existing and valid entitlements.

STAFF CONSIDERATIONS

Although, staff would agree that it is not common to continue providing time extensions for ongoing inactivity, staff firmly believes that further time extensions will not be necessary if said developer acquires the property. Given the established track record of the potential housing developer, staff is confident that the project will move forward in the upcoming year. Providing the applicant with an extension to their CUP will keep the CUP valid and thus, help facilitate the sale of the property.

It should be noted that condition #42 (see condition below) from the original conditions required the applicant to offer the City's Community Development Commission (CDC) a minimum of two (2) of the fifty (50) residential condominium units for purchase, which was then to be resold under the City's Housing Acquisition and Rehabilitation Program (HARP). With the elimination of redevelopment, the City has since discontinued the HARP program. For that reason, staff is recommending that condition #42 be eliminated.

Condition #42 was worded as follows:

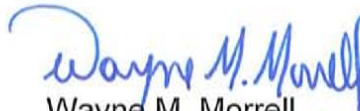
That a minimum of two (2) of the fifty (50) residential condominium units shall be offered to the City's Community Development Commission for purchase, which will then be resold under the City's Housing Acquisition and Rehabilitation Program for Low/Mod income first-time homebuyers.

CONDITIONS OF APPROVAL

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868.0511 x 7359)

1. That with the exception to condition #42, which is being eliminated, the applicant shall continue to adhere to the conditions of approval as stated within the original staff report date October 26, 2009.
2. That CUP Case No. 694, if not utilized within 12 months from the effective date, shall become null and void. Also, the abandonment or nonuse of CUP Case No. 694 for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder, shall become null and void. However, an extension of time may be granted by Commission or Council Action.
3. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

Attachments:

1. Letter Requesting Time Extension
2. Copy of Original Staff Report dated October 26, 2009

Time Extension Request Letter

Page 1 of 1

Cuong H. Nguyen

From: Shane Astani [Shane@astanienterprises.com]
Sent: Monday, October 07, 2013 7:30 PM
To: Wayne M. Morrell; Cuong H. Nguyen
Cc: Greg Nordbak; Jeremy Dupree; Provenza, Sal (Sal.Provenza@colliers.com)
Subject: Sante Fe Springs - Jersey/Alburtis Development Update - CUP 694 & TTM 70726
Mr. Morrell;

Please consider this as our formal request for the extension of the above mentioned CUP and tentative tract map. As an update to the status of the property and its development plans, please note that we are currently in escrow to sell the land with entitlements to Comstock Homes, which has had a tremendous track record in the neighborhood and was the reason they were selected as the final bidder.

In the interim, we have kept the tenants fully engaged and updated on all fronts, including a certain rent refund per their occupancy history. We appreciate your understanding in expediting our final request for the extension in presenting to the planning commission as soon as possible since this will remain a condition of the buyer's closing.

Thank you once again and should you have any questions and/or concerns, please don't hesitate to contact me at 310-273-2999 ext. 12.

**ASTANI**

SHANE ASTANI

shane@astanienterprises.comwww.astanienterprises.com

t 310.273.2999 ext. 12 | f 310.550.4564

9595 Wilshire Blvd., | Penthouse 1010 | Beverly Hills, CA 90212

Time Extension Request Letter (Cont.)

		DISTRIBUTION				
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT	
100	7001	4000	1000		100.00	

City of Santa Fe Springs

City Manager

12000 100th Ave. N.E.

Shoreline WA 98148

10-16-13 100.00

100.00

RECEIPT

10-16-13 100.00 CHECK 563.00



City of Santa Fe Springs

Planning Commission Meeting

October 26, 2009

NEW BUSINESS

PUBLIC HEARING

Conditional Use Permit Case No. 694

Request for approval to allow the planned development of a new 50-unit residential condominium project (totaling approximately 107,384 sq. ft.) on property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058), in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area (Keana Development, LLC)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that Conditional Use Permit Case No. 694, upon approval of General Plan Amendment Case No. 23, will be consistent with the purpose, intent, goals and policies set forth in the City's General Plan and the Consolidated Redevelopment Project Area.
2. Approve and adopt the Initial Study/Mitigated Negative Declaration, based on the findings of the Initial Study, which indicates that, within the meaning as defined in the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project will not have a significant adverse effect on the environment because potentially significant impacts could be mitigated to less than significant levels.
3. Adopt the Mitigation and Monitoring and Reporting Program for the proposed project in order to mitigate or avoid significant effects on the environment, and that the Planning Commission attach the mitigation measures to the conditions of approval for Conditional Use Permit Case No. 694.
4. Find that Conditional Use Permit Case No. 694, because it also involves a Zone Change of the subject site from ML (Limited Manufacturing Administration and Research) to R-3-PD (Multi-Family Residential – Planned Development), does satisfy the intent and purpose of the PD, Planned Development Overlay Zone District, as set forth in Section 155.325 et seq of the Zoning Regulations.
5. Approve Conditional Use Permit Case No. 694 subject to the conditions of approval as contained within this report.
6. Find that Conditional Use Permit Case No. 694 shall not be effective until the City Council approves Zone Change Case No. 131, General Plan Amendment Case No. 23 and Vesting Tract Map Case No. 070726.

BACKGROUND

The subject site is made up of three separate parcels measuring approximately 2.67± acres and is located east of Jersey Avenue, north of Telegraph Road, and west of Albutis Avenue at 9830 Jersey Avenue and 9841-51 Albutis Avenue (APNs: 8005-002-059, 8005-002-016, 8005-002-058), in the ML (Limited Manufacturing Administration and Research) Zone and within the Consolidated Redevelopment Project Area. The subject site is currently developed with six, one-story buildings (approximately 65,000 sq. ft.) consisting of 18 separate rentable units that are currently used for various light manufacturing/warehouse uses. All of the leases are either month-to-month or will be expiring within the near future. Upon expiration, the leases automatically convert to month-to-month tenancies.

The applicant, Keana Development LLC, is proposing to demolish the entire site and develop a new 50-unit residential condominium project. The proposed project will need approval of the following four entitlements: a General Plan Amendment (GPA), a Zone Change (ZC), a Conditional Use Permit (CUP), and a Vesting Tentative Tract Map (VTTM). Below are the case numbers as well as a brief description of each entitlement request:

General Plan Amendment Case No. 23

A request for approval of a General Plan Amendment to change the General Plan land use designation for properties located at 9830 Jersey Avenue and 9841-51 Albutis Avenue from "Business Park" to "Multi-Family Residential".

Zone Change Case No. 131

A request for approval to change the zone designation for properties located at 9830 Jersey Avenue and 9841-51 Albutis Avenue from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development).

Conditional Use Permit Case No. 694

A request for approval of a Conditional Use Permit to allow the construction of a new 50-unit residential condominium project (approximately 107,384 sq. ft) with a pool, clubhouse (approximately 1,099 sq. ft.), parking (100 covered resident parking spaces and 19 open guest parking stalls) on a 2.67± acre property located at 9830 Jersey Avenue and 9841-51 Albutis Avenue.

Vesting Tentative Tract Map Case No. 070726

A request for approval of a Vesting Tentative Tract Map to consolidate three existing parcels measuring approximately 2.67± acres into one parcel and create an airspace subdivision of 50 residential condominium units for 12 buildings.

DESCRIPTION OF PROPOSED DEVELOPMENT

The applicant/developer, Keana Development, LLC, is requesting conditional use permit approval to construct a new 50-unit residential condominium project with a pool, clubhouse, parking, and landscaping and driveways on the approximately 2.67± acre site.

PLOT PLAN: The site plan for the proposed 50-unit residential condominium project indicates that the project would be comprised of 13 buildings (approximately 107,384 sq. ft.), including six type A buildings, two type B buildings, two type C buildings, two type D buildings, and a clubhouse building.

All of the units would be 3 bedrooms and 2.5 bathrooms and range from 1,479 to 1,728 sq. ft. Each unit would have approximately 100 to 170 sq. ft. of private open space (patio/balcony) in addition to approximately 5,000 square feet of public open space (community area) that would be provided throughout the development. Within the public open space area, the amenities would include a 1,100 sq. ft. clubhouse, pool, and spa.

The main entrance to the condominium development would be from Jersey Avenue. A secondary entrance and an additional emergency access point would be from Alburdis Avenue. A total of approximately 119 parking spaces are proposed for the site. Of these spaces, 100 (2 per unit) would be covered resident parking and the remaining 19 spaces would be guest spaces, including one handicap stall. Guest parking will be dispersed throughout the development.

FLOOR PLAN: The floor plan for the proposed development is summarized in the following table (Table 1).

Table 1
Jersey Alburdis Condominium Project

Building	Story	Floor Plan	Sq Ft	Bedroom (Up To)	Bathroom (Up To)
1	3	Type A	1,479 to 1,728	3	2.5
2	3	Type A	1,479 to 1,728	3	2.5
3	2	Type D	1,479 to 1,728	3	2.5
4	2	Type D	1,479 to 1,728	3	2.5
5	2	Type C	1,479 to 1,728	3	2.5
6	2	Type C	1,479 to 1,728	3	2.5
7	3	Type A	1,479 to 1,728	3	2.5
8	3	Type B	1,479 to 1,728	3	2.5
9	3	Type A	1,479 to 1,728	3	2.5
10	3	Type A	1,479 to 1,728	3	2.5
11	3	Type A	1,479 to 1,728	3	2.5
12	3	Type B	1,479 to 1,728	3	2.5
Clubhouse	1	--	1,099	--	--

ELEVATION:***California Spanish Style:***

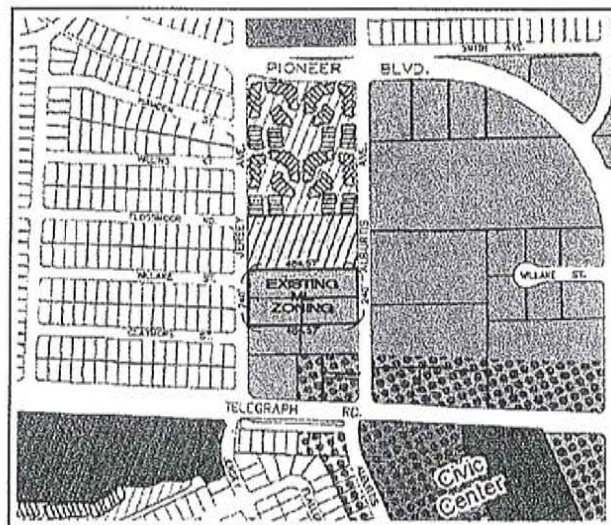
The architecture incorporates various details of California Spanish style. Varied massing and offsets, as well as roof eaves and recessed windows, create strong shadow lines. Stepped up entries and porches provide an opportunity for lower scale elements at the first story of the townhomes. Wrought iron and wood detailing creates texture as well as adds to a rich collection of materials. Design features include arched windows and shutters. Other materials include tile roofing, clay accents, and stucco in an earth tone color palette.

STREETS AND HIGHWAYS

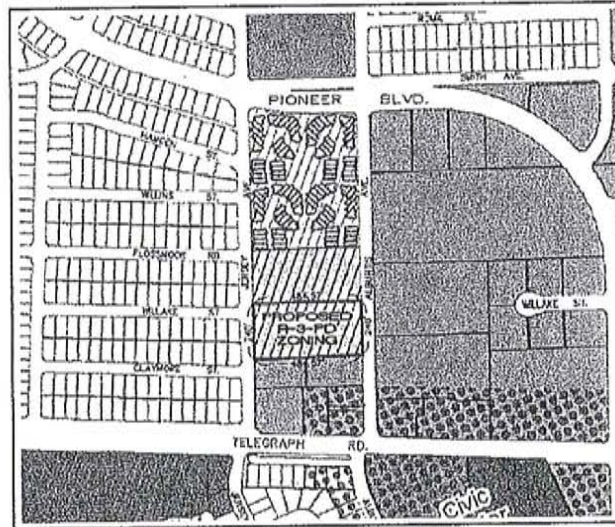
The subject property fronts onto both Jersey Avenue and Albutis Avenue. The main entrance to the condominium development would be from Jersey Avenue. A secondary entrance and an additional emergency access point would be from Albutis Avenue. Both Jersey Avenue and Albutis Avenue are designated as a "Local Street" within the Circulation Element of the City's General Plan.

ZONING DESIGNATION

The subject property, as well as the adjoining properties to the south and east are zoned ML, Limited Manufacturing Administration and Research, and are currently used for various light manufacturing/warehouse uses. The property to the north is zoned R-3-PD, Multi-Family Residential – Planned Development, and is currently developed with a condominium development. The properties to the west, across from Jersey Avenue, are zoned R-1, Single-Family Residential, and are developed with single-family homes.



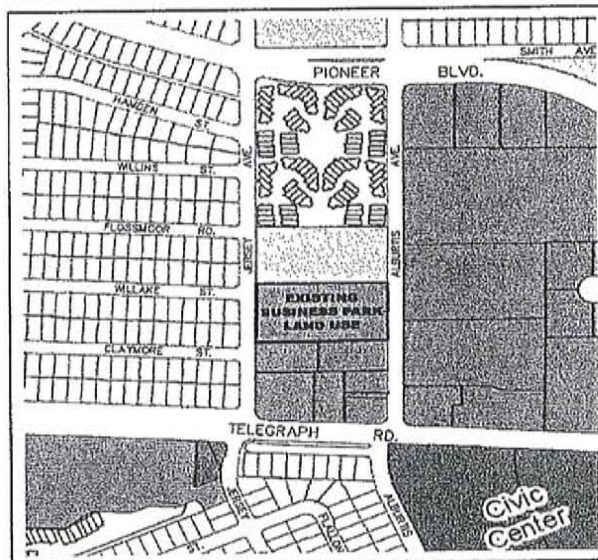
Zoning Map



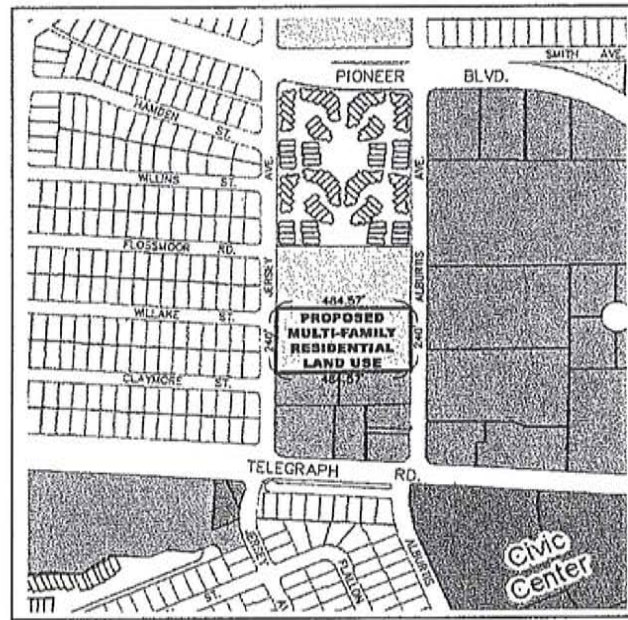
Proposed Zoning Map

GENERAL PLAN LAND USE DESIGNATION

The general plan land use designation for the site is "Business Park." Properties to the south and east also have a general plan land use designation of "Business Park." The property to the north has a general plan land use designation of "Multi-Family Residential." The properties to the west, across Jersey Avenue, have a general plan land use designation of "Single-Family Residential."



General Plan Map

**Proposed General Plan Map****LEGAL NOTICE OF PUBLIC HEARING**

This matter was set for Public Hearing in accordance with the requirements of Government Code Section 65905 and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal Notice of a Public Hearing for the proposed Conditional Use Permit (CUP 694) was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessors Roll within 500 feet of the exterior boundaries of the property. The Legal Notice of the Public Hearing was mailed to said property owner(s), published in a newspaper of general circulation (Whittier Daily News) and posted in Santa Fe Springs City Hall, the City Library and Town Center Hall on August 28, 2009, as required by the City's Zoning Regulation and the State Zoning and Development Laws. Additionally, the Public Hearing notice was posted on the subject site.

ADDITIONAL NOTIFICATION

In addition to the notification as stated above, notification of the proposed Conditional Use Permit was sent to the surrounding cities, the unified school district within and outside the area covered by the proposed project, special districts, area-wide planning agencies and each agency expected to provide water, sewage, streets, roads or other essential facilities or services to the project. Notification was also mailed to all the owners of the properties that are the subject of the proposed Conditional Use Permit.

ENVIRONMENTAL IMPACT ASSESSMENT

An Initial Study/Mitigated Negative Declaration was prepared to determine the project's impact on the environment and whether an Environmental Impact Report or a Negative Declaration (or Mitigated Negative Declaration) was needed. Based on the Initial Study, it was determined that there were no potentially significant impacts that could not be mitigated to a level of insignificance; consequently, a Mitigated Negative Declaration was prepared. Areas of the proposed project subject to mitigation measures are: Aesthetics, Air Quality, Cultural Resources, Hazards and Hazardous Materials, Noise, Traffic and Transportation, and Utilities and Service Systems. The reasons to support the finding of the Mitigated Negative Declaration are contained in the Initial Study which is provided as an attachment to this report.

To begin the public review and comment period, a Notice of Intent (NOI) to adopt the draft Mitigated Negative Declaration for the proposed project was sent to the State Clearinghouse on July 27, 2009. The NOI was also posted with the County Clerk, posted in Santa Fe Springs City Hall, the City Library and the City's Town Center, and also published in the Whittier Daily News on July 24, 2009, pursuant to Section 15072 of the CEQA Guidelines.

The public comment period ended on August 25, 2009. There were comments received from The Department of Toxic Substance Control, the County of Los Angeles Public Library, and the Department of Transportation. All comments have been addressed and are provided as Exhibit "A" of the environmental document.

ZONING ORDINANCE REQUIREMENT

The Planned Development procedure set forth in Section 155.325 et seq of the Zoning Regulations requires Conditional Use Permit approval for the establishment of any use, structure or improvement in the PD, Planned Development Overlay Zone. This procedure requires the Planning Commission to review the development proposed for the subject property and to establish those conditions deemed necessary to ensure a high standard of design for the proposed development and that the proposed development will be harmonious with the adjoining land uses and not be detrimental to adjoining persons or properties. It should be noted that the Planned Development provisions also permit minor deviation from the development standards of the underlying zone where it can be determined that the resulting development will be beneficial and will be in compliance with the purpose and intent of the Planned Development Overlay Zone.

Conditional Use Permit Approval

A Conditional Use Permit is being used to convey the subject entitlements because through Zone Change Case No. 131 and General Plan Amendment No. 23, the proposed zoning designation and land use designation for the 2.67± acre property is proposed to be R-3-PD, Multiple-Family Residential-Planned Development. The establishment of any use or structure in a PD, Planned Development Zone requires

a Conditional Use Permit. Accordingly, the subject conditional use permit request is for the architectural review and design of the proposed 50-unit residential condominium project on the property.

Additionally, Section 155.330 of the Zoning Regulations requires that the Planning Commission also take the following criteria into consideration:

1. The location, sitting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.
2. The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.
3. Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.
4. The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.

FINDINGS

Staff finds that the proposed condominium project will be in compliance with the purpose and intent of the Planned Development Overlay Zone and address the criteria provided within Section 155.330 of the Zoning Regulations.

1. *The location, sitting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.*

The site plan for the proposed 50-unit residential condominium project indicates that the project would be comprised of 13 buildings (approximately 107,384 sq. ft.) including a centralized community area with a 1,100 sq. ft. clubhouse, pool, and spa. The main entrance to the condominium development would be from Jersey Avenue. A secondary entrance and an additional emergency access point would be from Alburty Avenue. A total of approximately 119 parking spaces are proposed for the site.

As proposed, the arrangement of uses, buildings, structures and facilities on the site provide for maximum efficiency, convenience, and safety. The architect/developer has maximized the potential units for the site without impacting the quality of the project. Staff is confident that the high quality architectural design will complement the adjoining properties and surrounding areas well.

2. *The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.*

The project will provide 50 new residential condominium units. The new multiple family units will be consistent with existing multiple family units immediately north of the project site. Staff finds the quality of the new units, in addition to the well landscaped open space areas throughout the site, will enhance the subject site and surrounding area.

3. *Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.*

The current land use designation and zoning designation for the subject site is ML, Limited Manufacturing Administration and Research. If the proposed General Plan Amendment and Zone Change are approved, the land use designation will be Multiple-Family Residential and the zoning designation will be R-3-PD, Multiple-Family Residential-Planned Development." This will be consistent with the properties to the north which also have the same "R-3 PD" zoning and "Multiple-family Residential" land use designation.

4. *The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.*

The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation and 7) Noise. There is no evidence to suggest that the proposed General Plan Amendment and associated Zone Change will disturb the relationship between these elements and/or be inconsistent with the goals and policies of the General Plan. Approval of the Conditional Use Permit Case No. 694 would promote a number of specific General Plan Goals and Policies as described in "Table 2" on the following page:

Table 2
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	<u>15.1</u> Encourage and promote owner-occupancy of homes.	Consistent: 50 new condominium units will be constructed.
	<u>9.4</u> Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	Consistent: Three Assessor's Parcels (APNs: 8005-002-059, 8005-002-016 and 8005-002-058) will be combined to form the project site.
Housing	<u>2.3</u> Continue to provide for flexibility in the density and mix of land uses through the Planned Development overlay, and encourage the development of higher density, affordable housing in this zone.	Consistent: The proposed condominium project involves a zone change request to change the zone designation of the site from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential - Planned Development). The applicant is also planning to offer/designate a few units for affordable housing.
Open Space/Conservation	<u>2.3</u> Promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: In addition to approx. 100 to 170 sq. ft. of private open space (patio/balcony), approx. 5,000 square feet of public open space (community area with clubhouse, pool and spa) will be provided throughout the development.
Safety	<u>5.3</u> Review all new developments with regards to urban fire risks.	Consistent: In addition to meeting current Fire Code regulations for the construction of the proposed buildings, the project has been designed to provide adequate emergency access throughout the site.
Circulation	<u>3.7</u> Minimize pedestrian and vehicular conflicts.	Consistent: Sidewalks setback from curb face will be provided along both Jersey Avenue and Alburis Avenue. In addition, on-site walkways will be placed away from proposed driveways.
Noise	<u>3.2</u> Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity.	Consistent: During construction, all construction activities will be consistent with the permitted hours established in the City's noise ordinance.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that the development is consistent with and in furtherance of the policies and goals set forth in the City General Plan and will meet the purposes and intent of the PD, Planned Development Zone and is therefore recommending approval of Conditional Use Permit Case No. 694.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission, based on its evaluation of the plans and evidence submitted and its own study and knowledge of the circumstances and the applicable provisions of the zoning regulations, shall have the authority to grant, conditionally grant, or deny the subject conditional use permit.

CONDITIONS OF APPROVAL

NOTE: the conditions provided below represents the comprehensive list of conditions for both Conditional Use Permit Case No. 694 and Vesting Tract Map Case No. 70726

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

1. That the owner shall pay a flat fee of \$22,400 to resurface the existing street frontage to centerline for Alburis Avenue and Jersey Avenue.
2. That the owner shall design and construct a 5-foot wide sidewalk at the back of the property line (offset from the curb) along the Jersey Avenue and Alburis Avenue street frontage. This shall include the removal of unused driveways and construction of curb and gutter where the driveway(s) were removed.
3. That the owner shall remove and reconstruct all damaged curb and gutter on both Jersey Avenue and Alburis Avenue.
4. That the owner shall execute an affidavit agreeing to the addition of a cost-of-living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County and will not exceed 3% per year.
5. That the owner shall execute an affidavit agreeing to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface and reconstruct the street frontage on regular intervals (5-year, 10-year and 20-year intervals, respectively, as determined by the City Engineer). The owner shall retain the right to challenge the costs and method of spreading future assessments.
6. That adequate "on-site" parking shall be provided per City requirements, and streets abutting the development (Jersey Avenue) shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation.
7. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of street lights along the project street

frontage (Jersey Avenue). The City will design and cause construction of said street light(s).

8. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
9. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
10. The owner/developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
11. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
12. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
13. That the owner/developer shall pay the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service.
14. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
15. That a hydrology study shall be submitted to the City and shall be prepared by a Professional Civil Engineer.

16. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
17. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.
18. Final parcel map checking of \$4,574 plus \$275 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.
19. The owner/developer 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.

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:
(Contact: Bil Murphy 562.868-0511 x3703)

20. 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.
21. 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.

22. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
23. 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.
24. 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 California 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.
25. That prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
26. That Knox boxes are required on all new construction. All entry gates shall all be equipped with Knox boxes or Knox key switches for power-activated gates.
27. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

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

28. That prior to issuance of building permits, the applicant shall assess and mitigate any contamination of the soil and/or groundwater to an acceptable level for residential development.
29. That the developer will conduct a soil gas survey in accordance with the most recent Department of Toxic Substances Control/Los Angeles Regional Water Quality Control Board Active Soil Gas Investigation Advisory.
30. That an approved vapor barrier/ventilation system, as determined by the Fire Chief, shall be installed if required to mitigate soil gas contaminants that would otherwise pose an unacceptable indoor air risk to future residents. The requirements for a vapor barrier/ventilation system will be dependent on the

data obtained from Condition 21 & 29 (soil vapor survey to assess vapor intrusion risk to indoor air).

31. That all future residents be notified of any mitigation measures or barriers installed within or about the structure in order to mitigate human health risks posed by residual or regional contamination.
32. That a Soils Management Plan (SMP) addressing site monitoring and remediation actions during site grading is required. The SMP shall be submitted to the Santa Fe Springs Fire Department for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the Fire Department for final approval.
33. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
34. That a "Closure Letter," "No Further Action Letter," or other appropriate documentation certifying that all soil, soil gas, and/or groundwater assessment and mitigation requirements are complete is issued by the Santa Fe Springs Department of Fire-Rescue and any other appropriate regulatory agency.

POLICE SERVICES DEPARTMENT:
(Contact: Phillip De Rousse at x3319)

35. That the applicant shall submit and obtain approval of a proposed lighting (photometric) for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (as close to 2 foot candle power as possible) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plan shall be submitted to the Director of Police Services prior to the issuance of any building permits related to the proposed condo project.
36. 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.

37. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of vehicles and indicate that vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
38. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
39. That all conditions related to parking and maintenance on lighting throughout the property shall be established in the CC&R's.
40. That parking shall be prohibited along the east curblin of Jersey Ave in front of the complex and the west curblin of Alburtis Ave. in front of the complex.
41. That controlled access gates shall be equipped with an approved device to permit remote controlled and/or keyed access for police and fire.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

42. That within the parking lot area, all compact and visitor spaces shall be clearly identified either by striping and/or upright signage.
43. That the proposed buildings shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
44. That approved address numbers shall be placed on the proposed buildings in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background.

45. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
46. That prior to the issuance of a building permit for the project, the owner shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City.
47. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas.
48. That all landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
49. That there shall be no roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and visible from a public street. Satellite dish antennae and similar devices will be addressed within the CC&Rs.
50. That the electrical plans, which show the location of electrical transformer(s) shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development. The electrical transformer shall be screened with shrubs. As measured from the base of the transformer's pad, all shrubs shall be planted 8 feet away from the door and 18 inches away from the sides.
51. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
52. That the Department of Planning and Development shall review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in

accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

53. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the prior approval of the Director of Planning and Development. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height.
54. That trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be planted with vines if located adjacent to or within a landscapes area to help screen the enclosure. Trellises or other covered structures are recommended to minimize the visual impact of trash bins from dwelling units.
55. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
56. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Anita Jimenez at (562) 868-0511 x7361.
57. That the owner/developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.
58. That in conformance with City Ordinance No. 909, the applicant shall comply with the City's "Heritage Artwork in Public Places Program".
59. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or

their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.

2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Owner/developer understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
60. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed

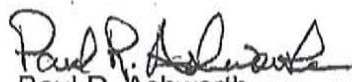
development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.

61. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application.
62. 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.
63. That Conditional Use Permit Case No. 694 shall not be valid until approved by the Community Development Commission and shall be subject to any other conditions the Community Development Commission may deem to impose.
64. That Zone Change Case No. 131, General Plan Amendment Case No. 23, and Vesting Tentative Tract Map Case No. 70726 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem to impose.
65. That Conditional Use Permit Case No. 694, Zone Change Case No. 131, General Plan Amendment Case No. 23, and Vesting Tentative Tract Map Case No. 70726 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval.
66. That the applicant, Keana Development, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 694, Zone Change Case No. 131, General Plan Amendment Case No. 23, and Vesting Tentative Tract Map Case No. 70726, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865 for the Conditional Use Permit, Zone Change, and General Plan Amendment and within the time period provided for in the Government Code Section 66499.37 for the Vesting Tentative Tract Map. 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.

67. That prior to the recordation of Final Tract Map No. 70726, the applicant shall pay all printing costs incurred to print the City's existing General Plan and Zoning Ordinance. Per State Law, copies shall be calculated at a cost of .10 per page.
68. 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 tract map is prepared using a computerized drafting system, the owner/developer'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.
69. That Vesting Tentative Tract Map No. 70726 shall expire 24 months after Planning Commission approval, on October 26, 2009, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Vesting Tentative Tract Map No. 70726 shall not be effective until such time that a final map is recorded.
70. That the applicant shall provide Covenant, Conditions, & Restrictions (CC&Rs) for the proposed multi-tenant residential development. The CC&Rs must be approved by the Director of Planning and Development prior to obtaining occupancy.
71. The CC&R's shall contain a condition prohibiting the storage or parking of any boat, recreational vehicle, trailer, trailer coach or house car as defined in the State of California Vehicle Code anywhere on the project area except within garages.
72. That the CC&Rs and other Agreements governing the common area shall be subject to the approval of the City Attorney, and the owner/developer shall pay all City costs in reviewing, modifying, and approving the CC&Rs, Agreements and related documents.
73. That upon the formation of the Association, the owner shall provide the name, phone number, e-mail address, and building address of each member comprising the Association.

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

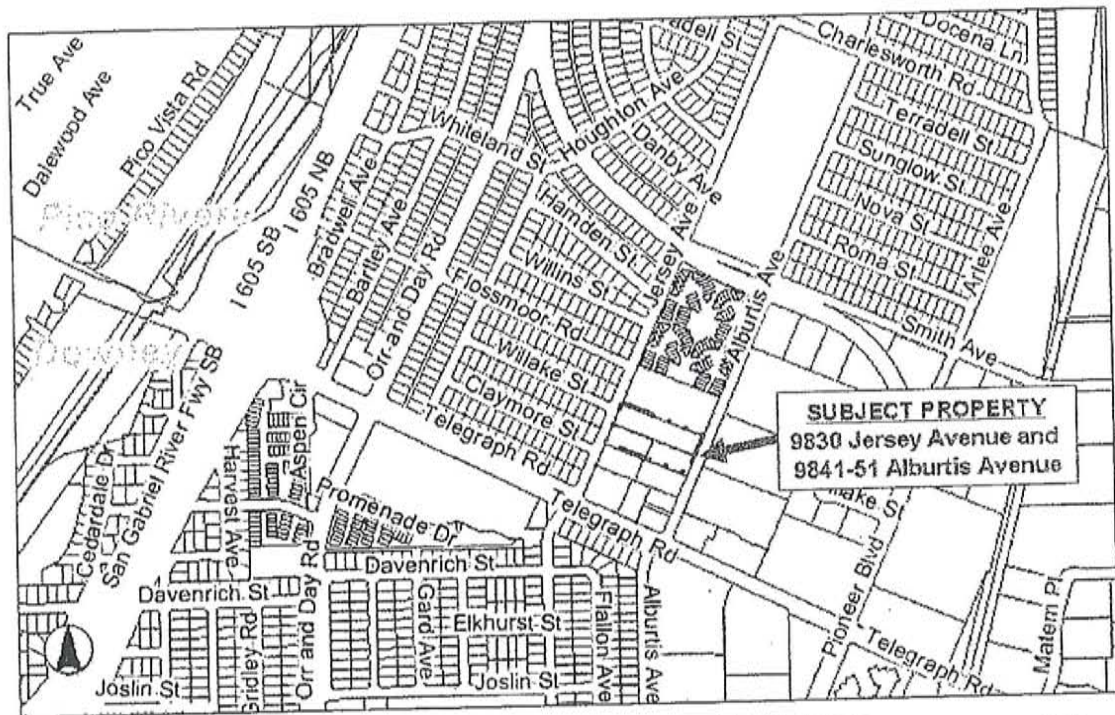


Paul R. Ashworth
Director of Planning and Development

Attachments:

1. Vicinity Map
2. Aerial Photograph
3. Site Plan
4. Floor Plans
5. Elevations
6. Conditional Use Permit Application
7. Proposed Initial Study / Mitigated Negative Declaration

VICINITY MAP



CITY OF SANTA FE SPRINGS

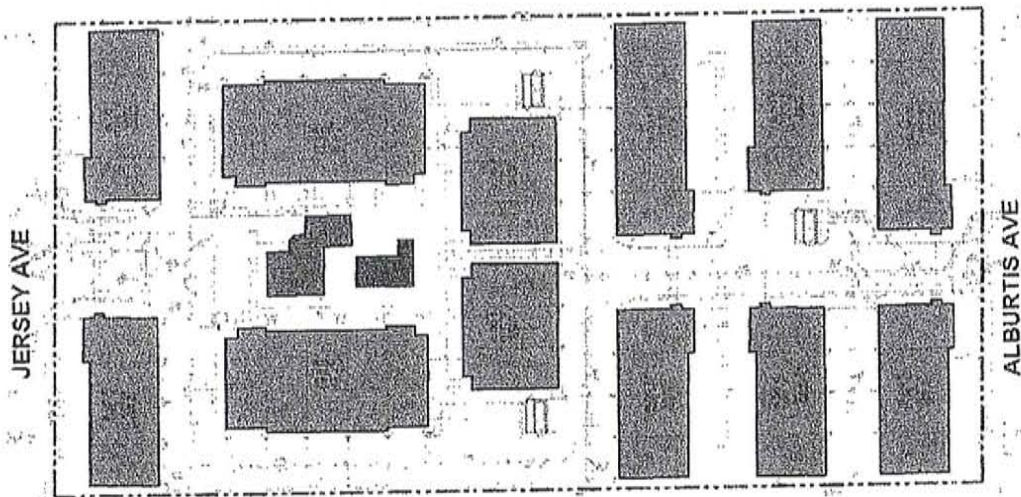
Jersey / Alburdis Condominium Development



AERIAL PHOTOGRAPH



SITE PLAN

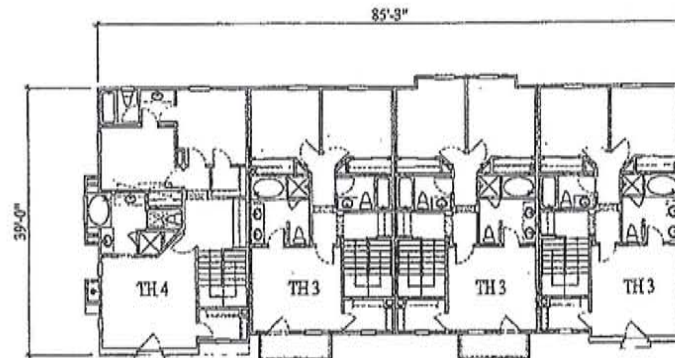


CITY OF SANTA FE SPRINGS

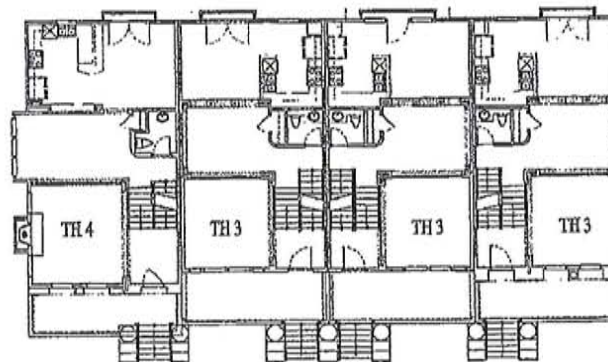
Jersey / Alburdis Condominium Development
9830 Jersey Avenue and 9841-51 Alburdis Avenue



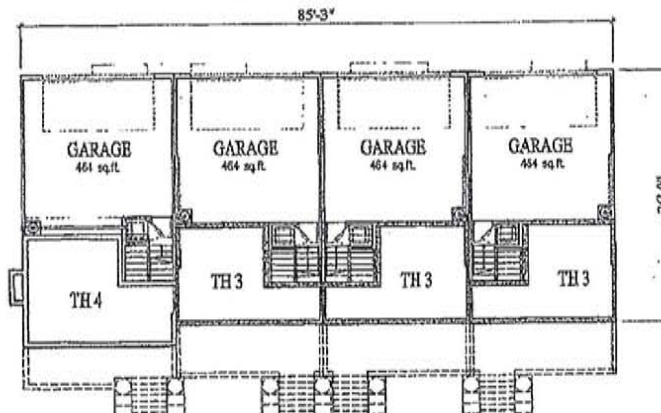
FLOOR PLANS



THIRD FLOOR



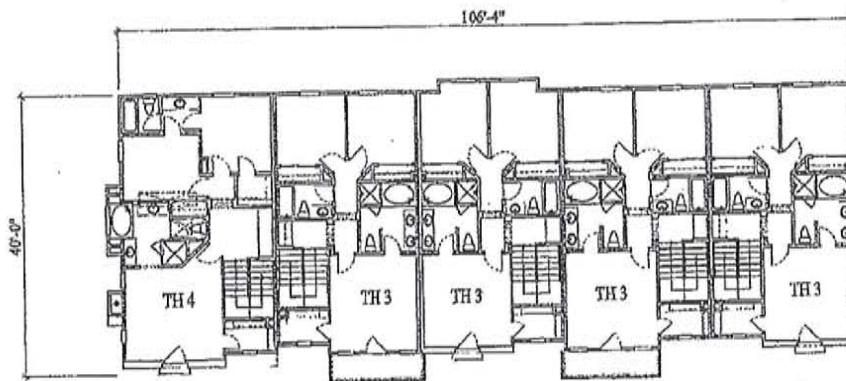
SECOND FLOOR



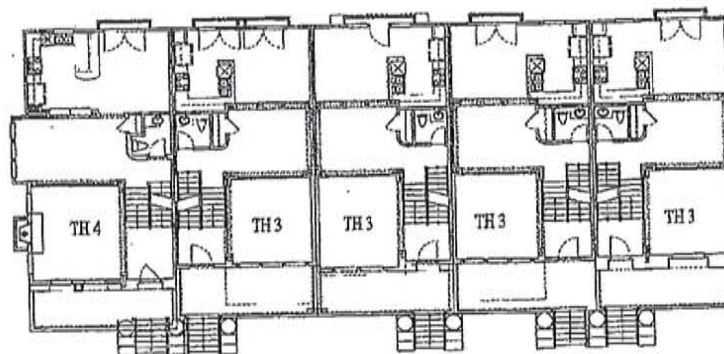
FIRST FLOOR

Building A - 1st, 2nd, & 3rd Floor Plan

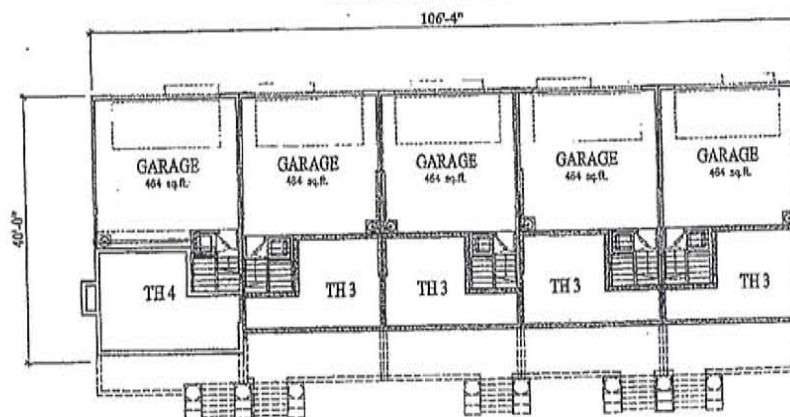
FLOOR PLANS (Cont.)



THIRD FLOOR



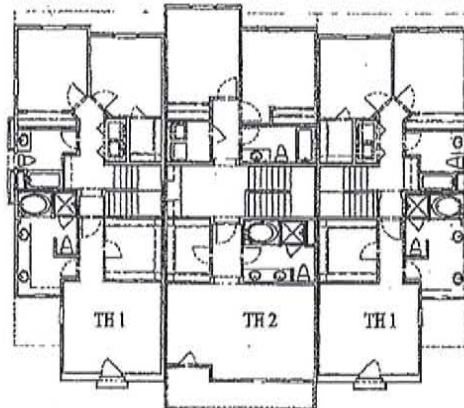
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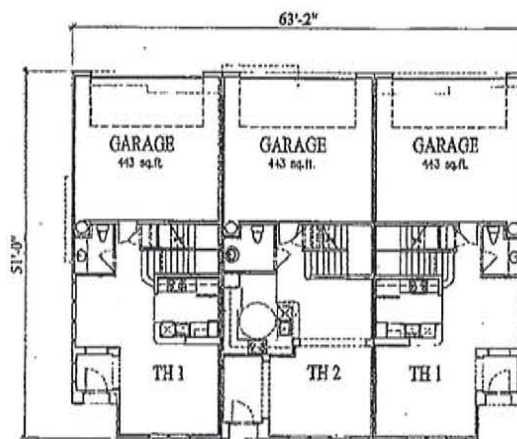
FIRST FLOOR

Building B - 1st, 2nd, & 3rd Floor Plan

FLOOR PLANS (Cont.)



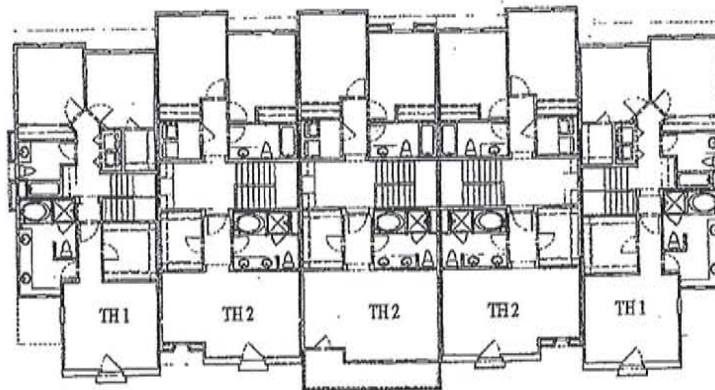
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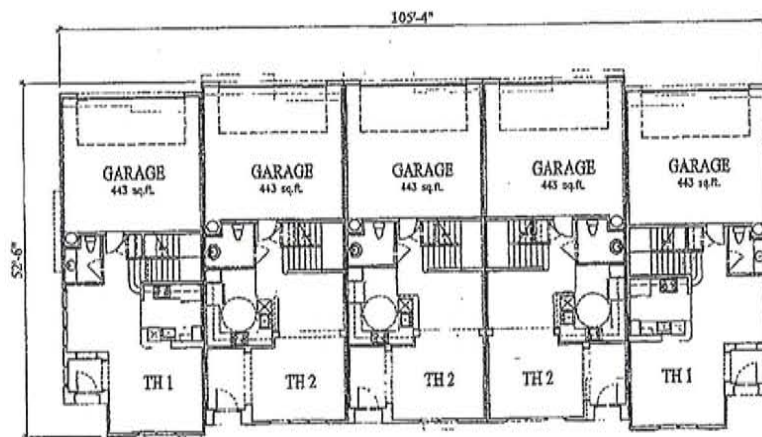
FIRST FLOOR

Building C - 1st & 2nd Floor Plan

FLOOR PLANS (Cont.)



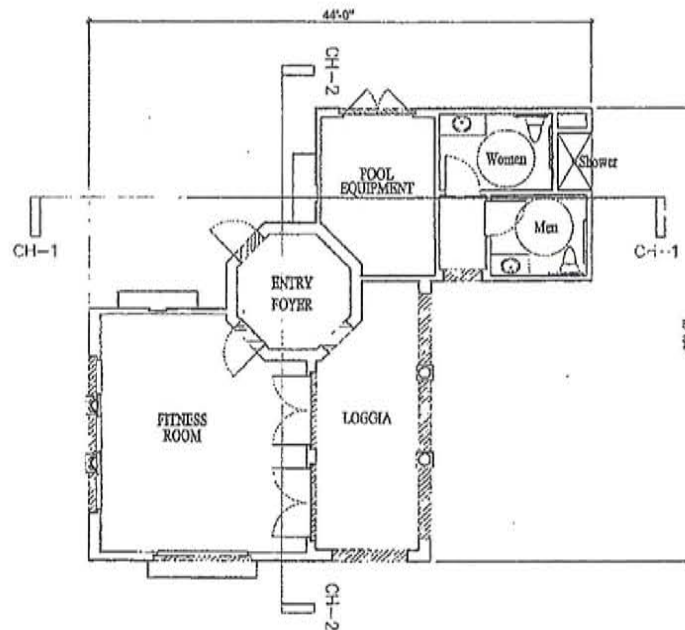
SECOND FLOOR



FIRST FLOOR

Building D - 1st & 2nd Floor Plan

FLOOR PLANS (Cont.)

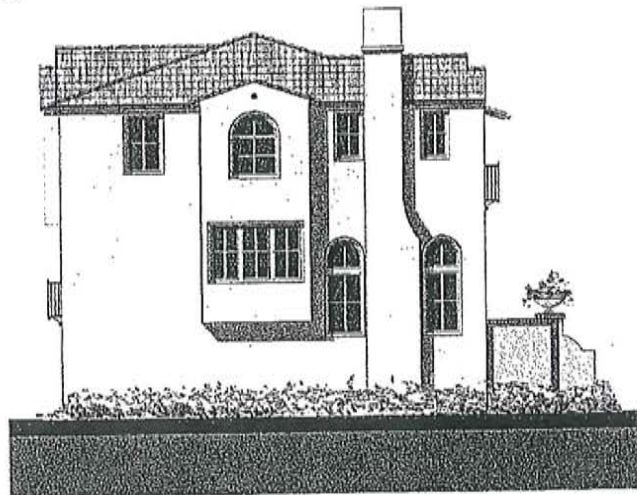


Clubhouse - Floor Plan

ELEVATIONS



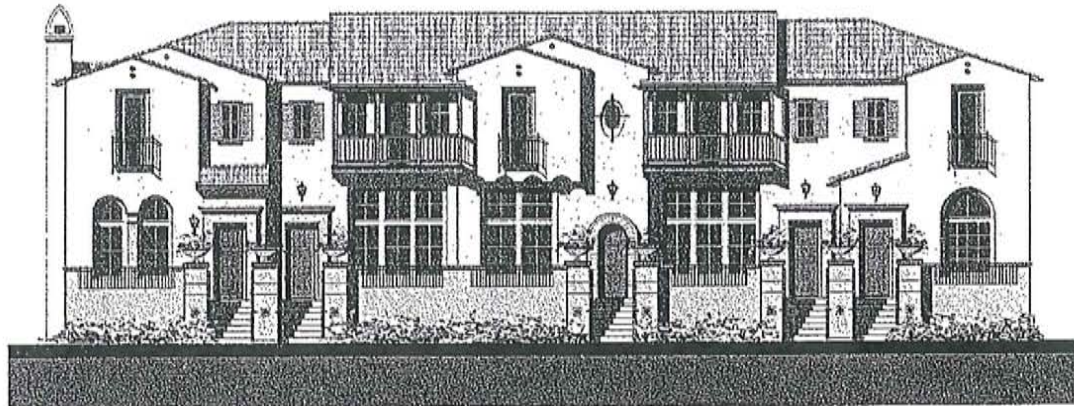
FRONT ELEVATION



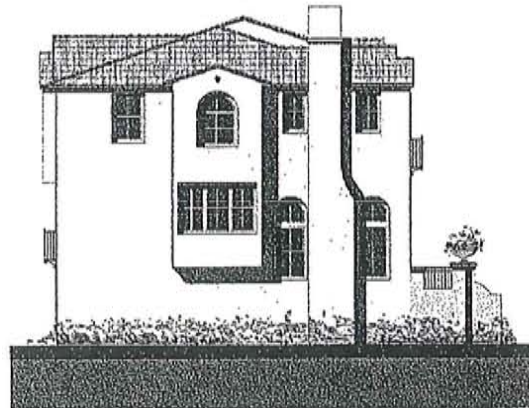
LEFT ELEVATION

Building A – 3-story, 4-plex

ELEVATIONS (cont.)



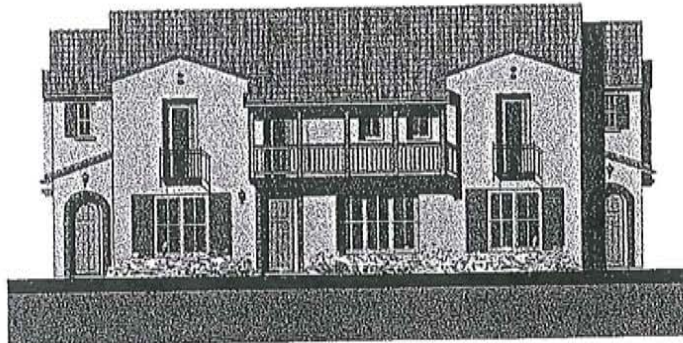
FRONT ELEVATION



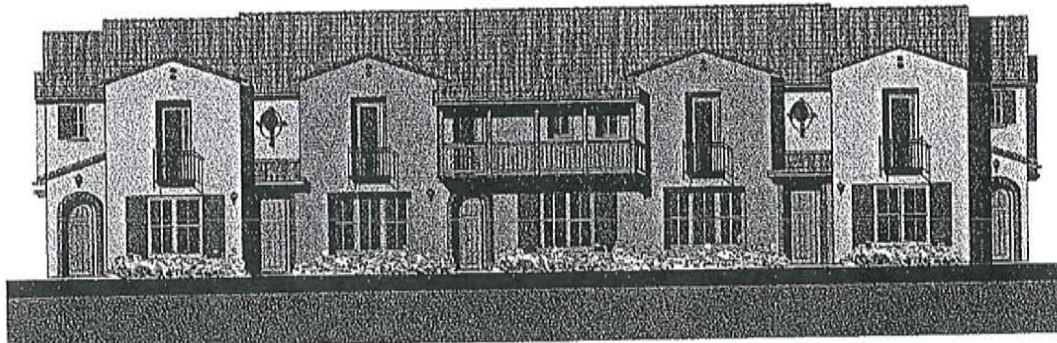
LEFT ELEVATION

Building B – 3-story, 5-plex

ELEVATIONS (cont.)



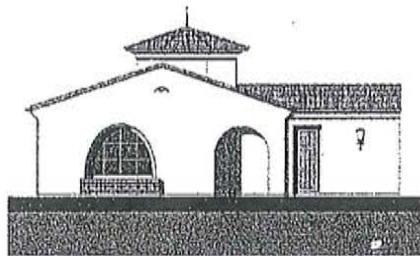
BUILDING C FRONT ELEVATION



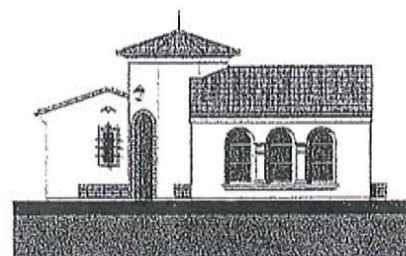
BUILDING D FRONT ELEVATION

***Typical Elevation for
Building C – 2-story, 3-plex and Building D – 2-story 5-plex***

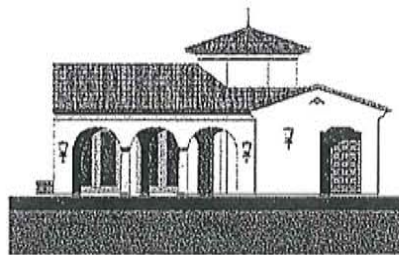
ELEVATIONS (cont.)



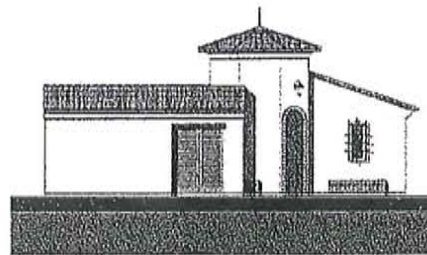
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Clubhouse

CONDITIONAL USE PERMIT 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):

EAST OF JERSEY AVE., SOUTH OF TELEGRAPH RD., & WEST OF ALBURTIS AVE.

Give the correct legal description of the property involved (include only the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) SEE ATTACHED TITLE REPORT DATED JUNE 19, 2008.

Record Owner of the property: KEANA DEVELOPMENT, LLC.
Name: SHANE ASTANI Phone No: (310) 273-2999
Mailing Address: 9595 WILSHIRE BLVD. 312 1010 Date of Purchase: 9-30-05 AND 8-01-08
Fax No: (310) 550-4564 E-mail: SHANE@ASTANIENTERPRISES.COM
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: ALLIANCE LAND PLANNING & ENGINEERING, INC. Phone No: (760) 431-9896
Mailing Address: 2248 FARADAY AVE., CARLSBAD CA 92008
Fax No: (760) 431-8802 E-mail: CWHITTEKER@ALLIANCEENG.COM
Describe any easements, covenants or deed restrictions controlling the use of the property:

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):
FOR 50 TWO-STORY RESIDENTIAL CONDOMINIUMS WITH ASSOCIATED PRIVATE DRIVES, PARKING, POOL AREA WITH CLUBHOUSE AND LANDSCAPE AREAS.

NOTE

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

CONDITIONAL USE PERMIT APPLICATION (Cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

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

- THE PROPOSED PROJECT IS DESIRABLE AT THIS LOCATION DUE TO ITS PROXIMITY TO EXISTING RESIDENTIALS ALONG WITH NEARBY COMMERCIAL AND RETAIL USES.
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

- THE PROPOSED PROJECT WILL COMPLIMENT EXISTING ADJACENT RESIDENTIAL USES AND WILL HAVE A POSITIVE IMPACT ON THE COMMUNITY BY PROVIDING NEW HOUSING.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?

- THE PROPOSED PROJECT WILL BE RESIDENTIAL TOWNHOMES, THEREFORE IT SHOULD NOT CREATE HARMFUL NOISE, DUST, ODORS, AND/OR OTHER UNDESIRABLE FEATURES THAT MIGHT AFFECT ADJOINING PROPERTIES.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

- THIS PROJECT WILL REDEVELOP AN EXISTING OLDER BUSINESS PARK AREA INTO A NEW RESIDENTIAL HOUSING AREA, WHICH WILL CONTINUE THE REDEVELOPMENT PROCESS WITHIN THIS AREA OF SANTA FE SPRINGS.
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.

- THE PROPOSED RESIDENTIAL PROJECT WILL NOT CREATE SIGNIFICANT TRAFFIC AND IS CURRENTLY SERVED BY TWO ADJACENT LOCAL COLLECTOR STREETS, JERSEY AVE. AND ALBURTIS AVE.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

- THE PROPERTY OWNER WILL BE SELLING THE TOWNHOMES TO INDIVIDUAL BUYERS. A HOMEOWNER'S ASSOCIATION WILL BE CREATED.

CONDITIONAL USE PERMIT APPLICATION (Cont.)

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

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

Name (please print): KEANA DEVELOPMENT, LLC
 Mailing Address: 9595 WILSHIRE BLVD., BEVERLY HILLS CA 90212 Ste 1070
 Phone No: (310) 273-2999
 Fax No: (310) 550-4564 E-mail: SHANE@ASTANIENTERPRISES.COM
 Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, SHANE ASTANI, being duly sworn, depose and say that I am the petitioner in this application for a Conditional Use Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

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

On October 23, 2008 before me, M. Beene, Notary Public (sec);
 personally appeared Shane Astani who
 proved to me on the basis of satisfactory evidence to be the
 person 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 on the instrument the person, or the
 entity upon behalf of which the person(s) acted, executed
 the instrument.

I certify under PENALTY OF PERJURY under the laws of the
 State of California that the foregoing paragraph is true
 and correct.

WITNESS my hand and official seal.

M. Beene
 Notary Public



FOR DEPARTMENT USE ONLY	
CASE NO:	
DATE FILED:	
FILING FEE:	
RECEIPT NO:	
APPLICATION COMPLETE?	

CONDITIONAL USE PERMIT APPLICATION (Cont.)

CERTIFIED PROPERTY OWNERS LIST
AFFIDAVIT

RECEIVED

OCT 27 2008

Planning Dept.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

I, SHANE ASTANI, HEREBY STATE THAT the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available Assessment Roll of the County of Los Angeles within the area described and for a distance of five-hundred (500) from the exterior boundaries of property legally described as:

SEE ATTACHED TITLE REPORT DTD 6/19/08

Signature

SHANE ASTANI

Printed Name

KEANA DEVELOPMENT

Company / Address

9595 WILSHIRE BLVD #1010BEVERLY HILLS, CA 90210

On October 23, 2008, before me, M. Beene, Notary Public.

Date

Name/Title

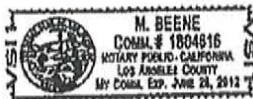
Personally appeared Shane Astani

Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person ~~x~~ whose name is 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 ~~x~~, or the entity upon behalf of which the person ~~x~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

M. Beene
Notary Public



NEW BUSINESS

Conditional Use Permit Case No. 736

Request for a one (1) year extension of Conditional Use Permit (CUP) Case No. 736 to allow the establishment, operation, and maintenance of a food processing facility using poultry and pork products to produce broth on the property located at 13930 Borate Street (APN: 8069-007-046), in the M-2, Heavy Manufacturing zoning district. (Wakou USA)

RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

Approve a one (1) year extension of time for CUP Case No. 736 to December 10, 2014, subject to the conditions of approvals contained within this staff report and in the original staff report dated December 10, 2012.

BACKGROUND

On December 10, 2012, the Planning Commission approved CUP Case No. 736 to allow the establishment, operation, and maintenance of a food processing facility at 13930 Borate Street. The CUP was approved for a one (1) year time period, until December 10, 2013. However, the applicant has been unable to initiate the business operation due to a tenant improvement project that is taking longer than anticipated and is therefore requesting that a time extension be granted.

ZONING CODE REQUIREMENTS

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

City of Santa Fe Springs – Zoning Regulations

Section 155.721 – Expiration

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

STAFF REMARKS

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

Staff finds the request to extend the CUP is appropriate since the applicant has not had an opportunity to enjoy the privileges of the CUP given that his tenant improvement project is taking longer than anticipated. Staff recommends that the Planning Commission approve a one (1) year time extension, to December 10, 2014, subject to the conditions of approval as contained within this staff report and in the original staff report dated December 10, 2012.

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

(Contact: Rafael Garcia 562.868.0511 x 7451)

1. That the applicant shall continue to adhere to the conditions of approval as stated within the original staff report dated December 10, 2012.
2. That CUP Case No. 736, if not utilized within 12 months from the effective date shall become null and void. Also, the abandonment or nonuse of CUP Case No. 736 for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council Action.
3. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



Wayne Morrell
Director of Planning

Attachments:

1. Letter Requesting Time Extension
2. Copy of Original Staff Report dated December 10, 2012

Request for Time Extension

E L P B A B O N E

October 11, 2013

Mr. Rafael Garcia
Contract Planner
Department of Planning and Development
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679

Re: Conditional Use Permit Case No. 736
13930 Borate Street

Subject: Time Extension

Mr. Garcia,

At the request of my Client, Wakou USA we are requesting a time extension for our CUP today. We have already pulled permits from the City and are under construction at this time for Phase 1 (offices; test kitchen; R&D kitchen, etc.). We expect to occupy this space before the end of the year while Phase 2 (Factory) is under construction. We were notified yesterday by Mike Nosrat (Building Department) that the Phase 2 plans were approved for permit issuance. Therefore, we are very close to obtaining that permit to begin Phase 2 construction.

If you have any questions, please feel free to call me at any time. Wakou USA is excited to be in Santa Fe Springs and looks forward to a long and respectful relationship with the City.

Sincerely,


Gene Cipparone,
President

Cc: Mr. K. Kawaii, West Wing Corporation

Gene Cipparone – Architect, Inc.
10525 Vista Sorrento Parkway Suite 120
San Diego CA 92121
Voice: 858.587.9100 Fax: 858.587.1954 Email: gene@cipparone.com



City of Santa Fe Springs

Planning Commission Meeting

December 10, 2012

PUBLIC HEARING

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

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

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding CUP Case No. 736, and thereafter close the Public Hearing.
2. Find and determine that CUP Case No. 736 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 objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
3. Approve and adopt the proposed Mitigated Negative Declaration/Initial Study and Mitigation Monitoring and Reporting Program, which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of DPA Case No. 878 will have significant adverse effects that cannot be mitigated to levels of insignificance.
4. Find and determine that the establishment, operation, and maintenance of a food process facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan.
5. Approve Conditional Use Permit Case No. 673, subject to the conditions of approval as contained within this staff report.

BACKGROUND/DESCRIPTION OF REQUEST

The 43,996 sq ft property is located at 13930 Borate Street and is improved with a ±19,200 sq ft building constructed in 1980. Wakou USA is in negotiation to purchase the building to establish a food processing facility.

Business Information and Operations:

Name: Wakou Shokuhin Company, Ltd. (In Japan)
Address: 3-504-1 Zenibako, Otaru, Hokkaido, Japan
President: Mr. Kazuyama Akihiro

Product: Soup and Broth
Annual Sales: \$64,000,000 (US)
Historical: Company founded in 1964 in Hokkaido, Japan
Went public in 2005 IPO: JASDAQ (in Japan)
Open US branch to expand international market share: 2013

California Operations:

Name: Wakou USA Inc
Address: 13930 Borate Street, Santa Fe Springs, CA 90670
Vice President: Mr. Masaru Iwata

Product: Soups and Broth
Annual Sales: To be Determined
Employees: 12

Factory Process:

Wakou will establish a complete processing and manufacturing facility at this location to produce and package seasoned broth for distribution to local clientele to enhance their product taste and texture.

Wakou will purchase seasoning and other ingredients for their operations from local vendors that will be delivered to the plant. These items will be delivered to the building using the existing truck doors along Borate Street. Those items will be placed in racking in the **'Ingredient Storage'** room and/or the **'Cooler'** or **'Freezer'** depending upon required temperature for storage. From this area, ingredients will be taken to the **'Vestibule'** off the Ingredient Storage room and into the **'Measuring/Weighing Room'** to be measured, etc. from their original packaging and prepared for use to meet the recipe of the final product (there are many recipes-products). That mixture will be taken to the **'Concentration & Mixing & Packing Room'** before entering the **'Extraction Room'** where it will be placed within tall and large kettles with water to cook. During the cooking operation, additional ingredients maybe added per the recipe until the product is ready for the next step. These

additional items would come from the **'Extraction ingredient Cooler'**. This product is emptied from the tall kettles into wheeled carts and taken to the **'Mixing/Blending Room'** where additional ingredients are added to finalize the product. It is then put into packaging equipment and a conveyor belt will push the final packaged product into the **'Packaging Room'** where staff will coordinate the individual packages into pre-assigned boxes with limited quantities. The next step is for staff to assembly these boxes into larger boxes for palletization for shipping. The pallets are then taken through a **'Vestibule'** into the **'Product Storage'** area.

They are placed on racks in either the large warehouse area (ambient temperature) or in either the **'Cooler'** (35 deg. F) or the **'Freezer'** (30 deg. F) as required for shipping.

Shipping and Receiving:

Receiving will take place at the existing truck dock doors on Borate Street. Shipping of new product will take place at the existing truck doors on Radburn Avenue.

USDA Supervision:

Wakou will purchase pre-packaged clean chicken bones and pork bones from local vendors for use in preparing their products in the beginning of their operations at this location. These products require that this facility fall under the supervision and control of the USDA with respect to operations and cleanliness each day. After use, these items will be removed from the premises each day and replaced with new for the following cooking cycle.

It is the future Wakou's intent is to purchase pre-packaged clean whole chickens from an authorized vendor for use in preparing some of their products.

All food waste will be removed using licensed and approved waste removal companies as required by the USDA. All drains within the buildings rooms that required daily cleaning will be directed to an underground clarifier unit to separate undesirable particles before entering the city's sewer system. All left over debris will be vacuumed out using a licensed food waste removal company.

Hours of Operation:

The business will operate between the hours of 7:00 am to 6:00 pm Monday through Friday.

Employee Count:

The initial employee count will be 12 at the time of our opening. The site has thirty-nine (39) parking stalls, which exceeds code for this use.

ZONING REGULATIONS REQUIREMENTS: CONDITIONAL USES

Pursuant to Section 155.243(D) (5), meat or fish products packaging, canning or processing shall be permitted in the M-2, Heavy Manufacturing Zone only after a valid conditional use permit has first been issued. Before granting a conditional use permit, the Planning 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.

STREETS AND HIGHWAYS

The subject property is located at 13930 Borate Street, at the southwest corner of Borate Street and Radburn Avenue, both of which are local streets.

ZONING AND LAND USE

The subject property, as well as all surrounding properties, is zoned M-2, Heavy Manufacturing and developed with industrial uses, including warehouse distribution, manufacturing, and industrial offices.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing 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 November 29, 2012. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on October 11, 2012, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

To date, staff has not received any correspondence from the surrounding property owners that received the notice nor has anyone called or inquired at the public counter upon receiving the posted notice.

ENVIRONMENTAL DOCUMENT- Mitigated Negative Declaration/Initial Study Prepared

Based on the Mitigated Negative Declaration and Initial Study, City staff has concluded that although the proposed project could have a significant effect on the environment, there will not be a significant effect with the incorporation of mitigation

measures pertaining to air quality (objectionable odors), hazardous materials, hydrology and water quality, traffic and circulation. The City, therefore, prepared and proposes to adopt a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett Baylosis Associates, and recognizes project design features, previous environmental evaluations, and standard construction and engineering practices, as contributing to avoidance of potential impacts.

The Notice of Intent to Adopt (NOI) the Mitigated Negative Declaration was posted with the L.A. County Clerk for the required 20-day public review on November 16, 2012. Similarly to the public hearing notice, Staff has not received any inquiries regarding the proposed use.

FINDINGS/CONSIDERATIONS

Meat or fish products packaging, canning or processing is listed as a conditional use activity primarily for health and odor concerns and the need to regulate these operation to prevent said concerns from becoming a nuisance. The Planning Commission should also note that food-processing uses, particularly those involving meat, poultry and fish, are strictly regulated and closely monitored by several government agencies. These agencies include the Los Angeles County Health Department, the Los Angeles County Sanitation Department, the Industrial Waste Management Division of the City of Santa Fe Springs, and the United States Food and Drug Administration. These agencies are responsible for ensuring that the food products are properly handled and prepared for public consumption.

For the reasons stated in this report, staff finds and determines that the proposed food processing facility because of its location, size, operational characteristics, conditions of approval, and the regulatory oversight, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the City in general. Staff is recommending that an initial one-year approval be granted, subject to the conditions of approval as contained within the staff report.

CONDITIONS OF APPROVAL:

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brian Reparuk 562.868-0511x 3716)

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
2. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most

remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25. *Provide 5-year sprinkler certification for interior overhead system.

3. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
4. That prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
5. 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.
6. 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)

7. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.
8. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
9. That the owner/operator shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

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

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

POLICE SERVICES DEPARTMENT:**(Contact: Philip De Rousse – 562- 409-1850 x3319)**

11. 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.
12. 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.

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

13. That the food processing use shall comply with Section 155.420 of the City's Zoning Regulation 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 operations in a timely manner. This may include, but not limited to, modification of the meat processing procedures, installation of new processing equipment, scrubber equipment, and so forth.
14. That no portion of the required off-street parking and loading areas shall be used for outdoor storage, manufacturing, or similar uses at any time.
15. That prior to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical

equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development or designee.

- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

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

- 16. That any waste generated by the use shall be disposed of in an approved manner on a regular basis and shall not be stored outdoors on the property.
- 17. That the processing use shall comply with all requirements of the City Zoning Ordinance, Building Code, Property Maintenance Ordinance, Fire Code and all other applicable County, State, and Federal regulations, as well as other governmental authorities, that regulate the processing of food.
- 18. That the Department of Planning and Development shall first review and approve all future sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign.
- 19. That forty (40) on-site parking spaces shall be provided.
- 20. That prior to occupancy, all tenants shall submit a business license application to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval.
- 21. That Conditional Uses Permit Case No. 736 shall be subject to a compliance review in one (1) year, to ensure the use is still operating in strict compliance with the conditions of approval.
- 22. That it is hereby declared 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.

23. That Wakou USA 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. 736, 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.


Wayne M. Morrell
Director of Planning

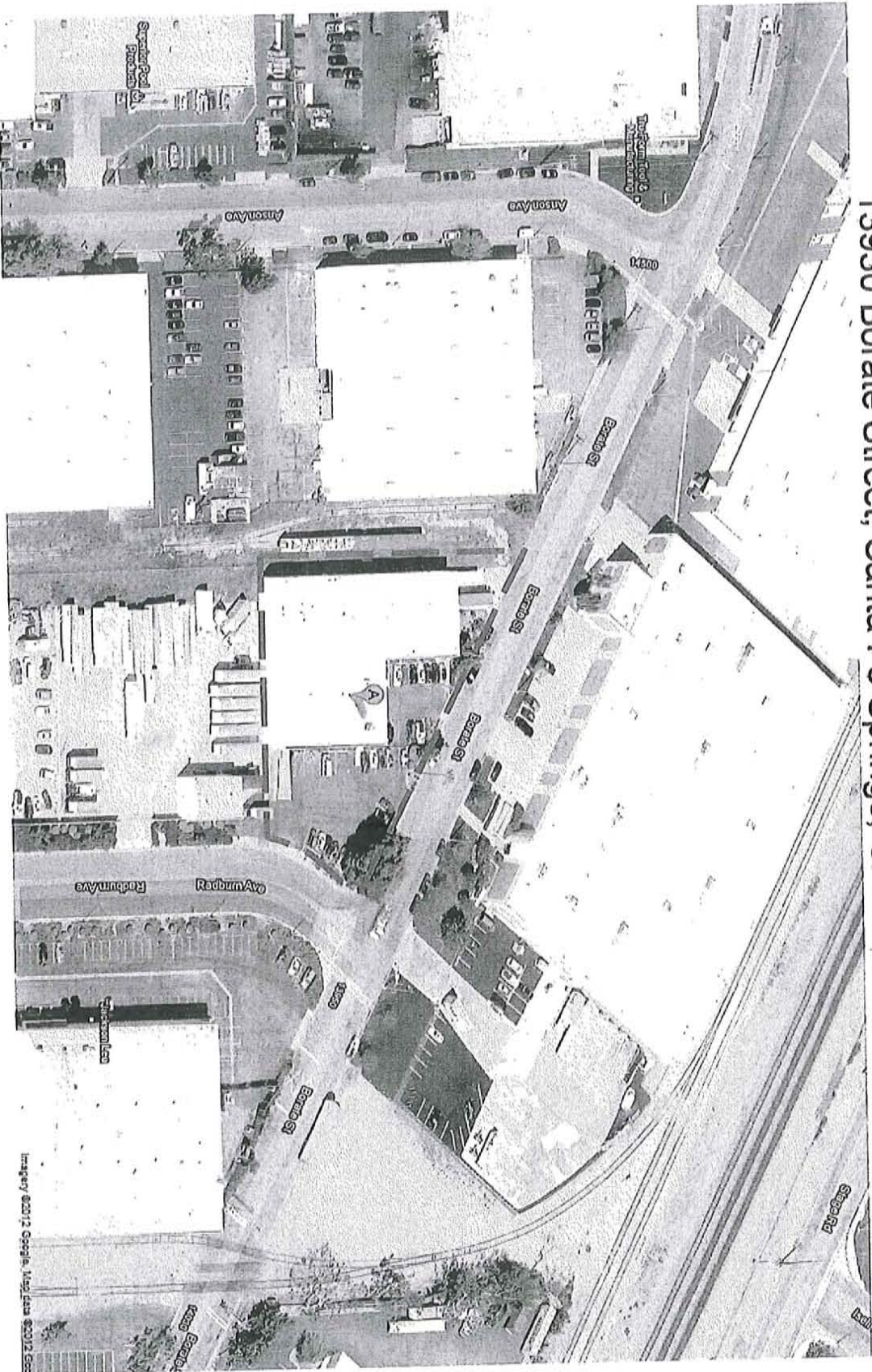
Attachments:

1. Location Map - Aerial Photograph
2. Site Plan
3. Floor Plan
4. Application
5. Environmental Documents

LOCATION AERIAL-AERIAL PHOTOGRAPH
Conditional Use Permit Case No. 736

Wakou USA Inc

13930 Borate Street, Santa Fe Springs, CA 90670





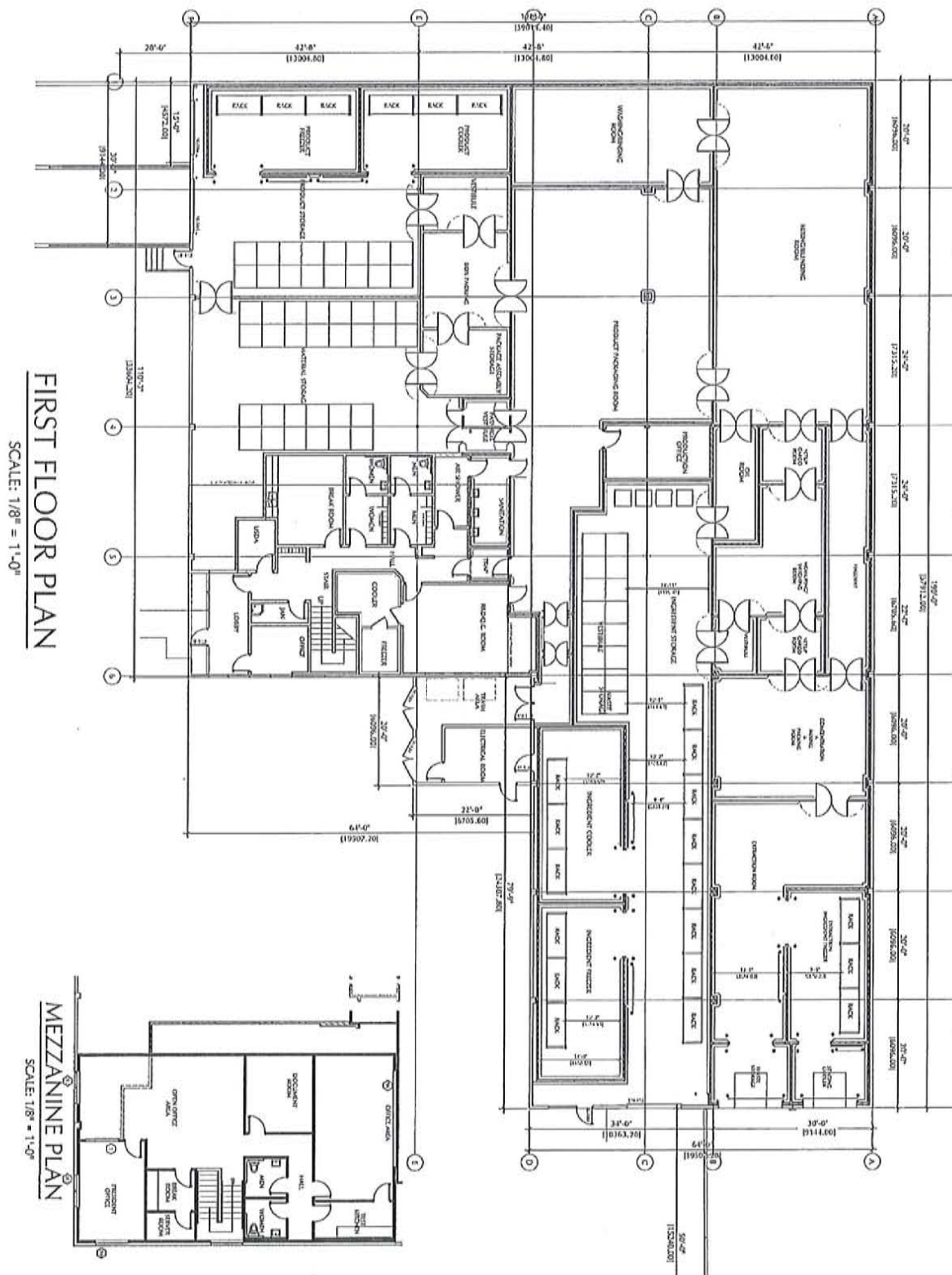
Project Name	WALDO FACILITY
Project Number	13.01.13
Client Name	LEWIS & CLARK ENGINEERING INC.
Drawings	S-111 P.A.N. - CLP FIRST FLOOR

Name and Organization	
No.	Date
12.03.12	CLIP FINE APPROVAL



CIPPARONE
Cipparone
GENE CIPPARONE - ARCHITECT, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
10525 VISTA SORRENTO PARKWAY, SUITE 110, SAN DIEGO, CALIFORNIA 92121
FAX: 618.587.9199 VOICE: 618.587.9100 EMAIL: GENE@CIPPARONE.COM

WAKOU
FACILITY





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

RECEIVED

AUG 29 2012

Planning Dept.

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from the nearest cross street): 13930 Borate Street

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) A portion of Parcel 2 of the Parcel Map 1882 PMB 29A0 in the City of Santa Fe Springs, County of Los Angeles, State of California.

Record Owner of the property: _____
Name: Ms. Cynthia Lincoln Phone: 562-756-8555
Mailing Address: 3136 Rossmoor Pkwy #5, Walnut Creek, CA 94595 Date of Purchase: 1996
Fax No: 925-891-4252 E-mail: cynzcyn@aol.com
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: Gene Cipparone Phone: 858-587-9100
Mailing Address: 10525 Vista Sorrento Pkwy #120, San Diego, CA 92121
Fax No: 858-587-1954 E-mail: gene@cipparone.com
Describe any easements covenants or deed restrictions controlling the use of the property: None

The Conditional Use Permit requested for the following use (Describe in detail the Nature of the proposed use, the building and other improvements proposed): _____
The new owner will manufacture a food product (broth) using poultry and pork products in the process. (USDA Regulated 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."

JUSTIFICATON STATEMENT ATTACHMENT

1. The City of Santa Fe Springs has created a welcoming environment that has attracted many manufacturing operations such as our proposed facility. They have created the infrastructure to support manufacturing. The building was chosen for easy access with a central location from the freeway for both deliveries to us as well as shipping our product to our clients. Abundant utilities such as water and power are readily available.
2. The manufacturing process is contained within environmentally controlled rooms where temperature and humidity must meet USDA standards for our operation. The process will require the boiling of water to create "flavored" broth that will be processed, packaged and shipped to our clients for their use in creating other food products. Our final product as well as the ingredients are all simple off the-shelf food products and will not cause any detrimental affects to either persons, or properties in the vicinity.
3. Since all production will occur within environmentally controlled rooms, we will not be generating any noise from this process. Since our product is a food, the USDA has required measures for cleanliness throughout the facility that will include the walls, ceiling and floors of the majority of the rooms within the building. Therefore, we will not be generating any dust or air pollution at this location. The conditioning of the air in the manufacturing areas will be filtered to mitigate any potential fumes arising from the boiling of water with seasonings, etc. through final packaging. We will install an underground clarifier for all sewer waste from the production areas to be cleaned and monitored to meet city standards for impurities prior to being pumped into the city sewer system.
4. Since our facility will be daily monitored by the USDA, we will be held to a very high standard of cleanliness throughout the entire facility as well as the property itself. Since production occurs within the walls of the building we must meet those standards every day so that we can operate in a clean, safe environment. If we deviate or fail to meet the USDA standards, we will be shut down until the problem is corrected to the standards of the USDA. That is not part of our business model. We will not create any hindrance to the city as it is our intent to grow the company within the building and to do that we must abide by the strict rules of the USDA for the entire property.
5. The operations within our facility require a limited amount of trained employees. We anticipate having five manufacturing employees and seven office employees within the building each day. This employee count is less than a third of the existing parking spaces required for this building's use. If were to add another factory shift in the future, we would still have sufficient parking on the property without impacting the streets or the area. Our truck traffic is limited and this facility will allow us to receive deliveries on Borate Street and to ship from existing doors located on Radburn Avenue splitting any possible burden with only one street access.
6. Wakou has reached an agreement with the owners to sell them the property. They are currently in escrow to purchase the property. Escrow should close mid-October of this year.

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): Ms. Randi Wren-Munoz
Mailing Address: 31010 Avenida Buena Suerte, Temecula, CA 92591
Phone No: 951-699-2233
Fax No: _____ E-mail: rjwren@verizon.net
Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

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

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

(seal)

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

WITNESS my hand and official seal

Notary Public

FOR DEPARTMENT USE ONLY	
CASE NO:	_____
DATE FILED:	_____
FILING FEE:	_____
RECEIPT NO:	_____
APPLICATION COMPLETE?	_____