



# ***City of Santa Fe Springs***

## **Planning Commission Meeting**

# **AGENDA**

## **REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS**

**July 8, 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 June 10, 2013 Regular Planning Commission Meeting.

**6. ELECTION OF OFFICERS FOR 2013-14**

The bylaws require the election of Commission Officers.

**7. APPOINTMENT TO THE HERITAGE ARTS ADVISORY COMMITTEE****8. PUBLIC HEARING - NEW BUSINESS**

**Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879, and Environmental Document (Mitigated Negative Declaration/Initial Study-SCH#2013061045)**

A request for approval to establish, operate and maintain a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF) and also to construct a 20,000 sq. ft. building associated with the MRF, TS and FWPF, on the 3.81 acre property at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. (Roy Furuto for Universal Waste Systems, Inc.)

**9. PUBLIC HEARING – NEW BUSINESS**

**Tentative Parcel Map No. 71888**

A request to subdivide an existing one parcel commercial shopping center of 8.63-acres, into six parcels: Parcel 1 of 0.74 acres; Parcel 2 of 0.48 acres; Parcel 3 of 0.19 acres; Parcel 4 of 0.24 Acres; Parcel 5 of 0.36 acres and Parcel 6 of 6.62. The 8.63-acre commercial shopping center (APN: 8008-004-086), known as the Promenade Shopping Center, with an address of 11452 Telegraph Road, is located on the south side of Telegraph Road, between Orr and Day Road to the west and Jersey Avenue to the east, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone. (Stan Morse for Milan Capital)

**10. NEW BUSINESS****Modification Permit Case No. 1238**

Request for a Modification of Property Development Standards to allow the reduction of the minimum rear yard setback requirement from 15'-0" to 1'-6" and allow the construction of a 483 sq. ft. addition (family room, bedroom, bathroom, and laundry room) on a property located at 11344 Davenrich Street, within the R-1, Single-Family Residential, Zone. (Vicente Villa)

**11. ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

**12. ADJOURNMENT**

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

Teresa Cavallo

Commission Secretary

July 2, 2013

Date



**MINUTES  
REGULAR MEETING  
SANTA FE SPRINGS PLANNING COMMISSION  
June 10, 2013**

**1. CALL TO ORDER**

Chairperson Ybarra called the Regular Meeting of the Planning Commission to order at 4:34 p.m.

**2. PLEDGE OF ALLEGIANCE**

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

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

Present: Chairperson Ybarra  
Commissioner Madrigal  
Commissioner Velasco  
Commissioner Zevallos

Staff: Cuong Nguyen, Associate Planner  
Teresa Cavallo, Planning Secretary  
Luis Collazo, Code Enforcement Officer

Absent: Wayne Morrell, Director of Planning  
Vice Chairperson Susie Johnston

**4. ORAL COMMUNICATIONS**

Commissioner Madrigal inquired as to the May 13, 2013 minutes regarding the Informational Presentation about the Material Transfer Station, etc. Teresa Cavallo, Planning Secretary, indicated that it was an informational presentation item and since action was not necessary the minutes were a synopsis of what was discussed.

Present in the audience were: Susan Alvarado  
Gilbert Aguirre  
Janie Aguirre

Mr. Gilbert Aguirre indicated that Wayne Morrell passed out a sign-in sheet at the M.A.S.H. meeting held last month. Commissioner Madrigal notified everyone that he passed out the sign-in sheet and was in possession of such.

**5. APPROVAL OF MINUTES**

The minutes of the May 13, 2013 meeting were unanimously approved and filed as submitted.

**6. PUBLIC HEARING - UNFINISHED BUSINESS**

**Revocation of Alcohol Sales Conditional Use Permit Case No. 53**

Revocation of Alcohol Sales Conditional Use Permit Case No. 53, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use at a

proposed family restaurant at 12215 Slauson Avenue, in the M-1, Light Manufacturing Zone, for inactivity for a year or more. (City of Santa Fe Springs)

\* Please see action taken below.\*

**7. PUBLIC HEARING – NEW BUSINESS**

**Revocation of Modification Permit Case No. 1220**

Revocation of Modification Permit Case No. 1220, which allowed the reduction of the required off-street parking spaces, related to the proposed restaurant use at 12215 Slauson Avenue, in the M-1, Light Manufacturing Zone, for inactivity for a year or more. (City of Santa Fe Springs)

Chairperson Ybarra reopened Public Hearing Item No. 6 that was continued from the May 13, 2013 Planning Commission meeting and opened Public Hearing Item No. 7 at 4:45 p.m.

Luis Collazo presented both Item Nos. 6 and 7 to the Planning Commission for revocation of both permits.

Steve Skolnik, City Attorney indicated that this hearing was necessary to formalize the revocation of both permits as per City Code.

Commissioner Madrigal inquired if the applicant was still interested in proceeding with this type of business use. Luis Collazo indicated that the applicant was notified of the public hearing and that he had not heard from the applicant.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 4:48 p.m. and requested a motion to approve Item Nos. 6 and 7.

Commissioner Madrigal moved to approve Item Nos. 6 and 7. Commissioner Zevallos seconded the motion, which passed unanimously.

**8. NEW BUSINESS**

**Modification Permit Case No. 1237**

Request for Modification of Property Development Standards to allow the proposed 14' high screen wall along Shoemaker Avenue to encroach 11" (wall thickness) into the 30' front yard setback area for property located at 11688 Greenstone Avenue. The property is dual zoned; the first 340+ feet off Shoemaker Avenue is zoned M-1 (Light Manufacturing), with the remaining portion zoned M-2 (Heavy Manufacturing). (Pancal 11525 Shoemaker, LLC)

Cuong Nguyen, Associate Planner presented Item No. 8.

Commissioner Madrigal inquired about any blind spots or safety issues with the block wall. Cuong indicated that the block wall was purely a screen wall to block the site from Los Angeles County residents.

Having no further questions, Chairperson Ybarra requested a motion to approve Item No. 8.

Commissioner Velasco moved to approve Item No. 8. Commissioner Zevallos seconded the motion, which passed unanimously.

**9. ANNOUNCEMENTS**

Commissioners:

Commissioner Madrigal wished everyone a safe 4<sup>th</sup> of July.

Chairperson Ybarra inquired about the signs that were posted about prohibited fireworks, etc. Luis Collazo indicated that Whittier Police Department posted the temporary signs.

Commissioner Zevallos notified everyone that he is selling raffle tickets for a chance to win a \$100 box of fireworks.

Staff:

Steve Skolnik apologized for his absence at last months Planning Commission meeting; however, he was celebrating his 30<sup>th</sup> Wedding Anniversary in Alaska.

Cuong wished everyone a safe and happy 4<sup>th</sup> of July.

Luis also wished everyone a safe and happy 4<sup>th</sup> of July.

**10. ADJOURNMENT**

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

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Chairperson Ybarra

ATTEST:

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Teresa Cavallo, Planning Secretary





## **PUBLIC HEARING**

### **Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879, and Environmental Document (Mitigated Negative Declaration/Initial Study-SCH#2013061045)**

A request for approval to establish, operate and maintain a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF) and also to construct a 20,000 sq. ft. building associated with the MRF, TS and FWPF, on the 3.81 acre property at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. (Roy Furuto for Universal Waste Systems, Inc.)

### **RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

Open the Public Hearing, receive and file Staff's presentation, and any comments from the public regarding CUP 733 and DPA 879, and thereafter continue the Public Hearing to the Planning Commission Meeting of August 12, 2013.

### **BACKGROUND/DESCRIPTION OF REQUEST**

Universal Waste Systems, Inc. (UWS) is the owner of two lots located at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. UWS is currently using the properties for an outdoor storage use involving empty trucks and containers associated with a rubbish hauling use. The properties are developed with 4 building as depicted in Exhibit A. A description of each building is as follows:

- Existing Building A is a 5,693 sq. ft. office building located in the western portion of the site facing Norwalk Boulevard. This building also includes a warehouse structure (now empty) located next to the aforementioned office building. This building has a total floor area of 25,250 sq. ft.
- Existing Building B is currently unused except for incidental storage. The floor area of this building is 10,606 sq. ft.
- Existing Building D contains 5,376 sq. ft. of office floor area.
- Existing Building E is a 5,400 sq. ft. structure that is presently being used as a truck repair shop for the vehicles operated by UWS. This building will be demolished to accommodate on-site parking and circulation.

UWS is proposing to relocate its existing collection truck storage and repair facility on the subject properties to another property outside the City of Santa Fe Springs, and establish a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF) on the subject properties. To house the MRF, a 20,100 sq. ft. concrete tilt-up building is proposed. (See Exhibit B for the proposed site plan.)

**Definition:**

**Material Recovery Facility (MRF):** A material recovery facility or MRF (pronounced "Murf") is a processing facility designed to remove recyclables and other valuable materials, usually by hand or by use of machinery, from the waste stream.

**Transfer Facility (TF):** A transfer station is a facility which receives, handles, separates, converts, or otherwise processes solid waste. Such facilities typically transfer solid waste directly from one container to another or from one vehicle to another for transport, or temporarily store solid waste prior to final disposal at a permitted landfill.

**Food Waste Processing Facility (FWPF):** A food waste processing facility is a facility that collects food waste and converts it a source of energy, or into soil amendment, typically through dehydration.

Pursuant to Section 155.243(C) et seq. of the Zoning Regulations, salvage, reclamation, recycling, wrecking, storage and disposal activities shall be permitted in the M-2 Zone only after a valid Conditional Use Permit (CUP) has first been issued. Also, pursuant to section 155.735 et seq. of the Zoning Regulation, Development Plan Approval (DPA) is required 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. (See Exhibit B for the proposed site plan)

UWS, therefore applied for a CUP (CUP 733), to establish, operate and maintain a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF). UWS also applied for a DPA (DPA 879), to construct the 20,000 sq. ft. concrete tilt-up building to house the TS. Additionally, UWS submitted an application for a tentative parcel map (TPM 72288) to consolidate the two lots of 3.81 acre into one parcel of 3.81 acre. This item will come before the Planning Commission in the future.



Because of the potential adverse effect of the proposed Project's on the environment, an Initial Study/Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines. Public involvement is an essential feature of CEQA and the review process established by CEQA provides ample opportunity for the public to participate through scoping meetings, public notice and public review of CEQA documents.

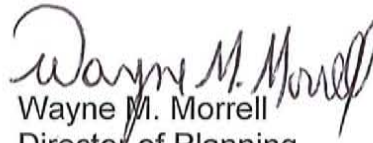
In complying with CEQA's review process, a notice of intent (NOI) to adopt the Mitigated Negative Declaration (MND) was mailed to responsible and trustee agencies and agencies with jurisdiction by law and to all parties previously requesting notice. The Notice of Intent specified the review period, identified any public meetings or hearings on the Project, briefly described the Project, and stated where the proposed MND and all reference documents were available for review.

On June 6, 2013, the NOI to adopt the MND was electronically sent to the State Clearinghouse and posted with the County Clerk. Generally, where a State agency is a responsible agency or trustee agency's involvement is required, or where the project is of statewide, regional, or area wide importance, the MND is sent to the State Clearinghouse. The minimum public review period of the proposed MND when sent to the State Clearinghouse is 30 days, and as a result, this started a 30-day review period, beginning on June 7 and ending on July 7, 2013. The review period provides the public, special interest groups, government agencies and all other parties an opportunity to comment on the Project prior to the Project's approval. The Planning Commission cannot approve the Project and certify the environmental document prepared for the Project, before the review period has elapsed.

Legal Notice of the Public Hearing for the proposed Project and the MND was sent by first class mail on June 27, 2013, to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500\* ft. of the exterior boundaries of the property. The legal notice was also posted at the property, at the Los Nietos Community and Senior Center, Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on June 27, 2013, and published in a newspaper of general circulation (Whittier Daily News) on June 27, 2013. \*Notices were also sent to all property owners on both sides of Perkins Avenue, although these property owners were outside of the 500 ft. radius. The Notices specified that the Planning Commission at its regularly scheduled meeting on July 8, 2013 will hold a public hearing on CUP 733, DPA 879 and the environmental document (MND).

Staff later learned that the State Clearinghouse did not receive the electronic submittal. As a result, the 30-day review period did not officially begin nor end as stated. On June 20, 2013, the MND was resubmitted to the State Clearinghouse, thus beginning a new 30-day review period, beginning June 21, 2013 and ending July 22, 2013. Due to the new review period the public hearing, originally scheduled for

July 8, 2013, will be continued to August 12, 2013 since the Planning Commission cannot act on the proposed Project nor certify the environmental document prepared for the proposed Project until the end of the 30-day review period.

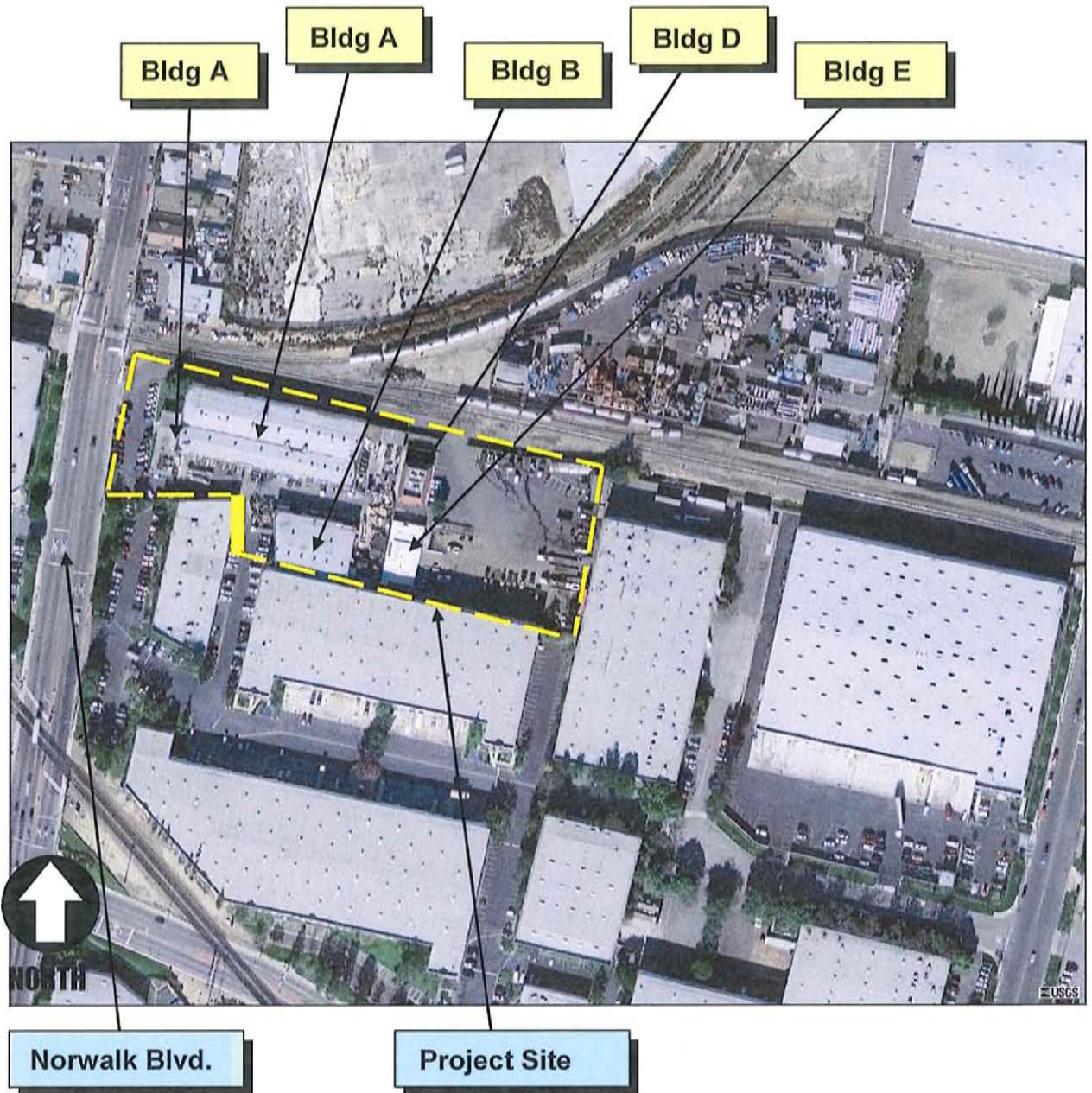
  
Wayne M. Morrell  
Director of Planning

Attachments:

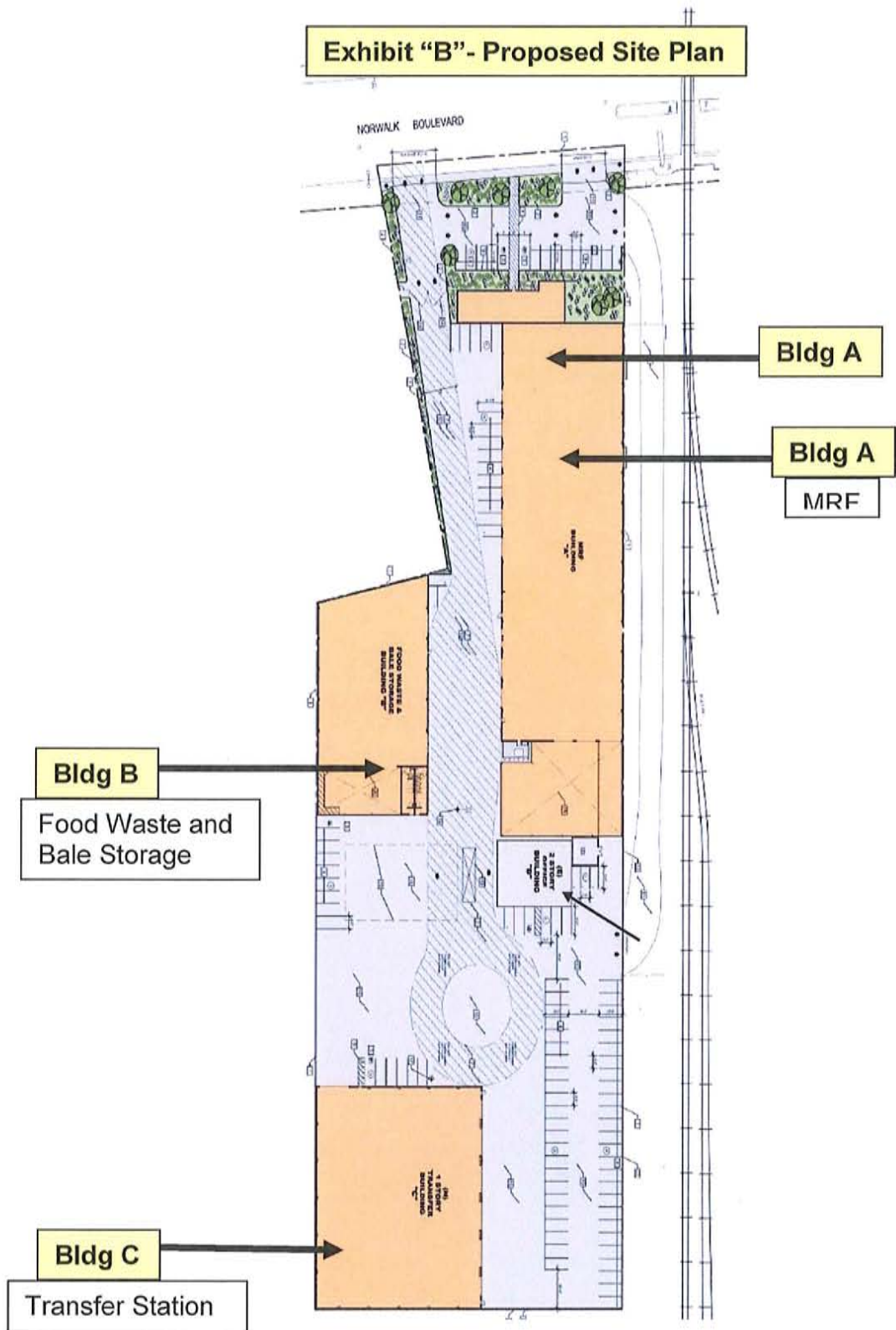
1. Exhibit A (Location Aerial)
2. Exhibit B (Proposed Site Plan)
3. Environmental Document
  - Initial Study/Mitigated Negative Declaration
  - Executive Summary
  - Mitigation Monitoring and Reporting Plan
  - Traffic Study



**Exhibit "A"-Location Aerial (Existing Condition)**









**PUBLIC HEARING**

**NEW BUSINESS**

**Tentative Parcel Map No. 71888**

A request to subdivide an existing one parcel commercial shopping center of 8.63-acres, into six parcels: Parcel 1 of 0.74 acres; Parcel 2 of 0.48 acres; Parcel 3 of 0.19 acres; Parcel 4 of 0.24 Acres; Parcel 5 of 0.36 acres and Parcel 6 of 6.62. The 8.63-acre commercial shopping center (APN: 8008-004-086), known as the Promenade Shopping Center, with an address of 11452 Telegraph Road, is located on the south side of Telegraph Road, between Orr and Day Road to the west and Jersey Avenue to the east, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone. (Stan Morse for Milan Capital)

**RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding TPM No. 71888 and thereafter close the Public Hearing.
2. Find and determine that TPM No. 71888 is a categorically exempt project pursuant to Section 15302 (Existing Facilities) and 15061(b)(3), (Common Sense Exemption) of the California Environmental Quality Act (CEQA).
3. Find that TPM No. 71888, together with the provisions for its design and improvement, is consistent with the City's General Plan.
4. Find that TPM No. 71888, together with the provisions for its design and improvement, meets the standards as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a Tentative Parcel Map.
5. Approve TPM No. 71888, subject to the conditions of approval as contained within the Staff Report.

**BACKGROUND/DESCRIPTION OF REQUEST**

The subject parcel (APN: 8008-004-086) consisting of an 8.63-acre commercial shopping center, known as the Promenade Shopping Center (Center), is located on the south side of Telegraph Road, between Orr and Day Road to the west and Jersey Avenue to the east. South of the Center is the Promenade Villas, a 53-unit residential townhome project. The fully improved Center is located in the C-4-PD, Community Commercial-Planned Development Overlay, Zone. Related map



entitlements include: (1) Parcel Map No. 22523: a request to subdivide 14 acres into three parcels that separated the retail shopping center from the residential townhomes; and (2) Tract Map No. 49943: a request to create one lot for common residential areas and 53 residential lots. Other non-map entitlements include: (1) Zone Change Case No. 113; (2) Conditional Use Permit Case No. 468; and (3), Development Plan Approval Case No. 585.

The Center was recently sold and the new owners, SFS Promenade, LLC, are requesting approval of Tentative Parcel Map No. 71888, to subdivide the existing 8.63-acre commercial shopping center into six parcels. Subdividing the existing single large parcel into 6 parcels would enable any of the 6 parcels to be separately sold. As proposed, the existing stand-alone buildings would be separate parcels. For example, Bank of America (Parcel 1), Jack in the Box (Parcel 2), Santa Fe Florist (Parcel 3), Yoshinoya (Parcel 4), and Kentucky Fried Chicken/Taco Bell (Parcel 5). The remainder of the center would be Parcel 6. The subdivision will be controlled by Covenants, Conditions, and Restrictions (CC&R'S). Within the CC&R's provision will be made for easements for ingress and egress, and for parking.

A further break-down of the subdivision is as follows:

#### **LAND USE SUMMARY**

| <b>Parcel</b> | <b>Acres</b> | <b>Square Foot</b> | <b>Building Footprint</b> |                                  |
|---------------|--------------|--------------------|---------------------------|----------------------------------|
| 1             | 0.74         | 32,344             | 7,919 sq. ft.             |                                  |
| 2             | 0.48         | 20,832             | 2,872 sq. ft.             |                                  |
| 3             | 0.19         | 8,256              | 1,400 sq. ft.             |                                  |
| 4             | 0.24         | 10,260             | 2,240 sq. ft.             |                                  |
| 5             | 0.36         | 15,839             | 2,600 sq. ft.             |                                  |
| 6             | 6.62         | 288,432            | 86,686 sq. ft.            | 1 <sup>st</sup> floor & basement |
|               |              |                    | +11,051 sq. ft.           | 2 <sup>nd</sup> floor            |
| <b>TOTAL</b>  | <b>8.63</b>  | <b>375,963</b>     | <b>114,768 sq. ft.</b>    | Total floor area                 |

#### **TENTATIVE PARCEL MAP - REQUIRED FINDINGS FOR APPROVAL:**

##### **1. Consistency with the General Plan**

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

**TENTATIVE PARCEL MAP - REQUIRED FINDINGS FOR DENIAL:**

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

1. That the proposed map is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be equivalent to ones previously acquired by the public.
8. That the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such Board, it may disapprove the tentative map or maps of the subdivision.



**TENTATIVE TRACT MAP – FINDINGS IN SUPPORT OF APPROVAL:**

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

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

The project site is not located within a Specific Plan area of the City. In addition, the proposed subdivision is consistent with the City's General Plan in that the subdivision will not change the General Plan Land Use designation of Commercial or the Zoning designation of C-4-PD, Community Commercial-Planned Development Overlay, Zone.

The City of Santa Fe Springs has adopted a general plan to provide an overall direction for the future development of the City. The general plan's land use element describes the general location, distribution, and various types of land uses found within the City, and sets forth goals and policies for future development in the City. The land use element designates the site as "Commercial" and states that the purpose of the commercial designations are to provide for convenient shopping for goods and services, and to establish those standards of development necessary to insure that the commercial areas will be wholesome and prosperous and harmonious with adjoining land uses.

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

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

Subdividing the existing lot into 6 parcels would allow the newly created parcels, each with a building, to be sold separately. The benefits of ownership include property value appreciation, tax benefits, realization of residual value of tenant improvements costs, and with continued occupancy, ownership becomes less expensive each year on an annual cash basis.

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

The proposed subdivision would also be consistent with the Zoning Regulations in that all the created parcels will continue to have frontage on a public street and no residential uses would be created. There are no requirements for lot width and lot depth nor is there a minimum lot area. Within the CC&R's provision will be made for easements for ingress and egress, and for parking.

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

The subject property is already developed. All utilities and public streets are existing and there are no proposals to change the existing density of the development.

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

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

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

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

Within the Easement Notes and identified by the number 9, of Tentative Parcel Map No. 71888, there is an easement for public sidewalks. There is also an easement for right-of-way for sidewalk that is identified by the number 13. Both easements will remain in place.



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

The subject property is already developed with several buildings. There is an existing 30" County Sanitation District Trunk Sewer Line along the Orr and Day Road street frontage that serves the property. Since the proposed project does not include new construction, sewer capacity is not anticipated to increase; consequently, the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board.

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

Opportunities to provide for Future Passive or Natural Heating and Cooling Opportunities are limited since the buildings are already constructed. Any future improvement, to the extent feasible, shall be required to incorporate energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high-efficiency central heating and cooling systems.

#### **STAFF REMARKS**

Based on the reasons enumerated above, Staff believes that Tentative Parcel Map No. 71888 meets the standards as set forth in Sections 66474 and 66474 et seq of the Subdivision Map Act for the granting of approval of a Tentative Parcel Map, and is therefore recommending approval of Tentative Parcel Map No. 71888.

#### **STREETS AND HIGHWAYS**

The proposed subdivision is located on the south side of Telegraph Road, between Orr and Day Road to the west and Jersey Avenue to the east. Telegraph Road and Orr and Day Roads are designated "Major Highway" on the City's General Plan Map. Jersey Avenue is a local street.

#### **ZONING AND LAND USE**

The zoning of the subject property is C-4-PD, Community Commercial-Planned Development Overlay, Zone. The properties to the north, across Telegraph Road, and the east, across Jersey Avenue, are zoned R-1, Single Family Residential and is developed with single-family dwellings. The property to the south is zoned R-3-PD, Multiple-Family Residential, Planned Development and is developed with townhomes (Promenade Villas). The property to the west, across Orr and Day

Road, is zoned C-4, Commercial, and is developed with a variety of commercial uses, including a Mexican Restaurant, a carpet store, foot massage store, a florist, a dry cleaning store, and a fishing tackle store.

### **LEGAL NOTICE OF PUBLIC HEARING**

This matter was set for Public Hearing in accordance with the requirements of Section 66451.3 of the State Subdivision Map Act, 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 Tentative Parcel Map was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on June 27, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on June 27, 2013, and published in a newspaper of general circulation (Whittier Daily News) on June 27, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulation.

Staff received one inquiry at the public counter. Staff explained what was being proposed and the gentleman seemed to be satisfied with Staff's explanation.

### **ENVIRONMENTAL DOCUMENTS**

The proposed map is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15302 (Existing Facilities) and 15061(b) (3), (Common Sense Exemption) of the California Environmental Quality Act (CEQA).

### **AUTHORITY OF PLANNING COMMISSION:**

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

### **CONDITIONS OF APPROVAL**

#### **ENGINEERING / PUBLIC WORKS DEPARTMENT:** **(Contact: Robert Garcia 562-868-0511 x7545)**

1. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision



Ordinance (DSO) and submit final maps to the City and County in digital format.

2. That 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.
3. That the owner/developer shall own and maintain the sidewalk/ walkway (Promenade Walkway) and landscaping area adjacent to the townhouse development, south side of the property.
4. That the owner/developer shall own and maintain all drainage facilities and structures on the property, specifically a parkway culvert and sump pump located on the south side of the property draining into the adjacent townhouse development.

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

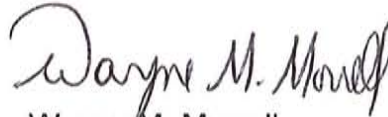
5. That Tentative Parcel Map No. 71888 shall expire 24 months after Planning Commission approval, on July 8, 2013, except as provided under the provisions of California Government Code Section 66452.6. During this time period, the final map shall be presented to City Council for approval. The subdivision proposed by Tentative Parcel Map No. 71888 shall not be effective until such time that a final map is approved by the City Council and recorded with the County Recorder's Office.
6. That the Final Map shall be modified to adhere to the conditions of approval.
7. That a Reciprocal Parking and Access Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the prior approval of the City Attorney and Director of Planning.
8. That the owner/developer shall install signs stating "Police Service Center Parking OK" or similar wording to the effect, within each of the eleven (11) parking spaces identified as "Existing Parking Spaces" on the Easement Detail of Tentative Parcel Map No. 71888.
9. That the CC&R's for the subject property shall be modified to including provisions for the maintenance of the Promenade Walkway, the landscape area adjacent to the townhouse development, the parkway culvert and sump pump. (See conditions number 5 and 6.) The CC&R shall also include

provisions for the maintenance of the landscape area that contains the pagoda and is also located south of the parking spaces mentioned in condition 8.

10. That upon recordation of the CC&R's for the subject property, the owner/developer shall provide a recorded and digital copy of the CC&R's to the Planning Department.
11. That prior to the recordation of the final map, all common utilities, shall be separated. Additionally all parcels shall have separate sewer connection.
12. That the Parking/Site analysis submitted on May 16, 2012, for the subject property shall be modified to include the number of parking spaces for each listed use, pursuant to the City's parking requirement. This can be accomplished by adding a 6<sup>th</sup> column entitled Required Parking, and providing the required number of parking spaces based on the listed uses. Said amended analysis shall be submitted within 30 days of Planning Commission approval. Moreover said amended analysis shall be used as the basis for determining whether future uses will be allowed within the center, based on the number of parking spaces required for the use.
13. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the owner/developer's engineer/surveyor 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.
14. That as condition for approval for Tentative Parcel Map Case No. 71888, the owner, SFS Promenade, 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 the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify Subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.



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



Wayne M. Morrell  
Director of Planning

Attachments:

1. Location Aerial-Combination Aerial/Map
2. Tentative Parcel Map No. 71888 (full size)
3. Tentative Parcel Map Application
4. Letter of Authorization



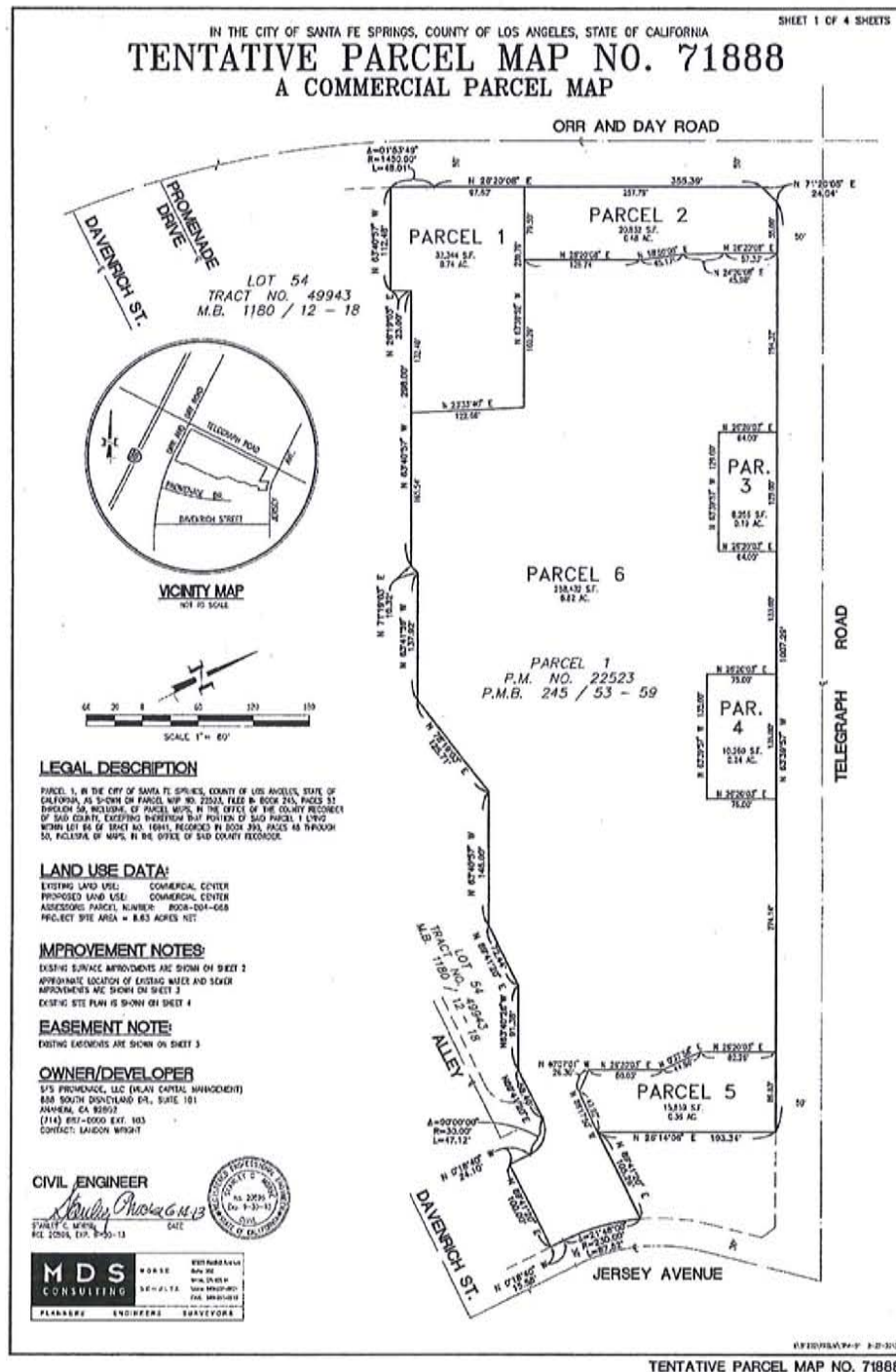
## **Tentative Parcel Map No. 71888** **Promenade Shopping Center (APN 8008-004-086)**

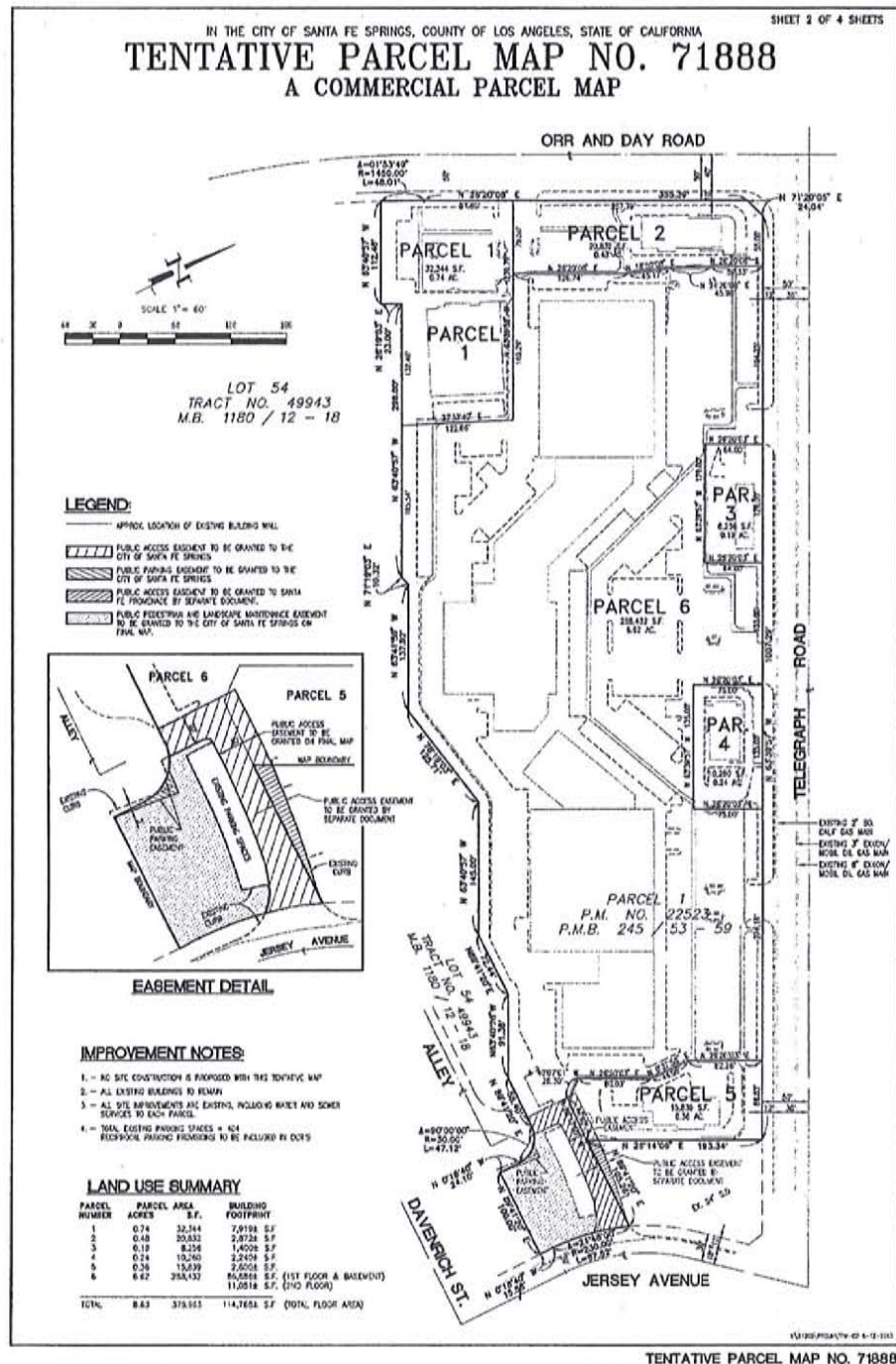
11452 Telegraph Road, Santa Fe Springs, CA 90670

Proposal: Subdivide 1 parcel of 8.63 acres into 6 parcels

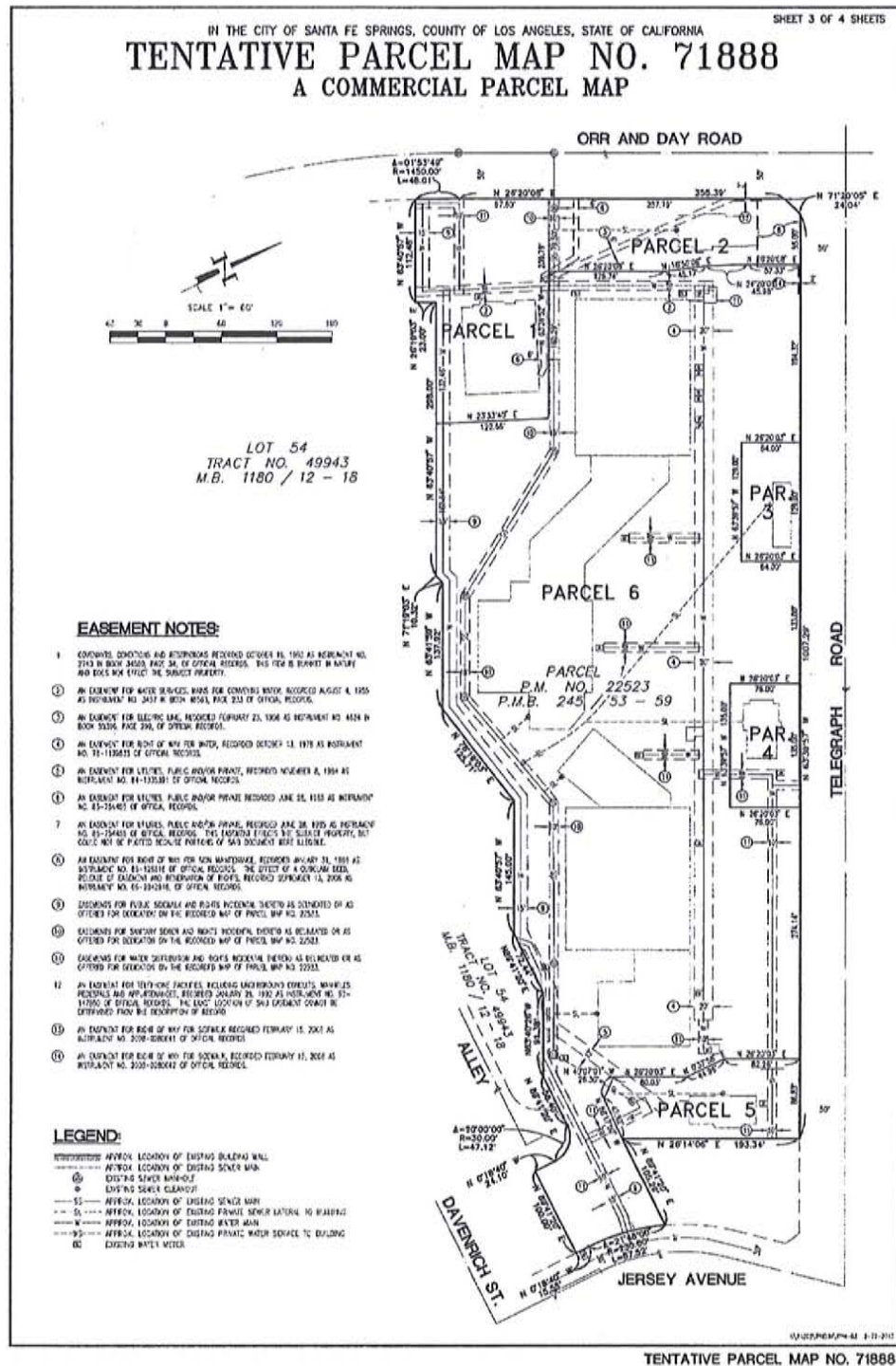


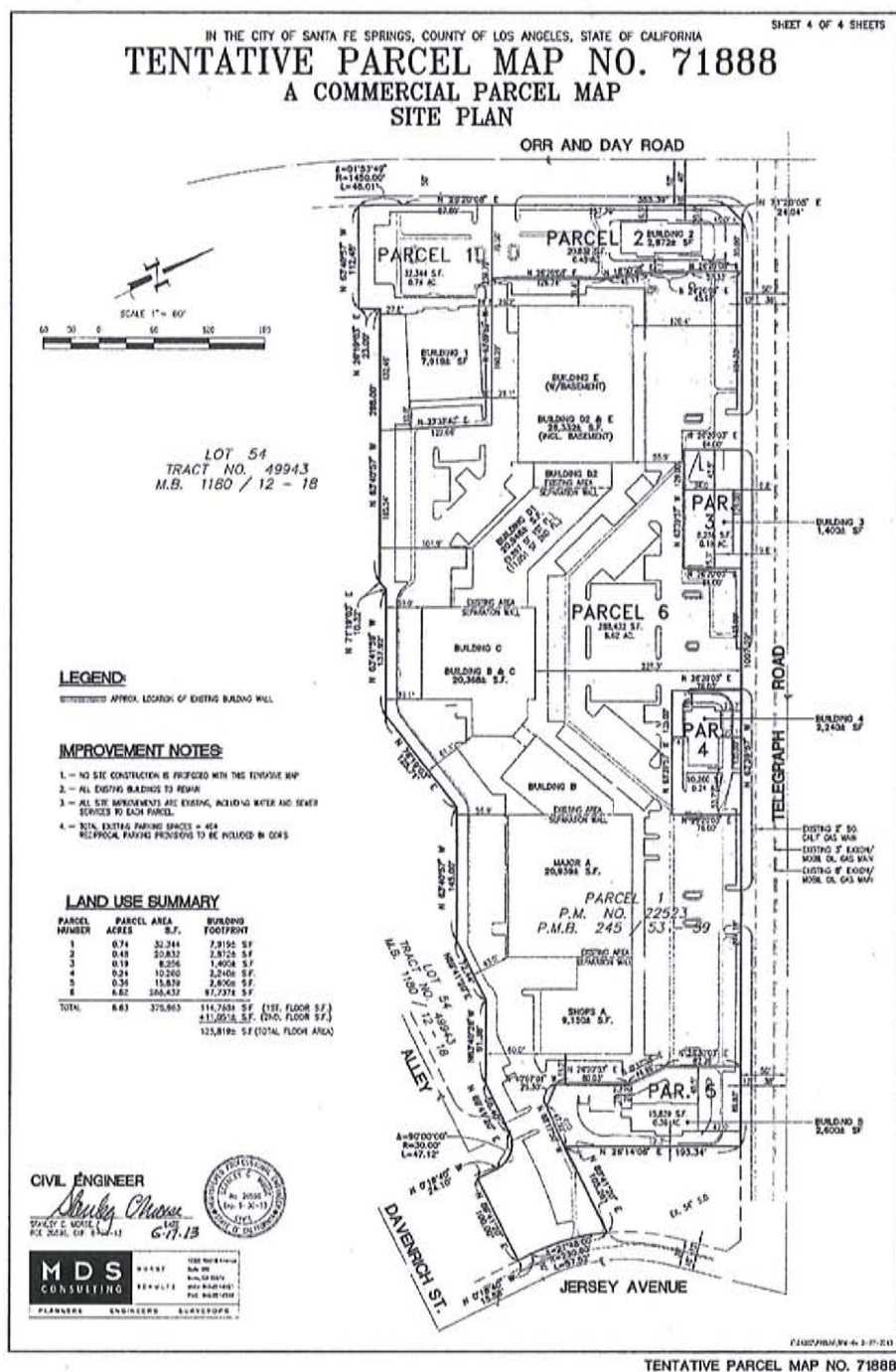














Received

JUN 27 2012



City of Santa Fe Springs



Planning Dept.

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

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

PROPERTY LOCATION:Address: 11452 Telegraph Road, Santa Fe Springs, CAAssessor's Parcel Number: 8008-004-086PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

To divide the existing single large parcel into eight parcels for purposes of sale and/or financing.

96

PROJECT AND LAND USE DATA:Existing Land Use:An existing commercial center.Zoning Classification:C-4-PD, Community Commercial - Planned Development Overlay ZoneIntended Land Uses of Lots within the Subdivision:There will be no change in the land uses.General Plan Land Use Classification:CommercialSurrounding Land Uses:North: SFD ResidentialSouth: Multifamily ResidentialEast: SFD ResidentialWest: CommercialExisting No. of Lots:1Proposed No. of Lots:a 8 6

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

See attached list

Building (footprint) Area-per Parcel:

See attached list.

Are dedications or public improvements required?

No**PROJECT FINDING:**

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

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

**UTILITIES:**Grading: Is any grading of lots contemplated? No (If yes, show details on the tentative map.)Water: What provisions are being made to provide an adequate water system? ExistingSewers: What provisions are being made to provide an adequate sewer system? ExistingGas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property?  
ExistingStreets: Will each resulting parcel or lot front on a dedicated and improved street? YesHave you discussed street improvement requirements with the Department of Public Works? NoDeed Restrictions: State nature of deed restrictions, existing and proposed: See Title Report. There will be reciprocal ingress and egress easements across all the parcels.



## RESPONSIBLE PARTIES:

Gas Agency: Southern CA Gas Company  
 Address: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_

Water Agency: City of Santa Fe Springs  
 Address: 11710 E. Telegraph Road  
Santa Fe Springs, CA 90670  
 E-mail: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_  
 Phone Number: 562.868.0511

Sewer Agency: City of Santa Fe Springs  
 Address: 11710 E. Telegraph Road  
Santa Fe Springs, CA 90670  
 E-Mail: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_  
 Phone Number: 562.868.0511

Electric Agency: Southern CD Edison Company  
 Address: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_  
 Phone Number: 800.655.4555

## THE APPLICATION IS BEING FILED BY:

\_\_\_\_\_ Record Owner of the Property

X Authorized Agent of the Owner (Written authorization must be attached to application.)

STATUS OF AUTHORIZED AGENT (Engineer, Attorney, Purchaser, Developer, Lessee, etc.): Manager for Owner

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

SIGNED: \_\_\_\_\_

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

## OWNER AGENT

Name: Milan Capital Management  
 Contact: Landon Wright  
 Address: 888 S. Disneyland Drive, #101  
 City: Anaheim  
 State: CA  
 Zip Code: 92802  
 Phone: 714.687.0000  
 E-Mail: landon@milancap.com

## RECORD OWNER

Name: SFS Promenade, LLC  
 Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

## ENGINEER LICENSE SURVEY

Name: MDS Consulting  
 Contact: Stan Morse  
 Address: 17320 Redhill Ave. #350  
 City: Irvine  
 State: CA  
 Zip Code: 92614  
 Phone: 949.251.8821  
 E-Mail: smorse@mdsconsulting.net

## FOR DEPARTMENTAL USE ONLY

|                       |                   |
|-----------------------|-------------------|
| TRACT/PARCEL MAP NO.: | <u>71888</u>      |
| DATE FILED:           | <u>06/27/2012</u> |
| FILING FEE:           | <u>\$ 7417.00</u> |
| RECEIPT NO.:          | <u>7CL5545</u>    |
| APPLICATION COMPLETE? | <u>N</u>          |



May 4, 2012

**VIA HAND DELIVERY**

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

Re: Santa Fe Springs Promenade  
Authorization for Manager

Dear Planning Department,

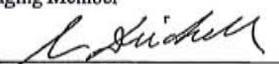
I hereby authorize Landon Wright at Milan Capital Management, as agent for SFS Promenade LLC, to facilitate and process the Subdivision/Tract/Map Application for Santa Fe Springs Promenade. Thank you.

Sincerely,

SFS Promenade LLC  
A Delaware limited liability company

By: SFS Promenade Member LLC  
A California limited liability company  
Its Managing Member

By: Tivoli Capital, Inc.  
A California Corporation  
Its Managing Member

By:   
Claus Dieckell  
Its President

Received

JUN 27 2012

Planning Dept.





## **NEW BUSINESS**

### **Modification Permit Case No. 1238**

Request for a Modification of Property Development Standards to allow the reduction of the minimum rear yard setback requirement from 15'-0" to 1'-6" and allow the construction of a 483 sq. ft. addition (family room, bedroom, bathroom, and laundry room) on a property located at 11344 Davenrich Street, within the R-1, Single-Family Residential, Zone. (Vicente Villa)

### **RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Find that the applicant's request meets the criteria set forth in Section 155.694 (B) of the City's Zoning Ordinance for the granting of a Modification.
2. Approve Modification Permit Case No. 1238, subject to the conditions of approval as contained within this staff report.

### **BACKGROUND**

The subject property is located on the southwest corner of Davenrich Street and Orr and Day Road. The subject property is currently developed with a 1,451 sq. ft. single-family home, which was built in 1952. When the original structure was constructed in 1952, the garage was detached from the main dwelling and set back 1'-6" from the rear property line. Because the garage was not attached to the main dwelling unit, it was considered an accessory structure. In accordance with the City's Zoning Ordinance, accessory structures may encroach into the rear-yard setback area provided it has no openings on those sides adjoining a property line, it drains onto the subject property and is constructed to meet all applicable Building Code requirements.

However, because the owner is now proposing to construct a 483 sq. ft. addition (family room, bedroom, bathroom, and laundry room) thereby connecting the main dwelling to the garage, the detached garage is now considered part of the main dwelling unit and a 15 foot rear-yard setback requirement is now required.

- Pursuant to Section 155.070 (A) of the City's Zoning Ordinance, properties located in the R-1 Zone shall have a minimum rear-yard setback of not less than fifteen (15) feet.

Therefore, the owner is requesting approval of Modification Permit No. 1238 to allow a reduction of the minimum rear-yard setback requirement from 15'-0" to 1'-6" feet in order to keep the existing garage where it is currently situated.

### **STREETS AND HIGHWAYS**

The subject property is a residential lot located on the corner of Orr and Day Road and Davenrich Street. Orr and Day Road is classified as a "Secondary Highway" within the Circulation Element of the City's General Plan. Davenrich Street is a local residential street.

### **ZONING AND LAND USE**

The subject property, as well as the surrounding properties to the North, South, East and West are zoned R-1, Single-Family Residential, and developed with single-family residential uses.

### **REQUIRED SHOWING**

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

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

The existing home was constructed as a three bedroom, two bathroom home with a standard kitchen and living room. Unlike homes that are built today, there is no laundry area or a family room. If approved, the proposed addition will provide the owner with these two modern day conveniences that homeowners today find to be essential in a home.

Additionally, by allowing the addition to occur between the home and garage, the property owner is left with a more usable rear yard area. In fact, to help preserve an area equivalent to what the owner would have had with a 15' foot rear yard setback, staff has conditioned that the owner shall continue to maintain a minimum open area of approximately 850 sq. ft.

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

The setback requirements established in the Zoning Code not only provides buffers between properties but also ensure that properties provide adequate



yard areas. It should be noted that the garage, although currently detached, is existing with the 1'-6" setback. The adjacent neighbors, therefore, will not notice a greater impact.

Secondly, to compensate for reduction of the rear yard setback, staff is requiring the applicant to preserve an open area that is comparable to what would normally be achieved by the 15' foot setback.

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

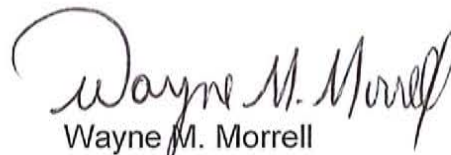
### **STAFF CONSIDERATIONS**

For the reasons stated in this report, Staff finds that the subject request meets the required showing necessary for approval of a Modification Permit. Therefore, staff is recommending that the Planning Commission approve Modification Permit Case No. 1238, subject to the conditions of approval contained in this report.

### **CONDITIONS OF APPROVAL**

1. That the applicant shall obtain all the necessary Building Permits and approvals from the Building Division and Planning and Development Department for the construction of the proposed addition (family room, bedroom, bathroom, and laundry room).
2. That the proposed addition (family room, bedroom, bathroom, and laundry room) shall be located substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with this case.
3. That the applicant shall agree to maintain a minimum open area of 850 sq. ft. Said agreement shall be formalized through a covenant and recorded with the County Records Office prior to issuance of building permits.
4. That all other applicable requirements of the City's Zoning Ordinance, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.

5. That it is hereby declared to be the intent that if any provision of this Modification Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, this Modification Permit shall be void and the privileges granted herein shall lapse.

  
Wayne M. Morrell  
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Floor Plan
4. Elevations
5. Modification Permit Application

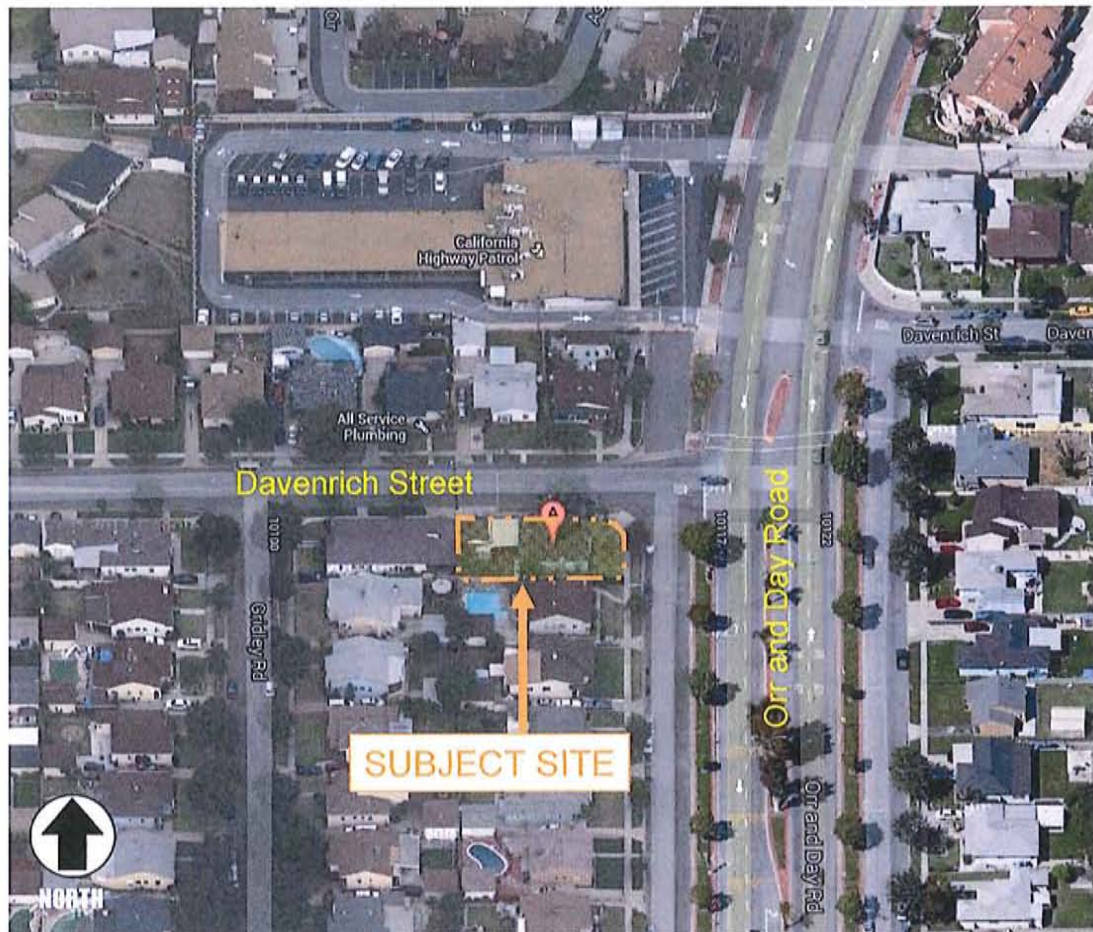
C:\Cuong\Cases\Aug.12-Aug.13\MOD 1238 - 11344 Davenrich St\MOD1238\_PCRPT.doc



AERIAL PHOTOGRAPH



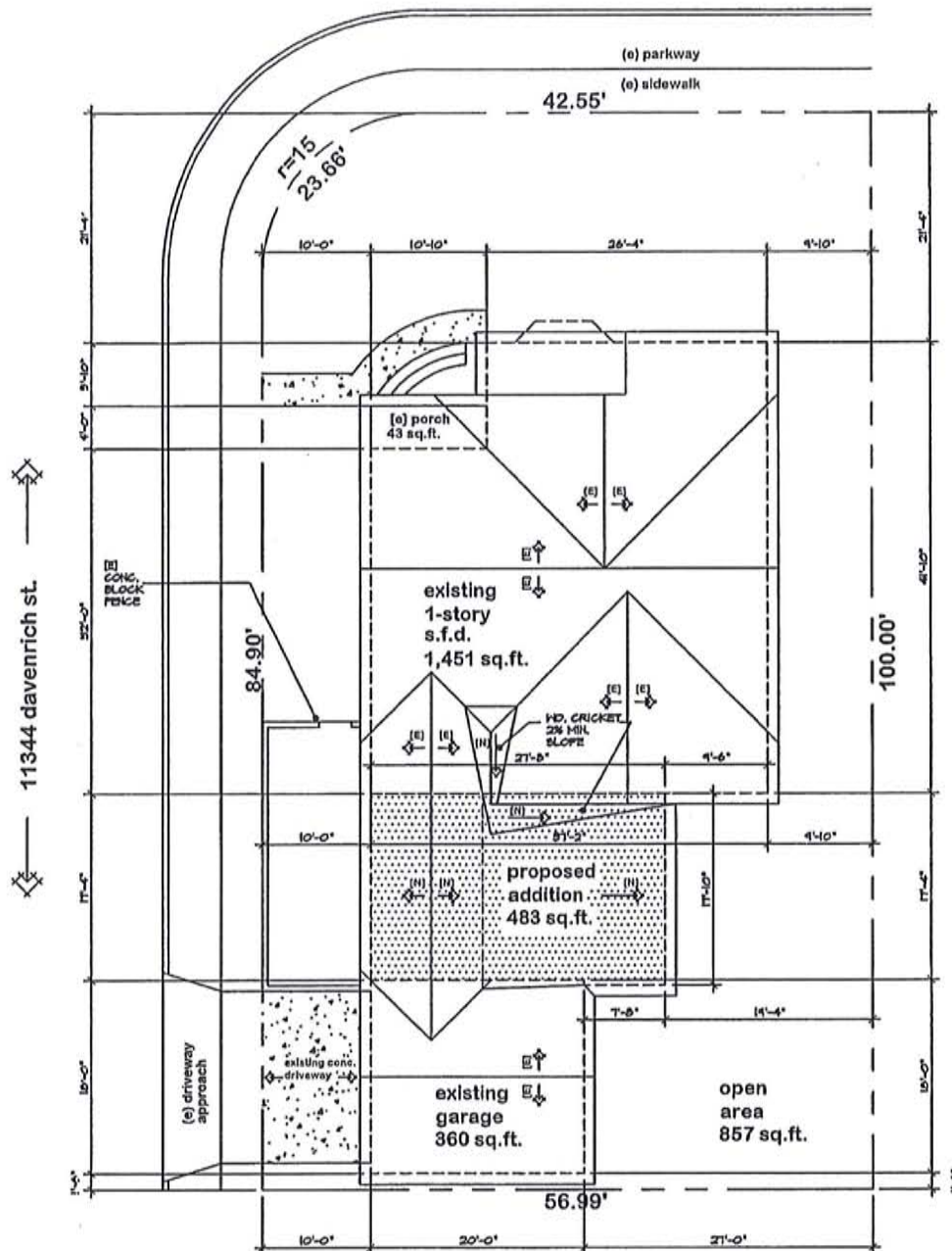
**CITY OF SANTA FE SPRINGS**



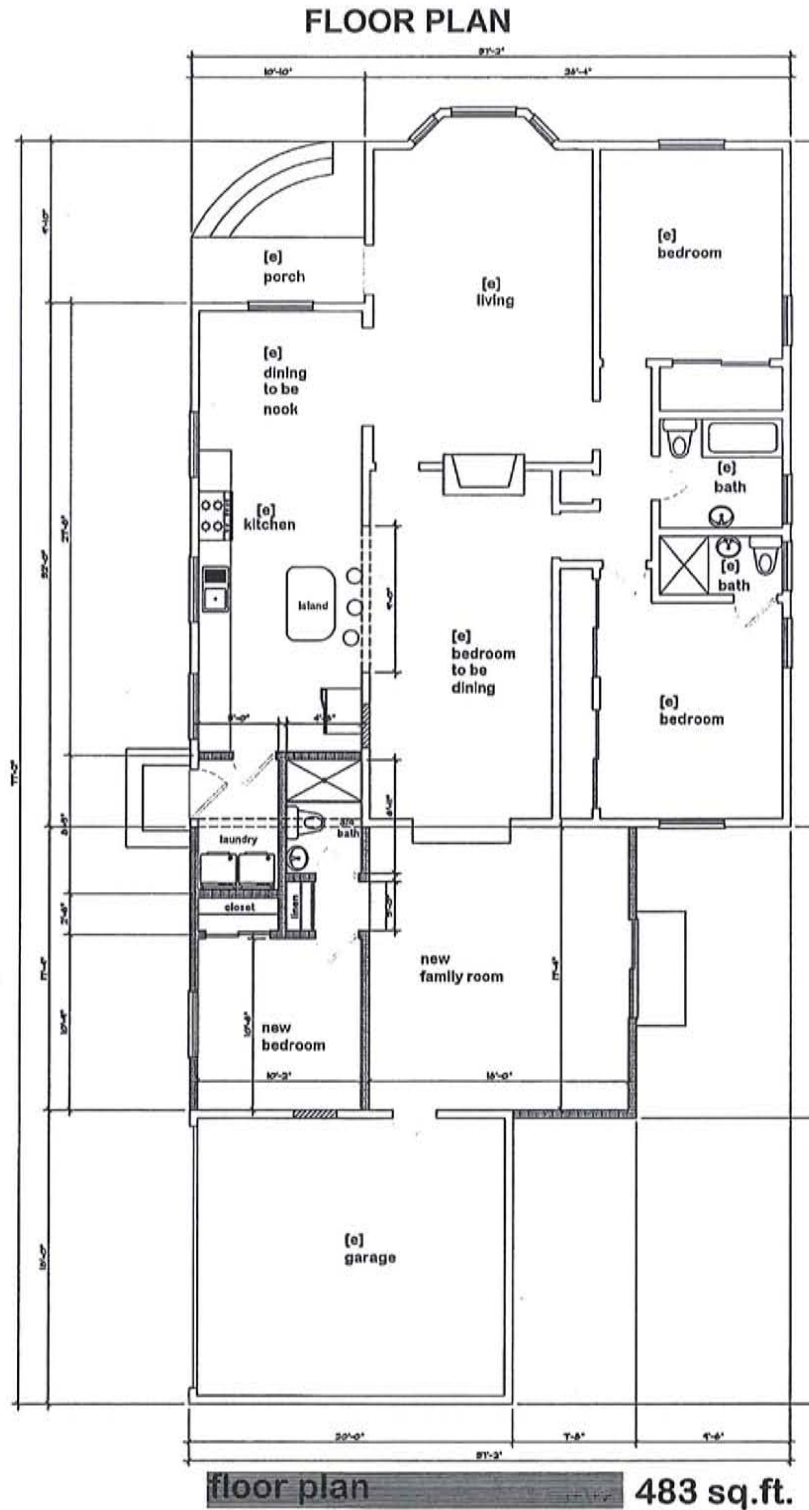
**AERIAL PHOTOGRAPH – 11344 Davenrich Street**

**MODIFICATION PERMIT CASE No. 1238**

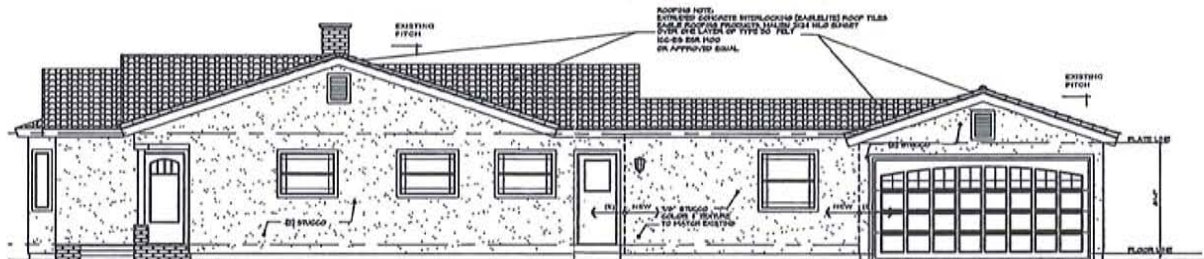
## SITE PLAN



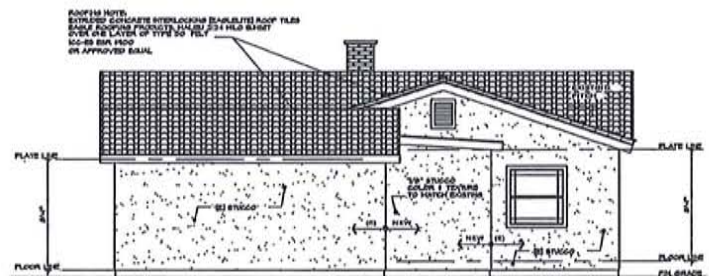




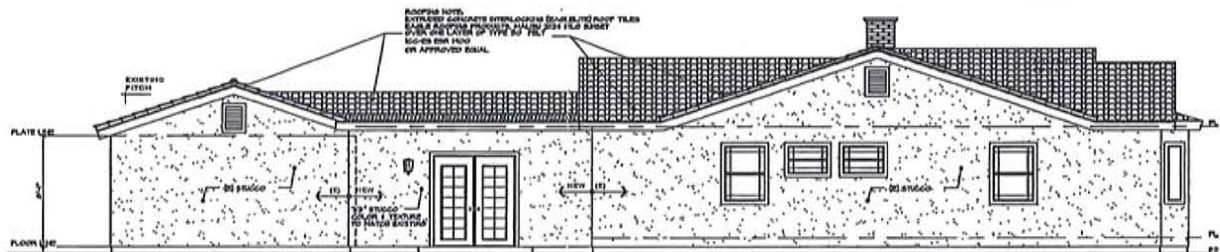
## ELEVATIONS



north elevation



west elevation



south elevation



## MODIFICATION PERMIT APPLICATION



City of Santa Fe Springs  
Application for  
**MODIFICATION PERMIT (MOD)**

RECEIVED

APR 29 2013

Planning Dept.

MOD 1238

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

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection):

11344 DAVENRICH ST.

Legal description of property: TRACT # 16943, LOT 14

Record Owner of Property:

Name: VICENTE VILLA Phone No: (323) 620-4388

Mailing Address: 11344 DAVENRICH ST.  
SANTA FE SPRINGS, CA. 90670

Fax No: E-mail:

The application is being filed by:

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

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

Describe the modification requested: PROPOSED ADDITION OF 483 SQ. FT.  
ATTACHED TO EXISTING GARAGE THAT IS 1'-6" AS  
REAR YARD. AND LOT COVERAGE TO EXCEED  
34 SQ. FT. (40.7%)

**NOTE**

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

**MODIFICATION PERMIT APPLICATION (cont.)**MOD Application  
Page 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): VICEPTE VILLA  
 Mailing Address: 11344 DAVENPORT ST. SANTA FE SPRINGS, CA 90670  
 Phone No: (323) 620-4388  
 Fax No: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 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 Modification Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

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

(seal)

On \_\_\_\_\_ 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: MOD 1238  
 DATE FILED: 4/29/13  
 FILING FEE: \$70  
 RECEIPT NO: \_\_\_\_\_  
 APPLICATION COMPLETE? \_\_\_\_\_

04-29-13 1CL3040

CHECK 46.00



**MODIFICATION PERMIT APPLICATION (cont.)**

|                  |      | DISTRIBUTION |          |        |          |         |
|------------------|------|--------------|----------|--------|----------|---------|
|                  | FUND | G/L          | ACTIVITY | OBJECT | PROJECT  | AMOUNT  |
| City             | 110  | 397          | 9110     | BDO    | MOD 1238 | \$46.00 |
| of               |      |              |          |        |          |         |
| Santa Fe Springs |      |              |          |        |          |         |

VICENTE VILLA  
(NAME)

11344 DAYENRICH ST.  
(ADDRESS)

SANTA FE SPRINGS CA 90670  
(CITY AND STATE)

Modification Permit (MOD 1238) - 11344 Dayenrich  
(DESCRIPTION)

**RECEIPT**

04-29-13 1CL3040 CHECK 46.00