



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

**July 14, 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 June 9, 2014 Regular Planning Commission Meeting.

6. ELECTION OF OFFICERS FOR 2014-2015

The bylaws require the election of Commission Officers.

**7. PUBLIC HEARING – Continued from June 9, 2014 Planning Commission Meeting
ZONING TEXT AMENDMENT – Private Educational and Recreational Uses**

Ordinance No. 1058, an ordinance of the City Council of the City of Santa Fe Springs, amending Section 155.183, Section 155.204, Section 155.213, Section 155.234, Section 155.243, Section 155.264, and Section 155.377 of Chapter 155 of the City's Municipal Code to include private uses of an educational or recreational nature as conditionally permitted uses in the following zones: ML, Limited Manufacturing Administration and Research Zone District; M-1, Light Manufacturing Zone District; M-2, Heavy Manufacturing Zone District; F-O-Z, Freeway Overlay Zone; and along the Telegraph Road Corridor.

8. PUBLIC HEARING**2013 General Plan Housing Element Annual Progress Report**

City of Santa Fe Springs General Plan Housing Element Annual Progress Report and Environmental Document

9. PUBLIC HEARING**Revocation of Alcohol Sales Conditional Use Permit Case No. 38**

Revocation of Alcohol Sales Conditional Use Permit Case No. 38, which granted approval to allow the operation and maintenance of warehouse and distribution use involving alcoholic beverages at Sun Lee Incorporated located at 12029 Telegraph Road, within the M-2 (Light Manufacturing) Zone. (Sun Lee, Incorporated)

10. PUBLIC HEARING**Revocation of Alcohol Sales Conditional Use Permit Case No. 55**

Revocation of Alcohol Sales Conditional Use Permit Case No. 55, which granted approval to allow the operation and maintenance of a warehouse and distribution

use involving alcoholic beverages at Approved Freight Forwarders located at 11630 Pike Street, within the M-2, Heavy Manufacturing Zone. (City of Santa Fe Springs)

11. PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 668

Revocation of Conditional Use Permit Case No. 668, which granted approval for the operation and maintenance of a private biodiesel production facility at the property located at 12345 Lakeland Road in the M-2, Heavy Manufacturing Zone, due to inactivity of more than a year. (Doug Bean, Ridgeline Energy Services Inc.)

12. PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 697

Revocation of Conditional Use Permit Case No. 697, which granted approval for the operation and maintenance of a private non-sectarian school for children with special needs at the property located at 9280 Santa Fe Springs Road in the M-2, Heavy Manufacturing Zone, due to inactivity of more than a year. (Progressive Resources)

13. PUBLIC HEARING

Conditional Use Permit Case No. 750

A request to allow the construction and operation of a new 50-foot tall digital billboard with display area of 14'x48' on property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

14. PUBLIC HEARING

Zone Variance Case No. 76

A request for a reduction of the 5-acre minimum size requirement as set forth in Section 155.384 (H)(7) of the Zoning Regulations for properties with a digital billboard and specifically for the property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

15. PUBLIC HEARING

Conditional Use Permit Case No. 754

A request for approval to allow the establishment, operation and maintenance of a trade school use on property located at 11843 Smith Avenue (APN: 8005-009-005), within the M-L (Limited Manufacturing Administration and Research) Zone. (David Romero of Southern California Resilient Floor & Decorative Covering Crafts Joint Apprenticeship and Training Committee)

16. PUBLIC HEARING

Development Plan Approval Case No. 883 & Modification Case No. 1244

A request for approval to allow the construction of an 11,378 sq. ft. freestanding building adjacent to the existing warehousing facility as well as two new mezzanines

(3,131 & 2,890 sq. ft.) within the interior of the existing beverage distribution facility located at 12065 Pike Street (APN 8002-017-027 & 8002-017-028), in the M-2, Heavy Manufacturing Zone, and within the Consolidated Redevelopment Project Area. (Triangle Distribution Company)

17. 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. 54-1

Compliance review for Alcohol Sales Conditional Use Permit Case No. 54-1 to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13017 La Dana Court, in the M2, Heavy Manufacturing Zone, located within the Consolidated Redevelopment Project Area. (Specialty Cellars/Robert Castellani)

B. CONSENT AGENDA

Conditional Use Permit Case No. 625-3

A compliance review of a meat processing facility at 13565 Larwin Circle, in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Lawrence D. Whittet, American Relocation & Logistics).

18. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

19. ADJOURNMENT

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

Teresa Cavallo

Commission Secretary

July 10, 2014

Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
June 9, 2014**

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 4:31 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra led the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner González
Commissioner Madrigal
Commissioner Zamora
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
Nicole Edwards, Administrative Clerk
Gurdeep Kaur, Planning Intern

Absent: Vice Chairperson Johnston

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:32 p.m. There being no one wishing to speak, Oral Communications were closed at 4:32 p.m.

5. APPROVAL OF MINUTES

Minutes of the May 12, 2014 Planning Commission Meeting

Commissioner González moved to approve the minutes of the May 12, 2014 meeting; Commissioner Madrigal seconded the motion. The minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 37

Request for approval of Alcohol Sales Conditional Use Permit Case No. 37 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as Wing Stop in the C-4, Community Commercial, Zone at 13345 Telegraph Road, Unit M. (Luthra Wings, Inc.)

Chairperson Ybarra called the Public Hearing open at 4:33 p.m. for Item No. 6.

Code Enforcement Officer Luis Collazo presented Item No. 6 before the Planning Commission. Present in the audience was Sherry Olson, Representative on behalf of Wing Stop.

Chairperson Ybarra inquired as to the theme and décor of each Wing Stop and if this location had televisions, etc.

Ms. Olson indicated that all Wing Stops have the same aviation theme and the televisions are present at all their locations.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 4:38 p.m. and requested a motion for Item No. 6.

Commissioner González moved to approve Item No. 6; Commissioner Madrigal seconded the motion, which passed unanimously.

7. PUBLIC HEARING

Entertainment Conditional Use Permit Case No. 15

Request for approval to conduct and maintain an entertainment use involving live performances at a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

Chairperson Ybarra called the Public Hearing open at 4:38 p.m. for Item No. 7.

Code Enforcement Officer Luis Collazo presented Item No. 7 before the Planning Commission.

Commissioner Madrigal inquired as to the Entertainment Permit renewal process and indicated that it has been some time since Bruce's has had entertainment at the location.

Luis Collazo indicated that most restaurants have an ASCUP, etc.; however, this permit was supposed to come before the Planning Commission 3-4 years ago. Unfortunately, due to technicalities this permit application fell through the cracks but now that Luis is overseeing the permitting process he feels that he has a grasp on the permitting process for all ASCUP's and ECUP's.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 4:46 p.m. and requested a motion for Item No. 7.

Commissioner González moved to approve Item No. 7; Commissioner Zamora seconded the motion, which passed unanimously.

8. PUBLIC HEARING

ZONING TEXT AMENDMENT – Private Educational and Recreational Uses

Ordinance No. 1058: An ordinance of the City of Santa Fe Springs, amending Section 155.183, Section 155.213, Section 155.243 and Section 155.377 of Chapter 155 of the City's Municipal Code to include private uses of an educational or recreational nature as conditionally permitted uses in the following areas: ML, Limited Manufacturing Administration and Research Zone District; M-1, Light Manufacturing Zone District; M-2, Heavy Manufacturing Zone District; and FOZ, Freeway Overlay Zone.

Chairperson Ybarra called the Public Hearing open at 4:47 p.m. for Item No. 8. Chairperson Ybarra requested a motion to continue Item No. 8 to the next Planning Commission meeting on

July 14, 2014 per Staff's request.

Commissioner Madrigal moved to continue Item No. 8 to July 14, 2014; Commissioner González seconded the motion, which passed unanimously.

9. PUBLIC HEARING

ZONING TEXT AMENDMENT – Metal Buildings Requirements

Ordinance No. 1059: An ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15, and Chapter 155: Zoning, and adding new subsection (3) to section 155.461(A) of the City's Zoning Regulations regarding land use requirements for metal buildings.

Chairperson Ybarra called the Public Hearing open at 4:47 p.m. for Item No. 9.

Director of Planning Wayne Morrell presented Item No. 9 before the Planning Commission. Present in the audience was Rick Zimmerman, Consultant for Presbyterian Intercommunity Hospital.

City Attorney Steve Skolnik clarified that portable metal sheds are allowed if they do not require a building permit. Director of Planning Wayne Morrell further clarified that the current code does not allow for any metal and/or metal design and the new code will allow flexibility in architectural design with regards to metal details as is seen in contemporary building designs.

Having no further questions or comments, Chairperson Ybarra closed the Public Hearing at 4:59 p.m. and requested a motion on Item No. 9.

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

10. PUBLIC HEARING

DEVELOPMENT PLAN APPROVAL CASE No. 884 and MODIFICATION PERMIT CASE No. 1243

A request for approval of a Development Plan Approval (DPA 884) to construct a new 3,985 sq. ft. industrial building and related improvements and a Modification Permit (MOD 1243) to allow a reduction of the overall landscape requirements for property located at 10200 Matern Place (APN: 8005-012-025), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Rose Paving Company)

Chairperson Ybarra called the Public Hearing open at 5:00 p.m. for Item No. 10.

Associate Planner Cuong Nguyen presented Item No. 10. Present in the audience were representatives Brian M. Prock, Sr. V.P. and Colin Neil, Assoc. Project Manager of Jones Lang LaSalle, and Bill Keller, Director of Operations – California for Rose Paving.

Commissioner Zamora welcomed Rose Paving to the City of Santa Fe Springs.

Commissioner González inquired about the possibility of new employees, and if Santa Fe Springs location would be designated point of sales. Bill Keller responded that Rose Paving would be hiring 5-10 crew members for the new location and would be bringing current staff members (20-25) from their current location and that Santa Fe Springs would be designated the point of sales.

Chairperson Ybarra inquired about Condition No. 1 regarding the resurfacing of the City streets. Cuong Nguyen responded that the standard Public Works condition requires the applicant to pay a flat fee into the street resurfacing fund for future street resurfacing.

11. NEW HEARING

Modification Permit Case No. 1246

Request for a Modification of Property Development Standards to allow the reduction of the minimum front yard setback requirement from 20'-0" to 18'-0" and allow the construction of a 180 sq. ft. patio addition along the front of the property located at 11527 Buell Street, within the R-1, Single-Family Residential, Zone. (Jeffrey Gutierrez)

Cuong Nguyen presented Item No. 11. Present in the audience was Mrs. Gutierrez and her son.

Having no further questions, Chairperson Ybarra requested a motion on Item No. 11.

Commissioner Madrigal moved to approve Item No. 11; Commissioner Zamora seconded the motion, which passed unanimously.

12. 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. 5-3

Compliance review of Alcohol Sales Conditional Use Permit Case No. 5-3 to allow the continued operation and maintenance of the sale of alcoholic beverages for off-site consumption at 11770 E. Washington Boulevard within the C-4, Community Commercial, Zone. (G & M Oil Company)

B. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 6-5

Compliance review for Alcohol Sales Conditional Use Permit Case No. 6-5 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the serving of beer and wine for onsite customer consumption at the restaurant known as Pescado Mojado located within the Santa Fe Springs Promenade in the C-4, Community Commercial, Zone at 11530 Telegraph Road, within the Consolidated Redevelopment Project. (Victor Covarrubias, Owner)

C. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 25-1

Compliance review of Alcohol Sales Conditional Use Permit Case No. 25-1 to allow the continued operation and maintenance of the sale of alcoholic beverages for on-site consumption at a family restaurant a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

D. CONSENT AGENDA

Conditional Use Permit Case No. 184-10

A compliance review of an asphalt and concrete crushing operation and an open storage yard use for the storage of heavy equipment and vehicles related to the crushing operation in the M-2, Heavy Manufacturing, Zone at 11927 Greenstone Avenue, within the Consolidated Redevelopment Project Area. (Dan Copp Paving, Inc.)

E. CONSENT AGENDA

Conditional Use Permit Case No. 608-3

A compliance review of an open storage yard at 12953 Sunshine Avenue in the M-1, Light Manufacturing zone. (Vince DiPiazza for DiPiazza Construction Services)

F. CONSENT AGENDA

Conditional Use Permit Case No. 681-2

A compliance review of a non-public recycling use involving post-industrial grade plastic products on the property located at 12235 Los Nietos Road, in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Spencer Chan for Multi-Link International Corporation)

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.

Commissioner González moved to approve Item No. 12A – F; Commissioner Zamora seconded the motion, which unanimously passed.

13. ANNOUNCEMENTS

♦ Commissioners

Commissioner González proudly announced that his youngest daughter was appointed Chairperson for the City's Youth Leadership Committee.

♦ Staff

Associate Planner Cuong Nguyen introduced Nicole Alvarez, the Planning Department's new Administrative Clerk.

Director of Planning Wayne Morrell notified everyone that larger Agendas are to be expected now that we have more staff members.

14. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 5:21 p.m.

Chairperson Frank Ybarra

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING – Continued from June 9, 2014 Planning Commission Meeting

ZONING TEXT AMENDMENT – Private Educational and Recreational Uses

Ordinance No. 1058, an ordinance of the City Council of the City of Santa Fe Springs, amending Section 155.183, Section 155.204, Section 155.213, Section 155.234, Section 155.243, Section 155.264, and Section 155.377 of Chapter 155 of the City's Municipal Code to include private uses of an educational or recreational nature as conditionally permitted uses in the following zones: ML, Limited Manufacturing Administration and Research Zone District; M-1, Light Manufacturing Zone District; M-2, Heavy Manufacturing Zone District; F-O-Z, Freeway Overlay Zone; and along the Telegraph Road Corridor.

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Private Educational and Recreational Uses (Ordinance No. 1058), and thereafter close the Public Hearing.
2. Find that the addition of conditionally permitted private uses of an educational or recreational nature in the ML, M-1, M-2, F-O-Z zones, and within the Telegraph Road Corridor would be consistent with the purpose as described within the Zoning Regulations for each respective zones and, thus also similar to and compatible with the current uses listed as permitted and conditionally permitted uses.
3. Find that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan.
4. Find that pursuant to Section 21080(b)(1) of the California Environmental Quality Act (CEQA), this project is exempt as a ministerial project.
5. Adopt Resolution No. 46-2014, which incorporates the Commission's findings and actions regarding this matter.
6. Recommend that the City Council approve and adopt Ordinance No.1058, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

BACKGROUND/DESCRIPTION OF PROPOSAL

The City of Santa Fe Springs has observed an increase in interest to establish, operate, and maintain private facilities that offer trampoline, crossfit, dancing, and other physically active recreational activities. Currently, the City's Zoning Regulations does not refer directly to these types of uses. The Code does reference public and non-profit educational and recreational facilities as permitted or conditionally permitted uses in all zones except for the PF (Public Facilities) Zone and B (Buffer Parking) Zone.

It is staff opinion that the addition of "private" educational or recreational businesses in the proposed zones would be consistent with similar uses that are currently allowed in these zones. The impacts, concerns and opportunities are the same whether the business charges for admission or is free to the public. Nevertheless, the uses would only be allowed with the review and approval of a Conditional Use Permit; thus, providing the City the ability to review each request on a case-by-case basis ensuring that any unusual property or business characteristics can be addressed.

Moreover, the proposed amendment allows the City to welcome these types of uses and reduce the governmental barriers to offer recreational options in the city that are similar to those found in other cities. This approach of a Zoning Text Amendment will facilitate the processing of a use permit which is not in conflict with other purposes, goals or policies found in the City's Zoning Regulations. Finally, this proposed amendment is a forward-thinking step in economic development to responsibly attract new businesses while ensuring compatibility of land uses.

PROPOSED ZONING TEXT AMENDMENT

Currently, the ML, M-1, M-2 and F-O-Z sections of the City's Zoning Regulations allow public or quasi-public and non-profit educational and recreational facilities to be permitted with a conditional use permit. Examples of educational and recreational facilities include: dance studio, tutoring center, karate facility, community center, sports park, skate park, gymnasium, trade schools, and other facilities focused on training, education, physical fitness and recreation. The current distinguishing and limiting factor is that these uses must be public, quasi-public or non-profits. A private business charging for services is not specifically allowed.

In reviewing the uses for consideration: indoor trampoline park; cross fit gyms; karate; yoga; gymnastic and other dance, and fitness studios; indoor rock climbing centers; indoor soccer, and volleyball facilities; and similar privately operated facilities, staff will be evaluating the conditions of the site selected for the proposed businesses, the proposed operations, the proposed design, as well as their potential impacts and/or benefits to ensure they are similar to, and consistent with, other uses permitted by the Code.

The only difference being proposed is the compensation for these services and/or the operator. Staff finds that these uses are directly analogous to the uses already permitted within these zones. While the users would be private entrepreneurs rather than a public agency or non-profit operator, the manner in which the business is conducted, the users of the facilities, hours of operation, traffic, parking, noise, visual appearance and all other land use impacts and factors will be the same.

In order to ensure that each request is appropriate for the specific location, is compatible with neighboring uses, and the specific site can handle a use of this nature, the proposed change adds the "private" operation of these educational and recreational uses to the list of conditionally permitted uses. This will allow the City discretionary review and thus the ability to impose certain conditions to ensure the appropriateness of the use as proposed. This is also in keeping with the current processing requirement for private and quasi-public uses similar in nature.

Section 155.183, Section 155.204, Section 155.213, Section 155.234, Section 155.243, Section 155.264, and Section 155.377 would be amended to add the word "private" in each respective sections within the City's Zoning Regulations. The Code sections shown below would be the amended sections. The proposed change is shown as underlined.

SANTA FE SPRINGS MUNICIPAL CODE
Chapter 155 - Zoning

§ 155.183 CONDITIONAL USES.

The following uses shall be permitted in the ML Zone only after a valid conditional use permit has first been issued:

- (A) Public, private, or quasi-public uses of an educational or recreational nature.

§ 155.204 CONDITIONAL USES – TELEGRAPH ROAD CORRIDOR.

Notwithstanding the list of uses set forth in § 155.183, the following are the uses permitted in the ML zone, for properties with frontage on Telegraph Road, only after a valid conditional use permit has first been issued:

- (A) Public, private, or quasi-public uses of an educational or recreational nature.

§ 155.213 CONDITIONAL USES.

The following uses shall be permitted in the M-1 Zone only after a valid conditional use permit has first been issued:

- (A) Public, private, or quasi-public uses of an educational or recreational nature.

SANTA FE SPRINGS MUNICIPAL CODE
Chapter 155 - Zoning**§ 155.234 CONDITIONAL USES – TELEGRAPH ROAD CORRIDOR.**

Notwithstanding the list of uses set forth in § 155.213, the following are the uses permitted in the M-1 zone, for properties with frontage on Telegraph Road, only after a valid conditional use permit has first been issued:

(A) Public, private, or quasi-public uses of an educational or recreational nature.

§ 155.243 CONDITIONAL USES.

The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(L) Public, private, or quasi-public uses of an educational or recreation nature.

§ 155.264 CONDITIONAL USES – TELEGRAPH ROAD CORRIDOR.

Notwithstanding the list of uses set forth in § 155.243, the following are the uses permitted in the M-2 zone, for properties with frontage on Telegraph Road, only after a valid conditional use permit has first been issued:

(C) Public, private, or quasi-public uses of an educational or recreational nature.

§ 155.377 PERMITTED, ACCESSORY AND CONDITIONAL USES.

(E) Conditionally permitted uses.

(8) Public, private, or quasi-public uses of an educational or recreation nature.

Attached for the Planning Commission review are the following:

1. Resolution No. 46-2014.
2. Proposed Ordinance No. 1058.

ENVIRONMENTAL DOCUMENTS

The proposed Zoning Text Amendment is exempt as a ministerial project pursuant to Section 21080(b)(1) of the California Environmental Quality Act (CEQA). Staff will file a Notice of Exemption with the Los Angeles County Clerk's office. The Notice will be filed within five days of approval by the Planning Commission.

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.

The legal notice was posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on May 29, 2014, and published in a newspaper of general circulation (Whittier Daily News) May 30, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.



Wayne M. Morrell
Director of Planning

Attachments:

1. Resolution No. 46-2014
2. Proposed Ordinance No. 1058

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CITY OF SANTA FE SPRINGS

RESOLUTION NO. 46-2014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING ADOPTION OF AMENDMENTS TO THE TEXT OF THE ZONING REGULATIONS REGARDING EDUCATIONAL AND RECREATIONAL USES

WHEREAS, the City of Santa Fe Springs has reviewed and considered the proposed amendments to the text of the City's Zoning Regulations with the intention of adding "private" educational and recreational uses to the list of conditionally permitted uses in the ML, Limited Manufacturing Administration and Research Zone District, M-1, Light Manufacturing Zone District, M-2, Heavy Manufacturing Zone District, FOZ, Freeway Overlay Zone, and in all Industrial Zones within the Telegraph Road Corridor, and

WHEREAS, after study and deliberations by the Department of Planning and Development, the City has prepared for adoption an amendments to the text of the City's Zoning Regulations, and

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

WHEREAS, the Planning Commission held a Public Hearing on July 14, 2014 in regard to the proposed amendments to the text of the City's Zoning Regulations, 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 regarding the proposed amendments to the text of the City's Zoning Regulations.
2. That the Planning Commission find that pursuant to Section 21080 (b)(1) of the California Environmental Quality Act (CEQA), the proposed amendments to the text of the City's Zoning Regulations is exempt as a ministerial project.
3. That the Planning Commission find that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan.

4. That the Planning Commission recommend that the City Council approve and adopt Ordinance No. 1058, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

PASSED and ADOPTED this 14th day of July, 2014.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

CITY OF SANTA FE SPRINGS

ORDINANCE NO. 1058

**AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING
CERTAIN SECTIONS OF CHAPTER 155 OF THE CITY CODE REGARDING
EDUCATIONAL AND RECREATIONAL USES IN THE ML, M-1, AND M-2
ZONES, THE FREEWAY OVERLAY ZONE, AND WITHIN THE TELEGRAPH
ROAD CORRIDOR.**

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY
ORDAIN AS FOLLOWS:

Section 1. Section 155.183 of Chapter 155 of the City Code is hereby amended
to read as follows:

§ 155.183 CONDITIONAL USES.

- (A) Public, private, or quasi-public uses of an educational or
recreational nature.

Section 2. Section 155.204 of Chapter 155 of the City Code is hereby amended
to read as follows

§ 155.204 CONDITIONAL USES – TELEGRAPH ROAD CORRIDOR.

- (A) Public, private, or quasi-public uses of an educational or
recreational nature.

Section 3. Section 155.213 of Chapter 155 of the City Code is hereby amended
to read as follows:

§ 155.213 CONDITIONAL USES.

- (A) Public, private, or quasi-public uses of an educational or
recreational nature.

Section 4. Section 155.234 of Chapter 155 of the City Code is hereby amended
to read as follows

§ 155.234 CONDITIONAL USES – TELEGRAPH ROAD CORRIDOR.

- (A) Public, private, or quasi-public uses of an educational or
recreational nature.

Section 5. Section 155.243 of Chapter 155 of the City Code is hereby amended to read as follows:

§ 155.243 CONDITIONAL USES.

- (L) Public, private, or quasi-public uses of an educational or recreational nature.

Section 6. Section 155.264 of Chapter 155 of the City Code is hereby amended to read as follows

§ 155.264 CONDITIONAL USES – TELEGRAPH ROAD CORRIDOR.

- (C) Public, private, or quasi-public uses of an educational or recreational nature.

Section 7. Section 155.377 of Chapter 155 of the City Code is hereby amended to read as follows:

§ 155.377 PERMITTED, ACCESSORY AND CONDITIONAL USES

- (E) Conditionally permitted uses.
 - (8) Public, private, or quasi-public uses of an educational or recreational nature.

Section 8. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 9. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof.

Except as amended above, all other provisions of the Zoning Regulations in the City Code shall remain in full force and effect.

PASSED and ADOPTED this ____ day of _____, 2014,
by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

Mayor

ATTEST:

City Clerk



PUBLIC HEARING

2013 General Plan Housing Element Annual Progress Report

City of Santa Fe Springs General Plan Housing Element Annual Progress Report and Environmental Document

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding the City of Santa Fe Springs General Plan Housing Element Annual Progress Report and environmental document, and thereafter close the Public Hearing.
2. Find and determine that the APR is exempt from The California Environmental Quality Act (CEQA), pursuant to Section 15061(b) (3). The 2013 Annual Report was assessed in accordance with the authority and criteria contained in CEQA and the State CEQA Guidelines. It can be seen with certainty that there is no possibility that the report may have a significant effect on the environment. The report does not authorize construction and any future development proposed pursuant to the programs in the City's housing element will require separate environmental analysis when details of those proposals are known.
3. Recommend that the City Council approve the General Plan Housing Element Annual Progress Report.

BACKGROUND

The purpose of this item is for the Planning Commission and City Council to consider the status of the General Plan Housing Element Annual Progress Report (APR) for 2013, and the progress of its implementation, which needs to be reported to the State Department of Housing Community Development (HCD) and the Governor's Office of Planning and Research (OPR). Government Code Section 65400 establishes the requirement that each city and county prepare an annual report on the status of its General Plan, the Housing Element of its General Plan, and the actions taken towards completion of the programs and status of the local government's compliance with the deadlines in its housing element.

Except for the Land Use Element of the City's General Plan which was adopted in 1993, all other elements (Open Space/Conservation, Safety Element, Circulation Element, Noise Element, and Environmental Element) of the General Plan were adopted in 1994. Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on any particular timeline, with the exception of the Housing Element, which is required to be updated as prescribed by State Law.

The previous Housing Element 2008-2014 (4th Cycle), was adopted by the City on December 11, 2008 and certified by HCD on January 21, 2009. The City of Santa Fe Springs Housing Element 2014-2021(5th Cycle) was adopted by the City Council on January 30, 2014 and certified by HCD on February 18, 2014. The Housing Element establishes the City's strategy for meeting community housing needs for the period 2013-2021 and is one of seven integral and interrelated elements of the General Plan. The City is currently working on a Request for Proposals to update the General Plan. During 2013, there was one general plan amendment:

General Plan Amendment Case No. 25: A request for approval to amend the Land Use Map of the City's General Plan on a single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road, from the existing land use designation of Industrial to Multiple-Family Residential and also to amend the Land Use Map of the City's General Plan for the 3 parcels, (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912), with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel Avenue and Lakeland Road, from Single-Family Residential to Multiple-Family Residential.(City of Santa Fe Springs)

This year's Annual Report accounts for the Regional Housing Need Assessment (RHNA) projection period ending December 31, 2013; although, the new housing element planning period runs from October 15, 2013 through October 15, 2021. This overlap is due to changes in State law governing Housing Elements. With adoption of Senate Bill (SB) 375, the housing element planning period was extended from 5 years to 8 years, with initiation of the housing element planning period commencing with the adoption of the Regional Transportation Plan. Hence, in this annual report, the housing figures reported account for the previous RHNA planning period. The next RHNA planning period will be synchronized with the housing element planning period and the Regional Transportation Plan, with a new RHNA planning period from January 1, 2014 through October 1, 2021.

The City of Santa Fe Springs continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The APR represents the progress the City has made towards implementing the General Plan and Housing Element during the Calendar Year 2013 reporting period.

Typically, the APR would consist of one report; however, for the City to obtain credit for the building permits issued in 2013, two reports were completed at the suggestion of HCD. The first was for the 4th Cycle (2008-2014) and includes the 2013 building permit data and progress towards implementation of programs during 2013 under the prior Element. The second APR for 2013 was for the 5th Cycle (2014-2021) and includes a notation that the 2013 building permit data was reported in the 4th Cycle report.

Many of the implementation measures of the Housing Element are ongoing and/or are scheduled to commence in 2014.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of the Government Code Section 65905 and the requirements of Section 155.674 and Sections 155.860 through 155.866 of the City's Municipal Code. Legal Notice of the Public Hearing for the 2013 General Plan Housing Element Annual Progress Report was posted in Santa Fe Springs City Hall, the City Library and Town Center on July 2, 2014, and published in a newspaper of general circulation (Whittier Daily News) on July 4, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

CEQA STATUS: This report is exempt from The California Environmental Quality Act (CEQA), pursuant to Section 15061(b) (3). The 2013 Annual Report was assessed in accordance with the authority and criteria contained in CEQA and the State CEQA Guidelines. It can be seen with certainty that there is no possibility that the report may have a significant effect on the environment. The report does not authorize construction and any future development proposed pursuant to the programs in the City's housing element will require separate environmental analysis when details of those proposals are known.


Wayne M. Morrell
Director of Planning

Attachments:

1. APR_4th Cycle
2. APR_5th Cycle

C:\Users\wmorrell\Documents\Housing Element\Housing Element Draft 2014-2021\Annual Progress Report\ HE-APR-2013 Pc Report\7/9/2014 3:56:19 PM\wmm

4th Cycle

2008-2014

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

SANTA FE SPRINGS

Reporting Period

01/01/2013 - 12/31/2013

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
Catch up for years 2006-2012	SF	Renter	34	1	2	196	233	0	Redevelopm ent Agency or Successor Agency Funds	affordability covenant on committed assistance units; second unit deed restriction	
(9) Total of Moderate and Above Moderate from Table A3					2		341				
* Note: These fields are voluntary											
(10) Total by Income Table A/A3			34	1	2		341				
(11) Total Extremely Low-Income Units*								0			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

SANTA FE SPRINGS

Reporting Period

01/01/2013 - 12/31/2013

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

SANTA FE SPRINGS

Reporting Period

01/01/2013 - 12/31/2013

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	57	0	88	0	0	145	0

* Note: This field is voluntary

(CCR Title 25 §6202)

SANTA FE SPRINGS

01/01/2013 - 12/31/2013

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

[illegible]

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS

Reporting Period 01/01/2013 - 12/31/2013

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
3. Property Maintenance Program	Continue to bring properties into compliance and provide information on rehabilitation assistance.	2008-2014	224 residential code enforcement cases were completed in 2013.
4. Residential Rental Inspection Program	Continue annual inspection of rental units to bring substandard units into compliance.	2008-2014	City continued to implement its annual inspection of rental units.
5. Housing Acquisition and Rehabilitation Lottery Program (HARP)	Continue to purchase, rehabilitate, and sell approximately two homes per year.	2008-2014	Between 2008-2013, the City purchased, and either rehabilitated or replaced 4 homes; 3 of these homes have been sold to moderate income first-time homebuyers in the City.
9. Affordable Housing Development Assistance	Pursue issuance of affordable housing bond for Villages at Heritage Springs.	2008-2014	Ten deed restricted moderate income units for first-time homebuyers are being provided at The Villages. As these units will not be occupied until 2014, they will be counted in the future planning cycle.
10. Residential Rezoning Program	Re-designate sites to accommodate at least 139 lower income and 30 moderate income units.	2009	In 2013, the City Council rezoned the 3.9 acre vacant site at 13231 Lakeland Road and 0.75 acre vacant site at 10934 Laurel Avenue to R-3-PD, based on an assumed density of 30 units/acre, these two sites can accommodate at least 139 lower income units. The City also provided as alternative site by

			providing committed assistance to preserve the 34 very low income units in Villa Verde.
14. Zoning Ordinance Revisions	Amend the Code to make explicit provisions for manufactured housing, community care facilities, SROs, transitional/supportive housing and emergency shelters.	2009	In 2013, City Council adopted Zoning Code provisions for emergency shelters, transitional and supportive housing consistent with SB 2. The City also modified the definition of "family" in the code to provide greater consistency with State and federal fair housing law.
18. Reasonable Accommodation	Adopt and implement reasonable accommodation procedures; disseminate information on the city's website and at the Planning Department public counter.	2008-2014	In 2013, City Council adopted written procedures for reasonable accommodation.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS

Reporting Period 01/01/2013 - 12/31/2013

General Comments:

Building permit data for years 2006-2012 aggregated in Table A. Building permit data for 2013 provided in Table A3. Years 2006-2013 aggregated as Year 6 in Table B. Program Implementation Status in Table C reflects implementation of 2008-2014 Housing Element programs during calendar year 2013.

5th Cycle

2014-2021

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

SANTA FE SPRINGS

Reporting Period

01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

SANTA FE SPRINGS

Reporting Period

01/01/2013 - 12/31/2013

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
(9) Total of Moderate and Above Moderate from Table A3			0	0							
(10) Total by Income Table A/A3			0	0	0	0					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS

Reporting Period 01/01/2013 - 12/31/2013

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

SANTA FE SPRINGS

Reporting Period

01/01/2013 - 12/31/2013

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

(CCR Title 25 §6202)

SANTA FE SPRINGS

01/01/2013 - 12/31/2013

Regional Housing Needs Allocation Progress

Enter Calendar Year starting with the first year of the RRNA allocation period. See Example.

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS

Reporting Period 01/01/2013 - 12/31/2013

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
2. Property Maintenance Program	Seek to complete 60 residential inspections on annual basis.	2021	During calendar year 2013, the city had a total of 224 residential code enforcement cases, well exceeding its goal to complete 60 residential inspections.
3. Residential Inspection Program	Continue annual inspection program to bring substandard units into compliance.	2021	City continued to implement its annual inspection of rental units.
4. Sale of HARP Properties	Transfer ownership of HARP properties to a non-profit for development with first-time homebuyer units. Seek to provide 2 moderate income units.	2021	Implementation of this program is not scheduled to begin until 2014.
8. Affordable Housing Development Assistance	Enter into development agreement on Lakeland/Laurel site (2014) and 10934 Laurel site (2015.)	2014- Lakeland/Laurel, 2015- 10934 Laurel	The City completed rezoning of the two sites R-3-PD in 2013. Issuance of an RFP and entering into an agreement for development is not scheduled until 2014 and 2015.
9. Housing Element Monitoring/Annual Report	Submit annual Housing Element Report to HCD.	April, 2014	Santa Fe Springs is submitting its first Annual Report for its 5th cycle Housing Element within 60 days of the April 1st deadline, as permitted under the statutes.

10. Second Dwelling Unit Program	Implement City's second unit ordinance, and seek to achieve at least three second units during the planning period.	2021	No second units were built in 2013.
14. Zoning Ordinance Revisions	Amend the Zoning Code to make explicit provisions for transitional & supportive housing, emergency shelters, manufactured housing, community care facilities and SROs.	2013-SB 2 related amendments; 2014-balance of Code amendments	In December 2013, City Council adopted SB 2 related Zoning Code revisions to: permit emergency shelters by right within the ML zone district; permit transitional and supportive housing within residential zones; and modify the definition of "family" consistent with State and Federal law.
15. Density Bonus	Adopt and maintain a density bonus program and advertise on the City website.	2013 - Adopt ordinance	City Council adopted a local density bonus ordinance in December 2013 consistent with current State density bonus law.
19. Fair Housing Program	Promote fair housing program through dissemination of brochures and advertisement in City Newsletter.	2021	City has continued to provide fair housing brochures at City facilities, and advertise in City Newsletter.
21. Reasonable Accommodation Procedures	Adopt and implement reasonable accommodation procedures; disseminate information on city website and at the public counter.	2013-Adopt procedures; 2014-Disseminate information	City Council adopted procedures for Reasonable Accommodation in December 2013.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction

SANTA FE SPRINGS

Reporting Period

01/01/2013 - 12/31/2013

General Comments:

Building permits for 2013 are included in the Annual Performance Report for the 4th cycle Housing Element as the RHNA for the 5th cycle Element does not start until January 1, 2014.



PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 38

Revocation of Alcohol Sales Conditional Use Permit Case No. 38, which granted approval to allow the operation and maintenance of a warehouse and distribution use involving alcoholic beverages at Sun Lee Incorporated located at 12029 Telegraph Road, within the M-2, Heavy Manufacturing Zone. (Sun Lee, Incorporated)

RECOMMENDATIONS

1. That the Planning Commission find that, based on Sun Lee's own testimony, the use involving the warehousing and distribution of alcoholic beverages is no longer a part of the business activities to which Alcohol Sales Conditional Use Permit Case No. 38 was granted. As a result, the action to revoke and nullify this Permit complies with the requirements and provisions under Section 155.811(D).
2. That the Planning Commission revoke and nullify Alcohol Sales Conditional Use Permit Case No. 38.

BACKGROUND

Sun Lee is a food warehouse and distributor specializing in oriental food. Operating in Los Angeles for over 30-years, Sun Lee moved its headquarters to Santa Fe Springs in 2005. Part of their distribution items included imported spirits, beer, and wine.

In accordance with the City's Codes, Sun Lee applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 38 by the Planning Commission and the City Council at their respective meetings of February 15 and February 18, 2005.

Since their initial approval in 2005, Sun Lee has obtained several time extensions to ASCUP Case No. 38. However, during the most recent process to schedule a compliance review, Staff learned that Sun Lee is no longer warehousing and storing alcoholic beverages. As a result, the Applicant verbally requested that Alcohol Sales Conditional Use Permit Case No. 38 be suspended.

In accordance with Section 155.811(D), and in accordance with the Applicant's request, Staff is recommending to the Planning Commission to revoke and nullify Alcohol Sales Conditional Use Permit Case No. 38 because the use for which approval was granted has ceased to exist.

ZONING ORDINANCE REQUIREMENTS

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

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

Staff finds that Section 155.811(D) applies because the storage of alcoholic beverages, for which approval was granted, has ceased to exist.

LEGAL NOTICE OF PUBLIC HEARING

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

Although this request was initiated by the Applicant, Sun Lee was still notified by a letter mailed on June 23, 2014 (Exhibit "A"). In accordance with Section 155.813 the letter was mailed to the Applicant via Certified Mail ten days or more prior to the date of this hearing to revoke and nullify ASCUP Case No. 38. The Applicant was also notified of the appeal process to cease the process for revocation.

Legal notice of the Public Hearing to revoke and nullify Alcohol Sales Conditional Use Permit Case No. 38 was also sent via first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on July 1, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on July 1, 2014, as required by the State Zoning and Development Laws and

by the City's Zoning Regulations. Staff has not received any inquiries regarding the proposal, and Applicant did not submit a formal appeal.

A handwritten signature in black ink, appearing to be 'Dino Torres', with a stylized, cursive script.

Dino Torres
Director of Police Services

Attachment(s):
Exhibit A

Exhibit A



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

POLICE SERVICES CENTER

June 23, 2014

Sun Lee, Incorporated
12029 Telegraph Road
Santa Fe Springs, CA 90670

Subject: Alcohol Sales Conditional Use Permit Case No. 38

The Planning Commission and the City Council, at their respective meetings of February 15 and February 18, 2005, approved your request for Alcohol Sales Conditional Use Permit (ASCUP) Case No. 38. We recently learned that you are no longer warehousing and distributing alcoholic beverages from your premises located at 12029 Telegraph Road. To avoid any further costs charged to you in regards to the Permit, we will be requesting that the Planning Commission terminate (revoke) ASCUP Case No. 38.

If you feel that this Permit shall not be revoked, please contact us immediately. Otherwise, this matter will be placed on the Planning Commission's agenda for their meeting of July 14, 2014, with a recommendation for termination. In the future, should you be interested to start warehousing and distribution alcoholic beverages from your premises, you will need to re-apply for a new ASCUP.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Luis Collazo", is written over the typed name.

Luis Collazo
Code Enforcement Officer
Department of Police Services

cc: Margarita Munoz, Management Assistant



City of Santa Fe Springs

Planning Commission Meeting

July 14, 2014

PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 55

Revocation of Alcohol Sales Conditional Use Permit Case No. 55, which granted approval to allow the operation and maintenance of a warehouse and distribution use involving alcoholic beverages at Approved Freight Forwarders located at 11630 Pike Street, within the M-2, Heavy Manufacturing Zone. (City of Santa Fe Springs)

RECOMMENDATIONS

1. That the Planning Commission find that the use involving the warehousing and distribution of alcoholic beverages is no longer doing business in the City of Santa Fe Springs and therefore, the activities to which Alcohol Sales Conditional Use Permit Case No. 55 was granted have ceased. As a result, the action to revoke and nullify this Permit complies with the requirements and provisions under Section 155.811(D).
2. That the Planning Commission revoke and nullify Alcohol Sales Conditional Use Permit Case No. 55.

BACKGROUND

Approved Freight Forwarders (AFF) occupied the 80,162 sq. ft. building at 11630 Pike Street since 1990. Around 2011, the business was awarded a contract to distribute beer and wine to Hawaii. Accordingly, the business obtained an ABC License and at their respective meetings of November 14 and November 17, 2011, the Planning Commission and City Council granted Alcohol Sales Conditional Use Permit Case No. 55 to allow the operation and maintenance of warehouse and distribution use involving alcoholic beverages. Approximately 18 months ago, the business moved its operation to a bigger building within the City of Industry. As a result, the alcohol storage activity has ceased to exist.

In accordance with section 155.811(D), Staff is recommending to the Planning Commission to revoke and nullify Alcohol Sales Conditional Use Permit Case No.55 because the use for which approval was granted has ceased to exist. It should be noted that the new building occupant does not desire to maintain this permit.

ZONING ORDINANCE REQUIREMENTS

Section 155.811 provides that any variance, modification, permit or other approval

may be revoked and nullified if it is found that any one of the following conditions apply:

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

Staff finds that Section 155.811(D) applies because the storage of alcoholic beverages, for which approval was granted, has ceased to exist.

LEGAL NOTICE OF PUBLIC HEARING

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

In accordance with Section 155.813 a letter was mailed to the Applicant via Certified Mail ten days or more prior to the date of this hearing to revoke and nullify ASCUP Case No. 55. The Applicant was also notified of the appeal process to cease the process for revocation.

Legal notice of the Public Hearing to revoke and nullify Alcohol Sales Conditional Use Permit Case No. 55 was also sent via first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on July 1, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on July 1, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of July 9, 2014, Staff has not received any inquiries regarding the proposal, and Applicant did not submit a formal appeal.



Dino Torres
Director of Police Services

Attachments: Exhibit A

Report Submitted By: L. Collazo, Dept. of Police Services

Date of Report: June 23, 2014

Exhibit A



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

POLICE SERVICES CENTER

June 24, 2014

Approved Freight Forwarders
9089 Clairmont Mesa Blvd, Suite 301
San Diego, CA 92123

Subject: Alcohol Sales Conditional Use Permit Case No. 55

The Planning Commission and the City Council, at their respective meetings of November 14, and November 17, 2011, approved your request for Alcohol Sales Conditional Use Permit (ASCUP) Case No. 55. We recently learned that you are no longer occupying the premises located at 11630 Pike Street. To avoid any further costs charged to you in regards to the Permit, we will be requesting that the Planning Commission terminate (revoke) ASCUP Case No. 55.

If you feel that this Permit shall not be revoked, please contact us immediately. Otherwise, this matter will be placed on the Planning Commission's agenda for their meeting of July 14, 2014, with a recommendation for termination. In the future, should you be interested to start warehousing and distribution alcoholic beverages from your premises, you will need to re-apply for a new ASCUP.

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

Sincerely,


Luis Collazo
Code Enforcement Officer
Department of Police Services

cc: Margarita Munoz, Management Assistant



City of Santa Fe Springs

Planning Commission Meeting

July 14, 2014

PUBLIC HEARING - NEW BUSINESS

Revocation of Conditional Use Permit Case No. 668

Revocation of Conditional Use Permit Case No. 668, which granted approval for the operation and maintenance of a private biodiesel production facility at the property located at 12345 Lakeland Road in the M-2, Heavy Manufacturing Zone, due to inactivity of more than a year. (Doug Bean, Ridgeline Energy Services Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Finds that the biodiesel production facility operated by Ridgeline Energy Services, to which Conditional Use Permit Case No. 668 was granted, is no longer in operation and has not operated for more than a year. As a result, the action to revoke and nullify this Permit complies with the requirements and provisions under Section 155.811(D).
2. Revoke and nullify Conditional Use Permit Case No. 668.

BACKGROUND

The Planning Commission at its respective meeting on August 13, 2007, initially approved Conditional Use Permit (CUP) Case No. 668, to allow the establishment of a biodiesel production facility. In accordance with Section 155.811(D), Staff is recommending that the Planning Commission revoke and nullify the Conditional Use Permit because the use has not been initiated and has, therefore, been inactive for over a year.

ZONING ORDINANCE REQUIREMENTS

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

- (A) That the approval was obtained by fraud or faulty information.
- (B) That the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation.

- (C) That the use is being exercised in such a way as to be detrimental to the public health or safety or in such a manner as to constitute a nuisance.
- (D) That the use for which approval was granted has ceased to exist or has been suspended for one year or more.

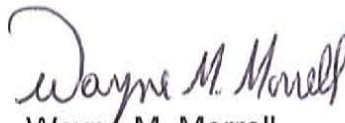
Staff finds that 155.811(D) applies, in that, Ridgeline Energy Services Inc., never initiated the biodiesel production use and, therefore, the use has been inoperable for over one year and currently ceases to exist.

LEGAL NOTICE OF PUBLIC HEARING

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

In accordance with Section 155.813 the Applicant, Ridgeline Energy Services, Inc., was notified by a letter mailed on June 3 and July 2, 2014 (Exhibit "A"); the letters were mailed ten days or more prior to the date of this hearing to revoke and nullify CUP Case No. 668.

Legal notice of the Public Hearing to revoke and nullify Conditional Use Permit Case No. 668 was also sent via first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on July 1, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on July 2, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of July 7, 2014, Staff has not received any inquiries regarding the proposal, and the applicant did not submit an appeal formerly or otherwise.


Wayne M. Morrell
Director of Planning

Attachments:

1. Exhibit A- Correspondence Dated June 3, 2014
2. Exhibit B- Correspondence Date July 2, 2014
2. Location Map

Exhibit A



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June 3, 2014

Ridgeline Energy Services
Attn: Doug Bean
12345 Lakeland Road
Santa Fe Springs, CA 90670

**RE: Conditional Use Permit (CUP) Case No. 668
12345 Lakeland Road, Santa Fe Springs, CA 90670**

Mr. Bean:

The City of Santa Fe Springs is currently processing your withdrawal request for the compliance review for Conditional Use Permit No. 668 for the establishment of a biofuel manufacturing plant originally approved at the subject property on August 13, 2007. As indicated in your correspondence dated March 7, 2014, the biofuel manufacturing plant continues to remain in a dormant and inactive state and it will not be returning to service.

Based on the information you provided regarding the business operation, the City of Santa Fe Springs will be initiating the revocation of such permit, in that, the use has remained dormant and inoperable since the original approval. The revocation of Conditional Use Permit will go before the Planning Commission on July 14, 2014.

Should you have any further questions please do not hesitate to contact me at (562) 868-0511, extension 7451.

Sincerely,


RAFAEL GARCIA
Contract Planner
Department of Planning and Development

Richard J. Moore, Mayor • Junnita Trujillo, Mayor Pro Tem
City Council
Louie González • Laurie M. Rios • William K. Rounds
City Manager
Thaddeus McCormack

Exhibit B

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July 2, 2014

Ridgeline Energy Services Inc.
Attn: Doug Bean
12345 Lakeland Rd.
Santa Fe Springs, CA 90670

RE: Conditional Use Permit (CUP) Case No. 668
12345 Lakeland Road, Santa Fe Springs, CA 90670

Mr. Bean:

The City of Santa Fe Springs is currently processing your withdrawal request for the compliance review for Conditional Use Permit No. 668 for the establishment of a biofuel manufacturing plant originally approved by the Planning Commission on August 13, 2007. As indicated in your correspondence dated March 7, 2014, the biofuel manufacturing plant continues to remain in a dormant and inactive state and it will not be returning to service.

Section 155.811(D) of the City's Zoning Code provides that any permit granted by the Planning Commission may be revoked if the "use for which approval was granted has ceased to exist or has been suspended for one year or more." Based on the information you provided regarding the business operation, the City of Santa Fe Springs will be initiating the revocation of such permit, in that, the use has remained dormant and inoperable since the original approval.

Accordingly, the Planning Commission will conduct a Public Hearing to revoke Conditional Use Permit Case No. 697 in compliance with Section 155.811(D) of the Santa Fe Springs Zoning Ordinance. Should you have any questions, comments or objections regarding this action please submit your comments in writing to the Planning Department; or you may attend the Planning Commission Public Hearing meeting that will be held on July 14, 2014 at 4:30 at the Council Chambers located at 11710 E. Telegraph Road, Santa Fe Springs.

Should you have any further questions regarding this matter please do not hesitate to contact me at 562.868.0511, extension 7451.

Sincerely,

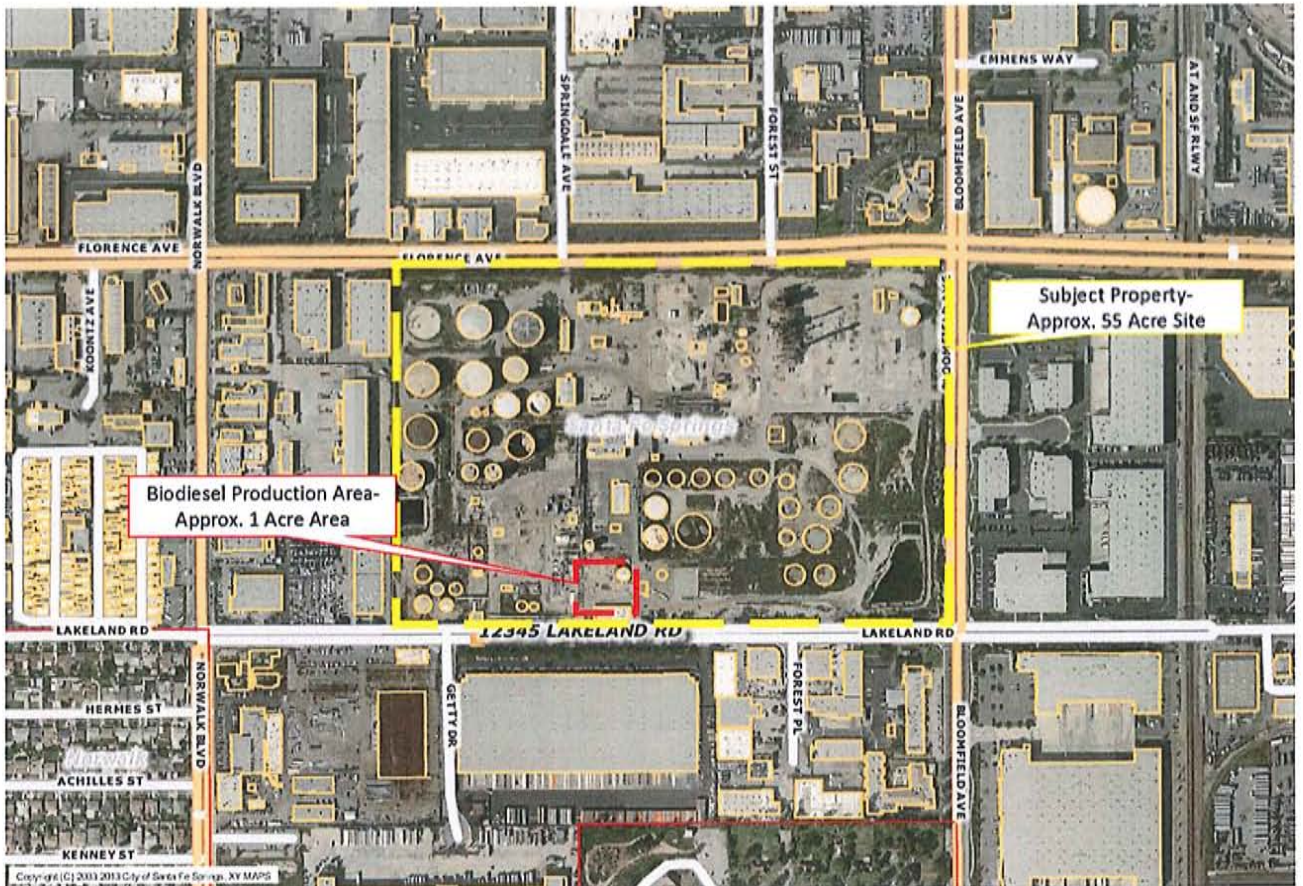
RAFAEL GARCIA
Contract Planner
Department of Planning and Development

Richard J. Moore, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Louie González • Laurie M. Rios • William K. Rounds
City Manager
Thaddeus McCormack



CITY OF SANTA FE SPRINGS

Aerial Photograph



Conditional Use Permit No. 668

12345 Lakeland Road



City of Santa Fe Springs

Planning Commission Meeting

July 14, 2014

PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 697

Revocation of Conditional Use Permit Case No. 697, which granted approval for the operation and maintenance of a private non-sectarian school for children with special needs at the property located at 9280 Santa Fe Springs Road in the M-2, Heavy Manufacturing Zone, due to inactivity of more than a year.

(Progressive Resources)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Finds that the private non-sectarian school component offered by Progressive Resources, to which Conditional Use Permit Case No. 697 was granted, is no longer in operation and has not operated for more than a year. As a result, the action to revoke and nullify this Permit complies with the requirements and provisions under Section 155.811(D).
2. Revoke and nullify Conditional Use Permit Case No. 697.

BACKGROUND

The Planning Commission at its respective meeting on January 22, 2009, initially approved Conditional Use Permit (CUP) Case No. 697, to allow the establishment of a private non-sectarian school for children and young adults with special needs. In accordance with Section 155.811(D), Staff is recommending that the Planning Commission revoke and nullify the Conditional Use Permit because the use has not been initiated and has, therefore, been inactive for over a year.

ZONING ORDINANCE REQUIREMENTS

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

- (A) That the approval was obtained by fraud or faulty information.
- (B) That the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation.

- (C) That the use is being exercised in such a way as to be detrimental to the public health or safety or in such a manner as to constitute a nuisance.
- (D) That the use for which approval was granted has ceased to exist or has been suspended for one year or more.

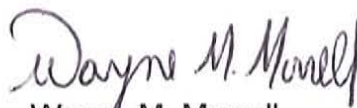
Staff finds that 155.811(D) applies, in that, Progressive Resources has been closed for over one year and currently ceases to exist.

LEGAL NOTICE OF PUBLIC HEARING

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

In accordance with Section 155.813 the Applicant, Progressive Resources, was notified by a letter mailed on July 2, 2014 (Exhibit "A"); the letter was mailed days or more prior to the date of this hearing to revoke and nullify CUP Case No. 697.

Legal notice of the Public Hearing to revoke and nullify Conditional Use Permit Case No. 697 was also sent via first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on July 1, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on July 2, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of July 7, 2014, Staff has not received any inquiries regarding the proposal, and the applicant did not submit an appeal formerly or otherwise.



Wayne M. Morrell
Director of Planning

Attachments:

- 1. Exhibit A- Correspondence Dated July 2, 2014
- 2. Location Map

Exhibit A

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July 2, 2014

Progressive Resources
Attn: George Poisson
9280 Santa Fe Springs Road
Santa Fe Springs, CA 90670

RE: Conditional Use Permit (CUP) Case No. 697
9280 Santa Fe Springs Road, Santa Fe Springs, CA 90670

Mr. Poisson:

The City of Santa Fe Springs is currently processing a revocation request for the Conditional Use Permit No. 697 for the establishment of a private non-sectarian school for children with special needs which was approved by the Planning Commission on June 22, 2009. As indicated in your correspondence dated September 19, 2011, the school use is in an inactive state and it will not be returning to service.

Section 155.811(D) of the City's Zoning Code provides that any permit granted by the Planning Commission may be revoked if the "use for which approval was granted has ceased to exist or has been suspended for one year or more." Based on the information you provided regarding the business operation, the City of Santa Fe Springs will be initiating the revocation of such permit, in that, the use has remained dormant and inoperable since 2011.

Accordingly, the Planning Commission will conduct a Public Hearing to revoke Conditional Use Permit Case No. 697 in compliance with Section 155.811(D) of the Santa Fe Springs Zoning Ordinance. Should you have any questions, comments or objections regarding this action please submit your comments in writing to the Planning Department; or you may attend the Planning Commission Public Hearing meeting that will be held on July 14, 2014 at 4:30 at the Council Chambers located at 11710 E. Telegraph Road, Santa Fe Springs.

Should you have any further questions regarding this matter please do not hesitate to contact me at 562.868.0511, extension 7451.

Sincerely,

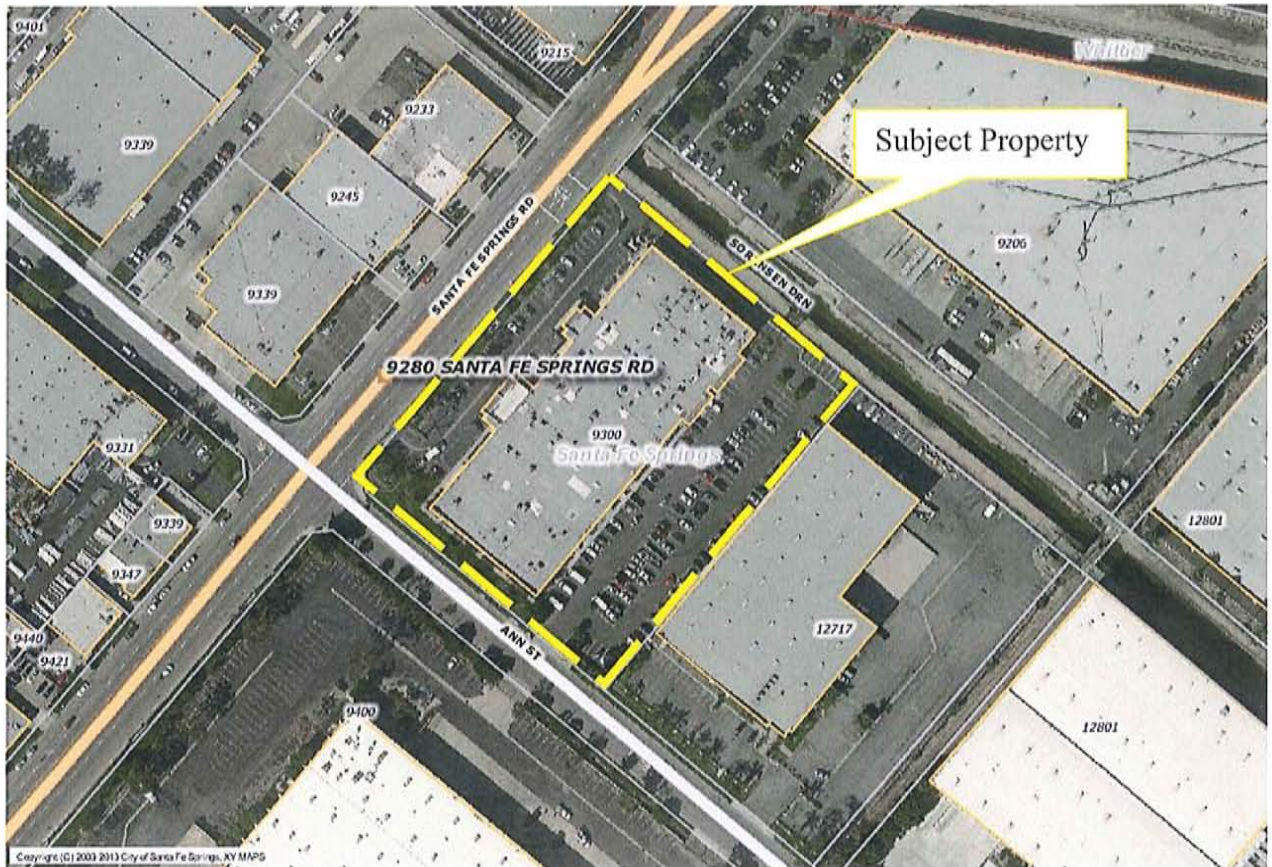
RAFAEL GARCIA
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City Manager
Thaddeus McCormack



CITY OF SANTA FE SPRINGS

Aerial Photograph



Conditional Use Permit No. 697

9280 Santa Fe Springs Rd. (APN: 8167-037-034)



PUBLIC HEARING

Conditional Use Permit Case No. 750

A request to allow the construction and operation of a new 50-foot tall digital billboard with display area of 14'x48' on property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

Zone Variance Case No. 76

A request for a reduction of the 5-acre minimum size requirement as set forth in Section 155.384 (H)(7) of the Zoning Regulations for properties with a digital billboard and specifically for the property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

RECOMMENDATION

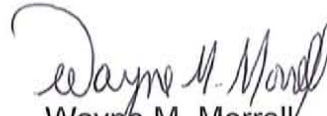
Staff is recommending a continuance of Conditional Use Permit Case No. 750 and Zone Variance Case No. 76 to the next regularly held Planning Commission meeting on August 11, 2014.

BACKGROUND/DESCRIPTION OF PROPOSAL

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, this matter was set for Public Hearing. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on July 1, 2014, and published in a newspaper of general circulation (Whittier Daily News) July 3, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Staff is recommending a continuance of Conditional Use Permit Case No. 750 and Zone Variance Case No. 76 to the next regularly held Planning Commission meeting on August 11, 2014. The requested continuance will allow the applicant additional time to work with the property owner and staff to obtain consensus on the conditions of approval and also finalize the Development Agreement associated with the proposed digital billboard. It is the applicant's desire to have the subject entitlements and said Development Agreement simultaneously reviewed by the Planning Commission and subsequently City Council (for the Development Agreement).

Since this case was set for public hearing, it is recommended that if any members of the public attend the meeting and wish to comment, the Planning Commission should open the public hearing and receive public comments and then take action to continue the project to the next meeting date.



Wayne M. Morrell
Director of Planning



PUBLIC HEARING

Conditional Use Permit Case No. 754

A request for approval to allow the establishment, operation and maintenance of a trade school use on property located at 11843 Smith Avenue (APN: 8005-009-005), within the M-L (Limited Manufacturing Administration and Research) Zone. (David Romero of Southern California Resilient Floor & Decorative Covering Crafts Joint Apprenticeship and Training Committee)

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. 754, and thereafter, close the Public Hearing.
2. Find that the proposed trade school 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 No. 754 meets the criteria for "Existing Facilities", pursuant to the California Environmental Quality Act (CEQA); specifically, the proposed project is categorically-exempt project, pursuant to Section 15301 – Class 1 of CEQA; consequently, no other environmental documents are required by law.
4. Approve CUP 754, subject to a compliance review in one (1) year on or before July 14, 2015, and subject the conditions of approval as stated within the staff report.

BACKGROUND

The subject property is located on the northeast corner of Smith Avenue and Arlee Avenue at 11843 Smith Avenue, within the ML (Limited Manufacturing Administration and Research) Zone. The subject property is currently developed with six one-story commercial/industrial buildings. There are currently 376 off-street parking stalls located on property. The applicant, Southern California Resilient Floor & Decorative Covering Crafts Joint Apprenticeship and Training Committee ("SCRF&DCC JATC"), is proposing to establish, operate and maintain a trade school use within the

southeastern most portion of the existing building on the subject property. The subject building has another existing tenant space, a corrosion monitoring engineering company located at 11841 Smith Avenue.

In accordance with Section 155.183(C) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of public or quasi-public use of an educational or recreational nature in the ML, Limited Manufacturing Zone. The applicant is, therefore, seeking approval of the subject CUP, to allow the establishment, operation and maintenance of their trade school on the subject property.

DESCRIPTION OF REQUEST

Company Background

SCRF&DCC JATC was founded in 1953 and has been providing essential vocational training and apprenticeship programs for the Los Angeles region for nearly 60 years. SCRF&DCC JATC is a well-established, organization that provides essential, state and federally certified, vocational training on floor covering installation techniques and on the job safety.

SCRF&DCC JATC provides curriculum in carpet, vinyl, soft tile, turf, wood, first aid, CPR, AED, OSHA 10 and OSHA 30 and dispatch apprentices to work on prevailing wage jobs. Currently, SCRF&DCC JATC is located at 11843 Smith Avenue, but was previously located at 14906 Spring Avenue in Santa Fe Springs from 1999-2013, and at 11822 Greenstone Avenue in Santa Fe Springs from 1990-1999. The proposed CUP will facilitate the relocation of the campus to the subject property, thus allowing the company to remain in the City of Santa Fe Springs.

Proposed Use

SCRF&DCC JATC intends to renovate and occupy approximately 20,000 sq. ft. of an existing building, including a classroom, secretary office space, coordinator's office, break room, coffee room, women and men's restrooms, hallway, conference room, warehouse restroom, material storage, and mock up classroom. The classroom will accommodate roughly 16 seats within approximately 15,000 sq. ft. of installation space and approximately 5,000 sq. ft. of ancillary office space. No exterior modifications to the existing building or parking area are proposed (with the exception of a new wall sign which the applicant will submit plans and obtain a building permit at a later date). All activities related to the proposed use will occur completely indoors.

Proposed Hours of Operation

The trade school is proposing to operate between 6:00 a.m. to 2:30 p.m. Monday through Saturday and closed on Sunday. Office hours will occur from 8:00 a.m. to 5:00 p.m. Monday through Friday. During the week, SCRF&DCC JATC will assign apprentices to a class/group of not more than 15 students. Each group will meet once a week for three months for a total of approximately 96 hours.

Proposed Curriculum

SCRF&DCC provides curriculum in Floor Covering and Installation, including training in carpet, vinyl, soft tile, turf, wood, and first aid, CPR, AED, OSHA 10 and OSHA 30. SCRF &DCC also dispatches apprentices to work on prevailing wage jobs.

Program sponsors shall establish a minimum of a 4-year program of no less than 6,000 hours of on-the-job training. The required prescribed courses of related and supplemental instruction shall be no less than 576 hours. This instruction must include at a minimum the related and supplemental training processes as listed in curriculum. On the job training curriculum includes the following work processes: 1) Floor Preparation, 2) Carpet 3) Sheet Goods, 4) Resilient Tile 5) Base, 6) Wood Laminate, 7) and Sustainability on the job site.

All apprentices must pass a competency test prior to the time of the advancements to the next higher level. The test is based on all related supplemental instruction and manipulative skills test based on laboratory assignments. Program sponsors must have a 30% graduation rate of all apprentices that satisfactorily complete the first year of the program.

Anticipated Enrollment

Although the current enrollment is 102 students, SCRF&DCC is anticipating that total enrollment could be approximately 150-180 students. However, for each group, there will be a maximum enrollment of 11 students. Training sessions are held once a day for an eight hour session on Monday through Saturday. It is highly unlikely that every student would be on campus at the same time.

Anticipated Special Events

There will be no anticipated special events held.

Parking

The applicant has indicated that a total of 21 on-site parking spaces will be designated for use by students and instructors in the rear section of the building. An additional 22 on-site shared parking spaces at the front of the building will be available for use by four staff members, including: a Program Coordinator, an Office Manager, an Instructor, and an Office Assistant. Only 30 percent of the parking spaces are used, and only 50 percent of the parking spaces is expected to be used by future students. Additionally, there are 12 unreserved spots in front of the building for overflow parking. All of which combined, the existing parking should be sufficient to satisfy the parking demands associated with the proposed trade school use. Staff has conducted a site visit and found that some on-site parking areas around the business complex have been fenced off; some businesses use these fenced areas for outdoor storage yards. Although, it does not directly impact the proposed use or business, the property owner will need to address it at a separate time; however, staff has notified Code Enforcement regarding this item.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.183(C) of the Zoning Regulations, states that public or quasi-public use of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.183 (A)	<u>Section 155.183</u> Notwithstanding the list of uses set forth in Section 155.183, the following are the uses permitted in the M-L Zone, for properties with frontage along Smith Avenue, only after a valid conditional use permit has first been issued: (A) Public or quasi-public uses of an educational or recreational nature.

Therefore, the applicant is seeking approval of the subject CUP to allow the establishment, operation and maintenance of their trade school on the subject property.

STREETS AND HIGHWAYS

The subject property is located on 11843 Smith Avenue, with approximately 112' of frontage along Smith Avenue and approximately 184' of frontage along adjacent lot. Smith Avenue is a residential/industrial street. The subject property is also located nearby an active railroad track to the east.

ZONING AND LAND USE

The subject property is zoned M-L Limited Manufacturing Administration and Research with a General Plan Land Use designation of Business Park.

Direction	Zoning District	General Plan	Land Use
West	R-1, Single-Family Residential	Single Family Residential	Single Family Residential Neighborhood
East	M-2, Heavy Manufacturing	Industrial	9747 Norwalk Boulevard– Kloeckner Metals
North	M-2, Heavy Manufacturing	Industrial	11841 Smith Avenue– Rohrback Consasco (Warehouse/Engineering Company)
South	M-L, Limited Manufacturing	Business Park	11911 Hamden Place– Walters Wholesale Electric

ENVIRONMENTAL DOCUMENTS

Staff finds that pursuant to Section 15301, Class 1 (Existing Facilities), 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).

The proposed use is located on a site that is already fully developed and occupied with users consistent with purpose of the ML Zone. Secondly, the proposed training activity will be conducted entirely within the building. And lastly, the project only involves minor interior tenant improvements and there will be no improvements made to the building's exterior and/or the site.

For the reasons mentioned, Staff determines that the proposed use would be inconspicuous to the nearby properties/occupants and thus, would not be detrimental to persons or properties in the immediate vicinity. Consequently, an additional environmental analysis is not necessary to meet the requirements of CEQA

LEGAL NOTICE OF PUBLIC HEARING

The legal notice was posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on July 1, 2014, and published in a newspaper of general circulation (Whittier Daily News) on July 3, 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 proposed use.

COMMISSION'S CONSIDERATIONS**Conditional Use Permit**

As mentioned previously, Section 155.183(C) of the Zoning Regulations, states that public or quasi-public use of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

Additionally, 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 Regulation for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

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

The subject site is located within the M-L (Limited Manufacturing Administration and Research) Zone and also has a General Plan land use designation of Business Park. A trade school use would be consistent with the current zoning and land use designation. Additionally, the project site is generally surrounded by residential, commercial and industrial uses which would be compatible with a trade school use.

Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, Staff finds that the proposed trade school use 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.

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

SCRF&DCC JATC is planning to renovate and occupy a 20,000 square foot building portion of the existing building for their proposed trade school use. The trade school use will have one classroom with approximately 16 seats, and approximately 15,000 square feet of installation space, with approximately 5,000 square feet of ancillary office space, including three offices, a reception area, a conference room, break room and kitchen. No exterior modifications to the existing building or parking area are proposed (with the exception of a new wall sign for which the applicant will submit plans and obtain a building permit at a later date).

STAFF CONSIDERATIONS:

For the reasons mentioned above, Staff finds that if the proposed trade school 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 that an initial one-year approval be granted, subject to a compliance review after one-year to ensure the trade school use is still operating in strict compliance with the conditions of approval as stated within the staff report.

CONDITIONS OF APPROVAL**PLANNING AND DEVELOPMENT DEPARTMENT:****(Contact: Kristi Rojas 562.868-0511 x7354)**

1. That the total maximum number of students enrolled in the trade school shall be limited to 180 students. Additionally, SCRF&DCC JATC shall further limit student population to a maximum of 15 students on a daily basis.
2. That given the proximity to residential zone/properties and the city noise ordinance, the trade school shall conduct classroom activities only during the first hour.
3. That the trade school activities shall only occur between the following hours (notwithstanding special events and/or graduation ceremonies identified in conditions # 5 & # 6:
 - a. Monday through Saturday: 6:00am-3:30pm
 - b. Sunday: Closed
4. That the subject trade school use shall otherwise be substantially in accordance with the plot plan and floor plans submitted by the applicant and on file with the case.
5. That the use of any resource center and computer labs shall be limited to students, teachers, and administrative staff.
6. That the Department of Planning and Development shall first review and approve all sign proposals for the trade school use. 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 City's Sign Guidelines.
7. That all activities shall occur inside the existing 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, Director of Police Services and the Fire Marshall.
8. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this

Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.

9. That the owner/developer shall not sublet, lease or rent the proposed development without prior approval from the Director of Planning and Development.
10. 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).
11. 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.
12. That this Conditional Use Permit No. 754 shall allow for a trade school use on property located in an M-L, Limited Manufacturing, Zone. The Conditional Use Permit shall expire if it is not utilized within 12 months from the date of approval by the Planning Commission, or in the event the use is abandoned or ceases to exist for a period of 12 consecutive months.
13. That Conditional Use Permit Case No. 754 shall be subject to a compliance review in one (1) year, until July 14, 2015. Approximately three (3) months before July 14, 2015, the applicant/owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
14. That the applicant, Southern California Resilient Floor & Decorative Covering Crafts Joint Apprenticeship and Training Committee ("SCRF&DCC JATC"), 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. 754, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

15. That if there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the Conditional Use Permit (CUP) back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the CUP.
16. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

Attachments:

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



CITY OF SANTA FE SPRINGS

AERIAL PHOTOGRAPH

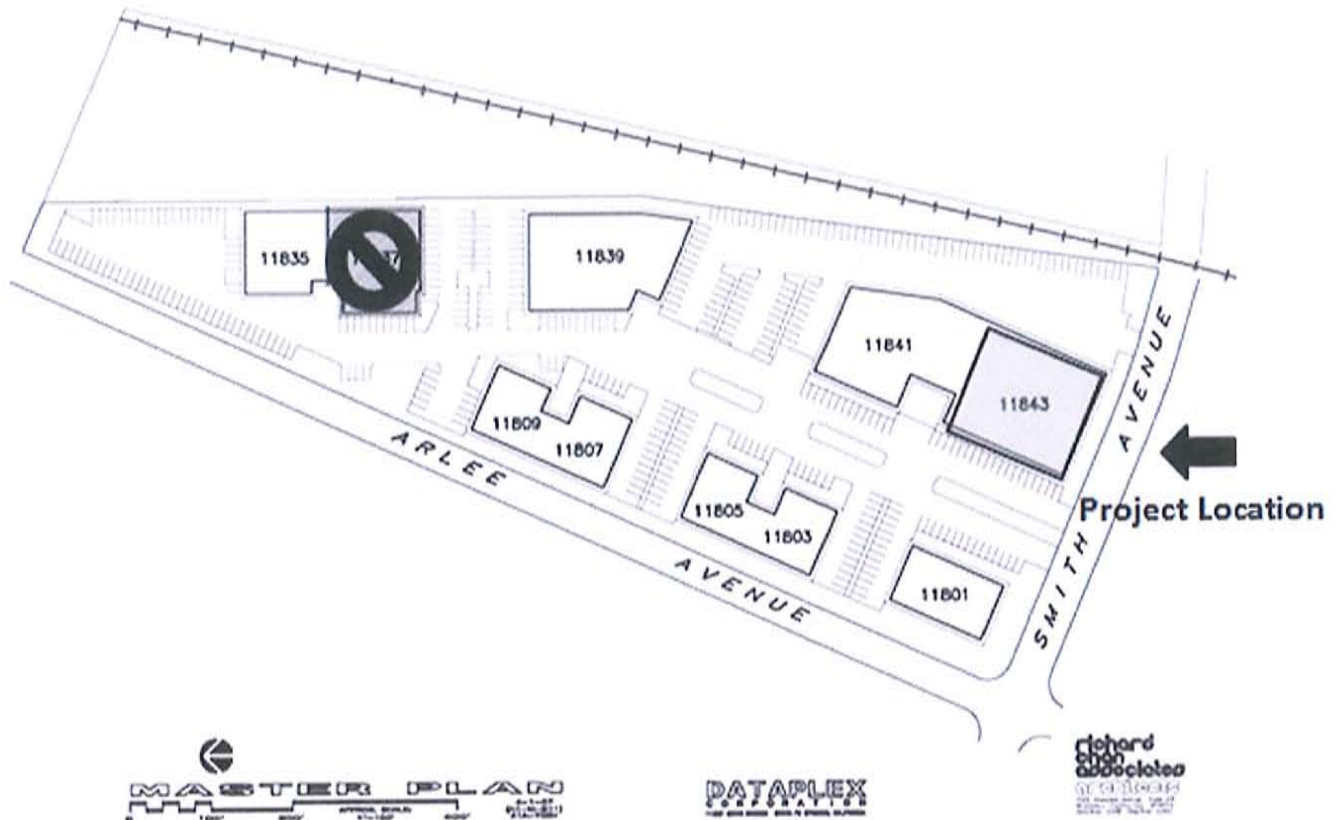


PROJECT: Conditional Use Permit Case No. 754

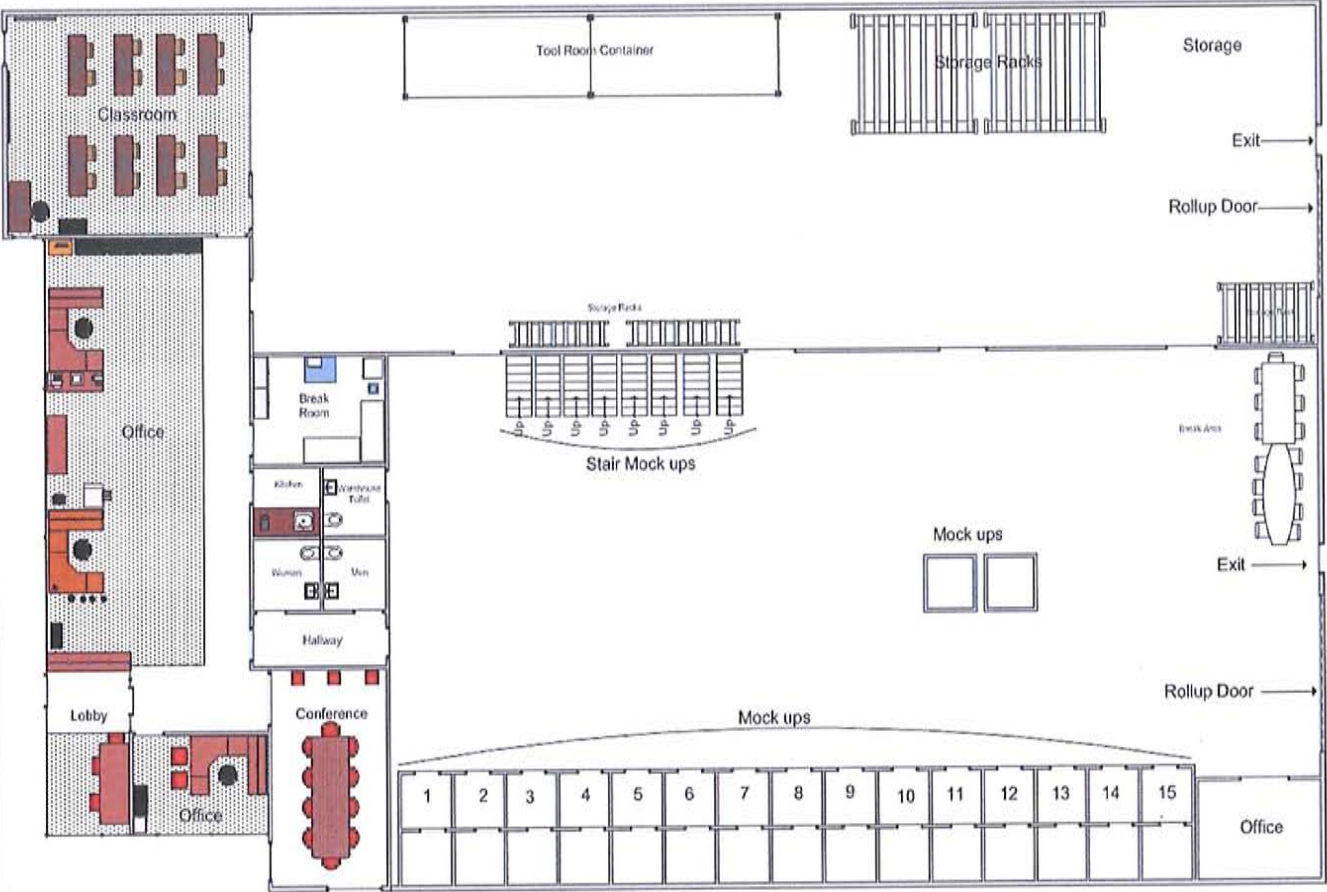
REQUEST: CUP to allow the establishment, operation and maintenance of a trade school within an approximately 20,000 square foot portion of an existing building.

APPLICANT: The Southern California Resilient Floor & Decorative Covering Crafts Joint Apprenticeship & Training Committee

SITE PLAN



FLOOR PLAN



CUP APPLICATION



City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

RECEIVED

APR 19 2013

Planning Dept.

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 11843 Smith Ave. Santa Fe Springs, CA 90670

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

Record Owner of the property:
 Name: TIAA-CREF, JRT Realty, Inc. AS Agent, C.W. of CA, Inc. as Subcontractor
 Mailing Address: 11843 E. Telegraph Road Date of Purchase: 2004
 Fax No: 562-801-0229 E-mail: heather.c.montane@dc36.org
 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: David Romero Phone No: 562-623-9244

Mailing Address: 11843 Smith Ave. Santa Fe Springs, CA 90670

Fax No: 562-623-9344 E-mail: david.romero@dc36.org

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): The proposed use will be for the training of Apprentices on how to install floor covering (carpet, vinyl, wood, etc.)

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.
We believe that this location is essential to our training because of its geographical location. We have a large amount of our Apprentice that live in the Whittier, Downey and Santa Fe Springs area.
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.
We usually have about (10) Apprentices training at the location (5) days a week between the hours of 6:00 am and 2:30 pm.
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?
We mostly use hand tools in our installation training courses therefore there wouldn't be any noise, dust or odors emitting from the location.
3. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
We have been training Apprentices in the installation of floor covering in Santa Fe Springs, at (2) different locations for almost 20 years and have never become a hindrance to any of our neighbors.
4. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
All of our Apprentice will park in the back of the location during their scheduled training class. We have about (10) Apprentices scheduled each week for training.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
**Southern California Resilient Floor & Decorative Covering Joint Apprenticeship Training Trust
11843 Smith Ave
Santa Fe Springs, CA 90670**

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 TIAA-CREF, JPT Realty, Inc. as Agent for Cushman
 Mailing 11915 E. Telegraph Rd., Santa Ana, CA 92705 (please print):
 Phone No: 714-801-0000 (please print):
 Fax No: 714-801-0000 (please print):
 Signature: [Signature] E-mail: weather.montone@cs.cushmanwake.com

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

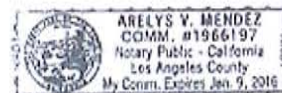
Signed: [Signature]
 [If signed by other than the Record Owner, written authorization must be attached to this application]

(seal)

On April 17, 2013 before me, Arelys V. Mendez, Notary
 Personally David Romero 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

Arelys V. Mendez
 Notary Public



FOR DEPARTMENT USE ONLY
 CASE CUP 745 NO:
 DATE 7/19/13 FILED:
 FILING
 RECEIPT
 APPLICATION COMPLETE? _____

04-19-13 101.2620 RTSC. 2253.00
 04-19-13 101.2620 RTSC. 1440.00

CUP APPLICATION (Cont.)



SOUTHERN CALIFORNIA RESILIENT FLOOR &
DECORATIVE COVERING CRAFTS
JOINT APPRENTICESHIP & TRAINING COMMITTEE

Phone: (562) 623-9244
Fax: (562) 623-9344

floorcoveringjadc@dc36.org

11843 Smith Avenue
Santa Fe Springs, CA 90670

April 17, 2013

RECEIVED

Re: Business Operations

APR 19 2013

Planning Dept.

To whom it may concern:

The Southern California Resilient Floor & Decorative Covering Crafts Joint Apprenticeship & Training Committee is an Apprenticeship Program approved and certified by the State of California and the U.S. Department of Labor to train apprentices throughout Southern California on floor covering installation techniques and on the job safety. We have been training apprentices (students) in our industry for over 60 years (1953) and resided in the city of Santa Fe Springs for over 23 years.

11822 Greenstone Ave.
Santa Fe Springs, CA 90670
1990-1999

14906 Spring Ave.
Santa Fe Springs, CA 90670
1999-2013

11843 Smith Ave.
Santa Fe Springs, CA 90670
2013-current

Our training program curriculum includes Carpet, Vinyl, Soft Tile, Turf, Wood, First Aid, CPR, AED, OSHA 10 and OSHA 30. We dispatch apprentices to work on prevailing wage jobs. Upon the completion of program requirements Apprentices receive a State and Federal certificate.

We have a total of one hundred and two (102) active Apprentices in the program. Program participants are required to attend class training as scheduled. They are divided into class groups of a minimum of five (5) to a maximum of eleven (11) students per group. Class Groups "A" through "L" attend class once a week every three (3) months Monday-Friday from 06:00 AM - 02:30 PM. Class Group "P" one (1) Saturday a month from 06:00 AM - 02:30 PM.

Office hours are Monday-Friday from 08:00 AM - 05:00 PM and closed for lunch from 12:00 PM - 01:00 PM.

1 | Page

CUP APPLICATION (Cont.)

We have a total of four (4) employees; a Coordinator, Instructor, Office Manager and an Office Assistant.

Our training facility has twenty-one (21) dedicated parking spaces for students and instructor located in the rear section of the building. We currently use 30% of the parking spaces for students with a future expectation of using 50%. The frontage of the building has twenty-two (22) shared spaces for three (3) employees.

Should you have any further questions, please feel free to contact me at the phone number listed above.

Sincerely,

David H. Romero
Apprenticeship Coordinator
DR/dg



PUBLIC HEARING

Development Plan Approval Case No. 883 & Modification Case No. 1244

A request for the development of an 11,378 sq. ft. freestanding building adjacent to an existing beverage distribution facility located at 12065 Pike Street (APN: 8002-017-027 & 8002-017-028), in the M-2, Heavy Manufacturing Zone, and within the Consolidated Redevelopment Project Area. (Triangle Distribution Company)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 883 and Modification Case No. 1244 and, thereafter, close the Public Hearing.
2. Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
3. Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of Development Plan Approval Case No. 883.
4. Find that the applicant's request meets the criteria set forth in §155.696 of the Zoning Regulations, for the granting of Modification Case No. 1244.
5. Find 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).
6. Approve Development Plan Approval Case No. 883 and Modification Case No. 1244, subject to the conditions of approval as contained within the Staff Report.

BACKGROUND/DESCRIPTION OF REQUEST

The subject property is located at 12065 Pike Street, in the M-2 (Heavy Manufacturing) Zone, and within the Consolidated Redevelopment Project Area. The site is made up of two parcels totaling 8.65 acres in area. The site is developed with a 145,425 sq. ft. industrial warehousing building with approximately 24,740 sq. ft. designated for office use. The site also includes a 5,400 sq. ft. maintenance building as well as a 990 sq. ft. yard office.

The business located onsite is operated by Triangle Distribution Company, a major alcoholic and non-alcoholic beverage distributor within the region. The company has started to handle an increasing variety of beers from several brewing companies, as well as an increasing variety of non-alcoholic beverages from various bottlers. In order to handle both an increase in volume of products sold and a greater variety of products, Triangle Distribution is proposing several internal layouts changes, and mezzanine additions, as well as, a new freestanding building which will be utilized as a draught cooler.

As typical for any successful and growing business, Triangle Distribution Company is looking to expand and improve their existing operation to meet the need for the evolving business. The current proposal involves the construction of a freestanding building to be used as a draught cooler, construction of new mezzanines for storage purposes and reconfiguration of the building interior in order to improve efficiency.

DEVELOPMENT PROPOSAL

Site Plan

According to the site plan, the proposed building will be constructed just southeast of the existing beverage distribution facility located onsite. The structural improvements involve the interior reconfiguration of the existing warehousing building and a new 11,378 sq. ft. warehousing building. No other improvements are proposed in conjunction with this request. The site is already largely developed and contains a paved and striped parking lot as well as landscaping throughout. Triangle Distribution Company intends to remain operational while the proposed improvements and additions are completed.

Floor Plan

The floor plan illustrates two new mezzanines that will be constructed within the interior of the existing warehouse in order to generate additional storage space for promotional and marketing materials. The applicant is also proposing to reconfigure the building interior in order to accommodate the organization's needs and incorporate new roof hung racks that will be located over the truck roll-up doors in order to store unutilized palettes. The new building will be utilized as a draught

cooler for the cold storage of various beverage products which will be stacked on pallets.

Elevations

The building elevations and exterior renderings illustrate that the proposed improvements will continue to match the industrial architecture currently used for the existing building. Although the building will not be visible off of Pike Street due to its location, it will still match the existing building in all of its design characteristics, siding, and paint color. The proposed detached building will be approximately 12 inches taller in height. A metallic closure strip will be placed in between the existing and proposed building which will make the properties appear to be unified.

Parking

As proposed, the project does not conform to the Zoning Regulation's parking development standards. A Modification permit is required for any deviation in required parking. The addition of the new freestanding building and mezzanines will increase the square footage of the facility to 170,328 sq. ft. (with 25,103 sq. ft. designated for office use). A total of 241 parking stalls are required based on the increase in building square footage. However, as proposed, the site will only include a total of 177 regular stalls as well as 86 truck stalls. The applicant is requesting approval of a parking modification, in that, the proposal does not conform to the minimum parking requirements as established by the city's zoning regulations.

Triangle Distribution Company is highly dependent on semi-trucks due to the organization's beverage distribution and delivery service operational components. The current proposal includes a large parking lot that is striped with truck stalls for semi-truck parking. The applicant intends to store approximately 39 semi-trucks onsite for which they will provide a total of 86 truck stalls. Moreover, much of the parking demand generated by the use fluctuates throughout the day because the facility remains operational around the clock and its workforce is comprised of multiple working shifts which warrants special consideration.

Triangle Distribution Company currently employs 199 staff members, however, because of the multiple working shifts the facility has a maximum of 147 employees onsite at any one point in time. This typically occurs during the early morning hours between 6:00 a.m. and 7:00 a.m. when there is an overlap between day and night shift staff. A total of 177 regular parking stalls are proposed onsite for staff and personnel which will result in a surplus of 30 parking stalls. Based on these figures, sufficient parking will be provided onsite in order to meet the actual parking demand generated by the facility and the existing use.

Furthermore, the applicant has submitted an additional parking plan layout that may potentially be implemented should Triangle Distribution Company vacate the site or if

a parking deficiency were to develop. The supplemental parking plan layout (Site Plan No. A1.11) proposes to provide 254 regular parking stalls as well as 39 semi-truck stalls throughout the site. The applicant has prepared the supplemental parking plan layout in order to demonstrate that sufficient parking may potentially be provided if another tenant were to occupy the site. However, Triangle Distribution Company is requesting to implement the original parking plan layout (Site Plan No. A1.10), in that, it is the best available alternative given the unique nature of the use conducted onsite. The use is heavily oriented towards the distribution and delivery of their merchandise which requires several commercial vehicle and semi-truck stalls for circulation, mobility and parking purposes.

DEVELOPMENT PLAN APPROVAL - COMMISSION'S CONSIDERATION.

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

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

Findings:

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

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

1. The project involves the expansion of an existing industrial use. No residential and/or commercial component is being considered.
2. The site is zoned M-2, Heavy Manufacturing, and the General Plan Land Use designation is Industrial. No change to the Zone or General Plan designation is proposed.
3. The project involves the improvement and expansion of an existing beverage distribution facility by proposing to construct a free standing 11,378 sq. ft. draught cooler to supplement its current warehousing need. Through the use

of a similar color palette, building materials, and design characteristics the project will seamlessly integrate with the current development.

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

Findings:

The proposed freestanding building will be located to the southeast of the existing beverage distribution facility and will not be visible from the public right-of-way. However, the proposed building will be consistent with the existing building in design, materials and paint color. As with existing buildings in the surrounding area, the proposed building will have an attractive design. The proposed improvements, therefore, will be in harmony with the general appearance of the surrounding area.

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

Findings:

The proposed 11,378 sq. ft. building will be an extension of the existing warehousing facility. The design of both the existing and proposed structures will be similar and therefore in harmony with one another. Additionally, the size and scale of on-site improvements will remain consistent with other buildings in the area.

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

Findings:

The site is currently developed with a large warehousing building, two paved parking lots (for staff and semi-truck parking), a block wall along the west and south portions of the property as well as landscaping throughout. Although no new landscaping is proposed with this request, the site already contains an attractive, well maintained landscaped frontage that is harmonious with the intent of the city's zoning regulations.

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

Findings:

As mentioned previously, the proposed improvements will have an attractive design

that is consistent with the existing building located onsite. Through the use of a similar color palette, scale, building materials, and design characteristics, the project will not only be consistent with the existing buildings, but also be in harmony with other buildings in the area.

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

Findings:

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

Staff finds that the architectural and design features of the proposed development have been given proper attention and complies with the minimum developments standards without compromising the architectural design of the project. The location, size, and design of the proposed improvements suit both the site and surrounding area.

MODIFICATION - REQUIRED SHOWING

In accordance with Section 155.695 of the City's Zoning Regulations, a Modification Permit request by an applicant in non-residential zones may be granted by the Planning Commission if the applicant shows the following conditions apply:

Findings:

(A) *That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.*

The Planning Commission is not granting special privileges to the applicant, in that, similar requests have been granted in the past. The chart provided below identifies previous Modification Permits that have been granted to allow a reduction to the city's standard parking requirement when the employee to parking ratio results in sufficient parking to fully satisfy the need of the business:

Recent Modification Permit Approvals

Case No.	Site Address	Deviation	Date Approved
MOD 1221	9306 Sorensen Avenue	Parking Reduction	Jan 2012
MOD 1222	8201 Sorensen Avenue	Parking Reduction	Nov 2011
MOD 1216	10810-10900 Painter Avenue	Parking Reduction	Nov 2010
MOD 1144	13539 Freeway Drive	Parking Reduction	Sept 2003

Furthermore, the intent of the Santa Fe Springs Zoning Regulation is to provide sufficient onsite parking to adequately meet the parking demand generated by new development and uses. Based on the figures provided, the facility will be adequately parked in order to meet the parking demand generated by the beverage distribution facility. No special privileges are being granted to the owner or operator, in that, sufficient onsite parking is provided as is required for any site or development.

(B) That the subject property cannot be used in a reasonable manner under the existing regulations.

Currently there are a maximum of 147 employees onsite at any one point in time. The site will contain a total of 177 regular parking stalls as well as 86 truck stalls. Per code requirements, the site is required to be parked with a total of 241 parking stalls. However, it is important to consider that a large portion of the site has been designated for truck stall parking due to the nature of the beverage distribution use. The site can accommodate additional regular parking stalls, however, doing so will require the applicant to remove much of its truck parking stalls which are a critical component of the beverage distribution use. As proposed, the project will provide sufficient onsite parking in order to adequately accommodate the actual parking demand generated onsite without compromising or limiting that overall number of truck stalls which are critical to the business operation.

(C) That the hardship involved is due to unusual or unique circumstances.

The hardship related to this project is the unique nature of the beverage distribution facility which is highly dependent on commercial vehicles for the distribution of its various products. This unique circumstance is not a characteristic that is present with all manufacturing or industrial uses. Given the nature of the beverage distribution use, a wide variety of commercial vehicles and trucks are required to be available for timely and efficient product delivery.

(D) That the modification, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

Aside from the construction associated with the new free-standing building, there will be no other improvements that will take place throughout the exterior. Neighboring persons or properties will not notice any operational changes or negative impacts to the site or neighboring properties. Triangle Distribution Company already occupies the site and has been in operation for several years. As proposed, no other changes will transpire as a result of this Modification Permit request. The proposed project will also involve other minor improvements to the interior of the existing facility.

STAFF REMARKS

Based on the findings set forth in the staff report, Staff finds that the applicant's request meets the criteria set forth in § 155.739 and § 155.696 of the Zoning Regulations, for the granting of a Development Plan Approval and Modification Requests.

Staff, therefore, finds that the proposed project will not be detrimental to persons and/or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan, and is, therefore, recommending approval of DPA Case No. 883 and MOD Case No. 1244, subject to the conditions of approval as contained within the staff report.

STREETS AND HIGHWAYS

The project is located at the south end of a cul-de-sac on Pike Street and approximately 500 feet southwest of the Pacific Street and Pike Street intersection. Pike Street is designated as a local industrial street on the City's General Plan Map as is Pacific Street.

ZONING AND LAND USE

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

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2 Heavy Manufacturing	Industrial	<u>Flooring Warehousing Distributor</u> (12005 Pike Street/Tri-West Ltd.)
South	M-2 Heavy Manufacturing	Industrial	<u>T-Shirt Embroidery</u> (9701 Bell Ranch Drive – Teemax Inc.) <u>Manufacturer of Honeycomb Products</u> (9700 Bell Ranch Drive – Hexacomb Corp.)
East	M-2 Heavy Manufacturing	Industrial	<u>Distribution of Empty Containers</u> (12234 Los Nietos Rd./Rios Industries) <u>Warehousing of Display/Graphics</u> (12200 Los Nietos – Creative Partners West)
West	M-2 Heavy Manufacturing)	Industrial	<u>Warehousing and Distribution</u> (9630 Norwalk Blvd./McMaster-Carr)

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 Development Plan Approval project was published in a newspaper of general circulation (Whittier Daily News) on July 2, 2014. The legal notice was also sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property and also posted in Santa Fe Springs City Hall, the City Library, and Town Center on July 1, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

To date, staff has not received any correspondence from the surrounding property owners that received the notice nor has anyone from the general public called or came to the counter upon viewing the posted notices mentioned.

ENVIRONMENTAL

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).

AUTHORITY OF PLANNING COMMISSION:

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

CONDITIONS OF APPROVAL:

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

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

1. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
2. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee of \$1,764.00 for off-site transportation improvements.
3. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
4. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor

to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with current MS4 Permit. The owner/developer will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

5. 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.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

6. 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 prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
7. That the owner/operator shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Rafael Garcia 562.868-0511 x7451)

8. That the subject approval is for the development of a 11,378 sq. ft. freestanding building adjacent to the existing warehousing facility as well as two new mezzanines within the interior of the existing beverage distribution facility located at the site.
9. That the metal closure strip proposed between the existing and proposed buildings shall be improved to match the paint and texture of the exterior.
10. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
11. That **prior** to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that

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

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

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

12. That the privileges granted under Modification Permit Case No. 1244 are for the sole use by Triangle Distribution Company. Should Triangle Distribution Co move, vacate, or otherwise abandon the premises, the property shall be re-stripped with 241 regular parking stalls and at least 39 truck stalls as required by the City's Zoning Regulations. Should the following tenant wish to utilize the subject parking modification, they would need to obtain approval from the Planning Commission.
13. That a covenant and agreement to hold property as one parcel (lot-tie-agreement) shall be submitted to the Los Angeles County Recorder for the subject properties (APN 8002-017-027 & 8002-017-028) in order to create a single building site as part of Development Plan Approval Case No. 883 and Modification Case No. 1244. The lot tie agreement may be terminated upon the written request of the applicant with the approval of the City and may require the removal or relocation of any improvements on the property to ensure compliance with the applicable with the City Ordinance.
14. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and

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

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

15. 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.
16. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. ***Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.***
17. 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. A business license application can also be downloaded at www.santafesprings.org.
18. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.
19. That no outdoor storage shall be allowed at the subject property, unless said storage is screened on all sides by a minimum six foot high solid wall, fence, compact landscaping or structures to adequately and completely conceal such storage from view from adjacent properties and public streets.
20. That Triangle Distribution Co shall not allow commercial vehicles, trucks and/or truck tractors to back up onto the street from the subject property. In addition, said vehicles, trucks and/or truck tractors shall not obstruct or impede any traffic.
21. That 177 off-street parking spaces shall be continually provided and maintained as shown on the site plan submitted by the applicant and on file with the case. Said parking area shall not be further compromised or otherwise used for outdoor storage at any time.
22. That Triangle Distribution Company shall control or otherwise limit their shifts to ensure that a maximum of 160 employees are on-site at any one point

throughout the day, except as may be allowed for special events in accordance with the provisions of the Zoning Regulations.

23. 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 subject Modification Permit.
24. That the proposed project shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
25. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. ***Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.***
26. That the proposed project shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
27. That the final plot plan, floor plan and elevations of the proposed project and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.
28. That all other requirements of the City's Zoning Regulation, 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.
29. That the applicant and owner, Triangle Distribution Company agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject DPA or MOD, 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.

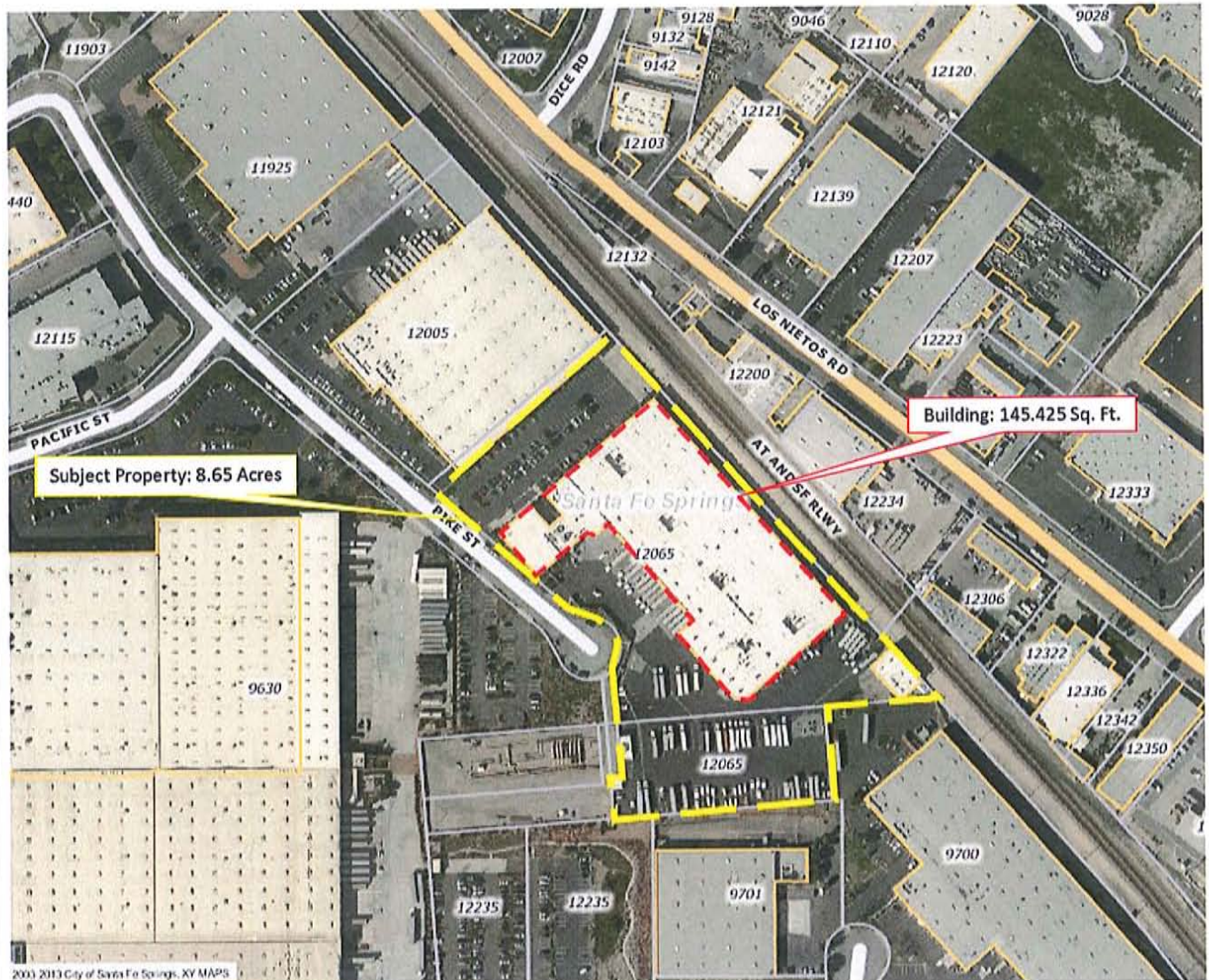


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Application for DPA 883 & MOD 1244
3. Architectural Plans

AERIAL PHOTOGRAPH



DEVELOPMENT PLAN APPROVAL APPLICATION



City of Santa Fe Springs

Application for

DEVELOPMENT PLAN APPROVAL (DPA)

DPA-883

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:

Provide street address or Assessors Parcel Map (APN) number(s) If no address is available, Additionally, provide distance from nearest street intersection:

APN: 8002 017 027 13 000

ADDRESS: 12065 PIKE ST
SANTA FE SPRINGS, CA 90670-2964

RECORD OWNER OF THE PROPERTY:

Name: SANTA FE PROPERTIES LTD Phone No: (562) 296-5222
Mailing Address: 12065 PIKE ST., SANTA FE SPRINGS, CA 90670

Fax No: E-mail:

THE APPLICATION IS BEING FILED BY:

☐ Record owner of the property☒ Authorized agent of the owner (written authorization must be attached to application)

Status of Authorized Agent:

Engineer/Architect: X

Attorney: ATI ARCHITECTS & ENGINEERS

Purchaser:

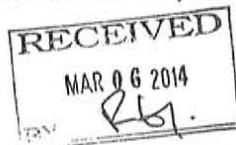
Lessee:

Other (describe):

DESCRIBE THE DEVELOPMENT PROPOSAL (See reverse side of this sheet for information as to required accompanying plot plans, floor plans, elevations, etc.)

ADDITION OF NEW DRAUGHT COOLER / AMBIENT WAREHOUSE; RELOCATION OF EXISTING BATTERY CHARGING; NEW MEZZANINES; NEW STORAGE RACKS; DEMOLITION OF EXISTING WAREHOUSE WALL; ADDITION OF 3 FIRE ACCESS DOORS; MODIFICATION OF INTERIOR DOORS FOR FIRE ACCESS

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

Signed: Donald F. Heimark

Signature

DONALD F. HEIMARK

Print name

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

NOTE

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

DEVELOPMENT PLAN APPROVAL APPLICATION (Cont.)

DPA Application
Page 2 of 2

PROPERTY OWNERS STATEMENT

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

Santa Fe Properties Limited, A California General Partnership
 Name (please print): Donald E. Heilmann, General Partner
 Mailing Address: 12065 E. Pike Street, Santa Fe Springs, CA. 90670
 Phone No: (562) 699-3424
 Fax No: (562) 699-2318 E-mail: don.heilmann@triangle-dist.com
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, BRUCE GILKINS, AKA Apt-2616, being duly sworn, depose and say that I am the petitioner in this application for a Development Plan Approval, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

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

(seal)

On 3/14/14 before me, CRAIG M. EWING, NOTARY PUBLIC
 Personally appeared DONALD E. HEILMANN
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

[Signature]
 Notary Public



FOR DEPARTMENT USE ONLY

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

MODIFICATION APPLICATION

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

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

Location of property (ies) involved (Provide street address or If no address, give distance from nearest street intersection): 12065 Pike St.
Santa Fe Springs, CA 90607

Legal description of property: APN 8002-017-028 & 8002-017-027

Record Owner of Property:

Name: Santa Fe Springs Property Phone No: 562-699-34424

Mailing Address: Same as above.

Fax No: _____ E-mail: _____

The application is being filed by:

_____ Record Owner of the Property

_____ Authorized Agent of the Owner

(Written authorization must be attached to application)

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

Describe the modification requested: Parking

NOTE

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

MODIFICATION APPLICATION (Cont.)

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

BEFORE A MODIFICATION CAN BE GRANTED, THE PLANNING COMMISSION MUST BE SATISFIED THAT ALL OF THE FOLLOWING CONDITIONS APPLY. YOUR ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A MODIFICATION

JUSTIFICATIONS TO NO. 1 & 2 ARE REQUIRED FOR RESIDENTIALLY ZONED PROPERTIES:

1. Explain how the modification request, if granted, will allow you to utilize your house in a more beneficial manner.

N/A

2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

N/A

JUSTIFICATIONS TO NOS. 3-6 ARE REQUIRED FOR PROPERTIES OTHER THAN RESIDENTIAL:

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations.

To accommodate the increase in volume and variety of products sold and handled, Triangle Distributing Company must expand the size of the existing facility.

4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.

Triangle Distributing Company would not be able to continue business if the addition was not approved.

5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area.

Both truck parking and operations would not substantially change from existing conditions. Employee automobile parking would not be affected at all.

6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.

Since all of the changes are minor in scope and do not alter the existing use of the property other persons or property in the area would not be affected.

MODIFICATION APPLICATION (Cont.)

MOD Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

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

Name(pleaseprint): _____ PLEASE SEE FRONT PAGE
 MailingAddress: _____
 Phone No: _____
 Fax No: _____ E-mail: _____
 Signature: _____

Name(pleaseprint): _____
 MailingAddress: _____
 Phone No: _____
 Fax No: _____ E-mail: _____
 Signature: _____

CERTIFICATION

STATE OF CALIFORNIA) COUNTY OF
 LOS ANGELES).

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

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

On 4/30/14 before me, CRAIG M. EWING, Notary Public
 personally appeared DONALD E. HEIMARK
 personally known to me (or proved to me on the basis of
 satisfactory evidence) to be the person(s) whose name(s) is/are
 subscribed to the within instrument and acknowledged to me that
 he/she/they executed the same in his/her/their authorized
 capacity(ies), and that by his/her/their signature(s) on the
 instrument, the person(s) or the entity upon behalf of which the
 person(s) acted, executed the instrument.



WITNESS my hand and official seal

[Signature]
 Notary Public

FOR DEPARTMENT USE ONLY

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



CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 54-1

Compliance review for Alcohol Sales Conditional Use Permit Case No. 54-1 to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13017 La Dana Court, in the M2, Heavy Manufacturing Zone, located within the Consolidated Redevelopment Project Area. (Specialty Cellars/Robert Castellani)

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 July 14, 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, Specialty Cellars is an importer and wholesaler of fine wine and craft beer products. Specialty Cellars occupies a 3,843 square foot concrete tilt-up building at 13017 La Dana Court, for the use of storage and distribution warehouse for alcoholic beverages. At their respective meetings of August 8, and August 25, 2011, the Planning Commission and the City Council approved Alcohol Sales Conditional Use Permit Case No. 54-1. Accordingly, Specialty Cellars obtained a Type 9, 10, 17, & 20 License with the Department of Alcoholic Beverage Control (ABC) for the import and wholesale of beer and wine.

CALLS FOR SERVICE

No calls for service are on file for the location.

COMPLIANCE REPORT

As part of the compliance review process, staff conducted an inspection of the subject alcohol sales use to ensure compliance with regulatory ordinances and codes. Staff found the business and its alcohol warehouse/storage activity in full compliance with the conditions of approval and with the ABC regulations. Staff further found that use does not pose a problem or a negative impact to the general area.

CONDITIONS OF APPROVAL

The conditions listed below are from the original approval of this Permit; changes are shown in ***bold and italic***.

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 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.

11. 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.
12. 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.
13. ***That this Permit shall be subject to a compliance review in five years, no later than July 14, 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.***
14. 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.
15. 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):
Location Map

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 54-1
Specialty Cellars Inc.
13017 La Dana Court



City of Santa Fe Springs

Planning Commission Meeting

July 14, 2014

CONSENT ITEM

Conditional Use Permit Case No. 625-3

A compliance review of a moving van line logistics facility at 13565 Larwin Circle, in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Lawrence D. Whittet, American Relocation & Logistics).

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a moving van line logistics 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. 625-3, be subject to a compliance review in five (5) years, on or before July 14, 2019, 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 155.243 of the City's Zoning Regulations, moving and van line/storage uses are required to obtain a Conditional Use Permit prior to commencement of such activities. At its meeting of September 27, 2004, the Planning Commission initially approved CUP Case No. 625, to allow the operation and maintenance of a moving and van line/storage use at 13565 Larwin Circle. The use was subsequently reconsidered by the Planning Commission at its October 10, 2005 and July 27, 2009 meetings.

The applicant, American Relocation & Logistics, is one of Southern California's leading movers of households, offices, and industrial equipment. American Logistics was established in 1993 as a subsidiary of Mayflower Transit. They currently have 60 employees and the office operates from 8:00 a.m. to 6:00 p.m. and the warehouse operates from 8 a.m. to 12 a.m.

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.

Report Submitted By: R. Garcia
Planning and Development Department

Date of Report: July 10, 2014

Following the initial walk-through inspection by the Planning Department, the applicant was directed to comply with the following:

1. Storage shed structures on site utilized as security guard shacks.
2. Outdoor storage of a variety of merchandise and debris.
3. Debris and trash located throughout the northwest portion of the property.

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 moving and van line/storage 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 625-3, be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

1. That the Applicant shall not allow the storage of vehicles or trailers for more than five days, and the Applicant shall not allow the storage of any unlicensed and/or inoperative vehicles at any time. **(Ongoing)**
2. That all vehicles associated with the moving and storage use shall not park, load, unload or queue on any street at any time. Off-site parking is not permitted and may result in the initiation of procedures to revoke the privileges granted under this permit. **(Ongoing)**
3. That all entry gates shall be equipped with Knox boxes or Knox key switches for power-activated gates. **(Ongoing)**
4. That interior gates or fences shall not be installed across required Fire Department access roadways. **(Ongoing)**
5. That all storage activities shall be conducted within the subject buildings at all times unless approved by the Director of Planning and Development. **(Ongoing)**
6. That any new directional or identity signs shall comply with Section 155.515 of the City's Zoning Ordinance and the related Sign Guidelines of the City. Proposed signs shall be reviewed and approved by the Department of Planning and Development prior to installation. **(Ongoing)**

7. 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 associated with the moving and van storage is violated, Staff will begin procedures to revoke this permit and the privileges granted hereunder shall lapse. **(Ongoing)**
8. That the owner shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**
9. That the Applicant, Clifford Development Company, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning CUP Case No. 625, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
10. ~~That CUP Case No. 625 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 conditions of approval.~~ **(No Longer Applicable)**
11. That this permit be subject to a compliance review in of three (3) years, until July 29, 2012 five (5) years, until July 14, 2017. Approximately three (3) months before the expiration date, the applicant may request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised Wording)**



Wayne M. Morrell
Director of Planning and Development

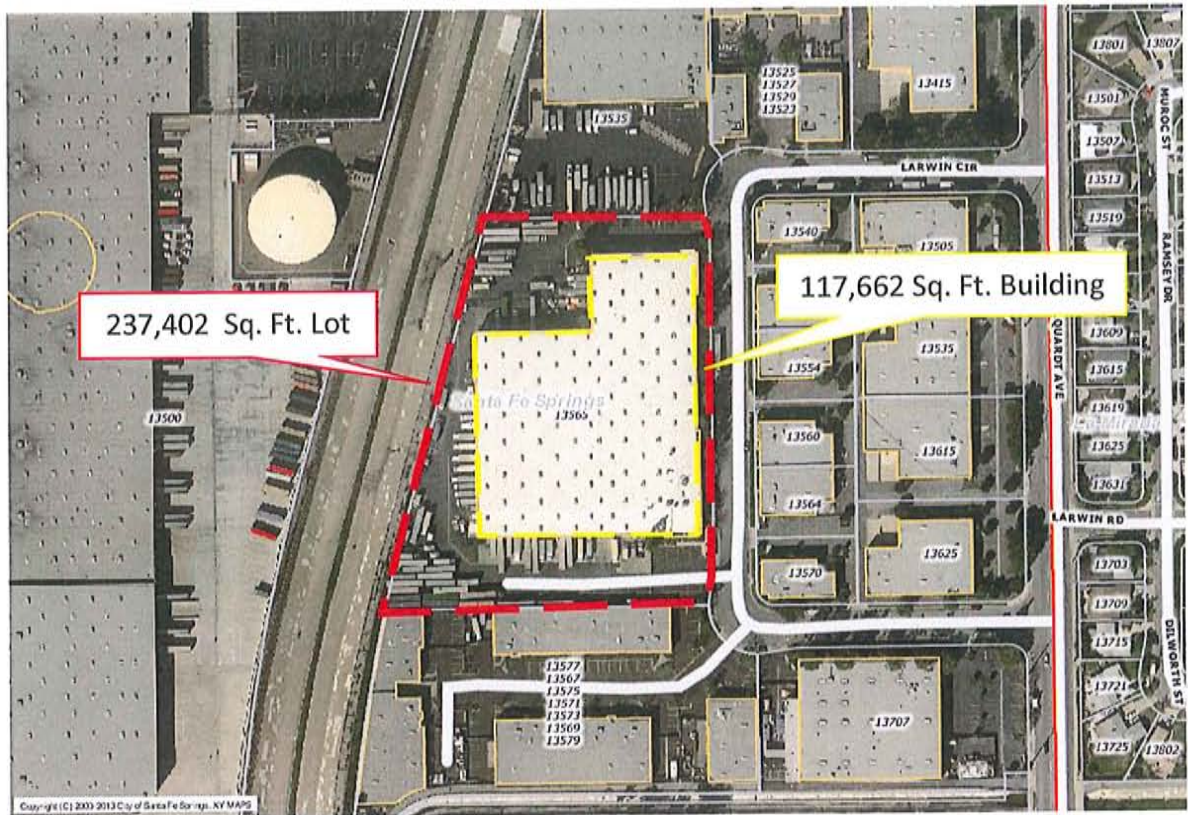
Attachment(s)

1. Aerial Photograph
2. Letter Requesting Reconsideration



CITY OF SANTA FE SPRINGS

Aerial Photograph



Conditional Use Permit No. 625-3
13561 Larwin Circle (APN: 8059-005-039)

LETTER REQUESTING COMPLIANCE REVIEW



RECEIVED
JUL 09 2012
Planning Dept.

June 28, 2012

Department of Planning and Development
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679

Re: Conditional Use Permit – Case No. 625 – 3

Dear Sir or Madam:

American Relocation & Logistics, Inc. hereby requests an extension of its conditional use permit referenced above.

American Relocation & Logistics is a distribution, logistics, moving and storage business, providing specialized services to its customers mainly in Los Angeles and Orange counties. There has been no change in our operation since the last conditional use permit was approved by the City.

Your consideration of this extension is greatly appreciated. If you have any questions about our business, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Lawrence D. Whittet".

Lawrence D. Whittet
Chief Executive Officer

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