



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

**December 9, 2013
4:30 P.M.**

**Frank Ybarra, Chairperson
Susie Johnston, Vice Chairperson
Michael Madrigal, Commissioner
James Velasco, 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, and Ybarra.

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 November 25, 2013 Adjourned Planning Commission Meeting.

6. PUBLIC HEARING**Alcohol Sales Conditional Use Permit Case No. 63**

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13273 Barton Circle, in the M-1-PD, Light Manufacturing-Planned Development, Zone. (Vinifera Imports)

7. PUBLIC HEARING**Development Plan Approval Case No. 880**

A request for approval to allow the renovation of the existing office area (approx. 33,000 sq. ft.), construction of an office addition (approx. 8,000 sq. ft.), and construction of a new parking lot and walkways for property located at 9630 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone, and within the Consolidated Redevelopment Project Area. (McMaster Carr Supply 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. 498-7**

A compliance review of a truck parking and maintenance facility on the subject 3.647-acre property located at 12965 Sandoval Street (APN: 8011-017-041), in the M-2, Heavy Manufacturing zone, and within the Consolidated Redevelopment Project Area. (Erick R. Hawkins for Air Products and Chemicals, Inc.)

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

December 4, 2013

Date

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
November 25, 2013**

1. CALL TO ORDER

Chairperson Frank Ybarra called the meeting to order at 4:32 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra called upon Steve Skolnik to lead the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner Velasco
Commissioner Zevallos
Vice Chairperson Johnston
Chairperson Ybarra

Staff: Wayne M. Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Associate Planner
Rafael Garcia, Planning Consultant
Luis Collazo, Code Enforcement Officer
Teresa Cavallo, Planning Secretary

Absent: Commissioner Madrigal

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:34 p.m. There being no one wishing to speak, Oral Communications were closed at 4:34 p.m.

5. APPROVAL OF MINUTES

Minutes of the November 12, 2013 Adjourned Planning Commission Meeting

Commissioner Zevallos moved the approval of the minutes; Vice Chairperson Johnston seconded the motion which passed unanimously.

6. PUBLIC HEARING

Zoning Ordinance Amendment-Density Bonuses and Affordable Housing Incentives
Ordinance No. 1048: An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15 and adding Section 155.625.1 to Chapter 155: Zoning, to establish the City's code provisions for density bonuses and affordable housing incentives in accordance with state density bonus laws.

"Please see Item No. 8"

7. PUBLIC HEARING

Zoning Ordinance Amendment-Reasonable Accommodations for Disabled Persons
Ordinance No. 1049: An Ordinance of the City Council of the City of Santa Fe Springs, California, amending Santa Fe Springs Municipal Code Section 155.003 and adding Section 155.659 to Chapter 155: Zoning, to establish procedures for disabled persons to request a reasonable accommodation from the City's zoning and land use regulations.

"Please see Item No. 8"

8. PUBLIC HEARING

Zoning Ordinance Amendment-Emergency Shelters and Transitional and Supportive Housing

Ordinance No. 1050: An ordinance of the City Council of the City of Santa Fe Springs, California, amending Santa Fe Springs Municipal Code, Sections 155.003, 155.061, 155.091, 155.180, and 155.181, and adding Section 155.629.1 relating to Emergency Shelters and Transitional and Supportive housing.

Chairperson Ybarra called the Public Hearing open at 4:35 p.m. for Item No.'s 6, 7, & 8.

Director of Planning Wayne Morrell presented Items 6, 7, & 8. Also, present and assisting Mr. Morrell was Planning Consultant, Wayne Carvalho.

City Attorney Steve Skolnik indicated that these Zoning Ordinance Amendments were being brought before the Planning Commission only to become consistent with State Law.

Commissioner Zevallos asked when the new Ordinances would take effect. Mr. Morrell indicated 30 days after the second reading.

Chairperson Ybarra asked if someone wanted to develop a shelter, where does the money come from.

Steve Skolnik indicated that the City has no financial obligation to fund these types of projects.

Wayne Morrell added that should someone come into the City to develop an emergency shelter, this Ordinance sets perimeters in place.

Having no further questions, Chairperson Ybarra, closed the Public Hearing for Item No.'s 6, 7, & 8 at 4:53 p.m.

Commissioner Velasco moved to approve Item No.'s 6, 7, & 8; Vice Chairperson Johnston seconded the motion, which passed unanimously.

9. 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. 481-4

A compliance review of an outdoor storage facility involving mobile office trailers on the subject 5-acre property located at 12311 Greenstone Avenue (APN: 8026-041-035), in the M-2, Heavy Manufacturing zone, and within the Consolidated Redevelopment Project Area.

(Rawlins Family Trust for Scotsman Mobile Offices)

B. CONSENT AGENDA

Conditional Use Permit Case No. 693-2

A compliance review of a meat processing facility at 13538 Imperial Highway-Unit B, and 13540 Imperial Highway-Unit C, in the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone and within the Consolidated Redevelopment Project Area.

(Roman Rodriguez, Paloma Mexican Food Corp.)

C. CONSENT AGENDA

Conditional Use Permit Case No. 732-1

A compliance review for a tire recycling facility within the 18,969 sq. ft. building located at 9138 Norwalk Blvd., in the M-2, Heavy Manufacturing Zone, and within the Consolidated Redevelopment Project Area.

(Oscar Palencia for Azteca International, Inc.)

The City Attorney asked the Commission if they required a presentation or if the staff reports were sufficient. Having no questions, Chairperson Ybarra asked for a motion.

Commissioner Velasco moved to approve Item No.'s 9A, 9B, & 9C; Vice Chairperson Johnston seconded the motion, which passed unanimously.

10. ANNOUNCEMENTS

Commissioners: All Planning Commissioners wished everyone a Happy Thanksgiving.

Staff: All City Staff wished everyone a Happy Thanksgiving.

Cuong gave a brief follow up regarding service calls at 10425 Painter Avenue (LACADA), as requested. Cuong indicated that Police Services responded to thirteen (13) calls within the past 2 years at 10425 Painter Avenue.

Wayne indicated that the Planning Commissioners may have noticed an increase in consent agenda items, and will see more in the future, thanks to the assistance of Planning Consultants that have been assigned to the Planning Department.

11. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 4:57 p.m.

Chairperson Frank Ybarra

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING - NEW BUSINESS

Alcohol Sales Conditional Use Permit Case No. 63

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13273 Barton Circle, in the M-1-PD, Light Manufacturing-Planned Development, Zone.
(Vinifera Imports)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
2. Recommend that the City Council approve Alcohol Sales Conditional Use Permit Case No. 63 subject to the Conditions of Approval contained within this report.
3. Recommend that the City Council approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 63 subject to a compliance review in one (1) year to ensure the use is in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

The Applicant, Vinifera Imports, is one of the top importers of premium Italian wines in America. Founded in 1979 as a one-office operation in Chicago, Vinifera has now expanded throughout fifteen states.

As part of their expansion efforts, Vinifera Imports recently signed a lease agreement to occupy a 10,284 sq. ft. concrete tilt-up building, located at 13273 Barton Circle. Vinifera Imports proposes to use the facility to serve as a storage warehouse for the distribution of alcoholic beverages, mainly wine. It should be noted that retail sales will not occur from this location.

The applicant is concurrently applying for a license with the Department of Alcoholic Beverage Control (ABC) for the import and wholesale of alcoholic beverages.

In compliance with Section 155.628 of the Zoning Regulations, Vinifera Imports is applying for an Alcohol Sales Conditional Use Permit (ASCUP) to allow the storage, warehousing, and distribution of alcoholic beverages at the above location.

CALLS FOR SERVICE

The site is currently occupied by Shoemaker Candies. Shoemaker Candies will vacate the premises by the end of December. No calls for service were received for the location.

ENVIRONMENTAL DOCUMENTS

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

ZONING ORDINANCE REQUIREMENTS

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

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

a. Conformance with parking regulations.

The subject site is part of a multi-building industrial development built in 1980. The development includes eighteen (18) buildings with some shared parking, shared driveways and paved access roads. Based on the approved site plan, the property complies with the current parking requirements.

b. Control of vehicle traffic and circulation.

The subject property has on-site vehicle circulation with two driveway entries on Barton Circle; both driveways are commercial type driveways.

- c. **Hours and days of operation.**
The subject location will operate from 8:00am to 5:00pm, Monday – Friday, and will be closed on weekends.
- d. **Security and/or law enforcement plans.**
As part of the conditions of approval, the Applicant is required to submit and maintain an updated Security Plan.
- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.**
The subject use is a warehouse activity and will not involve retail sales to the public. Therefore, staff does not believe this use will be incompatible with other land uses or public facilities attended or utilized by minors. The location is within one-driving mile from Richard Graves Middle School and St. Paul High School.
- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.**
The subject use is a warehouse type of activity and is simply a wholesale distributor. No on-site retail sales or consumption is permitted by ABC; therefore, proximity to another alcohol beverage use is not a concern.
- g. **Control of noise, including noise mitigation measures.**
The subject site does not generate any audible noises out of character with other industrial facilities in the area.
- h. **Control of littering, including litter mitigation measures.**
The premises is generally a warehouse with all activity conducted indoors. Staff does not foresee an issue with littering; however, as a standard condition of approval and in compliance with the City's Property Maintenance Ordinance, the Applicant is required to maintain the property free of litter and debris.
- i. **Property maintenance.**
The subject property, and the surrounding area, is currently in compliance with the Property Maintenance Ordinance.
- j. **Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.**

The applicant's sales are wholesale; therefore, the negative impacts normally encountered by retail uses involved in alcohol beverage sales are not foreseen at the site. Nevertheless, Staff has generated the attached conditions of approval to address foreseeable impacts should they become apparent.

SURROUNDING ZONING AND LAND USE

The subject property, as well as the properties to the west, north and east, are within the M-1-PD, Light Manufacturing-Planned Development, Zone, and developed with warehouse/industrial type buildings. The properties to the south are within the Los Angeles County Unincorporated area and are developed with single family residential units. The mentioned residential properties are located towards the rear of the subject property and are shielded by the building's solid wall.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was published in the Whittier Daily News, a local newspaper, on November 29, 2013. A Public 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 on November 26, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on November 26, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of December 4, 2013, Staff has not received any inquiries regarding the proposal.

STAFF CONSIDERATIONS

After conducting an on-site inspection, Staff found that the property is in compliance with the City's Codes and Regulations. Based on its findings, staff is recommending approval of an Alcohol Sales Conditional Use Permit subject to a compliance review in one (1) year, to ensure the use is still operating in strict compliance with the conditions of approval.

CONDITIONS OF APPROVAL

1. That the approval of this Permit shall be granted for the warehouse and distribution of alcoholic beverages only and that any other type of use or change of the existing use related to, but not limited to, the alcohol sales, storage, distribution shall required City Council approval.

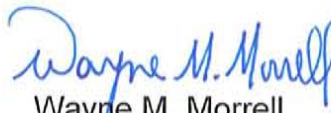
2. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control (ABC) in good standing at all times. Should the ABC license become terminated, expired or revoked, this Permit shall also be subject to revocation.
3. That the applicant shall store all alcoholic beverages in a secured manner at all times.
4. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.
5. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
6. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
7. That the alcoholic beverages shall not be directly sold to the general public from the subject site at any time. Internet and mail orders are exempt from this condition.
8. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies.
9. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
10. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
11. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan that, within sixty (60) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
 - (A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol beverages in storage;

- (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems, security cameras, and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety
12. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
13. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
14. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
15. That this Permit shall be subject to a compliance review in one year, no later than December 19, 2014, to ensure that the alcohol warehouse/distribution activity is still operating in strict compliance with the original conditions of approval. 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.
16. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.

17. That ASCUP Case No. 63 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
18. 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 subject to the revocation process at which time the privileges granted hereunder shall be terminated.



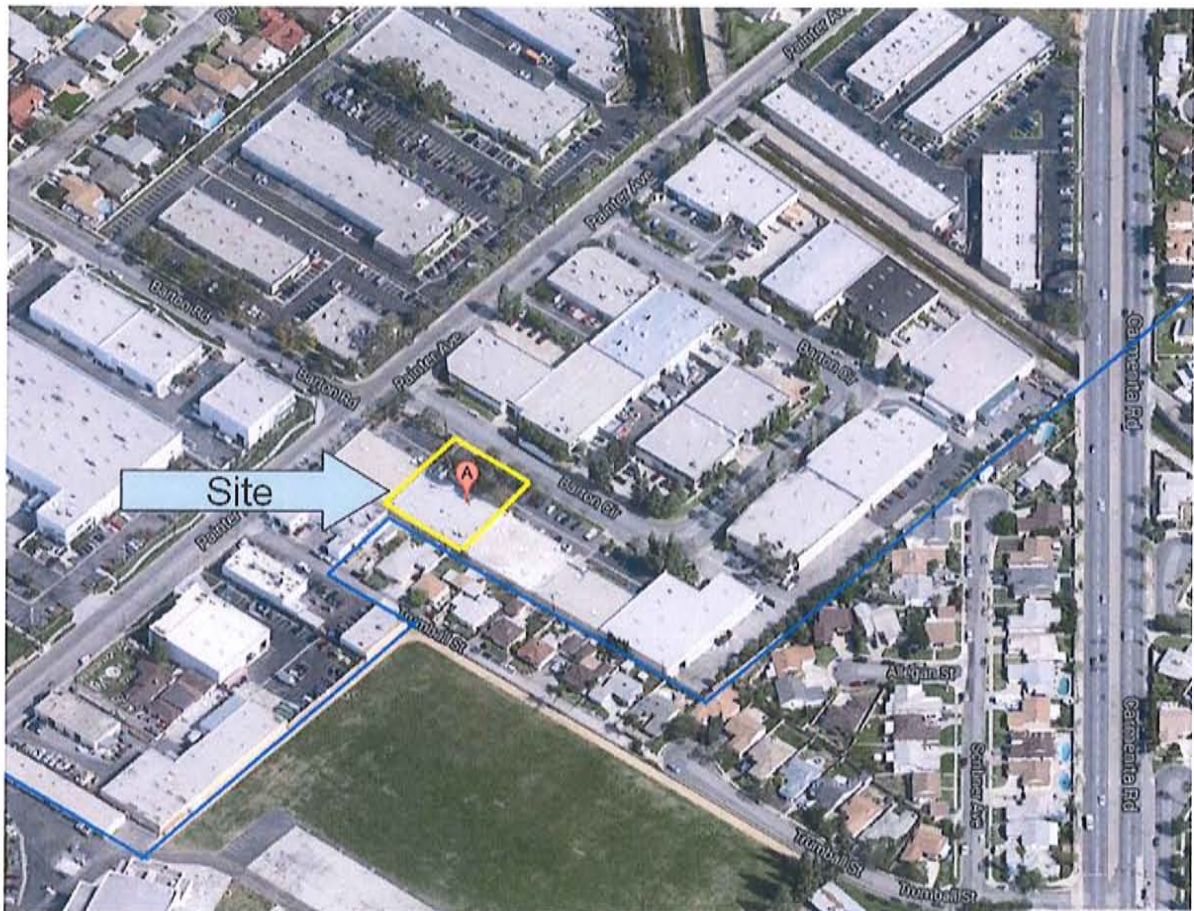
Dino Torres
Director of Police Services



Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Application



City of Santa Fe Springs

LOCATION MAP

Vinifera Imports
13273 Barton Circle
Alcohol Sales Conditional Use Permit Case No. 63

City of Santa Fe Springs
Department of Police Services
 11576 Telegraph Road • Santa Fe Springs, CA 90670 • (562) 409-1850 • Fax (562) 409-1854
Supplemental Application for an Alcohol
Sales Conditional Use Permit

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

Circle One: Corporation Partnership Sole Proprietor

1. Applicant's Name: VINCELA INVESTS LTD

Doing Business As: VINCELA IMPORTS LTD

Business Address: 205 13th AVE, Rensselaer, N.Y. 11779 Phone: 631-467-5907

Mailing Address: 205 13th AVE, Rensselaer, N.Y. 11779

Residence Address: _____ Phone: _____

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

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

If yes, complete the following:

Court _____ Date _____

Charge _____ Disposition _____

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

VSW INVESTMENTS

1545 BERENICE DR.

BREA, CALIFORNIA 92821

3. Describe the type or nature of the business:

SELLING FINE ITALIAN WINES

4. Give the name of the person exercising authority or control of the location and authorized to accept legal notice of process: DOMINIC C. NOCERINO

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

If yes, complete the following for each business:

Business Name	Address	Dates of Operation	Type of Permit
1. VIVIERA IMPORTS, INC. - 4825 48th & Camino Real	PTA SCADERO, CALIFORNIA 93422		Wholesale Permit
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

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

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

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

If yes, explain: _____

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

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

ITALIAN WINES

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

NO ALCOHOL SALES ON PREMISES

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

If yes, give location and license number: _____

12. Will there be other activities conducted at your place of business? (Circle one) ☒ NO ☐

If yes, please explain: _____

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

TRANSFER FROM ATASCADERO, CALIFORNIA 93422

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

13273 BAYVIEW CIRCLE, SANTA FE SPRINGS, CALIFORNIA 90680
COUNTY OF HENRIETTA

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

Record owner of the property: VSU INVESTMENTS

Name: _____ Phone No. 562 946 4835

Mailing Address: 1595 BENEVICE DRIVE, BREA, CALIFORNIA 92821

Date of Purchase: _____

Is this application being filed by the record owner? NO

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

Representative authorized by the record owner to file this application:

Name: Paul Herman Phone No. 918 385-1414 x. 222

Mailing Address: 15165 Ventura Blvd., Ste 320, Sherman Oaks, CA 91403

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 buildings and other improvements proposed.)

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

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

Dominic Naeve
Applicant's Signature

11/8/13
Date



PUBLIC HEARING

Development Plan Approval Case No. 880

A request for approval to allow the renovation of the existing office area (approx. 33,000 sq. ft.), construction of an office addition (approx. 8,000 sq. ft.), and construction of a new parking lot and walkways for property located at 9630 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone, and within the Consolidated Redevelopment Project Area. (McMaster Carr Supply Company)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 880, and thereafter close the Public Hearing.
2. Find and determine that the proposed project 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. Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of Development Plan Approval.
4. Find that the proposed project is pursuant to and in furtherance of the existing Program EIR and Final Subsequent EIR for the Consolidated Redevelopment Project; therefore, additional environmental analysis is not necessary to meet the requirements of the California Environmental Quality Act (CEQA).
5. Approve Development Plan Approval Case No. 880, subject to the conditions of approval as contained within the Staff Report.

BACKGROUND/DESCRIPTION OF REQUEST

The subject property is located at 9630 Norwalk Boulevard, in the M-2 (Heavy Manufacturing) Zone, and within the Consolidated Redevelopment Project Area. It is roughly bounded by Norwalk Boulevard to the west, Pacific Street to the north, Bell Ranch Road to the south and Pike Street to the east. The property measures

1,580,000 sq. ft. (approximately 36 acres) and is currently developed with a 670,000 sq. ft. industrial warehouse building (approximately 622,000 sq. ft. warehouse area and approximately 48,000 sq. ft. office area).

The property is currently owned by McMaster-Carr Supply Company, a major supplier to industrial and commercial facilities worldwide, specializing in convenient delivery of Maintenance, Repair and Operations (MRO) materials and supplies. The company distributes more than 400,000 products (98% of which it keeps in stock), such as air conditioners, clamps, drills, exhaust fans, generators, pipes, pumps, valves, saws, switches, and thermal insulation. McMaster-Carr has no sales force; it does its business strictly through online and catalog sales.

As typical for any successful and growing business, McMaster Carr is always looking for ways to expand and/or improve their existing operations. McMaster Carr's current proposal involves the renovation and expansion of existing office areas and the construction of a new parking lot, walkways and related landscape areas.

DEVELOPMENT PROPOSAL

Site Plan

According to the site plan, the project area is along the west side of the subject site. The structural improvements involve both interior and exterior renovations to the existing office building and a proposed 8,000 sq. ft. office addition immediately south. Various landscape and hardscape improvements will be made throughout the project area including a new parking lot which will require the demolition of an existing approximately 23,000 sq. ft. building currently located along the northeast corner of Norwalk Boulevard and Bell Ranch Drive. It should be noted that McMaster-Carr intends to occupy said building while the proposed renovation and addition to the existing office building occurs.

Floor Plan

Although not evident from the provided floor plans, the interior renovations to the existing office area will include: new furnishings; new floor, wall and ceiling finishes; new data and IT equipment; and new lighting. Additionally, the new 8,000 sq. ft. office addition will provide the following:

- 1) A 6,163 sq. ft. open office area;
- 2) A 443 sq. ft. medium-size conference room;
- 3) Two 137 sq. ft. small-size conference rooms;
- 4) A 152 sq. ft. electrical room; and
- 5) An 86 sq. ft. IDF (Intermediate Distribution Frame) room.

Elevations

The building elevations and exterior renderings show that the proposed improvements will continue with the contemporary industrial style architecture currently used for the existing building. The view of the building from the street will be very attractive. In addition to providing extensive glazing throughout the entire office building, the architect incorporated the use of a variety of different materials, including stained dimensional brick, steel paneling, painted metal, aluminum shade louvers, clear anodized aluminum grate, and use of acrylic dome skylights.

Parking

As part of the overall project, McMaster Carr is planning to redesign the northwest and southwest parking lots. As mentioned previously, the new parking lot will require the demolition of an existing approx. 23,000 sq. ft. building currently located along the northeast corner of Norwalk Boulevard and Bell Ranch Drive. Once completed, the site will have a total of 1,041 parking stalls; 123 more parking stalls than the 918 parking stalls required by the City's Zoning Regulations for the overall building and office square footage.

Landscaping

From the conceptual landscape plans and exterior renderings, it is evident that the site will remain extensively landscaped. Although the site only requires 72,502 sq. ft. of landscape, the total landscape provided on the subject site will total 330,720 sq. ft. (258,218 sq. ft. or 356% more than the Code requirement). The redesign to the northwest and southwest parking lots will change the landscape design and configurations within those areas. Additionally, landscape changes will occur in and around the perimeter of the office building. In addition to a landscaped courtyard to the east, and a great lawn to the west, the project will include the addition of a chartreuse garden, a hillock garden, and a blue garden along the west side. It should also be noted that the existing walking path around the perimeter of the site will be maintained and the continuation of the path is also integrated into the new landscape plan.

DEVELOPMENT PLAN APPROVAL - COMMISSION'S CONSIDERATION.

Pursuant to Section -§ 155.739 of the Zoning Regulations, in studying any application for development plan approval, the Commission shall give consideration to the following:

(A) *That the proposed development is in conformance with the overall objectives of this chapter.*

Findings:

The proposed project is located within the M-2, Heavy Manufacturing, Zone. Pursuant to Section -§ 155.240 of the Zoning Regulations "The purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses."

The proposed project is consistent with the purpose of the M-2 Zone in the following manner:

1. The project involves the expansion of an existing industrial use. No residential and/or commercial component is being considered.
2. The site is zoned M-2, Heavy Manufacturing, and the General Plan Land Use designation is Industrial. No change to the Zone or General Plan designation is proposed.
3. The proposed project involves the renovation and expansion of existing office areas and the construction of a new parking lot, walkways and related landscape areas. Through the use of a similar color palette, building materials, and landscaping, the project should seamlessly integrate with the current development.

(B) *That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.*

Findings:

The proposed improvements will enhance in the general appearance of both the existing office building and west portion of site. Views from the street will be very attractive. In addition to providing extensive glazing throughout the entire office building, the architect incorporated the use of a variety of different materials, including stained dimensional brick, steel paneling, painted metal, aluminum shade louvers, clear anodized aluminum grate, and use of acrylic dome skylights.

As with other buildings in the surrounding area, the proposed improvements will have a contemporary and attractive design. The proposed improvements, therefore, be in harmony with the general appearance of the surrounding area.

- (C) *That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.*

Findings:

The proposed 8,000 sq. ft. office addition will simply be an extension of the existing office building. Although the existing office building will be provided with a new façade, the design of both the existing and new office area will be seamless and therefore in harmony with one another. Similar color palette, building materials, and landscaping will be utilized through the project. Additionally, the size and scale of on-site improvements will remain consistent with other buildings in the area.

- (D) *That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.*

Findings:

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's zoning regulations. First, the overall landscape area provided will significantly exceed the minimum requirements set forth by the City's Zoning Regulations. As proposed, the site will have 356% more than the minimum Code requirement. Second, the minimum landscape setback will be provided along Pacific Street, Norwalk Boulevard, and Bell Ranch Road. Third, landscape is evenly distributed among the perimeter of the site as well as within the parking area. Lastly, although not a Code requirement, it should be noted that the existing walking path around the perimeter of the site will be maintained and continuation of the path is also integrated into the new landscape plan which will included the addition of a new chartreuse garden, a hillock garden, and a blue garden.

- (E) *That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.*

Findings:

As mentioned previously, the proposed improvements will have a contemporary and attractive design that is consistent with other buildings in the surrounding area. Through the use of a similar color palette, scale, building materials, and landscaping, the project will not only be consistent with the existing on-site improvements but also be in harmony with other buildings in the area.

- (F) *That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.*

Findings:

Pursuant to § 155.736 of the Zoning Regulations "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general."

Staff finds that the architect has given proper attention to the minimum developments standards without compromising the architectural design of the project. The location, size, and design of the proposed improvements suit both the site and surrounding area. Moreover, the project fully complies with the City's Zoning Regulations as no Modification Permit or Zone Variance is necessary.

STAFF REMARKS

Based on the findings set forth in the staff report, Staff find that the applicant's request meets the criteria set forth in § 155.739 of the Zoning Regulations, for the granting of Development Plan Approval.

Staff, therefore, finds that the proposed project 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, and is therefore, recommending approval of DPA Case No. 880, subject to the conditions of approval as contained within the staff report.

STREETS AND HIGHWAYS

Although the project area is mainly along the west portion of the site, the overall site is roughly bounded by Norwalk Boulevard to the West, Pacific Street to the North, Bell Ranch Road to the South and Pike Street to the east. Norwalk Boulevard is designated as a "Major Arterial" on the City's General Plan Map, while Pacific Street, Bell Ranch Road and Pike Street are local industrial streets.

ZONING AND LAND USE

The subject property is zoned M-2, Heavy Manufacturing with a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as follows (see Table 1 on following page):

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2 Heavy Manufacturing	Industrial	Office (9500 Norwalk Blvd/Penta Pacific Properties Coffee Manufacturing (12115 Pacific St/Apfells Coffee)
South	M-2 Heavy Manufacturing	Industrial	Steel Service Center (9804 Norwalk Blvd/Kloeckner Metal Corp. General Industrial Uses (9830 Norwalk Blvd/Various – Multi-Tenant Building Warehouse/Distribution of Framing Materials (12206 Bell Ranch Rd/Larson-Juhl US LLC Delivery Service (12300 Bell Ranch Rd/Golden State Overnight
East	M-2 Heavy Manufacturing	Industrial	Warehouse/Distribution of Floor Covering (12005 Pike St/Tri-West, LTD) Alcoholic Beverage Warehouse (12065 Pike St/Triangle Distribution)
West	M-2 Heavy Manufacturing)	Industrial	Steel Service Center (9747 Norwalk Blvd/**) Steel Distribution (9703 Norwalk Blvd/Hansen Steel Services) MFG & Sales of Wires, Rope & Rigging. (9615 Norwalk Blvd/Cable Moor, Inc.)

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Development Plan Approval project was published in a newspaper of general circulation (Whittier Daily News) on November 28, 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 November 27, 2013, 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 from the general public called or came to the counter upon viewing the posted notices mentioned.

ENVIRONMENTAL DOCUMENTS

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

- 1) Pursuant to, and in furtherance of, the adopted Redevelopment Plan;
- 2) Within the scope of the Program EIR and Final Subsequent EIR which was prepared for said Redevelopment Plan; and
- 3) That no new significant effects could occur or no new mitigation measures or environmental document would be required.

Since the project will result in a net decrease in approximately 15,000 sq. ft of industrial development, it is staff's opinion that the subject proposal is within the scope of the existing Program EIR and Final Subsequent EIR which was prepared for the Consolidated Redevelopment Project Area. The square footage has already been recognized in the previous environmental documents.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission may grant, conditionally grant or deny approval of a proposed development plan or modification request based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions of Development Plan Approval shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

CONDITIONS OF APPROVAL:

NOTE: Attached conditions of approval only apply to the areas within and immediately adjacent to the proposed project area.

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562.868-0511 x7545)

1. That the owner shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Bell Ranch Road street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map.

Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.

2. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation.
3. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Norwalk Blvd, Pacific St., and Bell Ranch Rd. Storm drain plans shall be approved by the City Engineer.
4. 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.
5. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
6. That the landscape irrigation system shall be connected to reclaimed water, if available, on Norwalk Blvd. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.
7. 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.
8. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
9. 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.

10. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
11. 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.
12. 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 the current MS4 Permit. The owner/developer will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Brian Reparuk 562.868-0511 x3716)

13. 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.
14. That the owner shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code which requires that an updated methane survey be provided and/or results from current methane testing being performed in the construction area.
15. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
16. 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.
17. 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.

18. 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.
19. 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.
20. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadway.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 x3319)

21. That the Applicant shall take into consideration the safety of its employees and visitors by installing new landscaping that will not interfere with the path of travel on sidewalks and walkways, or place them in a vulnerable situation with overgrown vegetation.
22. That the Applicant shall submit a new lighting coverage plan for all new on-site parking areas.
23. That in order to facilitate the removal of unauthorized vehicles parked on the property and within the on-site parking areas, the applicant shall post, in plain view and at each entry to the property, new signs 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.
24. That the proposed facility, including any lighting, fences, walls, and poles shall continue to be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 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 adjacent surfaces. Walls shall be fully painted with the new paint to avoid a "patch-painting" appearance.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

25. 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.
26. 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.
27. That the owner/developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

28. That the owner shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials to be used and shall include approximately 2 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. *Said plans shall also be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
29. 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. *Said plans shall also be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

30. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be continually maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
31. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp of approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
32. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. The screening shall only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Additionally, double-check detector assembly shall be painted green to blend in with the landscape. Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
33. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
34. 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.

- 35. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
- 36. 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. Shrubs shall be planted 8 feet away from the doors and 18 inches away from the sides.
- 37. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the approval of the Fire Department and the Department of Planning and Development.
- 38. That a sufficient number of approved outdoor trash enclosures shall be provided for the proposed project subject to the 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.
- 39. That the proposed project shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
- 40. 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.
41. 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.***

42. 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 or one can be downloaded at www.santafesprings.org.
43. That the proposed project shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
44. That the Department of Planning and Development shall first review and approve all new 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.
45. That the final plot plan, floor plan and elevations of the proposed project and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.
46. 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.
47. That the applicant, McMaster Carr Supply 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 DPA, 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.

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


Wayne M. Morrell
Director of Planning

Attachments:

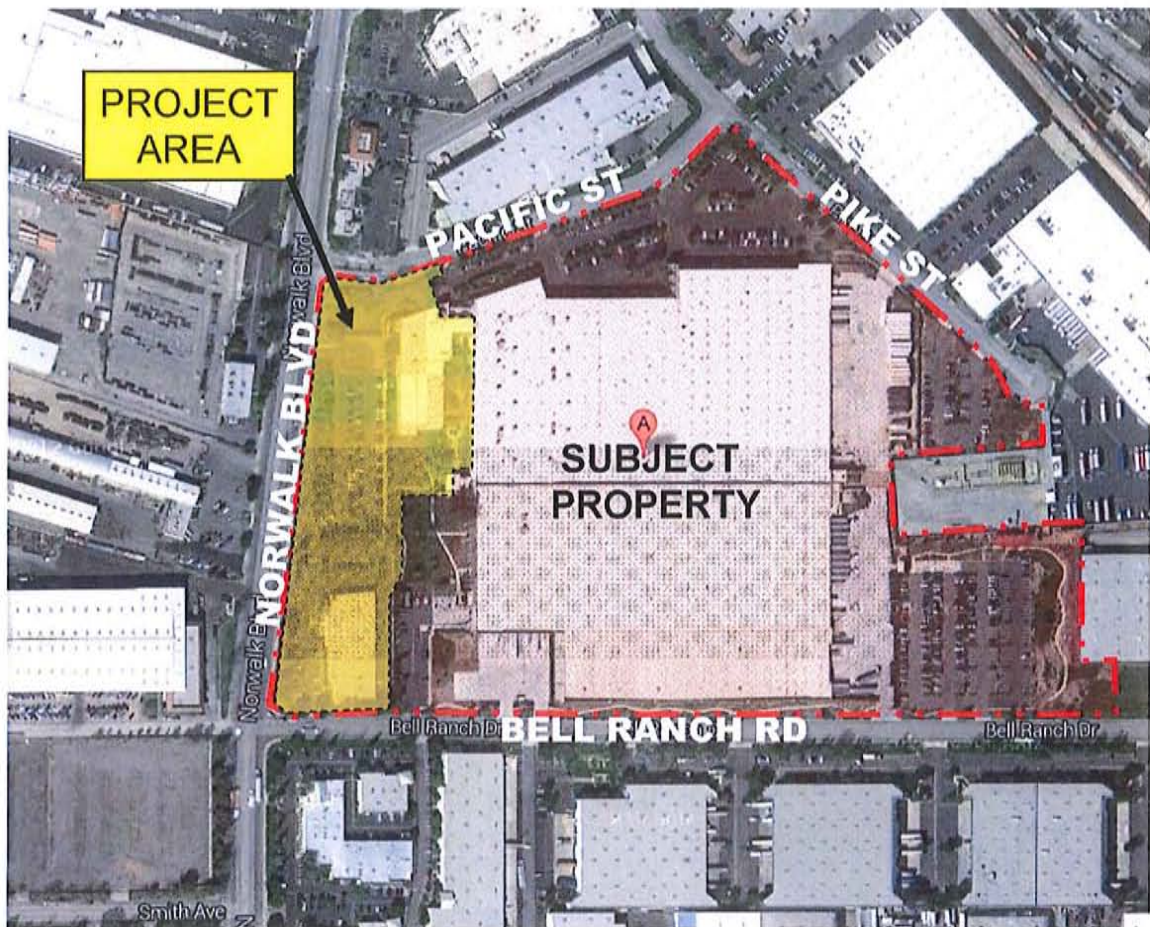
1. Aerial Photograph
2. Overall Site Plan – Existing
3. Overall Site Plan – Proposed
4. Enlarge Site Plan – Proposed
5. Conceptual Landscape & Planting Plan
6. Proposed Floor Plan – First Floor
7. Proposed Floor Plan – Second Floor
8. Proposed Elevations
9. Exterior Colored Renderings
10. Application for DPA 880

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AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



Development Plan Approval Case No. 880

9630 Norwalk Boulevard

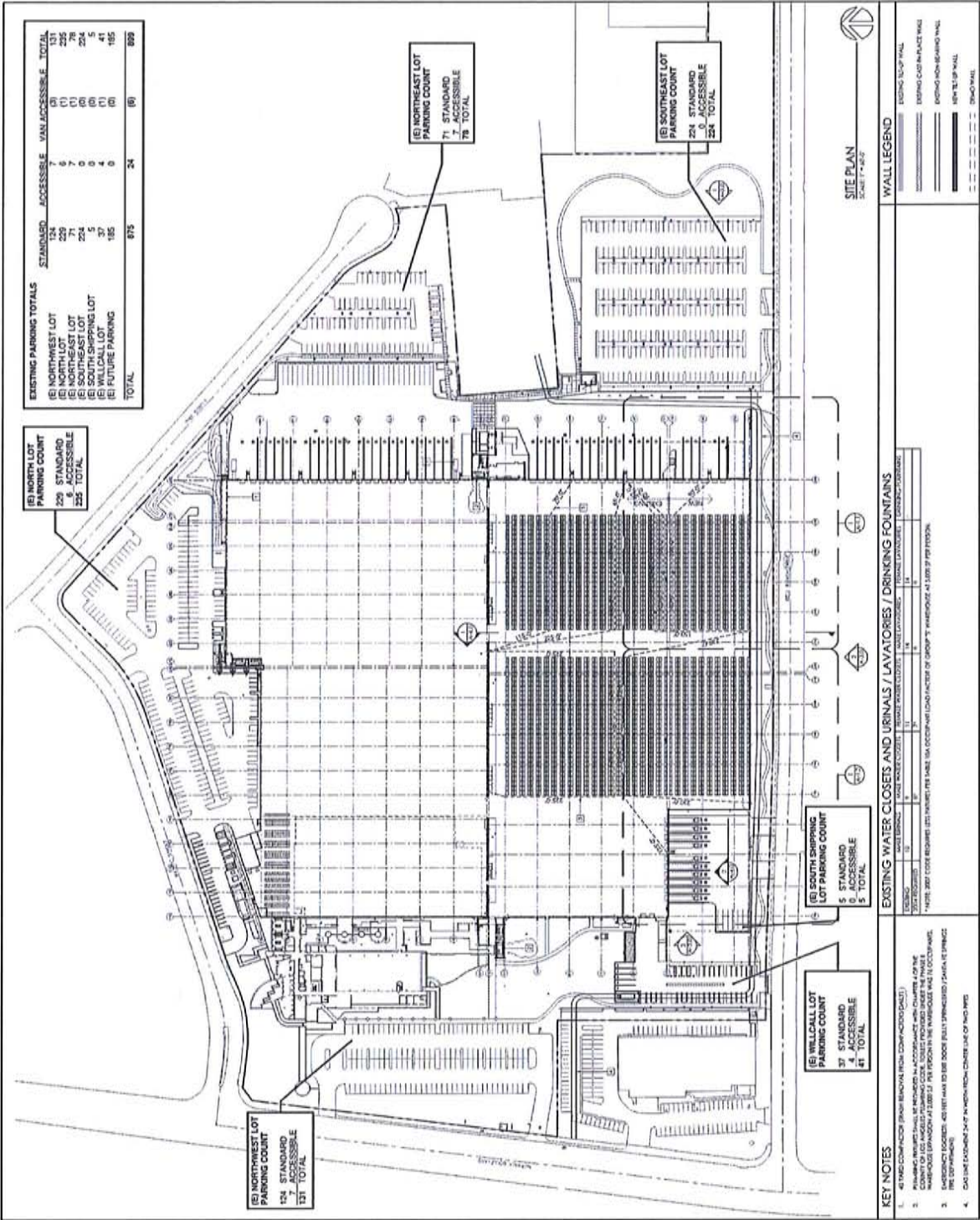


NORTH

CITY OF SANTA FE SPRINGS

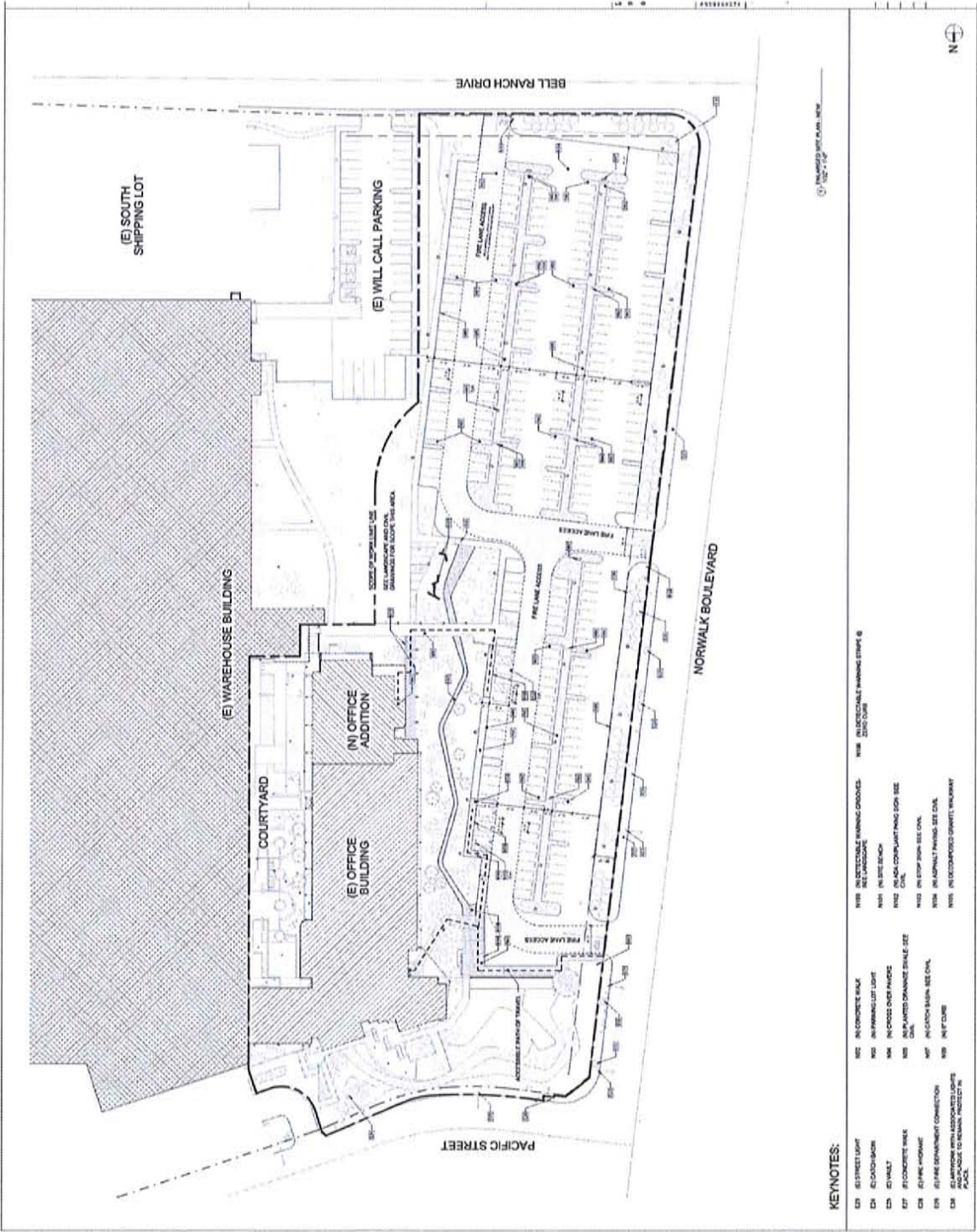
AERIAL PHOTOGRAPH

OVERALL SITE PLAN - EXISTING

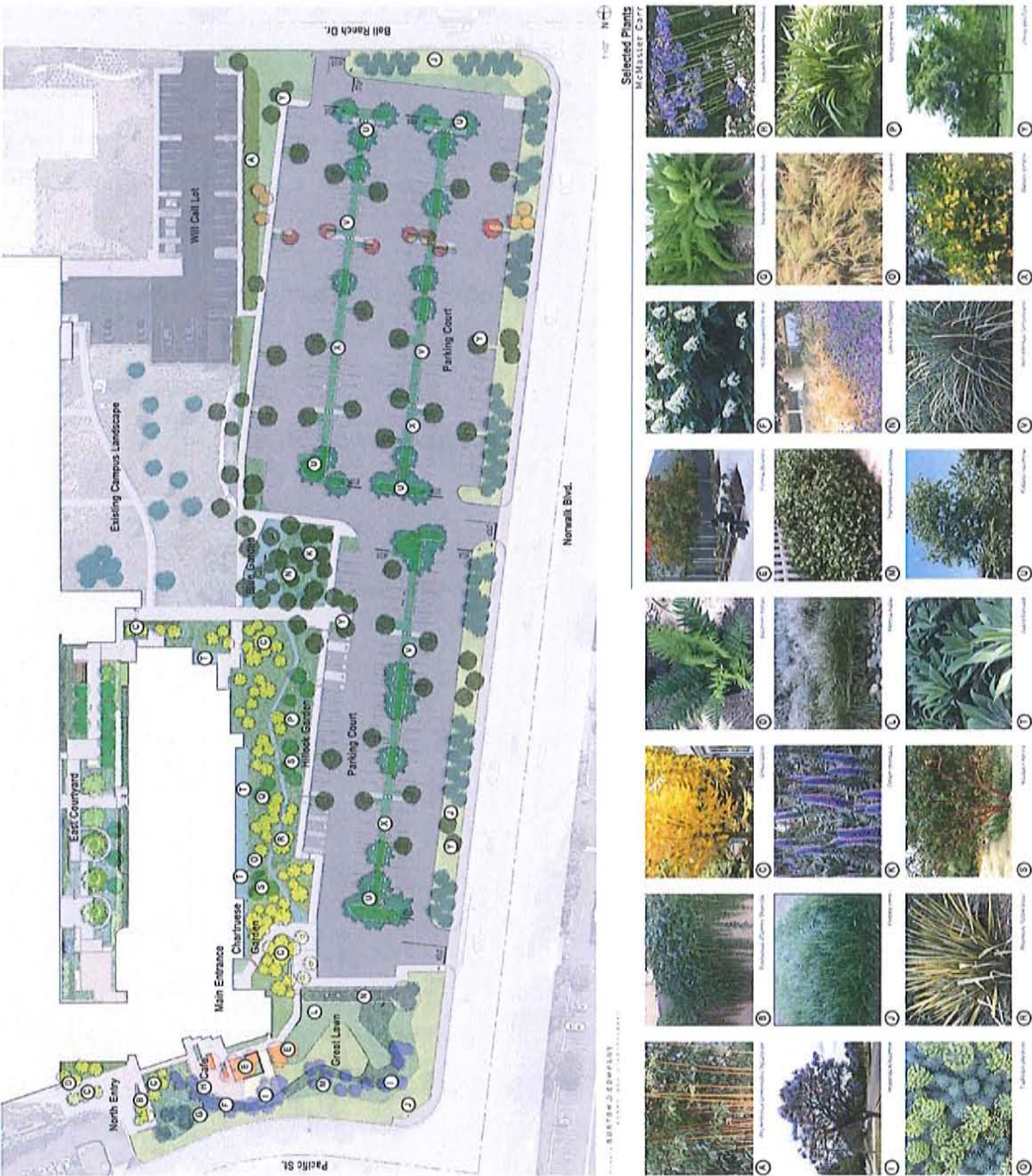


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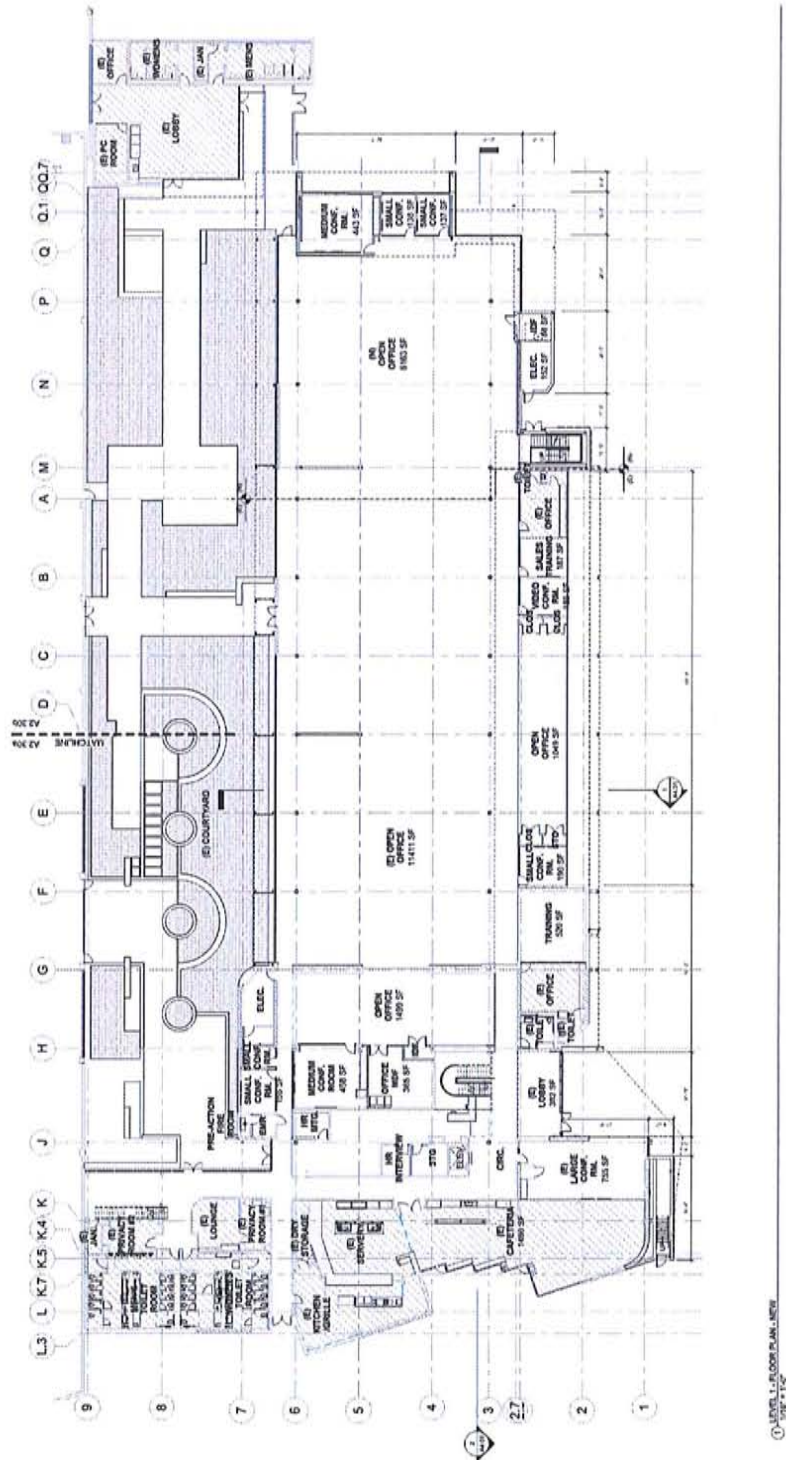
ENLARGED SITE PLAN – PROPOSED



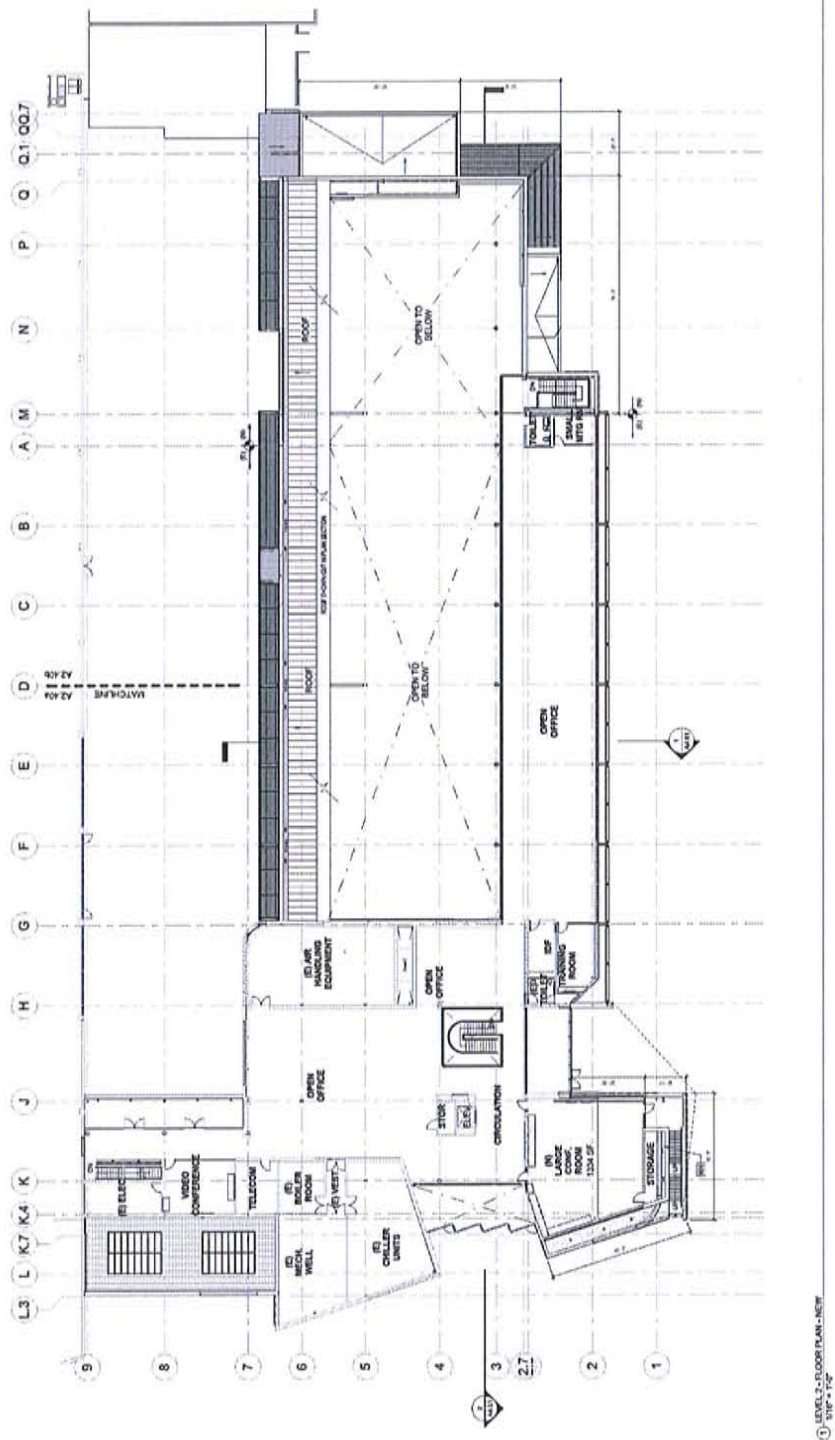
CONCEPTIAL LANDSCAPE AND PLANTING PLAN



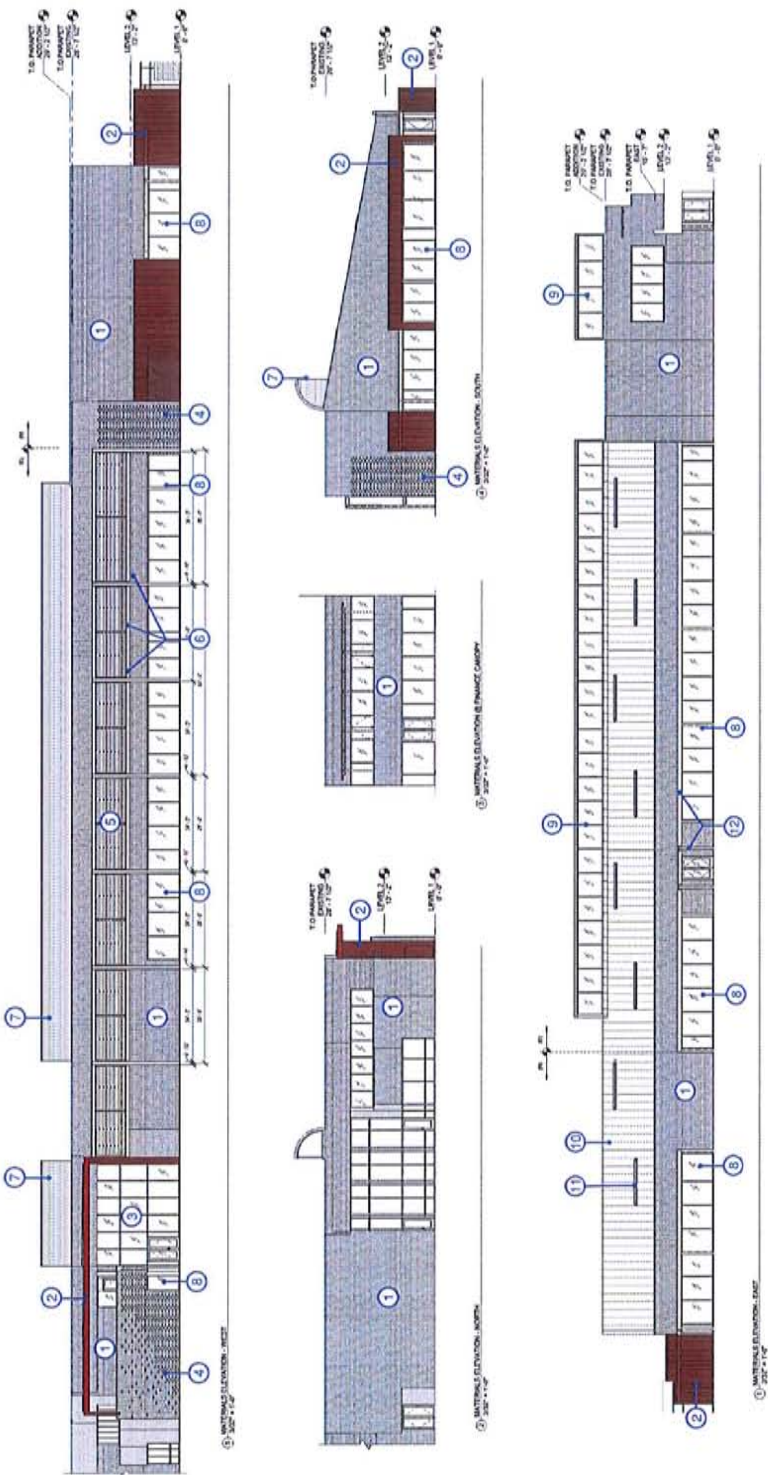
PROPOSED FLOOR PLAN – FIRST FLOOR



PROPOSED FLOOR PLAN – SECOND FLOOR



PROPOSED ELEVATIONS



EXTERIOR COLORED RENDERING



MAIN ENTRANCE



MAIN ENTRANCE



SOUTH EXPANSION

DEVELOPMENT PLAN APPROVAL APPLICATION

City of Santa Fe Springs

Application for

DEVELOPMENT PLAN APPROVAL (DPA)

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:Provide street address or Assessors Parcel Map (APN) number(s) if no address is available.
Additionally, provide distance from nearest street intersection:9630 Norwalk Blvd., Santa Fe Springs, CA 90670Property is located between Bell Ranch Drive and Pacific Street on both corners**RECORD OWNER OF THE PROPERTY:**Name: Andy Walters Phone No: 562-695-2449Mailing Address: P.O. Box 3527; Santa Fe Springs, CA 90670Fax No: 562-463-1345E-mail: drew.kenny@mcmaster.com**THE APPLICATION IS BEING FILED BY:**☒ Record owner of the property☐ Authorized agent of the owner (written authorization must be attached to application)

Status of Authorized Agent:

Engineer/Architect: _____ Attorney: _____

Purchaser: _____ Lessee: _____

Other (describe): _____

DESCRIBE THE DEVELOPMENT PROPOSAL (See reverse side of this sheet for information as to required accompanying plot plans, floor plans, elevations, etc.)Office renovation and expansion to the south, small expansion at main entrance (8,000 sf total expansion)Demolition of existing building at Bell Ranch and NorwalkNew parking lots with accessible parking; new landscape surrounding the building and parking**I HEREBY CERTIFY THAT** the facts, statements and information furnished above are true and correct to the best of my knowledge and belief.

Signed: _____

Signature

ANDREW WALTERS

Print name

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

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Development Plan Approval."

DEVELOPMENT PLAN APPROVAL APPLICATION (Cont.)DPA Application
Page 2 of 2**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): Andy Walters
 Mailing Address: P.O. Box 3527; Santa Fe Springs, CA 90670
 Phone No: 562-695-2449
 Fax No: 562-463-1345 E-mail: drew.kenny@mcmaster.com
 Signature: _____

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

CERTIFICATION

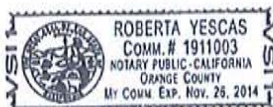
I, Andy Walters, being duly sworn, depose and say that I am the petitioner in this application for a Development Plan Approval, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects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

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

STATE OF CALIFORNIA)
) ss
 COUNTY OF LOS ANGELES)

Subscribed and sworn to (or affirmed) before me this 26 day of November, 2013
 by ANDY WALTERS, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]
 Notary Public
 (seal)

**FOR DEPARTMENT USE ONLY**

CASE NO: _____
 DATE FILED: _____
 FILING FEE: _____
 RECEIPT NO: _____
 APPLICATION COMPLETE? _____

DEVELOPMENT PLAN APPROVAL APPLICATION (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of OrangeOn November 26, 2013 before me,Roberta Yescas, Notary Publicpersonally appeared Andrew WaltersName and Title of Officer (e.g., "Jane Doe, Notary Public")
Name(s) of Signer(s)☐ 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.



Place Notary Seal Above

WITNESS my hand and official seal.

Roberta Yescas

Signature of Notary Public

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

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

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



City of Santa Fe Springs

Planning Commission Meeting

December 9, 2013

CONSENT ITEM

Conditional Use Permit Case No. 498-7

A compliance review of a truck parking and maintenance facility on the subject 3.647-acre property located at 12965 Sandoval Street (APN: 8011-017-041), in the M-2, Heavy Manufacturing zone, and within the Consolidated Redevelopment Project Area. (Erick R. Hawkins for Air Products and Chemicals, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a truck parking and maintenance 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 Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 498-7, be subject to a compliance review in five (5) years, on or before, December 9, 2018, 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)(9) of the City's Zoning Regulations, truck service or repair where the site utilized exceeds one acre in size are required to obtain a Conditional Use Permit prior to commencement of such activities.

At their respective meetings of January 25 and January 28, 1993, the Planning Commission and Community Development Commission originally approved Conditional Use Permit Case No. 481 to allow the establishment, operation and maintenance of a truck parking and maintenance facility on the subject 3.647-acre property. The applicant has had a total of six (6) CUP compliance reviews since the original approval. The use has now operated on the subject property for over 20 years.

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:

- Replace existing exit signs with UL listed illuminated exit signs.
- Re-paint existing guards on shop roll-up door.
- Re-paint exterior stairs and handrails.
- Continually maintain 26' wide fire department access.

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 truck parking and maintenance facility 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 that CUP 498-7 be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

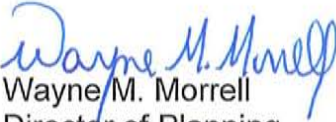
CONDITIONS OF APPROVAL

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

1. That all other requirements including, but not limited to, the Santa Fe Springs City Municipal Code, Los Angeles County Building Code, Certified Unified Program Agency (CUPA) programs and all other applicable regulations shall be complied with. **(Ongoing)**
2. That trucks shall not park on the public streets in the area at any time. **(Ongoing)**
3. That all building walls, doors, truck doors and similar surfaces shall remain painted a light pastel color. Any changes to the color shall be subject to prior approval of the Director of Planning and Development. **(Ongoing)**
4. That the storage area shall not be used for the overnight parking or storage of heavy equipment or trucks unrelated to the existing use; any other storage shall not exceed the height of the eight foot high fence and shall be maintained in a neat and orderly manner at all times. In addition, the applicant shall not sublease, sublet, or otherwise assign any part or portion of the subject site for outdoor storage purposes unless prior written approval is granted by the Director of Planning and Development. **(Ongoing)**

5. That all fences, walls, and similar improvements for the industrial development shall be subject to the prior approval of the Director of Planning and Development. **(Ongoing)**
6. That Applicant/Owner understands that any representations, actions or approvals by the Commission, or City does not indicate any representation that regulatory permits or requirements of any Federal, State, or other local agency have been obtained or satisfied by the applicant and, therefore, do not release or waive any obligation of the applicant to obtain all necessary regulatory permits and comply with all other Federal, State, or local regulatory requirements. Applicant/Owner, not the Commission or City, will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant/owner to comply with such regulatory requirements. **(Ongoing)**
7. That the applicant shall obtain the Fire Department's approval prior to bringing any liquefied hydrogen on site. **(Ongoing)**
8. That this Permit shall be valid ~~for a period of~~ **subject to a compliance review in** five (5) years, ~~until February 27, 2012.~~ **on or before December 9, 2018, to ensure that the use is still operating in strict compliance with the attached conditions of approval.** ~~Approximately, three (3) months before March 5, 2013, the applicant shall request in writing that the Planning Commission review the circumstances of the case to determine if circumstances warrant a further extension of the privileges granted herein.~~ **(Revised wording)**
9. ~~That approval of Reconsideration of Conditional Use Permit Case No. 498 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he/she is aware of and accepts all the conditions of this approval.~~ **(No Longer Applicable)**
10. **That the applicant, Air Products and Chemicals, 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 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. (New Condition)**

11. 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.
(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



Conditional Use Permit Case No. 498-7

12965 Sandoval Street (APN: 8011-017-041)

TIME EXTENSION REQUEST LETTER



Air Products and Chemicals, Inc.
7201 Hamilton Boulevard
Allentown, PA 18195-1501
Telephone (610) 481-4911

RECEIVED

FEB 06 2013

Planning Dept.

February 5, 2013

Cuong H. Nguyen
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Re: Reconsideration of Conditional Use Permit Case No. 498, -7
Property located at 12965 Sandoval Street

Dear Mr. Nguyen:

It is the intent of Air Products and Chemicals, Inc. to renew our Conditional Use Permit. Our use has not changed and is consistent with the past consideration permit approvals. We would like to request that the Conditional Use permit be granted for a 10 year term.

Please find enclosed a check in the amount of \$563 made payable to the City of Santa Fe Springs to cover the Permit Extension Fee. If you require any additional information, feel free to contact me at 610-481-8434 or cahaylka@airproducts.com. Thank you for your reconsideration of this permit renewal.

Sincerely,

Kristin A. Cahayla
Corporate Real Estate

Enclosures

City
of
Santa Fe Springs

DISTRIBUTION

FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT

(NAME)

(ADDRESS)

(CITY AND STATE)

(DESCRIPTION)

02-25-13 161.9308 CHECK 563.00

RECEIPT