



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

May 12, 2014
4:30 P.M.

Frank Ybarra, Chairperson
Susie Johnston, Vice Chairperson
Louie González, Commissioner
Michael Madrigal, Commissioner
Joe Angel Zamora, 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 González, Johnston, Madrigal, Ybarra, and Zamora.

4. ORAL COMMUNICATIONS

This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.

5. MINUTES

Approval of the minutes of the April 21, 2014 Adjourned Planning Commission Meeting.

6. PUBLIC HEARING**Alcohol Sales Conditional Use Permit Case No. 36**

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and warehouse distribution of alcoholic beverages at 12500 Slauson Avenue, Suite C-3, in the Heavy Manufacturing (M-2) Zone. (California Hi-Lites, Inc.)

7. PUBLIC HEARING**Zone Change No. 135**

A request by the applicant, Mission Linen Supply, to change the zoning designation for the properties located at 11904 and 11920 Washington Blvd. within the Washington Redevelopment Project Area from M-1-BP, Light Manufacturing- Buffer Parking to M-1, Light Manufacturing.

8. PUBLIC HEARING**Tentative Parcel Map Case No. 72616**

Request for approval to consolidate four (4) existing assessor's parcels measuring approximately 3-acres into one (1) parcel in the M-1-BP (Light Manufacturing-Buffer Parking) and M-1 (Light Manufacturing) Zone, 11904 – 11920 Washington Blvd., and within the Washington Boulevard Redevelopment Project Area.

9. PUBLIC HEARING**Conditional Use Permit Case No. 752**

A request for approval to allow the establishment, operation and maintenance of a new wireless telecommunications facility (stealth as a 58' high mono-palm) and related equipment on property located at 10629 Norwalk Boulevard (APN: 8009-025-070), within the M-2, Heavy Manufacturing, Zone. (AT&T Mobility)

10. PUBLIC HEARING**Conditional Use Permit Case No. 755**

A request for approval to allow the establishment, operation and maintenance of a sandblasting facility on property located at 8807 Pioneer Boulevard (APN: 8177-031-010), within the M-2, Heavy Manufacturing, Zone. (Premium Sandblasting Company)

11. 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**Alcohol Sales Conditional Use Permit Case No. 59-1**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 59-1 to allow the continued operation and maintenance of an alcohol beverage warehouse and distribution facility located at 8028 Sorensen Avenue, within the M-1 (Light Manufacturing) Zone. (De La Riva Imports)

B. CONSENT AGENDA**Alcohol Sales Conditional Use Permit Case No. 61-1**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 61-2 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption within a mini-mart which coexists with a gas service station in the Heavy Manufacturing (M-2) Zone at 13352 Imperial Highway (Thrifty Oil for Sierra Foods)

C. CONSENT AGENDA**Conditional Use Permit Case No. 719-2**

A compliance review for the continued operation and maintenance of a recycling buy back facility of CRV materials (glass, aluminum, plastic) within a portable structure the commercial center located at 11503 Carmenita Road in the C-4, Community Commercial Zone. (A&S Recycling)

D. CONSENT AGENDA**Conditional Use Permit Case No. 723-2**

Compliance review of Conditional Use Permit Case No. 723-2 to allow the continued operation and maintenance of a pawnshop at 14156 Rosecrans Avenue located within a 1,032 sq ft portion of a 5,295 sq ft commercial building located in the C-4-PD, Community Commercial – Planned Development, Zone. (Fares Tabbello)

12. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

13.

ADJOURNMENT

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

Teresa Cavallo

Commission Secretary

May 8, 2014

Date

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
April 21, 2014**

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Present: Commissioner González
Commissioner Zamora
Vice Chairperson Johnston
Chairperson Ybarra

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Associate Planner
Rafael Garcia, Planning Consultant
Kristi Rojas, Planning Consultant
Luis Collazo, Code Enforcement Officer
Teresa Cavallo, Planning Secretary
Gurdeep Kaur, Planning Intern

Absent: Commissioner Madrigal

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:36 p.m. There being no one wishing to speak, Oral Communications were closed at 4:36 p.m.

5. APPROVAL OF MINUTES

Minutes of the March 10, 2014 Planning Commission Meeting

Commissioner González moved to approve the minutes of the March 10, 2014 meeting; Vice Chairperson Johnston seconded the motion. The minutes were unanimously approved and filed as submitted.

6. APPOINTMENT TO THE HERITAGE ARTS ADVISORY COMMITTEE

Chairperson Ybarra appointed himself to the Heritage Arts Advisory Committee, which was unanimously approved.

7. PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 10

Revocation of Alcohol Sales Conditional Use Permit Case No. 10, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use at a CVS Pharmacy within the

Gateway Plaza at 13360 Telegraph Road, in the C-4, Community Commercial, Zone for inactivity of a year or more. (City of Santa Fe Springs)

** See notes below **

8. PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 47

Revocation of Alcohol Sales Conditional Use Permit Case No. 47, which granted approval to allow the operation and maintenance of a warehouse use, doing business as Single Barrel West, Inc., involved in the storage and wholesale distribution of alcoholic beverages at 9142 Norwalk Boulevard, located in the Heavy Manufacturing (M-2) Zone, for inactivity of a year or more. (City of Santa Fe Springs)

Chairperson Ybarra opened the Public Hearing at 4:37 p.m. for Item Nos. 7 and 8. Code Enforcement Officer Luis Collazo presented both items.

City Attorney Steve Skolnik clarified that Item Nos. 7 and 8 were only a formality to tie up loose ends and close out the CUP files for these items.

Having no further questions or comments, Chairperson Ybarra closed the Public Hearing for Item Nos. 7 and 8 at 4:40 p.m. and requested a motion.

Vice Chairperson Johnston moved to approve Item Nos. 7 and 8; Commissioner Zamora seconded the motion, which passed unanimously.

9. NEW BUSINESS

Lot Line Adjustment Map No. 2014-01

A request for approval to re-configure three existing parcels: Parcel B containing 43,559 sq. ft. (1.00-acre), Parcel 2 containing 229,614 sq. ft. (5.27-acres), and Parcel 1 containing 619,042 sq. ft. (14.21-acres), on property located at 12345 Lakeland Road, in the M-2 (Heavy Manufacturing) Zone. The adjustments will result in the following: Parcel B (now Lot 1) containing 102,923 sq. ft. (2.36-acres), Parcel 2 (now Lot 2) containing 178,744 sq. ft. (4.10-acres), and Parcel 1 (now Lot 3) containing 610,548 sq. ft. (14.02 acres). (Thienes Engineering, Inc. for Ridgeline Energy Services (USA), Inc.)

Associate Planner Cuong Nguyen presented Item No. 9. Present in the audience representing Ridgeline Energy Services (USA), Inc., was Brian Thienes of Thienes Engineering and Lang Cottrell of Goodman-Birtcher.

City Attorney Steven Skolnik wanted to clarify that Ridgeline wants to facilitate the sale and the fact that this Lot Line Adjustment leaves 2-acres of property that may provide complications for fire access and/or right-hand turn pocket, which Ridgeline is well aware of this fact and still wants to proceed with this Lot Line Adjustment.

Bryan Thienes of Thienes Engineering stated that Ridgeline is aware of the site issues and Ridgeline fully understands that they have to still go through site plan approvals, but at this time the only matter before the Planning Commission is the Lot Line Adjustment.

Lang Cottrell of Goodman-Birtcher, expressed that Goodman Birtcher has been working with Lakeland Development since 2012. Ridgeline is currently under contract to sell 17-acres to Goodman-Birtcher with the understanding that Ridgeline will continue operating the water

treatment plant on the remaining 2-acres.

Mr. Cottrell also notified the Planning Commissioners that Goodman-Birtcher is committed to pay for the remediation of the property, as well as, getting the proper approvals and studies necessary to proceed with the Development Plan Approval, which is scheduled for a later time.

Commissioner González inquired as to the anticipated project timeline. Lang Cottrell indicated that the transition period is anticipated to take place between the first twelve months. During this time, the aboveground demolition will be conducted by the seller. As the aboveground improvements commence, Ridgeline will be moving within the 2-acres and into somewhat mobile and temporary storage systems. Everyone anticipates that during the first twelve months and provided that remediation is complete, a 20,000 sf building should be built and ready to occupy.

Commissioner González also asked about the existing storage tanks and if anything is being stored within them, especially waste water. Mr. Cottrell indicated that the storage tanks are being demolished and currently nothing is stored within them.

Commissioner González inquired if the development of this property is dependent upon the economy. Lang Cottrell indicated that the economy is strong and moving forward faster will bring much improvements, but if necessary will build as needed; however, Goodman-Birtcher is committed to this project.

Commissioner Zamora asked if traffic would be affected along Florence Avenue due to the clean-up efforts. Lang Cottrell indicated that clean-up should not affect traffic.

Having no further questions, Chairperson Ybarra requested a motion.

Commissioner González moved to approved Item No. 9; Commissioner Zamora seconded the motion, which unanimously passed.

10. NEW BUSINESS

Modification Permit Case No. 1241

Request for Modification of Property Development Standards to eliminate 86 required on-site parking stalls and thereafter utilize westerly parking area (behind the screen wall) as a rear truck yard area for property located at 9306 Sorensen Avenue, zoned M-2 (Heavy Manufacturing). (Phoenix Warehouse of CA LLC)

Chairperson Ybarra tabled Item No. 10 per the request of the applicant. This matter will be brought before the Planning Commission at a later date.

11. 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

Alcohol Sales Conditional Use Permit Case No. 58-2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 58-2 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption for Chevron Stations, Inc., located at 11426 Telegraph Road. (Chevron Stations, Inc.)

B. CONSENT AGENDA

Conditional Use Permit Case No. 232-7

A compliance review of a truck storage facility with ancillary outdoor equipment storage at 13625 Excelsior Drive, in the M-2, Heavy Manufacturing Zone. (Dimas Diaz, Jess Diaz Trucking, Inc.)

C. CONSENT AGENDA

Conditional Use Permit Case No. 552-3

Request to eliminate Condition No. 4, which requires the proposed antenna array to not exceed the diameter of the existing array for the co-location of twelve antennas on an existing monopole wireless facility, a new 230 square foot equipment shelter and a 700 square foot leasing area located at 8923 Pioneer Boulevard, M-2, Heavy Manufacturing, Zone. (Marilyn Warren for Crown Castle Company/AT&T)

D. CONSENT ITEM

Conditional Use Permit Case No. 621-3

A compliance review of a paper recycling and bailing facility located at 11821 Wakeman Street, in the M-2, Heavy Manufacturing Zone. (Luis Calvillo, Shred-It)

City Attorney Steve Skolnik asked the Planning Commissioners if they required a presentation or if the staff reports were sufficient.

With no one requesting a presentation, Chairperson Ybarra requested a motion.

Vice Chairperson Johnston moved to approve Item No. 11A – D; Commissioner González seconded the motion, which unanimously passed.

12. ANNOUNCEMENTS

♦ Commissioners

Commissioner Johnston announced that she worked the Sister City Pancake Breakfast which was a success.

Commissioner González announced that he tied for the Chamber Putting Contest.

♦ Staff

Associate Planner Cuong Nguyen introduced Gurdeep Kaur, the Planning Department's new Planning Intern.

13. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 5:04 p.m.

Vice Chairperson Johnston

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING - NEW BUSINESS

Alcohol Sales Conditional Use Permit Case No. 36

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and warehouse distribution of alcoholic beverages at 12500 Slauson Avenue, Suite C-3, in the Heavy Manufacturing (M-2) Zone.
(California Hi-Lites, Inc.)

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 (ASCUP) Case No. 36, subject to a compliance review in one (1) year, to ensure that the use is still operating in strict compliance with the conditions of approval.

BACKGROUND

The Applicant, California Hi-Lites, leases an approximately 49,241 square foot portion of a 640,819 square foot warehouse development on the southwest corner of Slauson Avenue and Santa Fe Springs Road. The property is developed with two large industrial warehouse buildings, occupied by warehouse distribution type uses, and two detached industrial buildings within the property occupied by smaller service-type businesses.

California Hi-Lites has occupied the premises for over 20 years. California Hi-Lites provides packaging and transport services for several food, cosmetic and beverage companies. For approximately five years, the Applicant has been re-packing and transporting alcoholic beverages under compliance with the State's Alcohol Beverage Control bureau. They came under the City's attention recently when another beverage user inquired about storing alcoholic beverages within the same warehouse. Staff met with the members of California Hi-Lites and explained the City's regulations as they pertain to alcoholic beverage uses. In compliance with Section 155.628 of the Zoning Regulations, California Hi-Lites is applying for an ASCUP to allow the continued

storage, repackaging and transport of alcoholic beverages at 12500 Slauson Avenue, Suite C-3.

CALLS FOR SERVICE

No calls for service are on file 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 1961. The development includes four (4) buildings with shared parking. Based on the approved site plan, the property complies with the parking requirements.
- b. **Control of vehicle traffic and circulation.**
The subject property has on-site vehicle circulation with several driveways for entry and exit located on the Slauson Avenue and Santa Fe Springs Road.
- c. **Hours and days of operation.**
The subject business operates from 6:00am to 5:00pm, Monday – Friday, 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. The premises currently has digital cameras throughout the buildings. Security guards are not used.
- 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.

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 activity and is simply a wholesale distributor. No on-site retail sales or consumption is permitted; 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.

Staff does not foresee an issue with littering; however, as a standard condition of approval, the Applicant is required to keep the property free of litter and debris.

i. Property maintenance.

The subject property is 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 activities involve repackaging of alcoholic beverages and no on-site consumption and/or sales is involved; 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 these impacts should they become apparent.

SURROUNDING ZONING AND LAND USE

The subject property, as well as the surrounding properties to the south, west, and north, are within the M-2, Heavy Manufacturing Zone, and developed with warehouse/industrial type buildings. The property to the east, across Santa Fe Springs Road, is within the City of Whittier and developed with baseball park commonly known as York Field.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 1, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on May 1, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of May 5, 2014, Staff has not received any inquiries regarding the proposal.

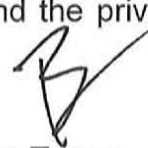
STAFF CONSIDERATIONS

After conducting an on-site inspection, Staff found that the establishment is compliant with the City's Codes and Regulation, and is compliant with the ABC regulations. Based on its findings, staff is recommending approval of an Alcohol Sales Conditional Use Permit Case No. 36 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. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control (ABC). Should the ABC license become terminated, expired or revoked, this Permit shall also be subject to revocation.
2. That the applicant shall be responsible for maintaining the area responsible under their lease free of litter, debris, boxes, pallets and trash on the subject property.
3. 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.
4. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
5. 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.
6. 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 store under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.

7. 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.
8. 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.
9. 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.
10. That this Permit shall be subject to a compliance review in one year, no later than May 12, 2015, 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.
11. 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.
12. That ASCUP Case No. 36 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.
13. 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 and the privileges granted hereunder shall lapse.

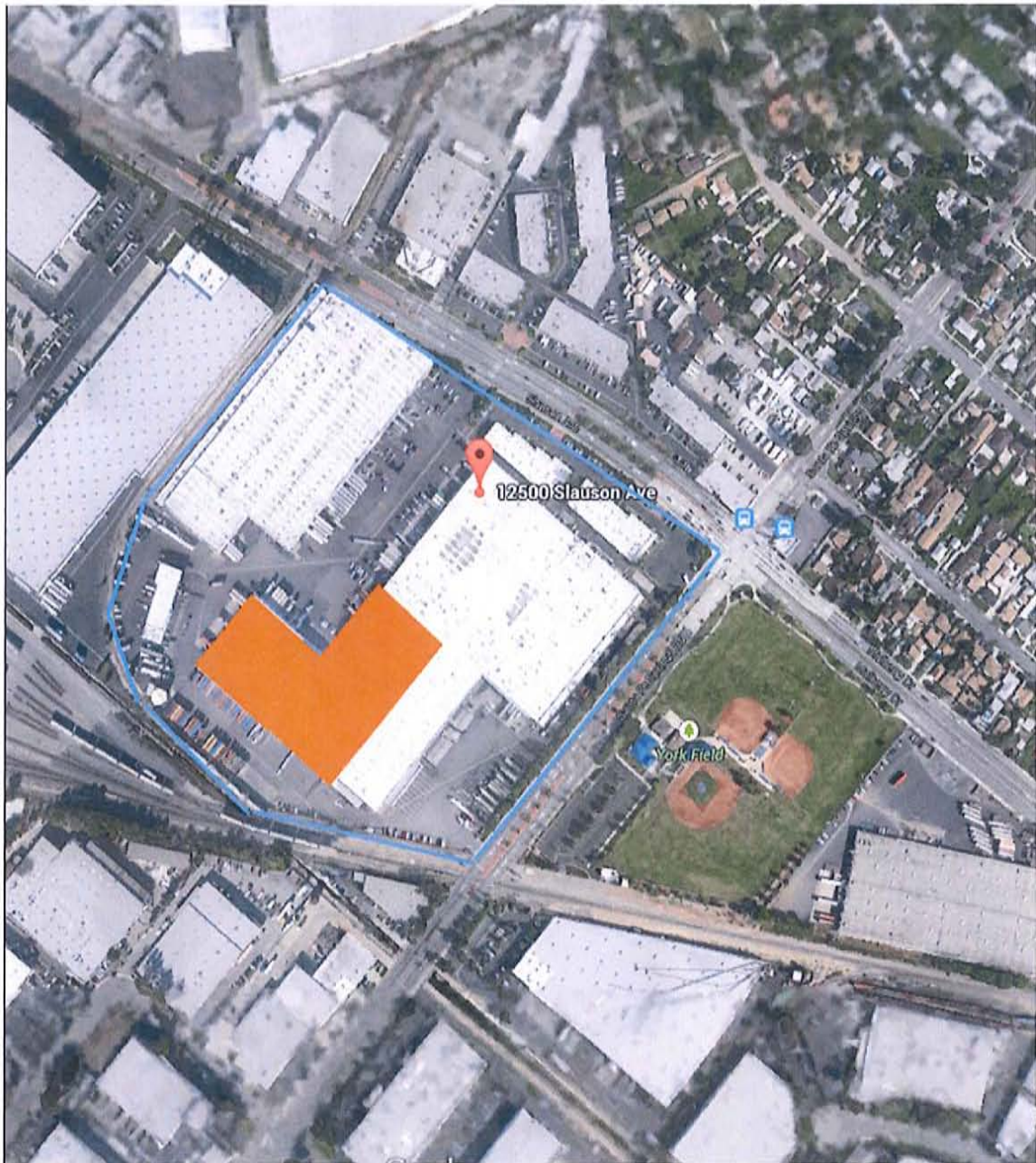


Dino Torres
Director of Police Services

Attachment(s)

1. Aerial Photograph
2. Application

Location Map



City of Santa Fe Springs

Alcohol Sales Conditional Use Permit Case No. 36

12500 Slauson Avenue – Suite C-3

California Hi-Lites, Inc.

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: CALIFORNIA Hi Lites Inc.
 Doing Business As: CALIFORNIA Hi Lites Inc.
 Business Address: 12500 E. SLAUGHTER AVE, C-3 Phone: 562 696 1777
 Mailing Address: SAME AS BUSINESS
 Residence Address: _____ Phone: _____

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

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

If yes, complete the following:

Court _____ Date _____
 Charge _____ Disposition _____

2. Give Name and Address of owner or owners of premises:
PROLOGIS, 17777 CENTER COURT DRIVE N SUITE 100
CERRITOS CA 90703-9323

3. Describe the type or nature of the business:
WAREHOUSING, PACKAGING.

4. Give the name of the person exercising authority or control of the location and authorized to accept legal notice of process: ROBERT LANSINI VICE-PRESIDENT OPERATIONS

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

N/A

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

12500 E. CLAUSON AVENUE, C-7
SANTA FE SPRINGS CA 90670

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: PROLOGIS

Name: c/o MACIEL CASRE Phone No. 562 345 9200

Mailing Address: 17777 CENTER COURT DRIVE N. #100 CERRITOS CA 90703-9323

Date of Purchase: 1990

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: ROBERT LANCINI Phone No. 562 696 1777

Mailing Address: 12500 E. CLAUSON AVE, C-7, SANTA FE SPRINGS CA 90670

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

N/A

The conditional Use Permit is requested for the following use:

(Describe in detail the nature of the proposed use, the buildings and other improvements proposed.)

WAREHOUSING

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

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

Applicant's Signature

Date

**CITY OF SANTA FE SPRINGS
DEPARTMENT OF POLICE SERVICES**

Answers to the following questions must be clear and complete. They should justify your request for a Conditional Use Permit.

1. Why is the proposed use essential or desirable in the location requested?
It is this Corporation's only WAREHOUSE LOCATION
2. Demonstrate why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.
LOCATED IN WAREHOUSE/DISTRIBUTION CLUSTER.
3. What steps will be taken to insure that there will be no harmful noise, dust, odors, or other undesirable features that might affect adjoining properties?
NO MANUFACTURING AT THIS FACILITY.
4. Indicate why the proposed use will not in the future become a hindrance to good quality development or redevelopment of adjoining properties.
LOCATED IN WAREHOUSE/DISTRIBUTION CLUSTER
5. What measures will be taken to insure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
AMPLE PARKING FOR TRUCKS: LARGE INDUSTRIAL COMPLEX
NO SALES, NO ADVERTISING.
6. If the operator of the requested conditional use will be someone other than the property owner, state the name and address of the operator.
CALIFORNIA HI LITES INC.
11500 E. SLAYSON AVENUE, C-3
SANTA FE SPRING CA 90670



PUBLIC HEARING

Zone Change Case No. 135

A request by the applicant, Mission Linen Supply, to change the zoning designation for the properties located at 11904 and 11920 Washington Boulevard within the Washington Boulevard Redevelopment Project Area from M-1-BP, Light Manufacturing- Buffer Parking to M-1, Light Manufacturing.

Note: The Zone Change request is being processed in conjunction with Tentative Parcel Map 72616, a request to consolidate four contiguous parcels (APN: 8169-002-003, 8169-002-004, 8169-002-006 and 8169-002-024) into one lot. (Mission Linen Supply).

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 135 and, after receiving all public comments, thereafter close the Public Hearing.
2. Find that Zone Change Case No. 135 satisfies the criteria and conditions set forth in Section 155.825 of the City Code for the granting of a Change of Zone request and recommend that the City Council approve said Change of Zone.
3. Find that Zone Change Case No. 135 involving the proposed Change of Zone from M-1-BP, Light Manufacturing-Buffer Parking, Zone to M-1, Light Manufacturing, Zone is consistent with the City's General Plan.
4. Recommend to the City Council approval of Zone Change Case No. 135, a request to change the zoning designation for the properties located at 11904 and 11920 Washington Blvd. from M-1-BP, Light Manufacturing- Buffer Parking to M-1, Light Manufacturing.
5. Adopt Resolution No. 45-2014, which incorporates the Commission's findings and recommendation regarding this matter.

BACKGROUND

The subject site is made up of four (4) separate assessor's parcels measuring approximately 3-acres in area and located approximately 600 feet west of the Washington Boulevard and Sorensen Avenue intersection at 11904-11920

Washington Boulevard (APN: 8169-002-003, 8169-002-004, 8169-002-006 and 8169-002-024). The two northern parcels at the subject site are zoned M-1-BP (Light Manufacturing-Buffer Parking) while the two southern lots are zoned M-1 (Light Manufacturing). The zone change request is being processed in conjunction with Tentative Parcel Map 72616, a request to consolidate all four assessor's parcels into one lot measuring approximately 3-acres in area.

The subject site has been owned by Mission Linen Supply for over 50 years. Previously, the site was used as a commercial laundry facility. Several years ago all the onsite buildings and other improvements were demolished and the land was environmentally tested and characterized. The site was found to be contaminated and the property owner, with oversight from the Regional Water Quality Control Board (RWQCB), voluntarily and pro-actively initiated the process of removing the contaminants from the surface and underlying groundwater. At this point, the remediation phase of the project is nearing completion and the RWQCB is soon expected to issue a "*No Further Action Required*" letter for the property.

The site itself dates back to a time before the incorporation of the City of Santa Fe Springs (City); consequently, the configuration of the property does not conform to most modern industrial sites in the City. The property is comprised of four (4) contiguous parcels and access is provided off of Washington Boulevard as well as by an alley that lies along the western portion of the site. No new development is proposed in conjunction with this request at this time.

RELATED ENTITLEMENTS

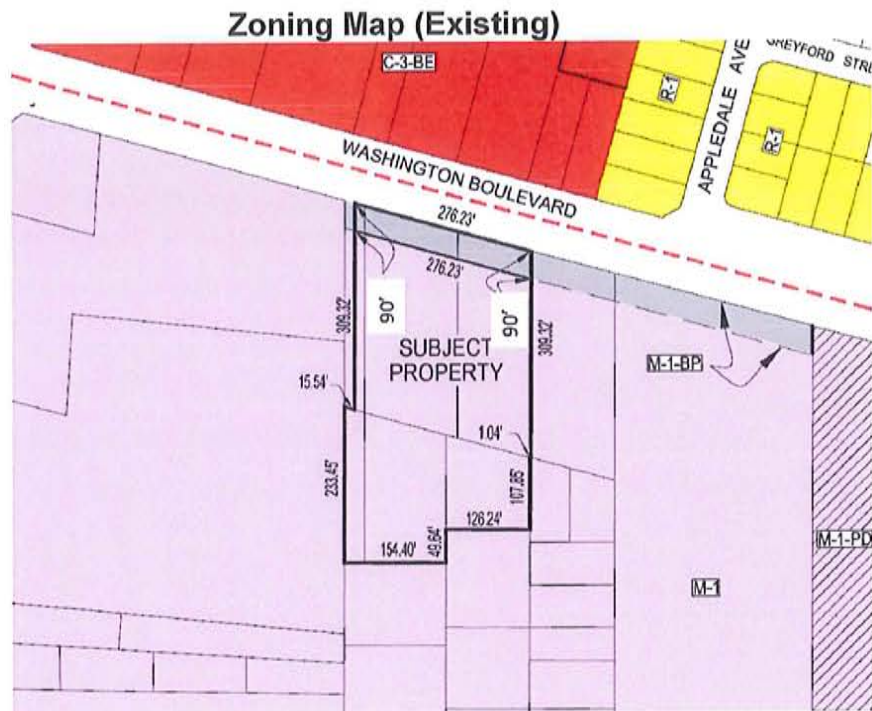
In addition, to the change of zone request, the applicant is also requesting approval of Tentative Parcel Map No. 72616 for the purpose of consolidating four (4) existing assessor's parcels, that make-up the subject site, into one lot.

STREETS AND HIGHWAYS

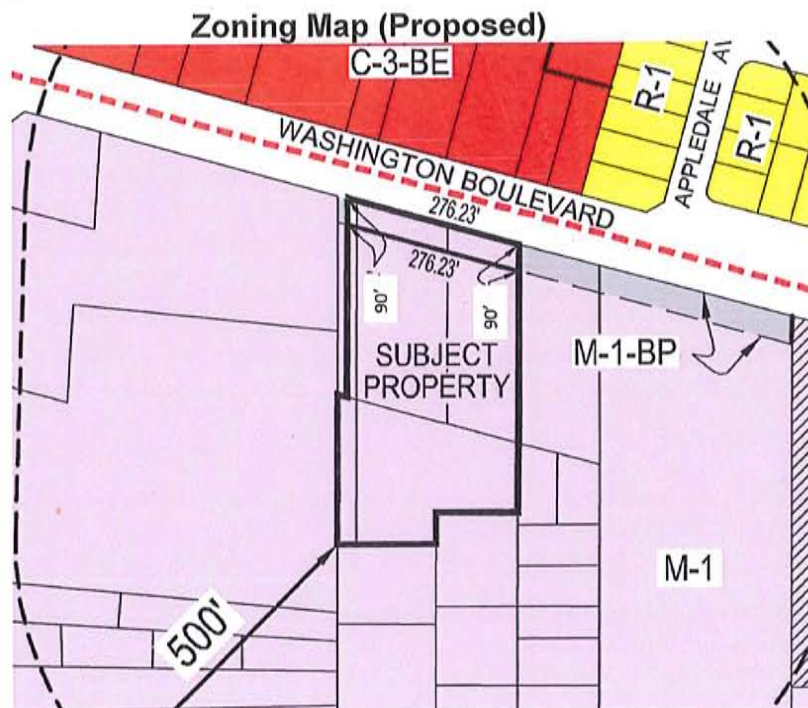
The main entrance to the site is provided off of Washington Boulevard. A secondary entrance and an additional access point can be provided off of an existing alley located along the west side of the property's boundary. Washington Boulevard is designated as a "Major" arterial within the Circulation Element of the City's General Plan.

ZONE CHANGE REQUEST

The subject property, as well as the two properties immediately to the east are zoned M-1-BP, Light Manufacturing-Buffer Parking. The properties to the north are located in unincorporated Los Angeles County; and the properties to the south and west are zoned M-1, Light Manufacturing.



The zone change request is proposing to rezone the existing site from M-1-BP (Light Manufacturing-Buffer Parking) to M-1 (Light Manufacturing). The portion of the property proposed to be rezoned is located on the northern-most portion of the site and measures approximately 276.23 feet (wide) by 90.00 feet (in depth) and lies along Washington Boulevard.



GENERAL PLAN LAND USE DESIGNATION

The general plan land use designation for the site is "Industrial." Properties to the south, east and west, also have a general plan land use designation of "Industrial." The properties to the north are located within unincorporated Los Angeles County.

Existing General Plan Map (No Changes Proposed)**LEGAL NOTICE OF PUBLIC HEARING**

In accordance, with the requirements of Sections 65090 and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code, the proposed Zone Change (ZC Case No. 135) was noticed for Public Hearing. Legal notice of the Public Hearing for the Zone Change 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 April 30, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on April 30, 2014, and published in a newspaper of general circulation (Whittier Daily News) on May 2, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. Additionally, the Public Hearing notice was posted on the subject site.

ENVIRONMENTAL DOCUMENTS

Staff finds that pursuant to Section 15061 (b)(3), General Rule Exemption, of the California Environmental Quality Act (CEQA), this project is exempt and has determined that additional environmental analysis is therefore not necessary to meet the requirements of the California Environmental Quality Act (CEQA).

ZONING ORDINANCE REQUIREMENTS

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

1. That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.
2. That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.
3. That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general.
4. That the proposed change of zone will not adversely affect the master plan of the city.

FINDINGS

1. *That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.*

The subject site is currently zoned M-1-BP (Light Industrial- Buffer Parking). The applicant is requesting to change only the northern-most portion of the property from BP (Buffer Parking) to M-1 (Light Industrial) in order to establish a single designation throughout the entire lot. The rezone is consistent with the "Industrial" land use classification established by the City's General Plan which would allow for a variety of small and medium size warehousing and distribution uses. Many of the surrounding lots are industrial in nature and this request assists with creating more developable industrial land which "in Santa Fe Springs is rapidly being depleted" (Santa Fe Springs General Plan, Land Use Element, Pg. 6). The consolidation and zone change assist in further creating industrial developable land which has been a trademark of the City and is consistent with already surrounding established land uses.

2. *That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.*

As indicated before, the majority of the existing site is zoned M-1 which is consistent with the zoning designation for many of the surrounding lots. The rezone proposing to rezone the BP designation to M-1 is consistent with the area in that most of the properties in the vicinity are zoned M-1. The uses that will be allowed as a result of the zone change will be uses that are consistent with the General Plan as well as the City's Zoning Ordinance. The wide street width on Washington Boulevard will also assist with mitigating any harmful effects that may potentially be generated by future uses. In all, the site is suited for a wide variety of Light Industrial uses which are already allowed within the adjacent lots.

3. *That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general.*

No new development or uses are proposed along with this request. This request only proposes to rezone a portion of an existing property from M-1-BP to M-1. No detrimental impacts are expected to be generated with this project in that, no new construction or development is proposed at this time. The change of zone will permit the property in question to enjoy the same land use privileges that exist on neighboring properties.

4. *That the proposed change of zone will not adversely affect the master plan of the city.*

The General Plan provides the overall direction for the future development of the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe Springs. It is a long range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work and frequent Santa Fe Springs.

The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation and 7) Noise. There is no evidence to suggest that the proposed Zone Change will *adversely affect the master plan of the city*. As indicated earlier, the general plan land use designation and the proposed change of zone will be consistent with one another, in that, they are both industrial.

The following table (Table 2) illustrates how the proposed Change of Zone will be consistent with the goals and policies of the General Plan.

Table 2
General Plan Consistency Analysis

<i>General Plan Element</i>	<i>Policy</i>	<i>Project Consistency</i>
Land Use	Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	The zone of the subject site proposes to facilitate the sale and possible future development of said site which will assist in enhancing property values as well as the City's tax base.
	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The change of zone for the site will create a lot with one single zoning designation that is consistent throughout. This will provide more development potential for industrial development which would otherwise be limited by the front yard setback requirement by the BP zoning designation.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The change of zone request will support and encourage the potential future development of the industrial zoned property within city limits.
Noise	Policy 3.2: Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity.	No construction is proposed at this time, however, once a new development is approved all construction activities will be consistent with the permitted hours established in the City's noise ordinance.

STAFF REMARKS

The purpose of the Buffer Parking (BP) Zone is to provide adequate open space and to insure proper distance between industrial or commercial zones and adjoining areas where separation of uses may be desirable. The BP Zone may also be used to designate off-street parking areas for automobiles where the mandatory open space would serve as a means of reducing conflicts between adjoining uses and to facilitate the safe and proper movement of vehicles within the property and upon entering or leaving adjoining streets. It is believed that primary reason that the BP designation was incorporated onto the Washington Boulevard corridor was to generate a buffer between industrial uses lying on the south side of Washington Blvd. and the residential uses to the north located within unincorporated Los Angeles County. The zone change request is proposing to eliminate the Buffer Parking zone designation which will reduce the front yard setback requirement from the required 90 feet (depth of the BP designation along Washington Boulevard) to 30 feet or the height of the new building, whichever is greater (per Section 155.218 of the SFSMC).

The subject site is one of three remaining M-1-BP zoned properties along Washington Boulevard and is the only remaining property to be developed. Although the intent of the BP designation is to create off-street parking areas as well as generate buffer areas between industrial uses and sensitive receptors, the 90-foot front yard setback is a standard that is typically not mandatory for M-1 zoned lots. The setback requirement associated with the BP designation, therefore, reduces the buildable area for the subject site. Moreover, neither of the already developed properties to the east currently conform to the 90 foot setback requirement. In fact, the two properties to the east of the subject site are developed with buildings within the BP zoned portion. Finally, unlike many other streets which are designated with the BP zone, Washington Boulevard is considered a Major arterial with a public right-of-way measuring approximately 100 feet in width. The street width helps in mitigating potential impacts that may be generated by any future development.

Additionally, the benefits associated with the BP designation can be obtained through the implementation of an effective site plan design that addresses nuisances from impacting nearby sensitive receptors and dwellings. No new development is proposed with this request, however, any future development will be required to comply with the Santa Fe Springs Zoning Regulations including, but not limited to as parking requirements to assure that sufficient on-site parking will be provided for employees and patrons. Moreover, any new development will require approval of a Development Plan Approval and will be required to go before the Planning Commission for consideration and approval. Lastly, although the adjacent properties to the east have been developed with buildings which encroach onto the BP designation area no complaints have been received from the neighboring residents in relation to parking, noise or any other environmental impacts. This, in its entirety, helps to substantiate the finding that the proposed rezone will be harmonious with the surrounding properties while not unduly limiting the potential development of the subject site.

Based on the reasons enumerated above, Staff believes that Zone Change Case No. 135 meets and satisfies the criteria for the subject change of zone request.


Wayne Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Zoning Map – Existing
3. Zoning Map – Proposed
4. Zone Change Application
5. Resolution No. 45-2014



CITY OF SANTA FE SPRINGS

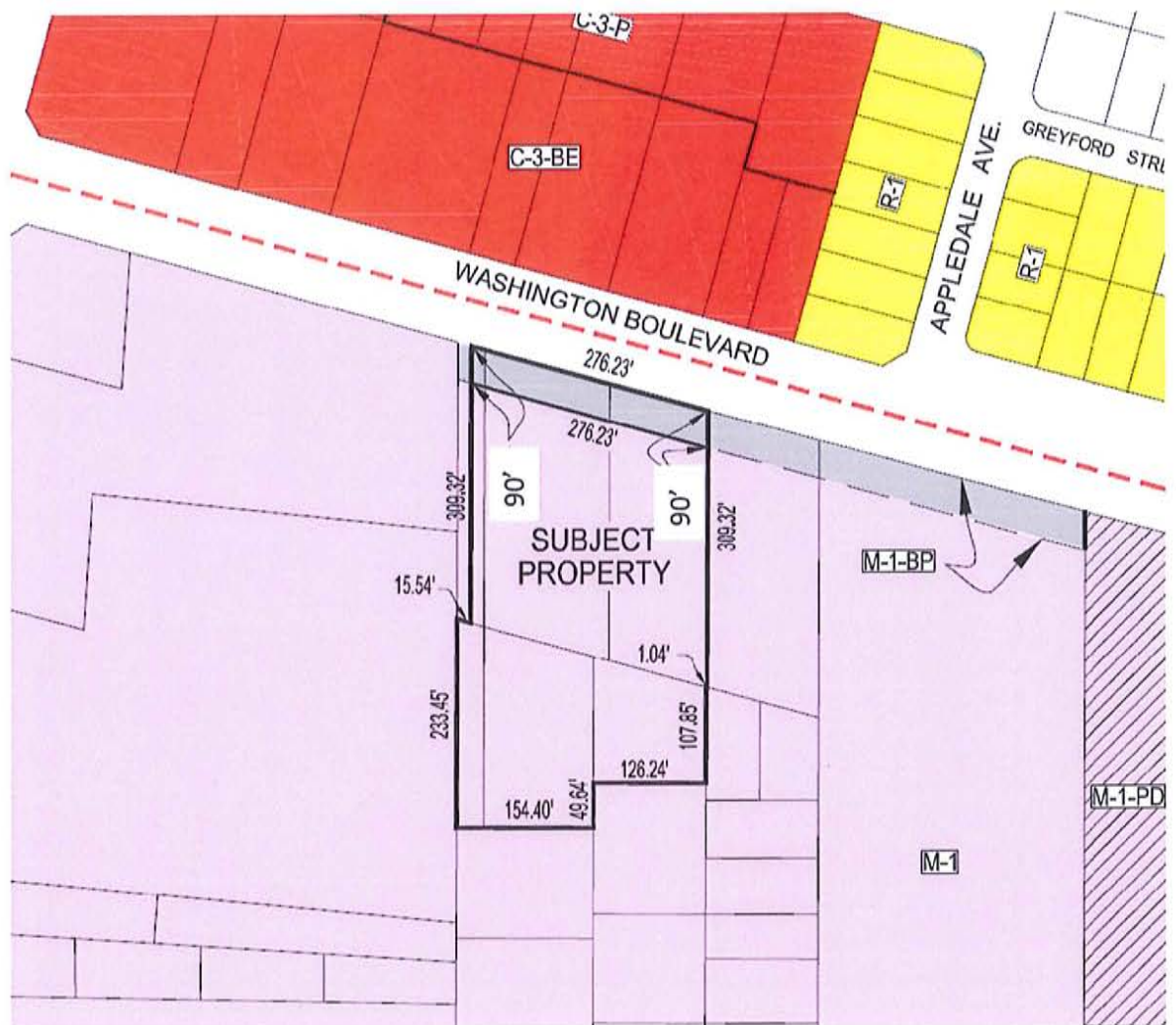
Aerial Photograph



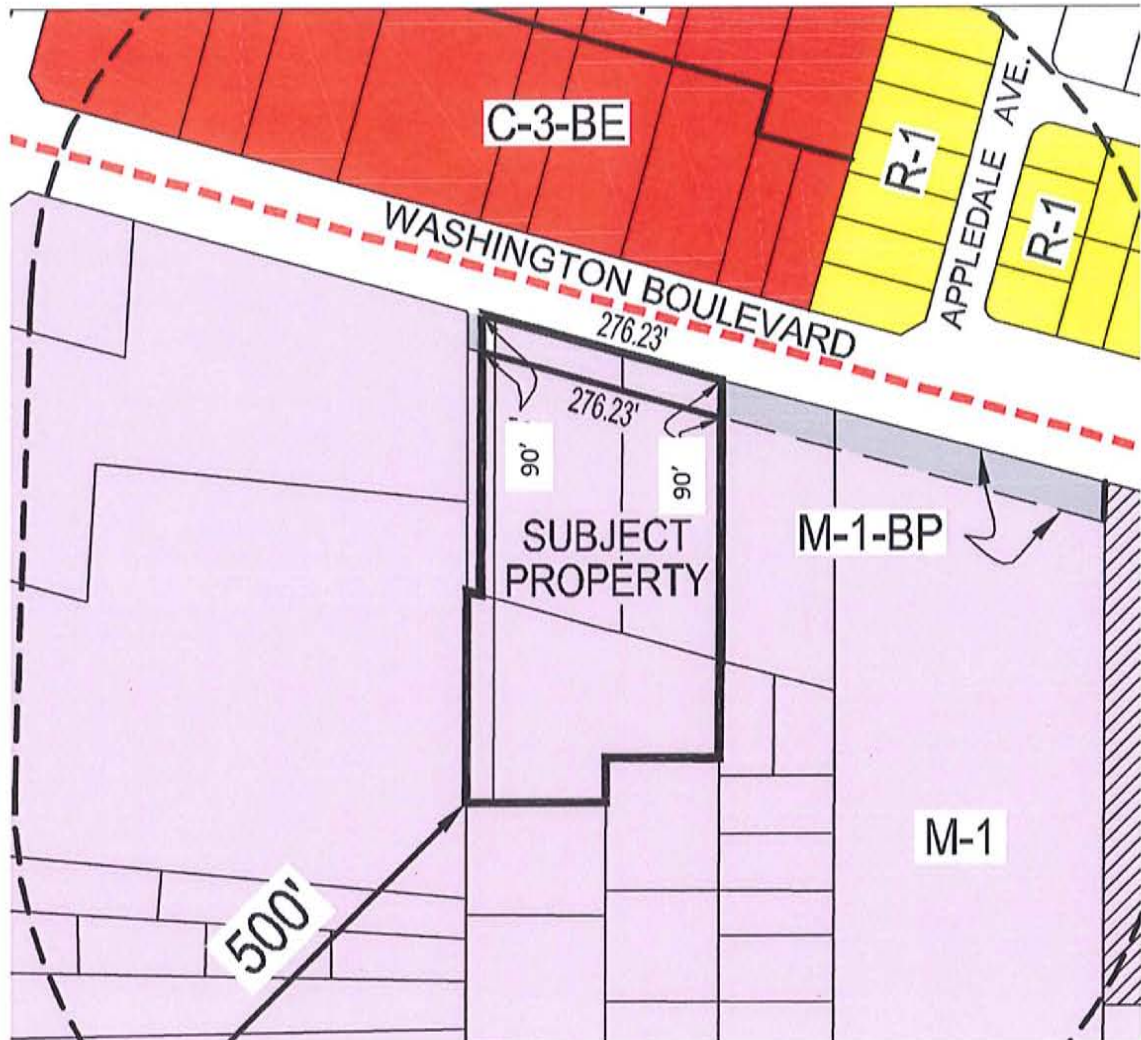
Zone Change Case No. 135

11904 & 11920 Washington Boulevard, Santa Fe Springs

ZONING MAP – EXISTING



ZONING MAP – PROPOSED



ZONE CHANGE APPLICATION



City of Santa Fe Springs

Application for

ZONE CHANGE

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

Location of property involved (give street address or distance from nearest cross streets): 11904-11920 Washington Blvd.
574.61 feet East of Sorensen Avenue

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

APN: 8169-002-003, 004, 006 & 024
Tentative Parcel Map No. 72616

Change Requested: From Zone M-1BP to Zone M-1

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.):

Economic Development Consultant

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

The property is crisscrossed with many obsolete easements. In addition to the Zone Change, the property owner is going to consolidate the parcels and remove the easements.

Present use of property:

Vacant and unimproved, but previously developed.

Purpose for which the Change of Zone is requested (Explain fully the intended use of the property if the Change of Zone is granted):

The intent is to have the BP overlay removed so the property may be developed like adjacent properties. The property will remain an industrial site.

NOTE

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

ZONE CHANGE APPLICATION (Cont.)

ZC Application
Page 2 of 3

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THE ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A CHANGE OF ZONE.

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

Please see attached information.

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

Please see attached.

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

Please see attached.

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

Please see attached.

ZONE CHANGE APPLICATION (Cont.)

ZC Application
Page 3 of 3

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

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

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

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

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

On January 11, 2014 before me, DIANNE M. BOWNE,
Personally appeared ANDREW C. LAZZARETTO
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

Dianne M. Bowne
Notary Public

RECEIVED

JAN 21 2014

Planning Dept.

FOR DEPARTMENT USE ONLY	
CASE NO: <u>ZC 135</u>	
DATE FILED: _____	
FILING FEE: _____	
RECEIPT NO: _____	
APPLICATION COMPLETE? _____	

01-29-14 1018415 CHECK 1140.00
" " " "

ZONE CHANGE APPLICATION (Cont.)

Answer to Questions Posed by the City of Santa Fe Springs
Concerning a Zone Change Request
11904-11920 Washington Blvd. (APN 8169-002-003, 004, 006, & 024)

Location of the Property:

The Property is located at 11904-11920 Washington Boulevard and carries a Whittier mailing address. The Property is on the south side of Washington approximately 575 ft. east of Sorensen Avenue.

Legal description of the Property:

The Property is a combination of seven separate contiguous parcels. Please see attached legal description and A.L.T.A. survey map pertaining to the site.

Change Requested:

From Zone M-1 BP to Zone M-1

The application is being filed by:

An Authorized Agent for the Property Owner. Please see attached written authorization.

Status of Authorized Agent:

Management and Economic Development Consultant.

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

There are several ingress and egress, public utility, and sewer easements which impact the Property. It is the goal of the property owner to remove all the easements that can reasonably be removed from the Property. Most of the existing easements are unnecessary given the fact that the plan is for the land to be consolidated into a new legal lot. Where proposed by the City, the obsolete easements will be replaced by utility, access and related easements that are specifically designate to serve the new lot. Any new easements will be located in coordination with the Santa Fe Springs City Engineer and approval of the Tentative Parcel Map.

Present Use of the Property:

Currently the site is vacant with the exception of a water treatment facility that is on-site to treat contaminated groundwater. The Property is under oversight from the Los Angeles Regional Quality Control Board (RWQCB). The property owner is working with the RWQCB and expects to receive a No Further Action Letter from the Board sometime early in 2014. The applicant has consulted with the Santa Fe Springs CUPA staff which is aware of the RWQCB oversight. The CUPA has been consulted and is reassured by the fact that a NFA letter will be issued.

ZONE CHANGE APPLICATION (Cont.)

Purpose for which the Change of Zone is requested:

As noted above the Property is comprised of seven separate contiguous parcels. The property owner has submitted an application for a Tentative Parcel Map to the City Engineer of the City of Santa Fe Springs with the intent of combining the parcels into a new lot of +/-131,068 sq. ft. (3.009 acres). Once the new lot is approved and recorded the Property will be ready for development as an Industrial site. The current zoning impedes development of the site because there is Buffered Parking overlay on the Property. The adjacent lots also carry the BP designation, but they are already developed. If the Property were to be developed under the current zoning the quality and size of the development would suffer because any proposed building would have to be set back substantially from the north property line. In effect the building would be inconsistent with the surrounding area and the adjacent buildings.

1. **Demonstrate how the proposed Change of Zone would be in accordance with the principles of good land use planning.**

The Change of Zone would bring the Property into conformance with the typical industrial development which has already taken place along the south side of Washington Boulevard, and in other parts of Santa Fe Springs. The BP designation was applied to this area many years ago presumably to protect the residences to the north which lie in the County of Los Angeles. However, other industrial development on the south side of Washington Blvd. did not implement the BP setbacks; consequently, the Property is the only site where this requirement would apply. It is akin to a 'spot zoning' situation where the current Property is the only parcel that would be made to adhere to the BP setbacks while adjacent properties will not have to follow the BP dictates. If the BP overlay is removed the current Property will be in harmony with the neighborhood and with adjacent properties. Furthermore, if the BP overlay is removed the property will still remain consistent with the adopted General Plan for the City.

2. **Is there a justifiable need in the community for more of the types of uses permitted in the zone requested than can be accommodated in the areas already zoned for such uses?**

The property owner is requesting that the BP overlay be removed from the Property; however the owner is satisfied with the underlying M-1 zoning. The larger area in question is primarily developed with heavy commercial and manufacturing land use in mind. This area can absorb more M-1 development which will provide more jobs for the community and economic stimulus for the City and the area at large.

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

The underlying M-1 zone is very suitable and compatible with the adjacent properties and with the area in general. What is not compatible, as explained above, is the BP overlay which places the Property in question at a distinct disadvantage. The BP requirements increase the amount of setback required of any new development; this makes development more difficult and would remove harmony with adjacent properties. The Change of Zone would make this particular property compatible with the neighborhood and with adjacent properties.

ZONE CHANGE APPLICATION (Cont.)

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

As mentioned previously, the Change of Zone would permit the Property in question to enjoy the same privileges that exist on neighboring properties. The removal of the BP will allow the same development to continue in the general area. The closest homes are north of Washington Blvd. which is a 100' right-of-way. Add the usual setbacks of the M-1 of 30' and that creates a distance of over 130'. Any building built will have the same or greater setbacks as the existing industrial buildings on the south side of Washington Blvd. Plus any new building will have modern features and elements, including landscaping, which are now missing in many of the current building on the south side of Washington Blvd. This should be a welcome improvement to surrounding properties.

CONCLUSION AND SUMMARY

The property owner is aware that a change in zoning on select properties is not the 'usual procedure' under most circumstances. However, by approving the elements of this request the 'spot zoning' which now appears to exist in the area will be eliminated in accord with good planning practices. Furthermore, the resulting development will use the full potential of the Property and will allow the site to be developed in accordance with the City Zoning Ordinance and with surrounding properties.

Throughout this application process every effort has been made to work closely with the City Planning and Development staff and other responsible agencies in order to design a workable solution for a very complicated site. The Property is in a very desirable location and the property owner is anxious to continue working with the City and to implement a solution that incorporates design elements to both mitigate potential impacts and enhance the appearance and compatibility of the proposed project.

Attached Exhibits:

- Application Zone Change
- Exhibit "A" showing location of Buffer Parking Zone to be removed
- Aerial Photos showing surrounding properties, zoning designations, and addresses
- ALTA Survey with legal descriptions and easement affecting the Property
- Part 1 Initial Study prepared by the Applicant
- 700' radius map showing the surrounding landuse

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 45-2014

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SANTA FE SPRINGS REGARDING ZONE CHANGE CASE NO. 135.**

WHEREAS, a request for a change of zone has been submitted to rezone said properties from M-1-BP, Light Manufacturing-Buffer Parking zone to M-1, Light Manufacturing zone on an approximately 3-acre property located at 11904 (APN: 8169-002-003) & 11920 (APN: 8169-002-004) Washington Boulevard, and

WHEREAS, the change of zone request was heard concurrently with Tentative Tract Map Case No. 72616 requesting to consolidate four (4) assessor's parcels (APN: 8169-002-003, 8169-002-004, 8169-002-006 and 8169-002-024) into one lot, and

WHEREAS, Staff finds that pursuant to Section 15061 (b)(3), General Rule Exemption, of the California Environmental Quality Act (CEQA), this project is exempt and has determined that additional environmental analysis is therefore not necessary to meet the requirements of the California Environmental Quality Act (CEQA).

WHEREAS, the Planning Commission held a Public Hearing on May 12, 2014 in regard to the proposed zone change request, and

WHEREAS, the Planning Commission has considered the testimony received at the Public Hearing and studied the facts and circumstances involved in the change of zone request, and

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

NOW, THEREFORE, IT BE RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:

SECTION I. The Planning Commission finds that the facts in this matter are as follows:

1. That the facts in this matter are as stated in the staff report. The staff report provided the following subject matter: the background of the request, the zoning and general plan land use designation of the subject property and the surrounding area, the streets and highways, the General Plan considerations, reference to the environmental documents, and the public hearing noticing requirements. Said staff report is on file.

2. That Zone Change Case No. 135 satisfies the criteria provided in Section 155.825 of the City's Municipal Code to change the zone of the subject property from M-1-BP, Light Manufacturing-Buffer Parking zone to M-1, Light Manufacturing.
3. That the change of zone request involving the subject 3-acre property does satisfy the intent and purpose of the M-1, Light Manufacturing zone.
4. That Zone Change Case No. 135, will be consistent with the Land Use Map of the City's General Plan.

SECTION II. The Planning Commission hereby finds and determines that the 3-acre site as shown on the attached map marked Exhibit "A" is suitable for a change of zone from its existing M-1-BP, Light Manufacturing-Buffer Parking zone to M-1, Light Manufacturing, and therefore recommends that the City Council approve said Change of Zone request.

PASSED and ADOPTED this 12th day of May, 2014.

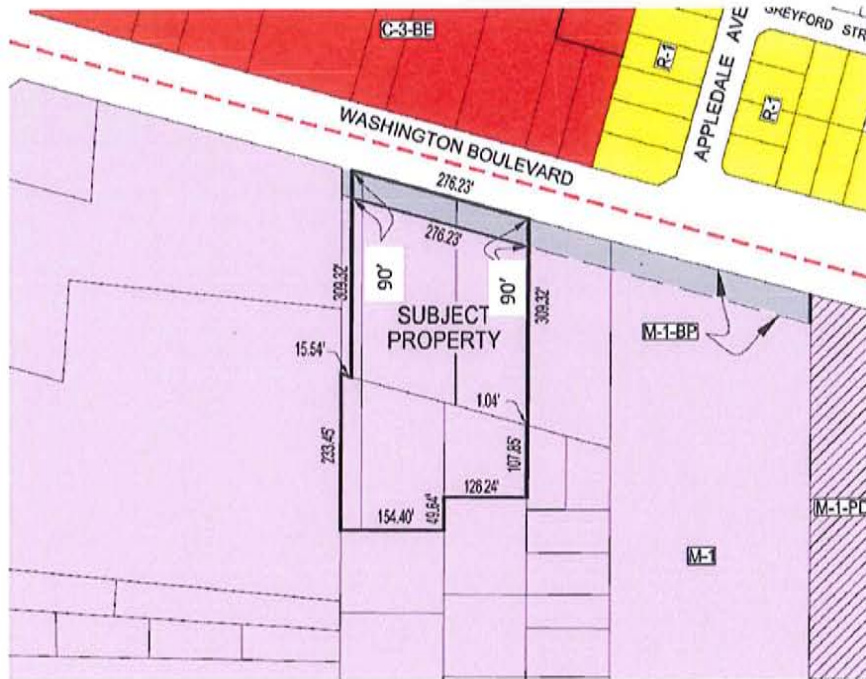
Vice Chairperson Johnston

ATTEST:

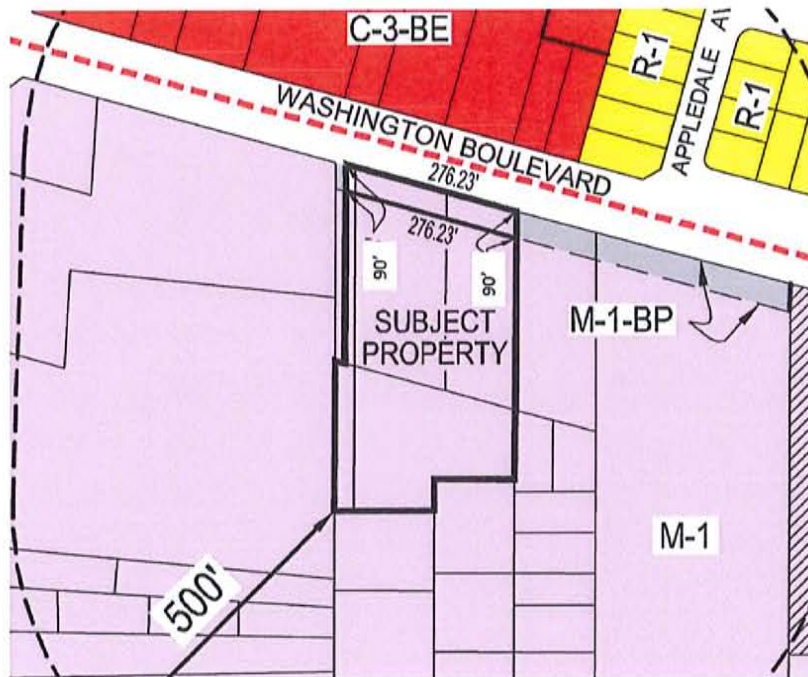
Teresa Cavallo

Exhibit A
Zone Change Case No. 135

Existing Zoning Map



Proposed Zoning Map





PUBLIC HEARING

Tentative Parcel Map No. 72616

Request for approval to consolidate four (4) existing assessor's parcels measuring approximately 3-acres into one (1) parcel in the M-1-BP (Light Manufacturing-Buffer Parking) and M-1 (Light Manufacturing) Zone, 11904 – 11920 Washington Blvd., and within the Washington Boulevard Redevelopment Project Area.

Note: The Tentative Parcel Map request is being processed in conjunction with Zone Change Case No. 135, requesting to rezone the subject properties from M-1-BP (Light Manufacturing- Buffer Parking) to M-1 (Light Manufacturing).
(Mission Linen Supply)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 72616 and, after receiving all public comments, thereafter close the Public Hearing.
2. Find that pursuant to Section 15315, Class 15, (Minor Land Divisions), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt.
3. Find that Tentative Parcel Map No. 72616, together with the provisions for its design and improvement, is consistent with the City's General Plan.
4. Find that Tentative Tract Map No. 72616 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map.
5. Approve Tentative Tract Map No. 72616, subject to the conditions of approval as stated in this report.

BACKGROUND

The subject site is made up of four (4) separate assessor's parcels measuring approximately 3-acres (131,068 sq. ft.) in area and is located approximately 600 feet west of the Washington Boulevard and Sorensen Avenue intersection at 11904-11920 Washington Boulevard (APN: 8169-002-003, 8169-002-004, 8169-002-006 and 8169-002-024), in the M-1-BP (Light Manufacturing-Buffer Parking) Zone and within the Washington Boulevard Redevelopment Project Area. The Tentative Parcel Map request is being processed in conjunction with Zone Change Case No.

135, a request to rezone the subject properties from M-1-BP (Light Manufacturing–Buffer Parking) to M-1 (Light Manufacturing). The site is currently vacant and is surrounded by developed properties to all sides.

The subject property has been owned by Mission Linen Supply for over 50 years. Previously the site was used as a commercial laundry facility. Several years ago all the onsite buildings and other improvements were demolished and the land was environmentally tested and characterized. The site was found to be contaminated and the property owner, with oversight from the Regional Water Quality Control Board (RWQCB), voluntarily and pro-actively initiated the process of removing the contaminants from the surface and underlying groundwater. At this point, the remediation phase of the project is nearing completion and the RWQCB is soon expected to issue a "No Further Action" letter for the property.

The site itself dates back to a time before the incorporation of the City of Santa Fe Springs (City); consequently, the configuration of the property does not conform to most modern industrial sites in the City. The property is comprised of four (4) contiguous assessor parcels and access is provided off of Washington Boulevard as well as by a private alley.

When this property was subdivided into smaller lots it was common practice for property owners to divide larger lots to accommodate the needs of buyers and lessees. At the time owners simply had the new lots recorded and sold or leased the plots. Access to the rear lot located to the west is provided off of a private alley and the rear lot located towards the east is landlocked. Consolidating the parcels into one lot will address most of the accessibility issues while making the lot more attractive to a future buyer in comparison to smaller lots which have less development potential individually.

RELATED ENTITLEMENTS

In addition to the request for the tentative parcel map, the proposed project is also requesting approval of the following entitlement:

Zone Change Case No. 135

A request for approval to change the zone designation for the properties located at 11904-11920 Washington Blvd. from "M-1-BP" (Light Manufacturing-Buffer Parking) to the "M-1" (Light Manufacturing) zone.

STREETS AND HIGHWAYS

The main entrance to the site is provided off of Washington Boulevard. A secondary entrance and an additional access point can be provided off of an existing alley located along the west side of the property boundary. Washington Boulevard is designated as a "Major" arterial within the Circulation Element of the City's General Plan.

ZONING DESIGNATION

The subject property, as well as the properties to the east are zoned M-1-BP, Light Manufacturing-Buffer Parking. The properties to the north are located within the city of Whittier; and the properties to the south and west are zoned M-1, Light Manufacturing.

Zoning Map**GENERAL PLAN LAND USE DESIGNATION**

The general plan land use designation for the site is "Industrial." Properties to the south, east and west also have a general plan designation of "Industrial Park." The properties to the north are located within unincorporated Los Angeles County.

General Plan Map

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of the State Subdivision Map Act, this Tentative Parcel Map (TPM Case No. 72616) was set for Public Hearing. Legal notice of the Public Hearing for the TPM 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 April 30, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on April 30, 2014, and published in a newspaper of general circulation (Whittier Daily News) on May 2, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

ENVIRONMENTAL DOCUMENTS

Staff finds that pursuant to Section 15315, Class 15 (Minor Land Divisions), of the California Environmental Quality Act (CEQA), this project is categorically exempt and has determined that additional environmental analysis is therefore not necessary to meet the requirements of the California Environmental Quality Act (CEQA).

TENTATIVE TRACT MAP – REQUIREMENTS FOR APPROVAL

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 improvements, is consistent with the general plan as required by Section 66473.5 of the Subdivision Map Act.

Additionally, the Planning Commission shall deny 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 plan.
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 are likely to cause substantial environmental damage or substantially and avoidably injure fish or 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 substantially 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.

FINDINGS

The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act (California Government Code, Section 66474) in that:

1. *Approval of the proposed Parcel Map would promote a number of Specific General Plan Goal and Policies as described in "Table 2" below:*

Table 2
General Plan Consistency Analysis

<i>General Plan Element</i>	<i>Policy</i>	<i>Project Consistency</i>
Land Use	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The consolidation of the individual parcels will produce a single larger lot that will provide more development potential for industrial development which would otherwise be limited with smaller individual parcels.
	Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	The project involves the consolidation of four (4) contiguous lots located at 11904-11920 Washington Blvd. (APN: APN: 8169-002-003, 8169-002-004, 8169-002-006 and 8169-002-024) into a single lot.

	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation of the individual parcels will support and encourage the potential future development of the industrial zoned property within city limits.
Noise	Policy 3.2: Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity.	No construction or development is proposed at this time. However, any future construction activities will be consistent with the permitted hours established in the City's noise ordinance.

In summary, the proposed parcel map, subject to the attached conditions, is compatible with the goals and objectives of the various elements of the City of Santa Fe Springs General Plan, and therefore, is in compliance with Government Code Section 66473.5, entitled "Subdivision must be consistent with General Plan or Specific Plan."

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

At this point no new development is proposed. The project involves the consolidation of four assessor's parcels into a single larger lot. Any future proposals will comply with the Santa Fe Springs Zoning Regulations as well as the General Plan in order to make sure that the site is suitable for the type and intensity of the proposed development activity.

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.*

The proposed subdivision is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. No new development is proposed in conjunction with this request. The purpose of this request is to consolidate the subject properties into one lot.

4. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

The proposed subdivision is for a property located in an urbanized area and is consistent with other similar properties in the surrounding area. As noted previously, the proposed map is consistent with the General Plan and no new development is proposed with the request at this time. The subdivision, therefore, does not have the potential to disrupt the urban environment or otherwise cause serious health

problems.

5. *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.*

Access for the subject site is provided off of Washington Boulevard to the north. Although there are no existing driveways on the property, an alley exists along the westerly portion of the property for vehicular ingress/egress which will not be vacated or abandoned. Moreover, no new public easements are anticipated within the proposed subdivision.

6. *In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the EIR Mitigation Monitoring Program, submit an erosion control plan and comply with the NPDES, Best Management Practices, during the grading and construction phases of the project.*

The project involves the consolidation of four assessor parcels into a single lot. No new development nor discharge of waste will be generated at this time. Any future project will meet all state and local ordinances and requirements including the California Regional Water Quality Control Board.

7. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

The proposed subdivision is for a property located in an urbanized area and is consistent with other similar improvements in the surrounding area. As noted previously, the proposed map is consistent with the General Plan. Additionally, in accordance with CEQA Guidelines, the project qualifies as a Class 15, Categorically Exempt project activity. The subdivision, therefore, does not have the potential to disrupt the urban environment or otherwise cause serious health problems.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that the Tentative Parcel Map No. 72616, together with the provisions for its design and improvement, is consistent with and, in furtherance, of the policies and goals set forth in the City General Plan and is, therefore, recommending approval of Tentative Parcel Map No. 72616.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvements 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. 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.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Rafael Garcia- 562.868-0511 x7451)

3. That the request for TPM 72616 is for the consolidation of 4 contiguous assessors parcels, totaling 131,068 sq. ft., into one lot.
4. 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.
5. 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 shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.

6. That Tentative Parcel Map No. 72616 shall expire 24 months after Planning Commission approval, on May 12, 2014, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 72616 shall not be effective until such time that a final map is recorded
7. That as a condition for approval for Tentative Parcel Map No. 72616, the "Subdivider," Mission Linnen Supply, 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.
8. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



Wayne Morrell
Planning Director

Attachments:

1. Aerial Photograph
2. Proposed Tentative Parcel Map (TPM 72616)
3. Tentative Tract Map Application



CITY OF SANTA FE SPRINGS

Aerial Photograph



Tentative Parcel Map No. 72616

APN: 8169-002-003, 8169-002-004, 8169-002-006 and 8169-002-024

TENTATIVE PARCEL MAP No. 72616
IN THE CITY OF SANTA FE SPRINGS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

WASHINGTON BOULEVARD
(FORMERLY KING ROAD)

SORENSEN AVE

APPLE DALE AVE

PARCEL 1
1.00 AC.

UTILITY LEGEND

- 1" = 1" WATER MAIN
- 2" = 2" WATER MAIN
- 3" = 3" WATER MAIN
- 4" = 4" WATER MAIN
- 6" = 6" WATER MAIN
- 8" = 8" WATER MAIN
- 10" = 10" WATER MAIN
- 12" = 12" WATER MAIN
- 14" = 14" WATER MAIN
- 16" = 16" WATER MAIN
- 18" = 18" WATER MAIN
- 20" = 20" WATER MAIN
- 24" = 24" WATER MAIN
- 30" = 30" WATER MAIN
- 36" = 36" WATER MAIN
- 42" = 42" WATER MAIN
- 48" = 48" WATER MAIN
- 54" = 54" WATER MAIN
- 60" = 60" WATER MAIN
- 66" = 66" WATER MAIN
- 72" = 72" WATER MAIN
- 78" = 78" WATER MAIN
- 84" = 84" WATER MAIN
- 90" = 90" WATER MAIN
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ABBREVIATIONS

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- 180" = 180" WATER MAIN
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- 192" = 192" WATER MAIN
- 198

TENTATIVE TRACT MAP APPLICATION



11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · www.santafesprings.org

*"A great place to live, work, and play"***SUBDIVISION/TRACT/PARCEL MAP APPLICATION AND OWNER'S STATEMENT**

All applications, plans, maps, exhibits, and other documents must be accurate and complete upon submission to the Planning and Development Department. Instructions for filing the application are attached to this document which contains general information, definitions, application filing instructions, public hearing requirements, processing procedures, and fees that constitutes a complete application. In addition, further supporting documents maybe required upon the discretion of the Planning and Development Department. If application is determined to be incomplete a letter of "incompletion" will be written and mailed to the applicant's address requiring that the missing document(s) be provided. Incomplete application will impede and prolong the application process.

Property Location:Address: 11904 and 11920 E. Washington Blvd.Assessor's Parcel Number: 8169-002-003/004/006 and 024**Purpose of Parcel Map & Legal Description:****To merge existing parcels into one parcel.****Portion of Tract No. 4 of the Rancho Santa Gertrudes, as per map recorded in book 1 page 502 of Miscellaneous Records.**

Project and Land Use Data:Existing Land Use: Vacant land

Zoning Classification: _____

Intended Land Uses of Lots within the Subdivision: for marketing purposes at this time

General Plan Land Use Classification: _____

TENTATIVE TRACT MAP APPLICATION (Cont.)**Surrounding Land Uses:**

North: Commercial
 South: Light Industrial
 East: Light Industrial
 West: Light Industrial

Existing No. of Lots: 6 lots

Proposed No. of Lots: 1 lot

Lot Area-per Parcel (S.F./Acres): 131,068 S.F. / 3.009 Acres

Building (footprint) Area-per Parcel: N/A

Are dedications or public improvements required? N/A

Project finding:

After submittal of the completed application Planning and Development staff will review all document prior to scheduling a public hearing at the earliest agenda before the City's Planning Commission. The application will be evaluated based on the proposed (parcel map) subdivision, public testimony at the hearing, and the finding listed below. Please provide support for the required findings below and additional comments. If comments

PROJECT FINDING	YES	NO	COMMENTS
Is the project within the scope of the General Plan?	X		
Is the design and/or improvement of the proposed subdivision within the scope of the General Plan?	X		
Will the subdivision project conflict with easements on the property land use?		X	Some un-needed utility easements will be vacated
Is the proposed subdivision likely to create environmental impairment and fish or wildlife ecology?		X	
Is the proposed subdivision likely to impair public health?		X	

TENTATIVE TRACT MAP APPLICATION (Cont.)

AREA:What is the total area of the land to be divided? 131,068 S.F. / 3.009 AcresNumber of lots proposed? One Parcel**USE:**Proposed use of lots: Vacant land for marketing purposes**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? Existing

GAS and ELECTRICITY: Are the appropriate utility companies being contacted to insure service to the subject property? Gas and Electricity are available**STREETS:**Will each resulting parcel or lot front on a dedicated and improved street? YesHave you discussed street improvements requirements with the Department of Public Works? N/A**DEED RESTRICTIONS:** None Known at this timeState nature of deed restrictions, existing and proposed: N/A

TENTATIVE TRACT MAP APPLICATION (Cont.)

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.): Engineer

I HERBY 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)

RECORD OWNER

Name: Mission Linen Supply
Contact Person: Tony Mancuso
Address: 702 E Monticito St.
City: Santa Barbara
State: CA Zip: 93103
Phone: (805) 730-3694

OWNER'S AGENT

Name: Colliers International
Contact Person: Cristopher J. Sheehan
Address: 2050 W 190th St. suite 101
City: Torrance
State: CA Zip: 90504
Phone: (562) 688-8502

ENGINEER OR LICENSED SURVEYOR

Name: Coory Engineering
Contact Person: Samir M. Khoury
Address: 1718 N. Neville St.
City: Orange
State: CA Zip: 92865
Phone: (714) 202-8700

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



PUBLIC HEARING

Conditional Use Permit Case No. 752

A request for approval to allow the establishment, operation and maintenance of a new wireless telecommunications facility (stealth as a 58' high mono-palm) and related equipment on property located at 10629* Norwalk Boulevard (APN: 8009-025-070), within the M-2, Heavy Manufacturing, Zone. (AT&T Mobility)

**The Building Official has assigned an address of 10635 Norwalk Boulevard for the proposed telecommunications facility, whereas the physical address of the site is 10629 Norwalk Boulevard.*

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 752, and thereafter, close the Public Hearing.
2. Find that the proposed wireless telecommunications facility use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
3. Find that the Conditional Use Permit Case No. 752 meets the criteria for "New Construction or Conversion of Small Structures", pursuant to the California Environmental Quality Act (CEQA); specifically, the proposed project is a categorically-exempt project, pursuant to Section 15303 – Class 3 of CEQA; consequently, no other environmental documents are required by law.
4. Approve CUP No. 752, subject to the conditions of approval as stated within the staff report.

BACKGROUND

The subject property is located on the west side of Norwalk Boulevard approximately 250 feet north of Florence Avenue at 10629 Norwalk Boulevard (APN: 8009-025-070). The subject property measures 2.06-acres and is currently developed with a 38,862 sq. ft. multi-tenant industrial building that was originally constructed in 2003.

The applicant is proposing to construct a new telecommunications facility at the rear of the subject site. The proposed facility will be setback approximately 300' from Norwalk Boulevard and approximately 500' from Clark Avenue.

DESCRIPTION OF REQUEST

The applicant, AT&T Wireless, is proposing to construct, operate, and maintain a new telecommunications facility (stealth as a 58' high mono-palm) and related equipment on the subject property. The proposed telecommunications facility will occupy an approximately 405 sq. ft. area (15' x 27') along the west side of the existing building. The proposed site will help improve telecommunication services for its customers (both in-vehicle and in-building services) in the immediate area.

ZONING CODE REQUIREMENT

In accordance, with Section 155.243 (J)(22) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any radio transmitter towers higher than 50 feet above the ground level when property is located within the M-2 (Heavy Manufacturing) Zone.

Section 155.243 (J)(22)

Section 155.243

Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(J) Also the following:

(22) Radio transmitter towers higher than 50 feet above ground level.

The applicant is, therefore, seeking approval of the subject CUP, to allow the establishment of new telecommunications facility (stealth as a 58' high mono-palm) and related equipment on the subject property on the subject property.

DETAILS OF PROPOSED USE

Antennas

- *Panel antennas* - AT&T is proposing to locate twelve 8-foot panel antennas configured in three sectors. Each sector will include four antennas (1 "air-21" and 3 "hexport" antennas) measuring 72"L x 11.85"W x 7.1"H and will be mounted approximately 50'-0" above the ground;
- *Dish antennas* - AT&T is proposing to locate one microwave dish measuring 2.5' in diameter. It will be installed approximately 40'-0" above the ground; and
- *GPS antenna* - AT&T is proposing to locate two GPS antennas directly on the proposed pre-fab equipment shelter.

NOTE: All antenna components will be integrated into the mono-palm and thus, will also be painted a green color to match the foliage.

Equipment

The proposed facility also includes the installation of an 11'-5" x 12'-0" pre-fab equipment shelter. The shelter will house a battery rack, an argus power plant, two 19" equipment rack, a surge protector, an AC power panel, a ciena fiber box, a disconnect switch, and an emergency exit light. Aside from two A/C units mounted on the exterior of the pre-fab shelter, all related equipment will be located inside the proposed shelter. Additionally, AT&T is planning to provide a 6' high chain link fence with slats around the perimeter of the entire telecommunications facility/lease area.

Vehicular Access Route

Access to the AT&T lease area will be from the existing driveway off Norwalk Boulevard.

Parking

According to the building square footage, the site is required to have a total of 65 parking stalls. Although staff was initially concerned that the proposed facility would impact the required stalls, we have since confirmed that all 65 spaces will still be preserved.

Adjacent Palm Trees

During staff's preliminary review, we walked the project area and have confirmed that palm trees are prevalent in the surrounding area. Based on our investigation, we found palms trees to the north (4 – approx. 350 ft. away), south (2 – approx. 250 ft. away), west (4 – approx. 500 ft. away), and east (5 – approx. 300 ft. away). Therefore, the proposed mono-palm antenna is an appropriate design given the amount of palm trees that currently exist within the general vicinity.

STREETS AND HIGHWAYS

The subject property is located on the west side of Norwalk Boulevard approximately 250 feet north of Florence Avenue at 10629 Norwalk Boulevard. Both Norwalk Boulevard and Florence Avenue are classified as Major Arterials within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2 (Heavy Manufacturing). The property also has a General Plan Land Use designation of Industrial.

The zoning, General Plan and land use of the surrounding properties are as follows:

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	M-2, Heavy Manufacturing	Industrial	10601 Norwalk Blvd – Cadillac Plastic Group, Inc. (Distribution of plastic products); 10603 Norwalk Blvd – NHK Laboratories (Vitamin Packaging and Warehouse);
South	M-2, Heavy Manufacturing	Industrial	10643 Norwalk Blvd – Continental Heat Treating. (Manufacturing of Metal Products)
East	M-2, Heavy Manufacturing	Industrial	10626 Norwalk Blvd – Norwalk Pipe and Supply, Inc. (Plumbing Supply Company);
West	M-2, Heavy Manufacturing	Industrial	10628 Fulton Wells Ave – Coast Aluminum and Architectural, Inc. (Distribution of Aluminum Products);

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project would qualify for a categorical exemption pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

The project entails the installation and operation of a new telecommunications facility which helps fill a current coverage void in the area. Additionally, AT&T has provided the city with data to support that the proposed project will comply with Federal Communications Commission's RF exposure rules and therefore would not result in any significant risks with respect to human exposure to radio frequency fields emitted by the proposed telecommunications facility.

For the reasons mentioned, staff believes the project would not be detrimental to persons or property in the immediate vicinity. Consequently, additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. If the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of approval of the proposed project by the Planning Commission.

LEGAL NOTICE OF PUBLIC HEARING

In addition to the public review period for the proposed environmental documents, the Conditional Use Permit (CUP) 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 CUP 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

April 30, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on April 30, 2014, and published in a newspaper of general circulation (Whittier Daily News) on May 2, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

As of date of this report, staff has not received any comments and/or inquiries regarding the proposal.

COMMISSION'S CONSIDERATIONS

Conditional Use Permit

As mentioned previously, in accordance with Section 155.243 (H)(6) of the Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any radio transmitter towers higher than 50' above the ground level when property is located within the M-2 (Heavy Manufacturing) Zone.

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

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

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

The reasons for the findings are as follows:

1. **That the proposed wireless telecommunications facility use will not be detrimental to persons or property in the immediate vicinity, nor the welfare of the community for the following reasons:**

Staff finds that the proposed use will not be detrimental for the following reasons:

- The proposed 58-foot high mono-palm and related equipment is setback approximately 296 feet from Norwalk Boulevard and is situated behind the existing concrete tilt-up building. The proposed mono-palm, therefore, is not readily visible from the street.
- The radio frequency emissions emitted by the proposed facility will fall within the portion of the electromagnetic spectrum that transmits non-ionizing electromagnetic emissions (see attached letter from AT&T Mobility). At the low levels associated with this type of wireless technology, these emissions are not harmful to living cells.

- The applicant has provided data verifying that the proposed facility's radio-frequency radiation and electromagnetic field emissions are safe for human exposure (see attached letter from AT&T Mobility).
- The telecommunication facility will be unmanned, thus it will not generate additional vehicular traffic above the occasional visit from the maintenance crew.

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

Staff finds that the proposed use will preserve the general appearance and welfare of the community for the following reasons:

- The proposed 58-foot high mono-palm and related equipment is setback approximately 296 feet from Norwalk Boulevard and is situated behind the existing concrete tilt-up building. The proposed mono-palm, therefore, is not readily visible from the street.
- The equipment area will be located inside a proposed pre-fab equipment shelter. All cabinets will therefore be completely screened from view.
- Palms trees currently exist to the north (4 – approx. 350 ft. away), south (2 – approx. 250 ft. away), west (4 – approx. 500 ft. away), and east (5 – approx. 300 ft. away). Therefore, the proposed mono-palm antenna is an appropriate design given the amount of palm trees that currently exist within the general vicinity.
- As per condition #18, the antenna array will be located within the length of the branches and therefore will not project beyond the full length of the branches.

STAFF CONSIDERATIONS

For the reasons stated within the report, staff finds that if the proposed wireless telecommunications facility use operates in strict compliance with the required conditions of approval, it will be compatible with the surrounding properties and will not be detrimental or pose a nuisance risk to persons or property in the immediate vicinity. Staff is, therefore, recommending approval of the proposed wireless telecommunication facility, subject to a compliance review after ten (10) years to ensure the wireless facility is still operating in strict compliance with the conditions of approval as stated within the staff report.

The Commission may recall that pursuant to Government Code Sections 65960-65964, a city or county shall not unreasonably limit the duration of any permit for a wireless telecommunication facility. According to the aforementioned State Law, limits of less than ten (10) years are presumed to be unreasonable, absent "a public safety reason or substantial land use reason" exists.

CONDITIONS OF APPROVAL**ENGINEERING / PUBLIC WORKS DEPARTMENT:****(Contact: Robert Garcia 562.868-0511 x7545)**

1. That a grading plan shall be submitted showing elevations and drainage pattern of the site. The improvements shall not impede, obstruct or pond water onsite. The grading plan shall be submitted for drainage approval to the City Engineer. The owner/applicant shall pay drainage review fees in conjunction with this submittal.

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

2. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.

POLICE SERVICES DEPARTMENT:**(Contact: Luis Collazo 562.868-0511 x3319)**

3. That the owner/applicant shall remove all storage containers from the property.
4. That the applicant, AT&T mobility, shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
5. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

6. That the proposed telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
7. That the applicant shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief. This condition will also apply to all other existing AT&T telecommunication facilities in the City of Santa Fe Springs.
8. That the applicant, AT&T mobility, shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning or designee and the Fire Chief.

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

9. 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.
10. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.

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

11. That this approval allows the applicant, AT&T mobility, to establish, operate and maintain a new telecommunications facility (stealth as a 58' high mono-palm) and related equipment located at 10629 Norwalk Boulevard (APN: 8009-025-070).
12. That the proposed telecommunications facility use shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case.
13. That any addition or alteration to the site, structural design and related improvements, including the installation of additional antennas (receivers,

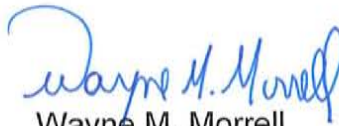
transmitters, grids, whips, dishes, etc.), shall require approval by the Planning Commission for an Amendment this Conditional Use Permit. If said improvements are made by a carrier other than the applicant (co-location), the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision.

14. That no signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fences, equipment cabinet or enclosure.
15. That the proposed telecommunication facility shall be designed to resemble a mono-palm tree. The base pole of the proposed mono-palm tree shall be dip galvanized and the bark for the proposed base pole shall be made from custom formulated polyurethane, approximately one and one half to two pounds per square foot. The faux bark shall extend to the full height of the tree. The molds used to form the bark shall be pulled from actual tree bark to achieve maximum realism. The natural curves, cracks, growth lines and texture of true bark shall be recreated true to life. To further the naturalistic look, the bark shall be finished with appropriate painting and lighting.
16. That the antenna array shall be located within the length of the branches, shall not project beyond the full length of the branches, and shall be designed to be camouflaged within the branches.
17. That to ensure the realism of the base pole, branches, the applicant/operator, upon selection of the company that will fabricate the base pole, branches, etc. shall promptly provide Planning Department staff with the name of the company and a contact person and phone number. If it is determined that the manufacturer does not produce a quality antenna that provides the desired realism, staff reserves the right to direct the applicant/operator to alter the proposed design to accomplish the desired realistic effect.
18. That upon completion of the construction of the wireless telecommunication facility, if the facility is not designed as specified in conditions #17 and #18 above, the Director of Planning and Development shall reserve the right to withhold the finalization of the Building Permit and the energizing of the facility until such time that the facility is modified to comply with conditions #17 and #18 above.
19. That the applicant/operator shall be responsible for maintaining the wireless telecommunication facility (mono-palm antenna and associated equipment) in good condition and shall agree to the repair and replacement of equipment, stealth and structural components, due to damage caused by outdoor exposure and/or inclement weather. Under this condition, if the faux branch attachments and/or trunk bark, among others, fade in color due to outdoor

exposure, the applicant shall repair or otherwise replace such components within 90 days of written notice by the Planning Director. If the work cannot be completed within 90 days, the applicant shall provide the City with a bond or certification of deposit in the amount of the valuation of the requested repair and completion timeline to guarantee the work.

20. That the telecommunication facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
21. That the installation of emergency generators shall require prior approval from the Department of Planning and Development and the Department of Fire-Rescue. Permit(s) are also required from the Building Division.
22. That upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 752, AT&T Mobility and/or the owner of the property shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Planning Department shall also be notified in writing of any such transfer or lease.
23. That AT&T Mobility, and/or the owner of the premises upon which the telecommunication facility is located, shall promptly notify the Director of Planning, in writing, in the event that the use of the telecommunication facility is discontinued or abandoned. Further, AT&T Mobility and/or the owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at AT&T Mobility and/or the owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements
24. That all vehicles associated with the subject telecommunications facility shall not obstruct or impede any traffic.
25. That the owner/applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be accessed 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.

26. 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.
27. That Conditional Use Permit Case No. 752 shall be subject to a compliance review after ten (10) years, on or before May 12, 2024 to ensure the subject telecommunications facility use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report.
28. That the applicant, AT&T Mobility, 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.
29. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
30. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

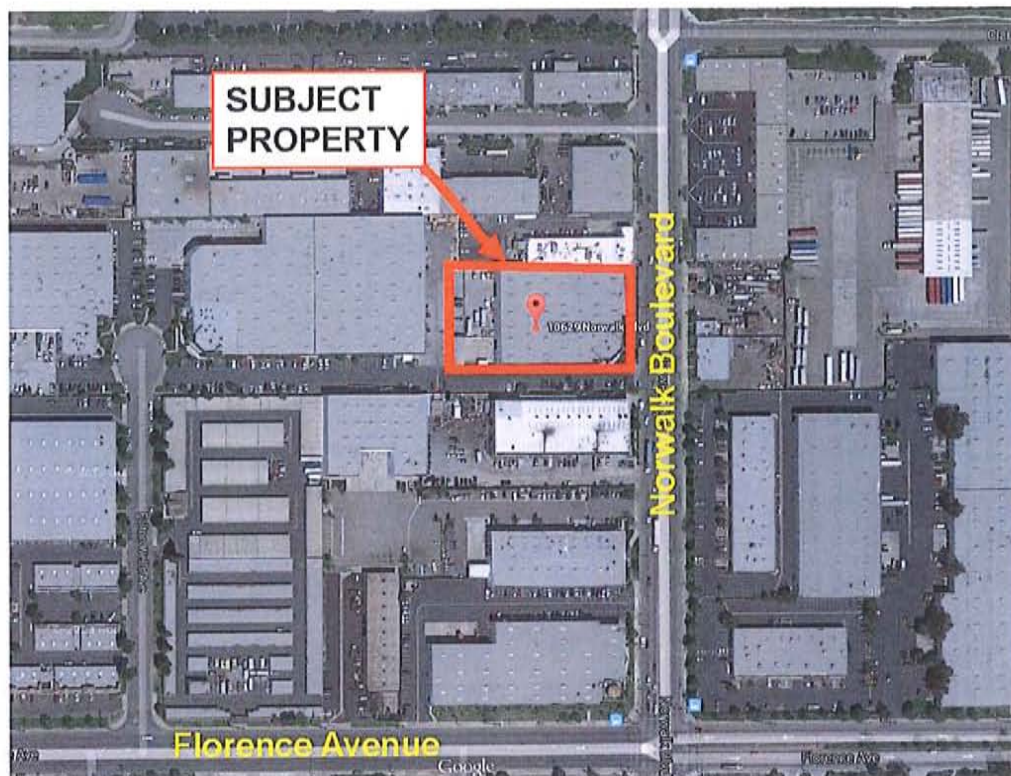
Attachments:

1. Aerial Photograph
2. Site Plan
3. Enlarged Site Plan
4. Elevation
5. Equipment & Antenna Plan
6. CUP Application
7. Letter from AT&T Mobility – RF Safety Compliance

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



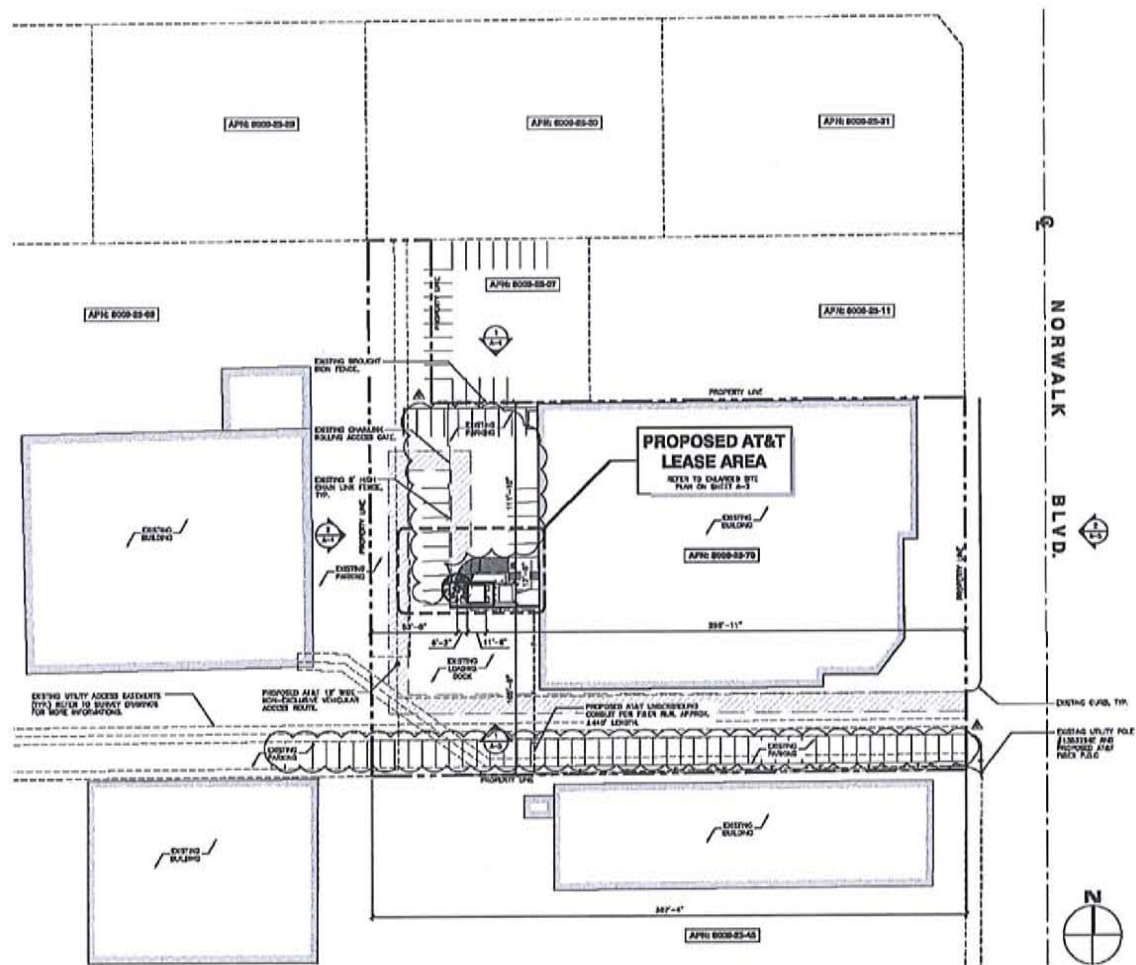
AERIAL PHOTOGRAPH



CONDITIONAL USE PERMIT CASE NO. 752

10629 Norwalk Boulevard

SITE PLAN



[illegible]

PROPOSED NORTH ELEVATION

SECTOR 'A' 110° AZIMUTH (ANTENNA)

SECTOR 'B' 250° AZIMUTH (ANTENNA)

SECTOR 'C' 340° AZIMUTH (ANTENNA)

PROPOSED WEST ELEVATION

SECTOR 'A' 110° AZIMUTH (ANTENNA)

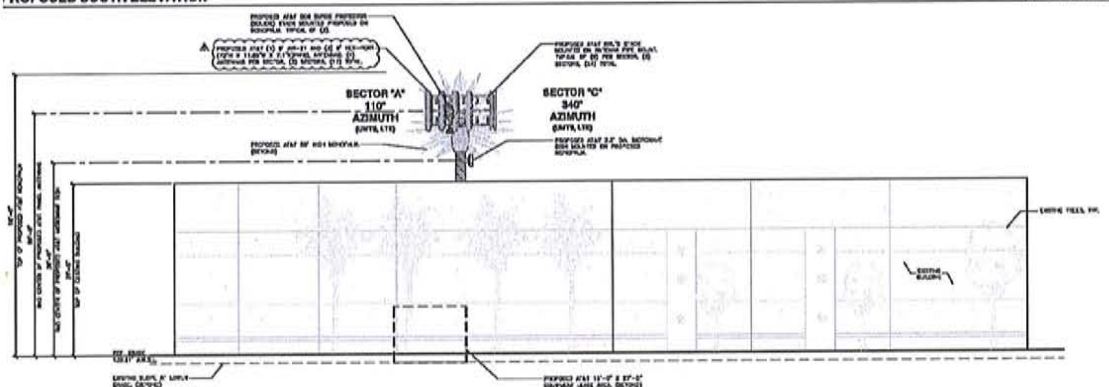
SECTOR 'B' 250° AZIMUTH (ANTENNA)

SECTOR 'C' 340° AZIMUTH (ANTENNA)

PROPOSED WEST ELEVATION

[illegible]

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CUP APPLICATION



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

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 10629 Norwalk Blvd.

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit). If description is lengthy, attach supplemental sheet if necessary) See attached legal description - also on plans

Record Owner of the property: Michelle F. Smith, Michelle F. Smith Trust
Name: Michelle Smith Phone No: (562) 946-3122
Mailing Address: 10629 Norwalk Blvd. Date of Purchase: 2012
Fax No: ✓ E-mail: restorebycfc@yahoo.com
Is this application being filed by the Record Owner? NO
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.) ✓

Representative authorized by the Record Owner to file this application:
Name: Jerry Ambrose, Eiken Group, for AT&T Phone No: (805) 637-7407
Mailing Address: 3905 State St, Ste 7-188, Santa Barbara, CA 93105
Fax No: (805) 898-0069 E-mail: jambrose@wirelessol.com
Describe any easements, covenants or deed restrictions controlling the use of the property: N/A

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):

New wireless telecommunications facility for AT&T, consisting of a new antenna support structure disguised as a palm tree, pre-fabricated equipment enclosure, and generator. See enclosed for detailed description

NOTE

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

CUP APPLICATION (Cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

1. Explain why the proposed use is essential or desirable in the location requested.
See attached.
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.
See attached.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?
See attached.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
See attached.
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
See attached.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
See attached.

CUP APPLICATION (Cont.)**Conditional Use Permit – Justification Statement
AT & T @ 10629 Norwalk Blvd.**

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

Enclosed with this application are "RF Coverage Maps" which illustrate the current quality of AT & T wireless service coverage as well as the proposed quality of wireless service coverage after the facility is put into operation. As illustrated in the maps labeled "UMTS Coverage Prior to NSB" & "LTE Coverage Prior to NSB" (purple/yellow areas), there are deficiencies in coverage in close proximity to the intersection of Norwalk Blvd. & E. Florence Ave. UMTS is "3G" service and LTE is "4G" service. The proposed facility (use) is necessary to improve these deficiencies – see enclosed maps labeled "UMTS Coverage with CLV1553 & Neighboring Sites" and "LTE Coverage with CLV1553 & Neighboring Sites".

2. **Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.**

The proposed project will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general in that the wireless facility is unmanned and will not generate any smoke, odor, noise, or other adverse impacts to the community. The proposed facility will also have no adverse impacts on parking, traffic, circulation or density. The project will have a "stealth" design and be well below the height limit of the M-2 zone.

3. **What steps will be taken to ensure that there will be no harmful dust, odors, or other undesirable features that might affect adjoining properties.**

As noted above the facility will be unmanned and does not generate any operational by-products such as dust, odors, smoke, noise or other undesirable impacts.

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

The proposed use is unmanned and only occupies about 600 sf. of ground area on a 2 acre parcel. The use does not require access across adjacent parcels.

5. **Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining street.**

Once in operation, the proposed use will be "unmanned" and requires a periodic maintenance visit about once every 6 weeks. This maintenance schedule will not impose any traffic burdens or hazards on adjoining streets.

CUP APPLICATION (Cont.)

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

New Cingular Wireless PCS, LLC "AT & T Mobility")
12900 Park Plaza Drive
Cerritos, CA 90703

CUP APPLICATION (Cont.)CUP Application
Page 3 of 3**PROPERTY OWNERS STATEMENT**

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

Name (please print): See attached Letter of Authorization
 Mailing Address: _____
 Phone No: _____
 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 Conditional Use Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

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

On _____ 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: CUP 752
 DATE FILED: 4/8/14
 FILING FEE: \$ 3,393.00
 RECEIPT NO: 1
 APPLICATION COMPLETE? _____

01-06-14 101.6965

CHECK 3393.00

CUP APPLICATION (Cont.)

**New Cingular Wireless PCS, LLC,
By: AT&T Mobility Corporation
LETTER OF AUTHORIZATION
Landlord to Carrier**

SITE NO: CLV1553

SITE NAME: Contents Restorers

ADDRESS: 10629 Norwalk Blvd.

Santa Fe Springs, CA

APN : 8009-025-070

I/We, Michelle Smith, owner of the above described property, authorize New Cingular Wireless PCS, LLC (by: AT&T Mobility Corporation, its Manager) and/or their agent, to act as my non-exclusive agent for the sole purpose of consummating any land-use or building permit application(s) necessary to obtain approval of the applicable jurisdiction for modification of its antennae and related telecommunications equipment on the premises located on the above described property.

I understand that this application may be denied, modified or approved with conditions, and that any such conditions of approval or modifications will be the sole responsibility of New Cingular Wireless PCS, LLC (by: AT&T Mobility Corporation, its Manager) and will be complied with prior to issuance of a building permit.

By: [Signature]Print Name: Michelle SmithTitle: OWNERDate: 12/26/13Notary of California
County of Los Angeles } ES.

Subscribed and sworn to (or affirmed) before me on

this 26 day of DEC, 2013.by MICHELLE SMITH
I proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

Notary's Signature

Seal:



CA 6232/Soto

LETTER FROM AT&T MOBILITY – RF SAFETY COMPLIANCE

12/18/13

CLV1553- CONTENTS RESTORERS
10629 NORWALK BLVD
SANTA FE SPRINGS, CA 90670

Purpose

This letter provides an overview of the Federal Communications Commission's (FCC) rules governing permissible exposure levels to radiofrequency (RF) emissions at FCC-licensed facilities and attests to AT&T Mobility's commitment to comply with those RF exposure rules at all its sites.

FCC's Exposure Rules

The FCC's RF exposure rules, which stem from requirements set forth in the National Environmental Policy Act of 1969 (NEPA), are published in the Title 47 of Code of Federal Regulations (47 CFR) §1.1310, "Radiofrequency radiation exposure limits." Radiofrequency exposure at levels below those maximum permissible exposure (MPE) levels defined in FCC rules are deemed to pose no hazard to human health. These rules limit exposure to emissions. Thus, a cell site may have high emissions, but comply with FCC rules by effectively limiting exposure.

In its rules, the FCC defines two exposure environments and the MPE limits within those environments that are established with a large margin of safety.

- **General Public/Uncontrolled**—This environment applies to locations where the general public may be exposed, or where persons exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure. The MPE limits for this environment are 5 times more restrictive than those for the Occupational/ Controlled) environment described next.
- **Occupational/Controlled**—This environment applies to located where persons are exposed as a consequence of their employment provided they are fully aware of the potential for exposure and can exercise control over their exposure. The MPE limits for this environment also apply where an individual is transient, provided they are made aware of the potential for exposure.

ATT Mobility • 12900 Park Plaza Drive, Cerritos, CA 90703

LETTER FROM AT&T MOBILITY – RF SAFETY COMPLIANCE (Cont.)

The chart below shows the most restrictive FCC MPE limits for each exposure environment in AT&T's frequency bands.

FCC MPE Limits (mW/cm ²) for 700 MHz, Cellular, AWS, and WCS			
Exposure Environment	Frequency Band		
	700 MHz	Cellular	PCS/AWS/WCS 1710 MHz- 2360 MHz
General Population/Uncontrolled	0.47	0.60	1.0
Occupational/Controlled	2.33	2.90	5.0

AT&T's RF Safety Compliance

AT&T's cell sites transmit and receive radio signals to and from wireless phones and other wireless devices.

AT&T's national RF safety program policy requires all of its sites to be in compliance with the FCC's RF exposure rules. Ordinarily, AT&T approaches RF safety compliance conservatively, using the more restrictive General Population/ Uncontrolled MPE limits.

AT&T uses both specially-trained employees and carefully-selected RF safety consultants to assess exposure levels and recommend appropriate mitigation to limit exposure. Based on the assessments, RF safety signage and barriers may be deployed to protect persons from entering areas where exposure levels could exceed the applicable MPE limits. AT&T's use of RF safety signs, barriers, and other protective methods are guided by the FCC's publication OET Bulletin 65.

Sincerely,

Essie Polard
Senior RF Safety Engineer
12900 Park Plaza Drive, Cerritos, CA 90703

ATT Mobility • 12900 Park Plaza Drive, Cerritos, CA 90703



PUBLIC HEARING

Conditional Use Permit Case No. 755

A request for approval to allow the establishment, operation and maintenance of a sandblasting facility on property located at 8807 Pioneer Boulevard (APN: 8177-031-010), within the M-2, Heavy Manufacturing, Zone. (Premium Sandblasting 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 Conditional Use Permit Case No. 755, and thereafter, close the Public Hearing.
2. Find that the proposed sandblasting facility use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
3. Find that the Conditional Use Permit Case No. 755 meets the criteria for "New Construction or Conversion of Small Structures", pursuant to the California Environmental Quality Act (CEQA); specifically, the proposed project is a categorically-exempt project, pursuant to Section 15303 – Class 3 of CEQA; consequently, no other environmental documents are required by law.
4. Approve CUP No. 755, subject to the conditions of approval as stated within the staff report.

BACKGROUND

The subject property is located on the west side of Pioneer Boulevard approximately 500 feet north of Los Nietos Road at 8807 Pioneer Boulevard (APN: 8177-031-010). The subject property is zoned M-2, Heavy Manufacturing and the General Plan designation is Industrial. The property measures 1.14-acres and is currently developed with a 17,520 sq. ft. multi-tenant industrial building that was originally constructed in 1979. The applicant is proposing to utilize an approximately 2,300 sq. ft. unit (closest to Pioneer Blvd) to locate their sandblasting facility.

DESCRIPTION OF REQUEST

The applicant, Premium Sandblasting Company, is proposing to establish, operate and maintain a sandblasting facility on the subject property. Sandblasting is a process of smoothing, shaping and cleaning a hard surface by forcing solid particles across that surface at high speeds; the effect is similar to that of using sandpaper, but provides a more even finish with no problems at corners or crannies.

ZONING CODE REQUIREMENT

In accordance, with Section 155.243 (H)(6) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any sandblasting plants within the M-2 (Heavy Manufacturing) Zone.

Section 155.243 (H)(6)**Section 155.243**

Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(H) Asphalt, concrete and earth products activities of the following kinds:

(6) sandblasting plants.

The applicant is, therefore, seeking approval of the subject CUP, to allow the establishment of their sandblasting operation on the subject property.

DETAILS OF PROPOSED USE

Premium Sandblasting specializes in the refurbishing of small metal parts from both the auto industry (60%) and the restaurant industry (40%). All parts are delivered to the facility by the client. Once delivered, items are checked into an established work schedule. Sandblasting activities will be conducted entirely within the building in a self-contained and enclosed sandblasting unit (similar to a spray booth). Parts are typically processed and returned to the client within a 5-day time period. It should be noted that, although, many sandblasting facilities also provide powder coating services, the applicant has stated that their operation will not include powder coating or painting services.

Hours of Operation

The typical hours of operation for the proposed facility are as follows:

Monday – Friday: 7:00AM-4:30PM

Saturday & Sunday: Closed

Employee Count

The proposed facility will have a total of 4 employees.

Site Improvements

The proposed use will occupy the front unit of the existing multi-tenant building on the subject property. Aside from the installation of various equipment (sandblasting unit, air compressor, sand collector, etc.) related to the sandblasting operation, the applicant has no other plans to modify the building exterior and/or property.

STREETS AND HIGHWAYS

The subject site is located on the west side of Pioneer Boulevard, approximately 500 feet north of Los Nietos Road at 8807 Pioneer Boulevard. Pioneer Boulevard is classified as a Major Arterial within the Circulation Element of the City's General Plan. Los Nietos Road is classified as a Secondary Highway.

ZONING AND LAND USE

The subject property is zoned M-2 (Heavy Manufacturing). The property has a General Plan Land Use designation of Industrial.

The zoning, General Plan and land use of the surrounding properties are as follows:

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	M-2, Heavy Manufacturing	Industrial	8741 Pioneer Blvd – Capital Desk Company (Manufacturer of Wooden Office Desk);
South	M-2, Heavy Manufacturing	Industrial	8823 Pioneer Blvd – Turbine Engine Components Textron. (Manufacturer of turbo-machinery)
East	M-2, Heavy Manufacturing	Industrial	8750 Pioneer Blvd – Quietside Corporation (distributor of HVAC products);
West	M-2, Heavy Manufacturing	Industrial	Interstate-605 Freeway

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project would qualify for a categorical exemption pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

The proposed industrial use is located on a site that is zoned for heavy industrial uses. Secondly, the proposed sandblasting activity will be conducted entirely within the building in a self-contained and enclosed sandblasting unit. And lastly, the project involves only minor interior tenant improvements and there will be no new activities or improvement to the building's exterior and/or site.

For the reasons mentioned, staff believes the project would be inconspicuous to nearby properties and its occupants and thus would not be detrimental to persons or property in the immediate vicinity. Consequently, additional environmental analysis is therefore not necessary to meet the requirements of CEQA.

LEGAL NOTICE OF PUBLIC HEARING

In addition, to the public review period for the proposed environmental documents, the Conditional Use Permit (CUP) 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 CUP 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 April 30, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on April 30, 2014, and published in a newspaper of general circulation (Whittier Daily News) on May 2, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

As of date of this report, staff has not received any comments and/or inquiries regarding the proposal.

COMMISSION'S CONSIDERATIONS

Conditional Use Permit

As mentioned previously, in accordance with Section 155.243 (H)(6) of the Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any sandblasting plant use within the M-2 (Heavy Manufacturing) Zone.

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

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

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

The reasons for the findings are as follows:

1. That the proposed sandblasting facility use will not be detrimental to persons or property in the immediate vicinity, nor the welfare of the community for the following reasons:

Staff finds that the proposed use will not be detrimental for the following reasons:

- A sandblasting facility use, provided a CUP has been obtained, is consistent with the M-2 Zone;
- All sandblasting facilities activities will occur inside the building in a self-contained and enclosed sandblasting unit (similar to a spray booth); thus, potential noise would be mitigated by the double walls (sandblasting unit and existing building wall).
- The use only involves minor interior tenant improvements and no exterior improvements are proposed;
- Unlike other sandblasting facilities, no powder coating activities are performed at this facility.

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

Staff finds that the proposed use will preserve the general appearance and welfare of the community for the following reasons:

- All sandblasting facilities activities will occur inside the building in a self-contained and enclosed sandblasting unit (similar to a spray booth);
- The use only involves minor interior tenant improvements and no exterior improvements are proposed;
- The use will be inconspicuous to others whom are not patronizing the business.

STAFF CONSIDERATIONS

For the reasons stated within the report, staff finds that if the sandblasting facility use operates in strict compliance with the required conditions of approval, it will be compatible with the surrounding properties and will not be detrimental or pose a nuisance risk to persons or property in the immediate vicinity. Staff is, therefore, recommending approval, subject to a compliance review after one-year to ensure the sandblasting facility use is still operating in strict compliance with the conditions of approval as stated within the staff report.

CONDITIONS OF APPROVAL**ENGINEERING / PUBLIC WORKS DEPARTMENT:****(Contact: Robert Garcia 562.868-0511 x7545)**

1. 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 offsite signs, re-paint existing curb, and continue paint to adjacent curb along property frontage. The owner shall pay the actual cost of sign installation and painting of curb.
2. The owner and/or developer shall pay for the removal, construction of 10' x 4' concrete sidewalk located approximately 40 Feet South of North Driveway, per City Standard R-2.1 and inspection.

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

3. That the applicant shall maintain strict housekeeping rules to prevent the accumulation of dusts at all times.

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

4. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.

POLICE SERVICES DEPARTMENT:**(Contact: Luis Collazo 562.868-0511 x3319)**

5. That the property owner shall notify all business owners on the subject site that they shall not park along the building and/or block existing driveways.
6. That the property owner shall have all inoperative vehicles and trailers removed from the property, and shall discontinue allowing the storage of such vehicles on the property.
7. That the property owner shall install additional "Customer Parking Only" signs throughout the property to aid in towing unauthorized vehicles.

8. That the property owner shall repair all damaged tire stops.
9. That all equipment shall be maintained in good repair to prevent ambient noise and/or dust. In the event that faulty equipment is discovered, the applicant shall immediately suspend their operation until said equipment is fully repaired and operational.

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

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

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

11. This approval allows the applicant, Premium Sandblasting, to establish, operate and maintain a sandblasting facility inside an existing building located at 8807 Pioneer Boulevard (APN: 8177-031-010).
12. That the proposed sandblasting facility use shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case. Most importantly, all sandblasting activities shall occur within the interior of the spray booth as depicted on the provided plans.
13. That any increase or expansion in square footage of the spray booth shall require prior approval from the Planning Department.
14. That proposed sandblasting facility use shall not occur during the following night time hours: 10:00 p.m. to 7:00 a.m.
15. That all activities related to the proposed sandblasting facility use shall occur inside the building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall.
16. That the proposed sandblasting facility use shall comply with Section 155.415 of the City's Zoning Ordinance regarding the prohibition of dangerous or objectionable elements. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the dangerous or objectionable element in a timely manner.

17. That all vehicles associated with the subject businesses shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
18. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Pioneer Boulevard, use said street as a staging area, or to back up onto the street from the subject property.
19. 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;
 - 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.

20. 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.
21. 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.

22. 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.
23. That Conditional Use Permit Case No. 755 shall be subject to a compliance review after one (1) year, on or before May 12, 2015 to ensure the subject sandblasting facility use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report.
24. That the applicant, Premium Sandblasting, 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.
25. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
26. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

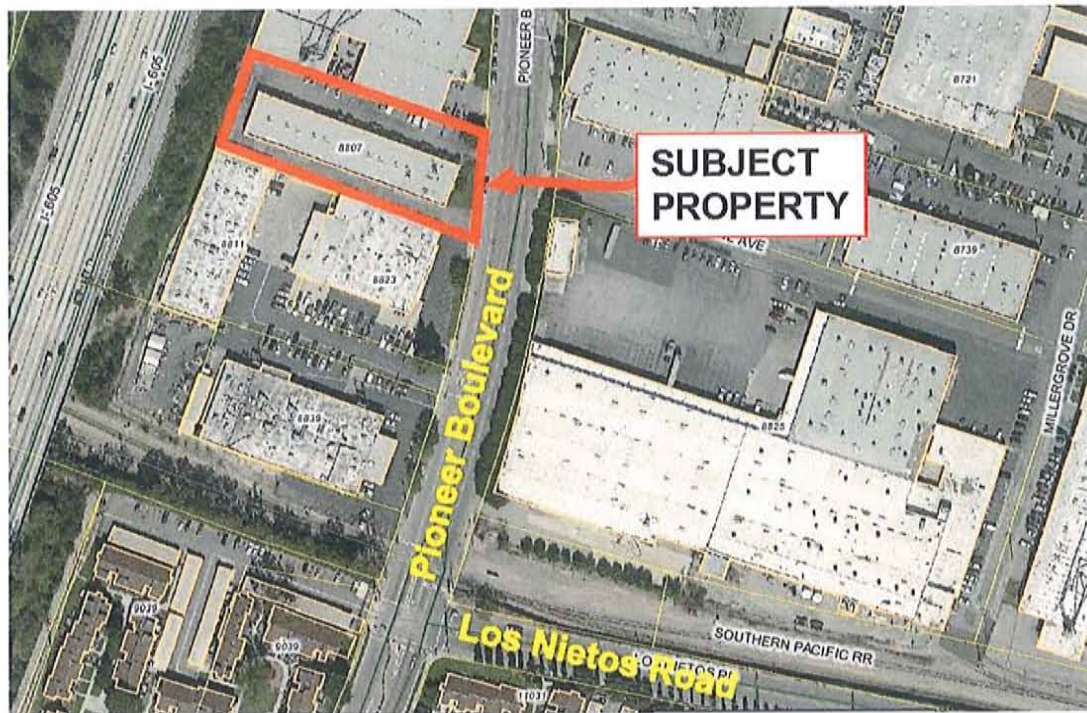
Attachments:

1. Aerial Photograph
2. Site Plan
3. CUP Application

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



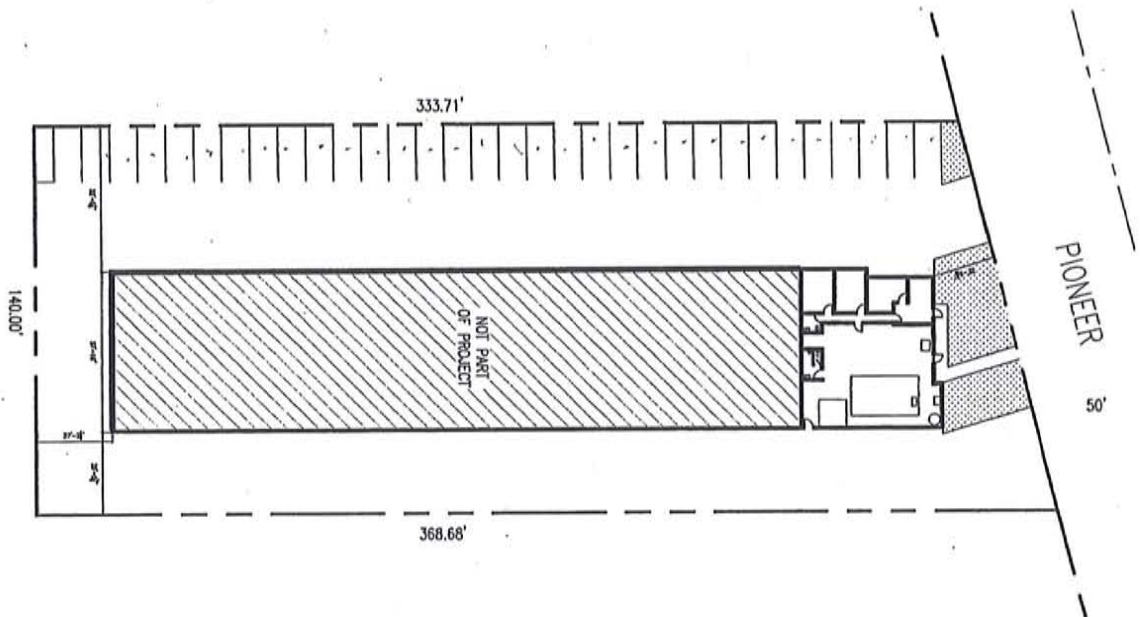
AERIAL PHOTOGRAPH



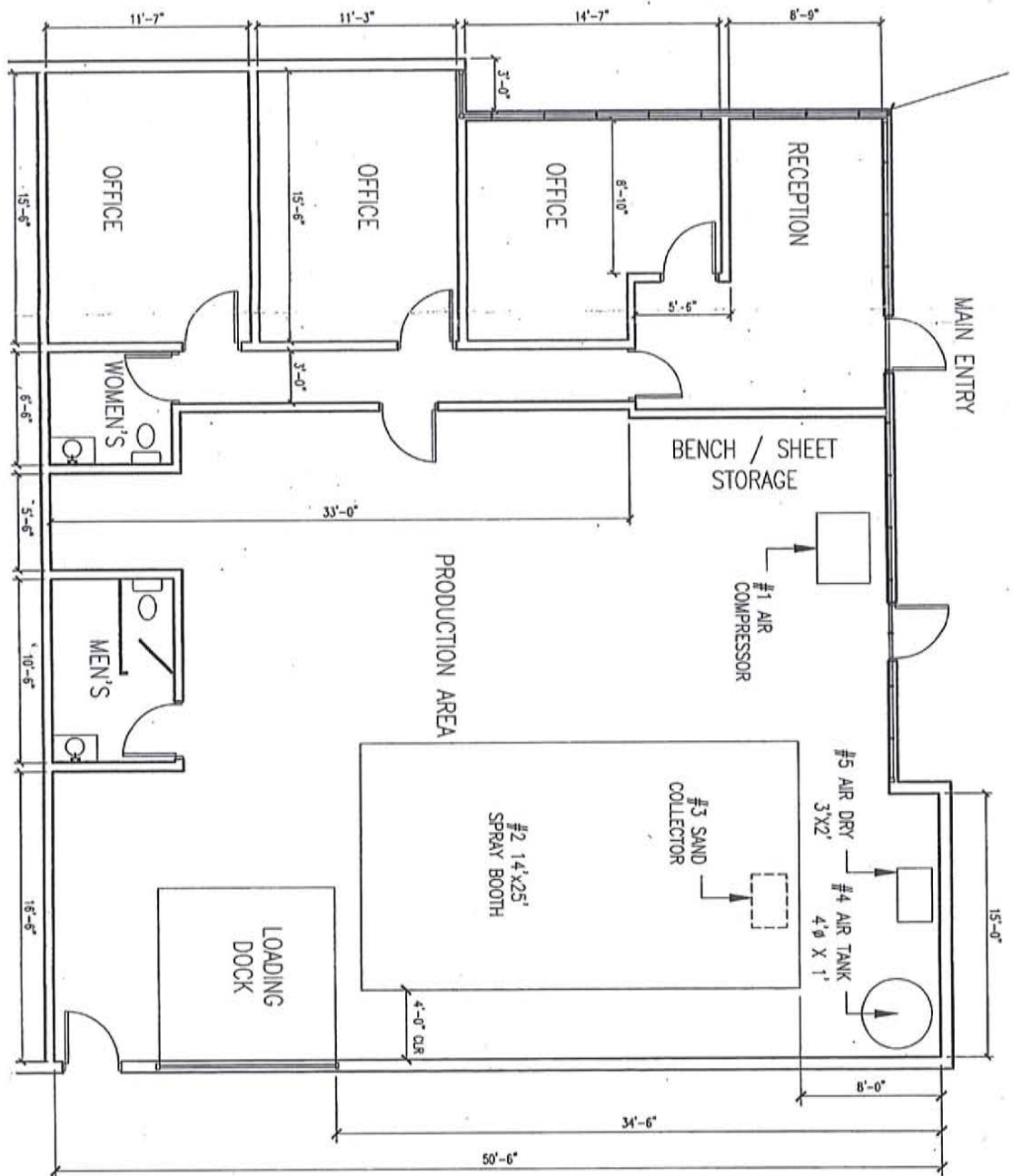
CONDITIONAL USE PERMIT CASE NO. 755

8807 Pioneer Boulevard

SITE PLAN



FLOOR PLAN



CUP APPLICATION

Jan 10 2014 3:32PM

RELTABLE

5620030805

p. 3



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

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 8801 RIDGER BLVD

UNIT "A"

SANTA FE SPRINGS, CA 90670

Give the correct legal description of the property involved (include only the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary). SEE ATTACHMENT, EXHIBIT "A"

ROBERT L. & ZUHA WEINSTEIN

Record Owner of the property: TRUSTEES OF THE WEINSTEIN FAMILY TRUST

Name: ROBERT WEINSTEIN

Phone No: 310-314-3137

Mailing Address: 2412 9th St, Santa Monica, 90405

Date of Purchase: APRIL 30, 2003

Fax No: 310-314-3137

E-mail:

Is this application being filed by the Record Owner? YES

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

Representative authorized by the Record Owner to file this application:

Name: BILL DE LUCA

Phone No: 310-282-5407

Mailing Address: 1000 Bellflower Ave, Chatsworth, CA 91311

Fax No:

E-mail:

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

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):

SANDBLASTING BUSINESS IN AN ENCLOSED BUILDING
WITHIN AN ENCLOSED MODULE.

NOTE

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

CUP APPLICATION (Cont.)

Jan 10 2014 3:32PM

RELIABLE

5628030805

P. 4

CUP Application
Page 2 of 3**JUSTIFICATION STATEMENT**

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

1. Explain why the proposed use is essential or desirable in the location requested.
The service proposed is cleaning and recycling items for community and business use.
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.
This is a model project as it performs a cleaning service that is fully enclosed in an enclosed module which is itself in an enclosed building.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?
This facility provides fully enclosed operation on Air Dust and noise is fully controlled.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
The proposed use screened/hidden from view.
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
There are only four vehicles required inclusive of loading and receiving dock truck.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
Premier Sandblasting will only operate this facility.

CUP APPLICATION (Cont.)

Jan 10 2014 3:31PM REL TABLE

5628030805

P. 2

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition (Attach a supplemental sheet if necessary): 8807 PIONEER BLVD, SANTA MONICA 90405

Name (please print): ROBERT I. WEINSTEIN
 Mailing Address: 2412 4th St, SANTA MONICA, CA 90405
 Phone No: 310-314-3137
 Fax No: 310-314-3137 E-mail: _____
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

) ss.

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

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

On 1-13-14 before me, SHERYL A. QUAY Notary Public
 Personally appeared ROBERT I. WEINSTEIN
 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.

(seal)



WITNESS my hand and official seal

Notary Public

FOR DEPARTMENT USE ONLY	
CASE NO:	<u>2412 4th St</u>
DATE FILED:	<u>1/13/14</u>
FILED FEE:	<u>73.00</u>
RECEIPT NO:	
APPLICATION COMPLETE?	

02-18-14 1CL9433

CHECK 3393.00

CUP APPLICATION (Cont.)

TO: Cuong H. Nguyen
FROM: Piedra Nueva Development, Inc.
RE: Proposed Sandblasting Facility
8807 Pioneer Blvd
Santa Fe Springs

Dear Mr. Nguyen,

Enclosed please find answers to your questions and concerns:

Questions:

1. Is premium sandblasting currently operating elsewhere? If so, where?
A. No! Family sandblasting was discontinued
2. Are there any powder coating and/or painting done at this facility?
A. No! Parts are sandblasted cleaned and returned as free of any coatings.
3. Are items picked up from clients or dropped off to the subject facility? If both, what is the anticipated percentage of each scenario?
A. All parts are delivered to the facility by part's owners, and checked into work schedule.
4. What business and/or businesses does sandblasting use typically provide services to?
A. The majority or approximately 60% comes from auto mechanics and body shops-the remaining is from restaurant supply companies, restaurants, or home use.
5. Are there any parts of the equipment (i.e. vents, risers, valves, etc.) that will need to be located on the business exterior and/or roof? If yes, provide details of how you are proposing to screen otherwise ensure they blend in architecturally.
A. No! All air or sandblasting activities are self contained in an enclosed sandblasting unit (see exhibit #2) within an enclosed portion of the warehouse.

CUP APPLICATION (Cont.)

6. How many vehicles (if any) are involved in this proposed use? This is meant to exclude the employee's personal vehicle.

A. As a convenience, one vehicle is used to pick up parts.

Comments:

7. Provide additional details of the proposed sandblasting equipment (i.e. dimensions, noise, (db0) levels generated, etc.) It is essential that we understand the typical (db) levels for each equipment involved.

Response: See plan provided as to dimensions and locations of all units.

8. Provide sample photos and /or elevations of proposed equipment.

Response: See exhibits...

9. Provide hours of operation. Also, clarify the hours within each shift. You had mentioned that there will be 4-persons per shift but did not mention how many shifts are proposed.

Response: Only one shift (6:00 AM through 3:30 PM) is proposed at this time with four employees.

10. Provide additional details on the sandblasting activities. Outline the steps involved.

Response: Sequence, parts and objects are received on landing dock. Floor height as shown on plan off the alley to the south. Parts are then processed in an enclosed sandblasting unit which is located in an enclosed building as shown. Sand/air/ is processed and filtered within the booth resulting in no air or exhaust expended outside of booth and/or building.



CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 59-1

Compliance review of Alcohol Sales Conditional Use Permit Case No. 59-1 to allow the continued operation and maintenance of an alcohol beverage warehouse and distribution facility located at 8028 Sorensen Avenue, within the M-1 (Light Manufacturing) Zone. (De La Riva Imports)

RECOMMENDATION

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before May 12, 2019, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The Applicant, De La Riva Imports, leases approximately 767 sq. ft. of space within a multi-tenant development on east side of Sorensen Avenue, just south of Washington Boulevard. Within the facility, the Applicant warehouses and distributes imported tequila to several eating establishments and bars within the general area; the tequila is initially purchased and imported from several distributors in Mexico.

The Planning Commission and the City Council, at their respective meetings of July 23, and July 31, 2012, approved the applicant's request to warehouse and distribute the imported tequila at the site subject to a number of conditions; those conditions are contained within this report. This matter is before the Commission because Condition No. 15 requires an inspection of the premises and a report to the Commission to determine if the use is being maintained and operated in compliance with the city codes, and in compliance with the conditions of approval.

On April 16, 2014, Staff conducted an inspection of the premises and found the premises to be maintained clean and free of trash and debris. The inspection further revealed that the tequila warehouse/distribution activity is being conducted in strict compliance with the conditions of approval and all City Codes. Moreover, verification from the State Alcohol Beverage Control (ABC) revealed that the business maintains a current ABC license.

CALLS FOR SERVICE

Within the past year, no calls for service were reported for this location.

STAFF CONSIDERATIONS

After conducting an on-site inspection, Staff found that the establishment is in compliance with the conditions of approval as set in this report, and is also compliant with the regulations imposed by ABC. Staff believes that if the business continues to be conducted in compliance with the conditions of approval, and ABC's regulations, the business will continue to operate in harmony with the surrounding area and not pose a significant risk or nuisance to patrons, neighboring business or the general public.

CONDITIONS OF APPROVAL

The conditions listed below are from the original approval of this Permit; changes are shown in ***bold and italic***. Conditions with a strike-through are no longer applicable.

1. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control.
2. That the applicant shall store all alcoholic beverages in a secured area of the warehouse designated only for the storage of alcohol.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.
4. 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.
5. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
6. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
7. 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.
8. 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.
9. 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.

10. 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 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
11. 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.
12. 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.
13. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.

14. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to 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 five years, no later than May 12, 2019, to ensure the alcohol beverage storage 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. 59 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.



Dino Torres
Director of Police Services

Attachment

1. Location Map

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 59
De La Riva Imports
8028 Sorensen Avenue



CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 61-1

Compliance review of Alcohol Sales Conditional Use Permit Case No. 61-2 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption within a mini-mart which coexists with a gas service station in the Heavy Manufacturing (M-2) Zone at 13352 Imperial Highway (Thrifty Oil for Sierra Foods)

RECOMMENDATION

That the Planning Commission, based on Staff's findings and report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before May 12, 2019, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any of the conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The service station, located at 13352 Imperial Highway, has been in operation at the site since 1969. The gas station business operation has had ownership changes throughout the years, but the property in itself has always been under the ownership of Thrifty Oil.

In the early part of 2012, the Applicant, Sierra Foods, took over the business ownership of the gas station operation, installed new updated equipment, provided a new façade upgrade to the on-site structures, and re-activated the mini-mart for the sale of small food items, such as snacks and soft drinks. The remodel upgrades provided an aesthetically pleasing contemporary look to the overall property, which ultimately compliments the adjoining Golden Springs Development.

With the re-activation of the mini-mart, the Applicant wanted to provide alcoholic beverages (beer and wine) to its customer in addition to the snack foods. In compliance with Section 155.628 of the City's Zoning Regulations, the Applicant applied for and was granted Alcohol Sales Conditional Use Permit Case No. 61 by the Planning Commission and the City Council at their respective meetings of December 10, and December 13, 2012.

This matter is before the Planning Commission because as part of the conditions of approval, a compliance review report is to be provided to the Planning Commission to determine if the Applicant is in compliance with the conditions of approval and the City's laws. Consequently, Staff conducted an inspection of the premises and found the use in full compliance. Staff also found that the applicant maintains a current business license with the City, and maintains a Type 20 (Off-Sale Beer and Wine) with the Alcohol Beverage Control (ABC), which is the state government authority over alcohol sales

CALLS FOR SERVICE

Since the new gas service station has opened under the new management, there have not been any calls for service.

STAFF CONSIDERATIONS

Staff's on-site walk-through of the premises revealed that the property is being well maintained free of litter and debris. Staff believes that if the activities continue to be conducted in accordance with the conditions of approval of this entitlement and with all of the other related state and local entitlements, the use will not pose a nuisance to patrons, neighboring businesses or the general public.

CONDITIONS OF APPROVAL

The conditions listed below are from the original approval of this Permit. Changes are illustrated in ***bold and italic*** text. Conditions with a strikethrough are no longer applicable.

1. That the sales of alcoholic beverages shall only be permitted during the normal business hours or as specifically required by the California State Department of Alcohol Beverage Control (ABC).
2. That the ABC License Type 20, allowing off-site sale of beer and wine, shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.
3. That customer accessible storage coolers containing alcoholic beverages shall have locking mechanisms to restrict customer access between the hours of 2:00 a.m. and 6:00 a.m. or as indicated by ABC.
4. That parking lighting shall be maintained at all times; all burned out light bulbs and/or inoperative light fixtures shall be replaced and/or repaired within 72 hours.

5. That the Applicant shall maintain digital motion video cameras at all times, and provide training to all employees on retrieving recorded video footage. Video footage shall be made available to all Police Department Officers, and/or City Officials upon request.
6. That it shall be the responsibility of the ownership and/or his employees to continue to assure that no alcoholic beverages purchased on the subject site shall be consumed on the site. Such actions shall include, but not be limited to, placing signs at prominent locations on the subject site indicating that alcoholic beverages purchased on the subject site shall not be consumed on site or on any adjacent site, and requiring applicant's employees to immediately notify the Santa Fe Springs Police Services Center if consumption of alcohol on the subject or adjacent site occurs in violation of this provision.
7. That the Applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
8. That the Applicant shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
9. That the Applicant shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
10. That the Applicant shall not have upon the subject premises any other alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.
11. That the Applicant shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
12. That the Applicant and/or his employees shall not permit any person less than 21 years of age to sell alcoholic beverages.
13. That the Applicant shall not allow any person to loiter on the subject premises, shall report all such instances to the Department of Police Services, and shall post signs, prohibiting loitering.
14. That vending machines, water machines, newspaper racks, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.

15. ~~That roof mounted structures or mechanical equipment shall be concealed from public view in an architecturally compatible manner approved by the Director of Planning and Development.~~
16. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Department of Police Services.
17. That all exterior advertisements, displays and other marketing devices shall comply with the City's Codes and regulations. Roof mounted advertisements, balloons, signs, etc., are strictly prohibited.
18. That the Applicant shall receive approval from the Department of Police Services for any installation of pay telephones on the premises and such phones shall not be capable of receiving calls.
19. That persons purchasing alcoholic beverages shall be required to exit any vehicle they are an occupant of before taking possession of the alcoholic beverage(s).
20. That only beer and wine is to be sold at the subject premises, as set forth in Section 25607 (a) of the Business and Professions Code.
21. That the Applicant shall maintain an updated security plan to the Department of Police Services which shall address the following for the purposes of minimizing risks to the public's health, welfare, and safety:
 - (A) A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
22. That the Applicant shall provide a description of how the permittee plans to educate employees on their responsibilities and the 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.

23. That the Applicant shall provide a business policy requiring employees to notify the Police Services Center of any potential violations of law or violation of this Conditional Use Permit occurring on the subject premises, and the procedures for such notifications.
24. That the 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.
25. That the operation shall abide by all Building Codes, Fire Codes, Business and Professional Codes and other applicable Codes, and any other local and government regulations.
26. That the Applicant, 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.
27. That a copy of these conditions be posted and maintained with a copy of the City's Business License and Fire Department Permits, in a place conspicuous to all employees of the location.
28. ***That this Permit shall be subject to a compliance review in five (5) years, no later than May 12, 2019, to ensure the alcohol sales 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.***
29. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 21 and all other applicable regulations shall be strictly complied with.
30. That failure to comply with the foregoing conditions shall be cause for the revocation process of this permit, at which time, the privileges granted under this permit shall become permanently terminated.
31. ~~That this Alcohol Sales Conditional Use Permit Case No. 61 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.~~

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



Dino Torres
Director of Police Services

Attachment: Location Map



SANTA FE SPRINGS

LOCATION MAP

Alcohol Sales Conditional Use Permit Case No. 61
USA Gas
13352 Imperial Highway



CONSENT ITEM

Conditional Use Permit Case No. 719-2

A compliance review for the continued operation and maintenance of a recycling buy back facility of CRV materials (glass, aluminum, plastic) within a portable structure within the commercial center located at 11503 Carmenita Road in the C-4, Community Commercial Zone. (A&S Recycling)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a buy back recycling 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. 719-2, be subject to a compliance review in three (3) years, on or before May 12, 2017, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance, with Section 155.153 (AA) of the City's Zoning Regulations, recycling buy back facilities and uses are required to obtain a Conditional Use Permit prior to commencement of such activities. At its meeting of May 10, 2011, the Planning Commission initially approved CUP Case No. 719, to allow the operation and maintenance of a recycling facility. The use was subsequently reconsidered and relocated from its original location by the Planning Commission at its November 28, 2011 meeting.

The applicant, A&S Recycling, operates a recycling facility which collects a variety of recyclables from the general public which includes glass, aluminum as well as plastic materials. They currently have one (1) employee on-site and operate from 9:00 a.m. to 5:00 p.m. They maintain five (5) small portable structures on-site as well as a variety of storage containers where they store recyclables.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, a walk-through inspection of the subject property is performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection by the Planning Department, the applicant was directed to comply with the following:

1. The recycling enclosure must be repainted with complimentary colors in order to improve its haphazard appearance.
2. All ancillary signage must be removed (A-frame, banners).
3. All graffiti must be removed from containers.
4. All containers must be kept in a clean and sanitary state.
5. All containers must remain closed at all times.
6. The site must be kept in a clean and orderly manner free of garbage, debris and rubbish.

Staff recently conducted a follow-up inspection and has verified that the applicant has completed the aforementioned items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff, therefore, finds that if the recycling facility use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments, and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 719-2, be subject to a compliance review in three (3) 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.

POLICE SERVICES DEPARTMENT:

(Contact: Dino Torres 562.409-1850 x3329 or Phillip De Rousse at x3349)

1. That the proposed building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(Ongoing)**

2. That the applicant shall apply for a Recyclable Dealers permit through the Department of Police Services. Said permit shall be obtained within 60 days of Planning Commission approval. **(Ongoing)**
3. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(Ongoing)**
4. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued. **(Ongoing)**

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

5. That the applicant shall implement best management practices to prevent residual material in beverage containers from being discharge to the storm drain system. **(Ongoing)**
6. That the applicant shall obtain an Industrial Wastewater Discharge Permit if waste water will be generated, stored, treated or discharge to the sanitary sewer. **(Ongoing)**

WASTE MANAGEMENT:
(Contact: Teresa Cavallo 562.868.0511 x7309)

7. That the applicant shall not knowingly transport loads containing more than 10% residue. **(Ongoing)**
8. That the applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management

Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 892, passed 4-22-99) Penalty, see § 10.97 **(Ongoing)**

9. That the applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition #9. **(Ongoing)**
10. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Rafael Garcia 562.868-0511 x7451)

11. That all recycling activities shall be limited to the area as shown on the site plan submitted by the applicant and on file with this case. Additionally, hours of operation shall be limited to 9:00 am – 5:00 pm daily, with the exception of bin pick which will generally occur at 8:00am. The recycling/collection facility shall not expand its recycling activities without prior approval from the Planning Commission. **(Ongoing)**
12. That re-striping of the parking lot as shown within the site plan on file with this request shall be completed within 90 days of Planning Commission approval. **(Complete)**
13. That the applicant shall submit plans for Plan Check with the Building Department and obtain all required permits prior to construction of the proposed recycling facility. **(Complete)**
14. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org). **(Complete)**
15. That the perimeter areas of the recycling collection facility shall be policed daily for spillage, graffiti, grocery carts, litter, trash, junk, debris, and safety hazards. Owner/operator/attendant shall maintain an inspection log that shows the date

and time of each inspection. Said log shall be made available to City Staff upon request. **(Ongoing)**

16. That the trash containers and roll-off bins shall be well maintained, neatly painted and free from graffiti, litter, vectors, stains, and other unsightly debris at all times. **(Ongoing)**
17. That the recycling use shall comply with Section 155.420 of the City's Zoning Regulations regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(Ongoing)**
18. That at no time shall there be storage of recyclables outside of the recycling collection facility. **(Ongoing)**
19. That a sufficient number of approved outdoor trash receptacles shall be provided for the collection of trash, junk, litter and debris. Said receptacle(s) shall be located so as not to obstruct or disrupt either automobile or pedestrian traffic to or from the site. All other trash receptacles shall be kept inside the recycling collection facility. **(Ongoing)**
20. That the trash receptacles and roll-off bins shall be emptied on a regular basis. In no event shall materials be allowed to overflow the containers. **(Ongoing)**
21. That the owner/operator/attendant shall coordinate loading and unloading with the hours of operation and deliveries of the surrounding businesses to avoid conflicting with parking and circulation in the shopping center. **(Ongoing)**
22. That prior to the loading and unloading of the roll-off containers, the owner/operator/attendant shall reserve the adjacent parking spaces with traffic cones. The number of reserved parking spaces shall be sufficient to allow running room for the truck. **(Ongoing)**
23. That upon termination of the recycling collection facility, the site shall be restored to its original condition, i.e. striping/restoration of five (5) parking spaces, within forty-eight (48) hours. **(Ongoing)**
24. That the Applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall not discharge, or cause, facilitate or permit to be discharged non-storm water or storm water from the recycling/collection facility that causes or contributes to a violation of a Water Quality Standard or a Water Quality Objective, as established by state or federal law. **(Ongoing)**

25. That CUP Case No. 719 shall be subject to a review for compliance in ~~one~~ **three** years, on ~~May 10, 2012~~ **May 12, 2017**. Approximately, three (3) months before ~~May 10, 2012~~ **May 12, 2017**, the applicant shall request in writing that the City review the case for compliance with conditions of approval. **(Revised Wording)**
26. That CUP Case No. 719 shall not be effective for any purpose until the Applicant has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval. **(Ongoing)**
27. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
28. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Ongoing)**
29. ~~That the applicant agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 719, when action is brought within the time period provided for in the City's Zoning Regulations, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. That the applicant, H&A Recycling, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers or 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.~~ **(Revised Wording)**

30. 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)



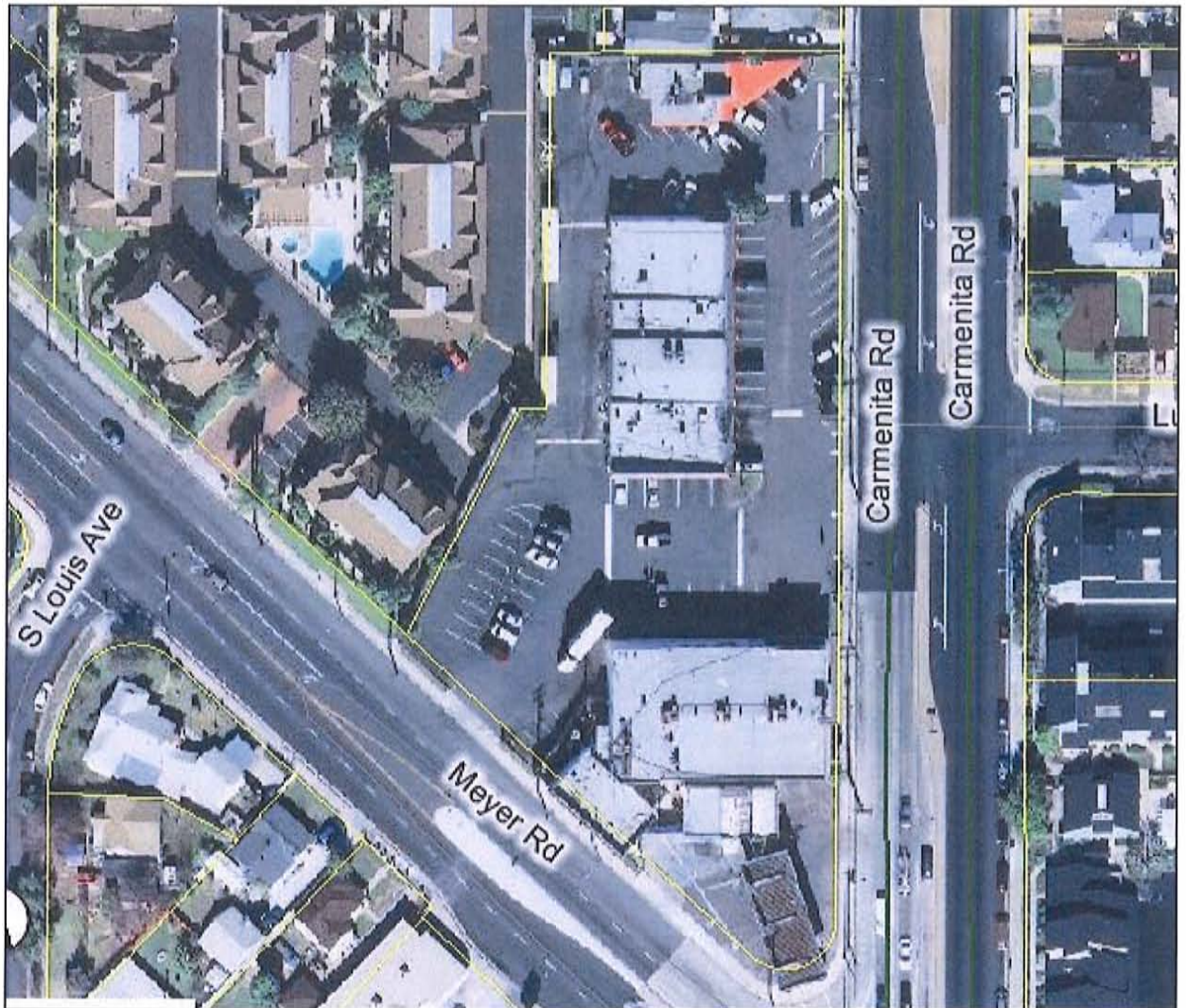
Wayne Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph

CITY OF SANTA FE SPRINGS

Aerial Photograph



Compliance Review No. 719-2

11503 Carmenita Rd. (APN: 8026-008-016)



CONSENT ITEM

Conditional Use Permit Case No. 723-2

Compliance review of Conditional Use Permit Case No. 723-2 to allow the continued operation and maintenance of a pawnshop at 14156 Rosecrans Avenue located within a 1,032 sq ft portion of a 5,295 sq ft commercial building located in the C-4-PD, Community Commercial – Planned Development, Zone. (Fares Tabbello)

RECOMMENDATION

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought to the Planning Commission before May 12, 2019, for another compliance review report. The Planning Commission shall note that this matter may be brought back for their review at any time should any violation of the conditions of approval occur and/or if any other City Codes are violated.

BACKGROUND

The subject 16,713 sq. ft. property, located at 14156 Rosecrans Avenue, was developed in 1990 with a single story 5,295 sq. ft. retail multi-tenant building and with an on-site parking lot. The property is currently fully occupied by three businesses which includes the pawnshop, a pizza parlor, and a 7-Eleven.

Section 155.153 (P) of the City's Zoning Regulations lists pawnshops as a conditional use activity within the C-4, Community Commercial, Zone. In accordance with Section 155.153 of the Zoning Regulations, the Applicant requested and was granted CUP Case No. 723-2 by the Planning Commission at their meeting of on June 13, 2011, to allow the operation and maintenance of a pawnshop.

In November 2012, in compliance with the conditions of approval, a compliance review was conducted of the use and its related activities. The findings were reported to the Planning Commission at their meeting of November 13, 2012; the compliance review found that the pawnshop use was being conducted in compliance with the conditions of approval and all other applicable state and federal laws. As a result, the Planning Commission requested another compliance review. Consequently, this matter is before the Planning Commission to comply with their request.

It should be noted that pawnshops are also regulated at the State and Federal level. Among the many laws designed to regulate pawn transactions, California

pawnbrokers are required to obtain and maintain a second-hand dealer's license, report all pledged items to the local law enforcement on a daily basis, and hold pledged items for 30 days before putting the items up for sale. The Applicant continues to maintain the second-hand dealer's license in good standing. Moreover, the Applicant has submitted his reports related to the pledged items to the Department of Police Services in a timely manner.

CALLS FOR SERVICE

As part of the review process, on April 22, 2014, staff checked the calls for service for the location. Police records indicate that there has not been any calls for service registered to the location.

STAFF CONSIDERATIONS

A walk-through of the premises conducted on April 24, 2014, revealed that the pawnshop continues to do minimal to very little pawn activity as compared with the surrounding pawnshops (in other Cities). The walk-through further revealed that the operation continues to be maintained in compliance with all of the City's codes and regulations, and in compliance with the State and Federal requirements. The pawnshop operates a computerized recording system and provides on-time information to the Police Services Center for each pledge and loan transaction.

CONDITIONS OF APPROVAL

1. That the Applicant shall continue to comply with all Federal and State Codes and Regulations and shall provide reporting documents to the Police Services Center as required under Sections 21200-21209 of the Financial Code and Sections 21625-21647 of the Business and Professions Code.
2. That the subject building, including any lighting, store front glass, fences, walls, cabinets, and poles shall continue to be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
3. That the owner shall maintain the digital video cameras in proper working order at all times. Recorded images shall be provided to the Department of Police Services or the Whittier Police Department upon request.
4. That the Applicant and/or his employees shall not accepted or sell firearms or any other weapons.

5. That the Applicant and/or his employees shall not accept any pledge of, or loan money upon personal property, or purchase or receive any goods, wares, merchandise, or any article to anyone under the age of 18 years old.
6. That should the Applicant's second-hand dealers license become revoked, suspended and/or nullified by the State, the Applicant and/or the store shall be limited to the sale of merchandize only, and shall not accept any pledge, or loan money upon personal property, or purchase or receive any goods, wares, merchandise, or any article.
7. That in compliance with Section 110.24 of the Santa Fe Spring Municipal Code the Applicant and/or his employees shall not accept any pledge, or loan money upon personal property, or purchase or receive any goods, wares, merchandise, or any article or thing during the following times:
 - (A) Weekdays: Between 6:00 p.m. and 8:00 a.m. on any day from Monday through Friday;
 - (B) Weekends: Between 7:00 p.m. Saturday and 8:00 a.m. of the following Monday;
 - (C) Holidays: On any of the following holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day and Christmas.
8. That no portion of the required off-street parking and loading areas shall be used for outdoor storage or other similar uses at any time, unless approved by the Director of Planning.
9. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Department of Planning.
10. That in the event the Applicant intends to sell, lease or sublease the subject business operation, the City shall be notified in writing of said intention not less than (60) sixty days prior to signing of the agreement to sell, lease or sublease.
11. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
12. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, City Staff may refer the use permit to the Planning Commission for review. Upon review, the

Commission may modify the conditions of approval or begin the process to revoke the use permit.

13. 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 subject to the revocation process and the privileges granted hereunder shall lapse if the Planning Commission declares this Conditional Use Permit to become nullified.
14. That this Permit shall be subject to a compliance review in five (5) years, no later than May 12, 2019, to ensure the alcohol sales 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.



Dino Torres
Director of Police Services

Attachements:

1. Location Map



City of Santa Fe Springs

Location Map

Conditional Use Permit Case No. 723
14156 Rosecrans Avenue