



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

ADJOURNED MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

February 11, 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 January 21, 2014 Adjourned Planning Commission Meeting.

6. APPOINTMENT TO THE HERITAGE ARTS ADVISORY COMMITTEE**7. PUBLIC HEARING – (Continued from Planning Commission meeting of 01/21/2014)
Conditional Use Permit Case No. 747**

A request for approval to allow the establishment, operation and maintenance of a metal recycling facility, within an 3,000 sq. ft. tenant space, located at 12113 Lakeland Road (APN:8009-023-011), within the M-2-BP, Heavy Manufacturing Buffer Parking Zone. (Sonlar, Inc.)

8. PUBLIC HEARING**Conditional Use Permit Case No. 746**

A request for approval to allow the establishment, operation and maintenance of a truck service and repair facility on property located at 11831 Shoemaker Avenue (APN: 8026-020-036), within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (West Coast Tank Repair, Inc.)

9. CONSENT AGENDA

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

A. CONSENT AGENDA**Conditional Use Permit Case No. 505-5**

A compliance review of a day care and training facility for developmentally-disabled adults located at 12510 Slauson Avenue, Suites H and I, in the M-2, Heavy Manufacturing Zone. (Joyce Williams, Milestone Behavioral Treatment Program, Inc.)

B. CONSENT ITEM**Conditional Use Permit Case No. 552-2**

To allow the co-location of 12 antennas on an existing monopole wireless facility, a new 230 square foot equipment shelter and a 700 square foot leasing area located at 8923 Pioneer Boulevard, M-2, Heavy Manufacturing, Zone. (Marilyn Warren for Crown Castle Company/AT&T)

C. CONSENT ITEM**Conditional Use Permit Case No. 592-2**

A compliance review of a of drive-through fast food restaurant at 11344 Telegraph Road within the C-4 Community Commercial Zone and within the Consolidated Redevelopment Project Area. (Mike Hansberger, Del Taco Restaurant)

D. CONSENT ITEM**Conditional Use Permit Case No. 614-2**

A compliance review of a bleach production and chlorine repackaging plant on property located at 11600 Pike Street in the M-2, Heavy Manufacturing, Zone within the Consolidated Redevelopment Project Area. (John Bilac for Olin Chlor Alkali Products)

10. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

11. 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

February 3, 2014

Date

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

1. CALL TO ORDER

Commissioner Madrigal called the meeting to order at 4:37 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Madrigal led the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner González
Commissioner Madrigal
Commissioner Zamora
Vice Chairperson Johnston

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Associate Planner
Rafael Garcia, Planning Consultant
Kristi Rojas, Planning Consultant
Teresa Cavallo, Planning Secretary

Absent: Luis Collazo, Code Enforcement Officer

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:39 p.m. There being no one wishing to speak, Oral Communications were closed at 4:39 p.m.

5. APPROVAL OF MINUTES

Minutes of the December 9, 2013 Regular Planning Commission Meeting

The minutes of the December 9, 2013 meeting were approved and filed as submitted.

6. APPOINTMENT TO THE HERITAGE ARTS ADVISORY COMMITTEE

The Planning Commissioners requested this matter be continued to the next meeting.

7. PUBLIC HEARING

City of Santa Fe Springs 2014-2021 Housing Element Update to the City's General Plan, and Environmental Document (SCH No. 2013121063)

Commissioner Madrigal called the Public Hearing open at 4:40 p.m. for Item No. 7.

Wayne Morrell, Director of Planning, introduced Karen Warner, Housing Consultant for the City of Santa Fe Springs who presented Item No. 7.

Karen Warner gave a synopsis of the City's Housing Element for 2014-2021. Wayne Morrell distributed written correspondence, to the Planning Commissioners for their review, from Department of Fish and Wildlife and County Sanitation Districts.

Wayne Morrell, explained concerns addressed in the distributed written correspondence and how the Housing Element addressed those concerns. Mr. Morrell also requested that these two correspondences be made a part of the Housing Element report.

Commissioner González asked if the City was implementing the changes indicated in the Housing Element as required by the State of California. Wayne Morrell responded that the City will be adopting the Housing Element and implementing the changes also.

Commissioner Zamora inquired about the City owned property located on Millergrove Drive. Wayne Morrell explained the City's intent for the Millergrove Drive.

Vice Chairperson Johnston inquired about the monitoring programs indicated within the Housing Element and if the City can be penalized, etc.

City Attorney Steven Skolnik discussed RHNA requirements and Karen Warner further elaborated on RHNA with regards to the monitoring programs and possible housing developments within the City of Santa Fe Springs.

Commissioner Madrigal complimented Planning Staff and Ms. Warner for all their hard work on the Housing Element.

Public Comments were requested at this time. Resident Gloria Duran addressed the Planning Commission and complemented Karen Warner for a job well done on the Housing Element and that the report and presentation answered a lot of her questions. Ms. Duran indicated that as a Commissioner for the Los Angeles County Commission on Older Adults she consistently stresses the importance of advocating in their own communities for Senior Housing to be considered in new developments and be affordable also. She also indicated that there are many people 65 years of age and over living in poverty and struggling to provide for their daily needs. Ms. Duran thanked the Planning Commission for their time and understanding.

With no further questions or comments, Vice Chairperson Johnston closed the Public Hearing meeting at 5:12 p.m. and requested a motion.

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

8. PUBLIC HEARING

Conditional Use Permit Case No. 747

A request for approval to allow the establishment, operation and maintenance of a metal recycling facility, within an 3,000 sq. ft. tenant space, located at 12113 Lakeland Road (APN:8009-023-011), within the M-2-BP, Heavy Manufacturing Buffer Parking Zone. (Sonlar, Inc.)

Vice Chairperson Johnston called the Public Hearing open at 5:13 p.m. for Item No. 8.

Upon staff's request this matter was continued to the next Planning Commission meeting.

9. CONSENT AGENDA

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

A. CONSENT AGENDA

Conditional Use Permit Case No. 500-6

A compliance review of a counseling and recovery center for both substance abuse and homeless individuals on property located at 11015 Bloomfield Avenue, in the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (LACADA)

B. CONSENT ITEM

Conditional Use Permit Case No. 589-3

A compliance review of a meat processing facility at 11540 Washington Blvd., in the C-4, Community Commercial zoning district and within the Washington Boulevard Redevelopment Project Area. (Khanthaly Sayarath for Lao Khitsada Food, Inc.)

C. CONSENT ITEM

Conditional Use Permit Case No. 611-3

A compliance review of a church facility within an approximately 1,824 sq. ft. tenant space located at 14515 Valley View Avenue, Unit D (APN: 8069-006-042), in the C-4-PD, Community Commercial-Planned Development Overlay zone, and within the Valley View Commerce Center. (Pastor Peter Keuk-Moon Bae for Spiritual Rock Presbyterian Church)

D. CONSENT ITEM

Conditional Use Permit Case No. 727-1

A compliance review of an industrial waste transfer facility on the subject 1.1-acre property located at 13722 Carmenita Road (APN: 8059-005-016), in the M-2, Heavy Manufacturing zone, and within the Consolidated Redevelopment Project Area. (Daniel Busbee for Advanced Chemical Transport, Inc.)

E. CONSENT ITEM

Conditional Use Permit Case No. 730-1

A compliance review of a residential-treatment facility on property located at 11015 Bloomfield Avenue, in the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (LACADA)

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

With no further questions or comments, Vice Chairperson Johnston requested a motion.

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

10. ANNOUNCEMENTS

- ♦ Commissioners:
Commissioner Madrigal welcomed newly appointed Planning Commissioners Louie González and Joe Angel Zamora

Commissioner González announced that his daughter was celebrating her 18th birthday today and that his eldest daughter would be 21 on Sunday.

- ♦ Staff:
None

11. **ADJOURNMENT**

Vice Chairperson Johnston adjourned the meeting at 5:15 p.m.

ATTEST:

Chairperson Ybarra

Teresa Cavallo, Planning Secretary



**PUBLIC HEARING – (Continued from Planning Commission meeting of 01/21/2014)
Conditional Use Permit Case No. 747**

A request for approval to allow the establishment, operation and maintenance of a metal recycling facility, within an 3,000 sq. ft. tenant space, located at 12113 Lakeland Road (APN:8009-023-011), within the M-2-BP, Heavy Manufacturing Buffer Parking Zone. (Sonlar, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 747, and thereafter close the Public Hearing.
2. Find that the proposed metal recycling facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and 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 pursuant to Section 15301, Class 1, (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt.
4. Approve CUP No. 747, subject to the conditions of approval as stated within the staff report.

BACKGROUND/DESCRIPTION OF REQUEST

The subject property is located at 12113 Lakeland Rd. (APN: 8009-023-011), in the M-2-BP (Heavy Manufacturing Buffer Parking) Zone. The property is approximately 1.39 acres area and is currently developed with two industrial buildings consisting of a 20,450 sq. ft. "L" shaped building as well as a 6,000 sq. ft. stand-alone building totaling approximately 26,450 sq. ft. The site consists of the existing buildings which are currently occupied by a variety of industrial/manufacturing uses, a paved parking lot, and a few small areas of landscaping.

The applicant, Sonlar, Inc., is proposing to establish a metal recycling use in a 3,000 sq. ft. tenant space within the existing 6,000 sq. ft. stand-alone building on the property. The business has been in operation at the location since 2006 operating

predominantly as a warehousing facility for the storage of scrap metal. The applicant is now proposing to intensify the business operation by incorporating the metal recycling component into the existing business.

The metal recycling use functions by collecting a variety of excess scrap metal from nearby metal manufacturers. The scrap is typically collected by drivers, loaded onto a vehicle and transported to the subject site for processing. The main activities involved in the processing of the scrap includes breaking down, separating, weighing and transporting the metals once the process is complete. The operation does not contain any specialized machinery with the exception of a bailer and a cable granulator which, according to the applicant, is no longer utilized in conjunction with the day-to-day operations of the business. The majority of the breakdown and separation of the various scrap metals is performed with common hand tools such as hammers, utility knives, pliers, screw drivers and saws. Non-metallic components such as scrap wood, synthetic materials and other non-metallic components are typically removed from the scrap metal and discarded. Once the separation of the materials is complete, the scrap is typically stored within large metal containers which are also stored within the building interior until they are ready to be shipped out to one of their many clients.

The business, as proposed, will not accept salvaged metal or materials from walk-in customers and will operate within the building interior only. Minor exterior improvements such as the rehabilitation and restriping of the parking lot and the construction of a new trash enclosure will be required; however, no major building modifications are proposed.

Business Characteristics:

Site Plan (Sheet A-1): The site plan consists of two industrial buildings; consisting of a 20,450 sq. ft. "L" shaped building as well as a 6,000 sq. ft. stand-alone building totaling approximately 26,450 sq. ft. There are currently a total of fifty-six (56) parking spaces, including one handicap accessible parking space shown as well as small pockets of existing landscaping. As indicated earlier the parking lot will be restriped and reconfigured in order to improve on-site circulation.

Floor Plan (Sheet A-2): The floor plan divides the interior space into several areas which includes a shipping and receiving area, weighing area, material storage, an office, break room and restrooms.

Number of Employees:

Sonlar, Inc., is a small, family owned metal recycling facility with approximately 3 employees on-site during the hours of operation.

Hours of Operation:

The metal recycling facility is proposed to operate between the hours of 7:00am and 6:00pm, Monday through Saturday.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243(C) of the Zoning Regulations, states that metal recycling facilities shall be allowed in the M-2 zoning district only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (C)	<u>Section 155.243</u> Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (C) Salvage, reclamation, recycling, wrecking, storage and disposal activities of the following kinds: (5) Industrial waste material salvage, recycling, storage and processing including metal, rags, clothing, wood, wood residues, sawdust, wood chips, rubber, oil, glass and paper.

STREETS AND HIGHWAYS

The subject property is just north of the Lakeland Road and Kalnor Avenue intersection. Within the Circulation Element of the City's General Plan, Lakeland Road is classified as a secondary highway 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:

Direction	Zoning District	General Plan	Land Use
North	R-3-PD, Multi-Family Residential	Multiple Family Residential	12040 Florence Avenue – Little Lake Village (Senior Apartments)
South	R-1	Residential	City of Norwalk- Single Family Residential Neighborhood
East	M-2, Heavy Manufacturing	Industrial	12147 Lakeland Road – Lakeland Villa (Mobile Home Park)
West	R-3-PD, Multi-Family Residential	Multiple Family Residential	12040 Florence Avenue – Little Lake Village (Senior Apartments)

ENVIRONMENTAL DOCUMENTS

Staff finds that the metal recycling use is consistent with a Categorical Exemption, Class 1, Section 15301, "Existing Facilities" consequently, 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. If the Notice of Exemption is filed and posted, a 35-day statute of limitation with commence from the date of project approval; if the notice is not filed, a 180-day statute of limitation will apply.

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 conditional use permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on January 10, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on January 10, 2014, and published in a newspaper of general circulation (Whittier Daily News) January 10, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

COMMISSION'S CONSIDERATIONS

Conditional Use Permit

As mentioned previously, Section 155.243(C) of the Zoning Regulations, states that metal recycling facilities shall be allowed in the M-2 Zone only after a valid conditional use permit has first been obtained.

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

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

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

The reasons for the findings are as follows:

1. **That the existing metal recycling facility will not be detrimental to persons or property in the immediate vicinity, nor the welfare of the community for the following reasons:**

The subject site is located within the M-2-BP (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial. The metal recycling facility will be consistent with the current zoning and land use designation. Additionally, the proposed use will be completely operated within the building interior and no outdoor storage will be allowed. As part of this approval, the applicant will be required to rehabilitate and restripe the existing parking lot in order to improve on-site circulation and provide a trash enclosure on-site.

If conducted in strict compliance with proposed conditions of approval and the City's municipal code, staff finds that the recycling facility 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 existing metal recycling facility has been designed to preserve the general appearance and welfare of the community for the following reasons:**

Since the subject property is existing and no major modifications are proposed within or outside of the existing building staff finds that the site characteristics will remain practically unchanged. As indicated earlier, the site will include only minor exterior improvements. The improvements will enhance the overall exterior appearance of the subject property. For this reason, staff finds that the use will preserve the general appearance and welfare of the community.

STAFF CONSIDERATIONS:

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

CONDITIONS OF APPROVAL:**DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:****(Contact: Tom Hall 562.906-3815)**

1. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.
2. That the owner or operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
3. That the owner or operator shall not receive discarded major appliances and remove Materials that Require Special Handling (MRSH) on site unless the owner/operator is designated as a Certified Appliance Recycler by the Department of Toxic Substances Control Board.
4. That the owner or operator is prohibited from accepting any material that does not meet the definition of scrap metal pursuant to section 66260.10 of Title 22 of the California Code of Regulations.
5. That the owner or operator is prohibited from accepting any material defined as a hazardous waste pursuant to State of Federal law.
6. That the owner or operator must obtain an EPA identification number if any hazardous waste is generated at the facility.
7. That the owner or operator must implement storm water runoff best management practices to prevent contaminants from entering the storm drain system.

POLICE SERVICES DEPARTMENT:**(Contact: Margarita Munoz 562.409.1850 x3319)**

8. That the Applicant shall understand, and accept, that this Permit is solely being granted for a land use entitlement to operate and maintain a recycling facility. The granting of this Permit does not circumvent any State or regulatory local laws as they apply to the recycling activities.

9. That the Applicant, within thirty days of the approval of this Permit, shall submit and obtain approval for a Recycling Regulatory Permit from the Department of Police Services. Contact Margarita Munoz at (562) 409-1850.
10. That the Applicant shall not accept any salvage material from walk-in customers. Should the Applicant decide to accept salvage material, they should apply and be approved by the State for a Second Hand Dealers License prior to the acceptance of any walk-in material. The Applicant shall also understand that the acceptance of walk-in material without the proper State Licenses may be subject to criminal charges against him if it is found that the material being accepted was obtained in an illegal manner.

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

11. That the applicant shall, upon approval of the Santa Fe Springs City Council, obtain a Recyclable Materials Dealer Permit through the Police Services Center. Permit shall be valid for a period of one year. Applicant shall renew said permit on an annual basis through the Police Services Center. Please contact Margarita Munoz, Management Assistant, at (562) 409-1850 for said application.
12. That the applicant shall not knowingly transport loads containing more than 10% residue.
13. That the applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 892, passed 4-22-99) Penalty, see § 10.97
14. That the applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition #59.
15. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

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

16. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Lakeland Rd., use street(s) as a staging area, or to backup onto the street from the subject property between the hours of 7:00 AM to 6:00 PM.
17. This approval allows the applicant, Sonlar Inc., to establish, operate and maintain a 3,000 sq. ft. metal recycling facility.
18. That within 90 days from the date of approval by the Planning Commission, the Applicant shall construct a trash enclosure in compliance with existing Building Code requirements. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + .3% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height.
19. That once trash enclosure is constructed, trash receptacles shall not be stored outside of said enclosure.
20. That within 90 days from the date of approval by the Planning Commission, the applicant shall rehabilitate the parking lot in order to remove all weeds, asphalt cracks and any areas exhibiting deterioration.
21. That within 90 days from the date of approval by the Planning Commission, the applicant shall submit a parking lot restriping plan and obtain approval from the Planning Department in order to improve on-site vehicular circulation.
22. That the applicant and/or owner shall repaint said property in order to remove all mismatched paint and existing areas of visible graffiti within 90 days of approval.
23. That the applicant and/or owner shall properly rehabilitate and or replace all landscaped areas and thereafter continue to maintain all landscaping at said site.
24. That the entire site shall be permanently maintained, free of trash, junk, debris, etc., and in an otherwise neat and attractive manner.
25. That the facility shall be maintained so as to prevent or control on-site populations of vectors using techniques appropriate for protection or human health and the environment and prevent the facility from being a vector breeding area.

26. That all recycling activities, except for the transferring of materials into the building, shall occur inside the building. No materials, sorted, baled, or otherwise, shall be stored outside the building
27. That no portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall.
28. That all vehicles associated with the business 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.
29. That the site shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the Applicant and on file with the case.
30. That the use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
31. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
32. That CUP Case No. 747 shall be subject to a compliance review after one (1) year, on or before February 11, 2015. Approximately three (3) months before February 11, 2015, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report.
33. That the applicant, Sonlar Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning CUP Case Permit No. 747, 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 Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

34. That the facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed
35. 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 and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
36. 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



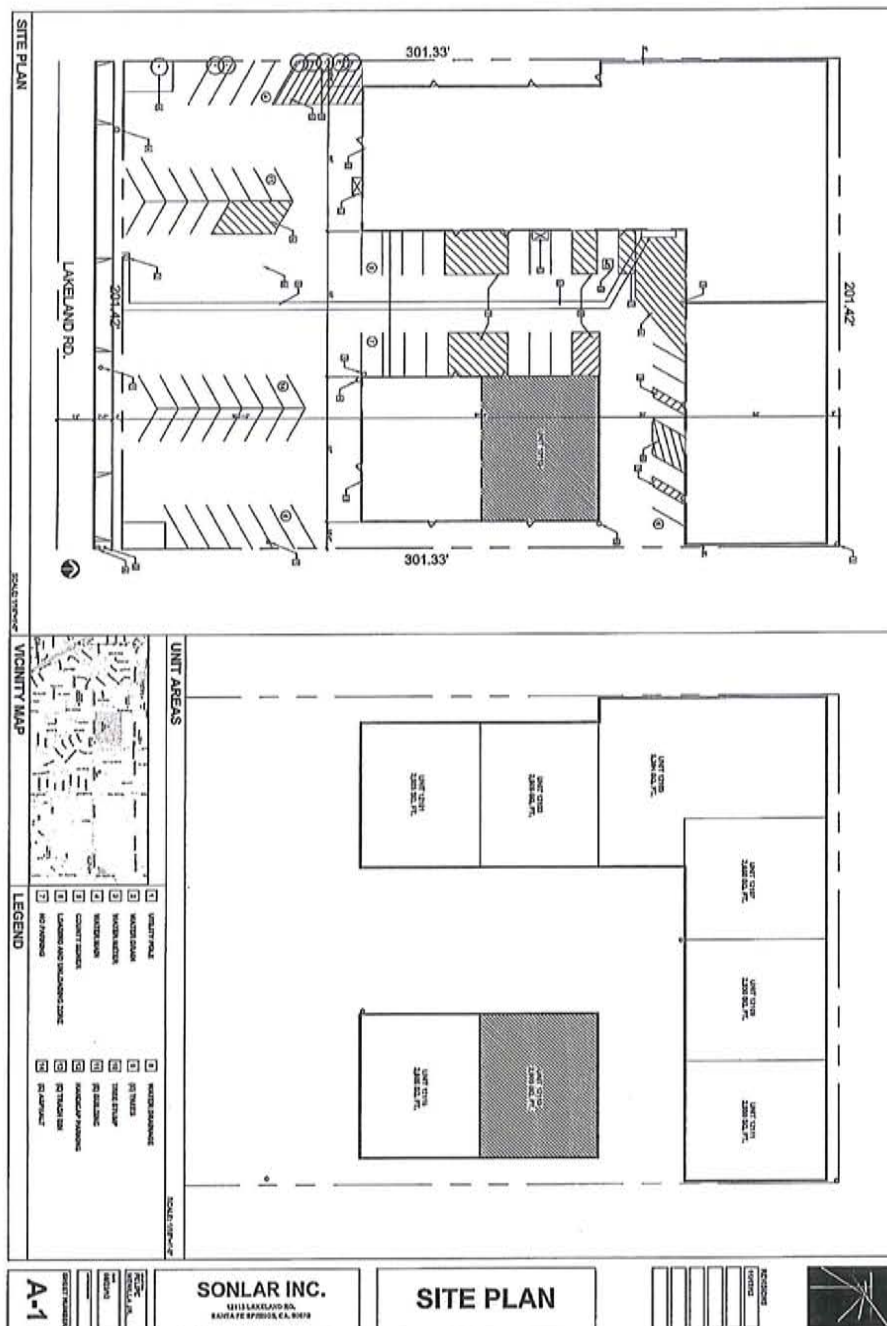
CITY OF SANTA FE SPRINGS

Aerial Photograph

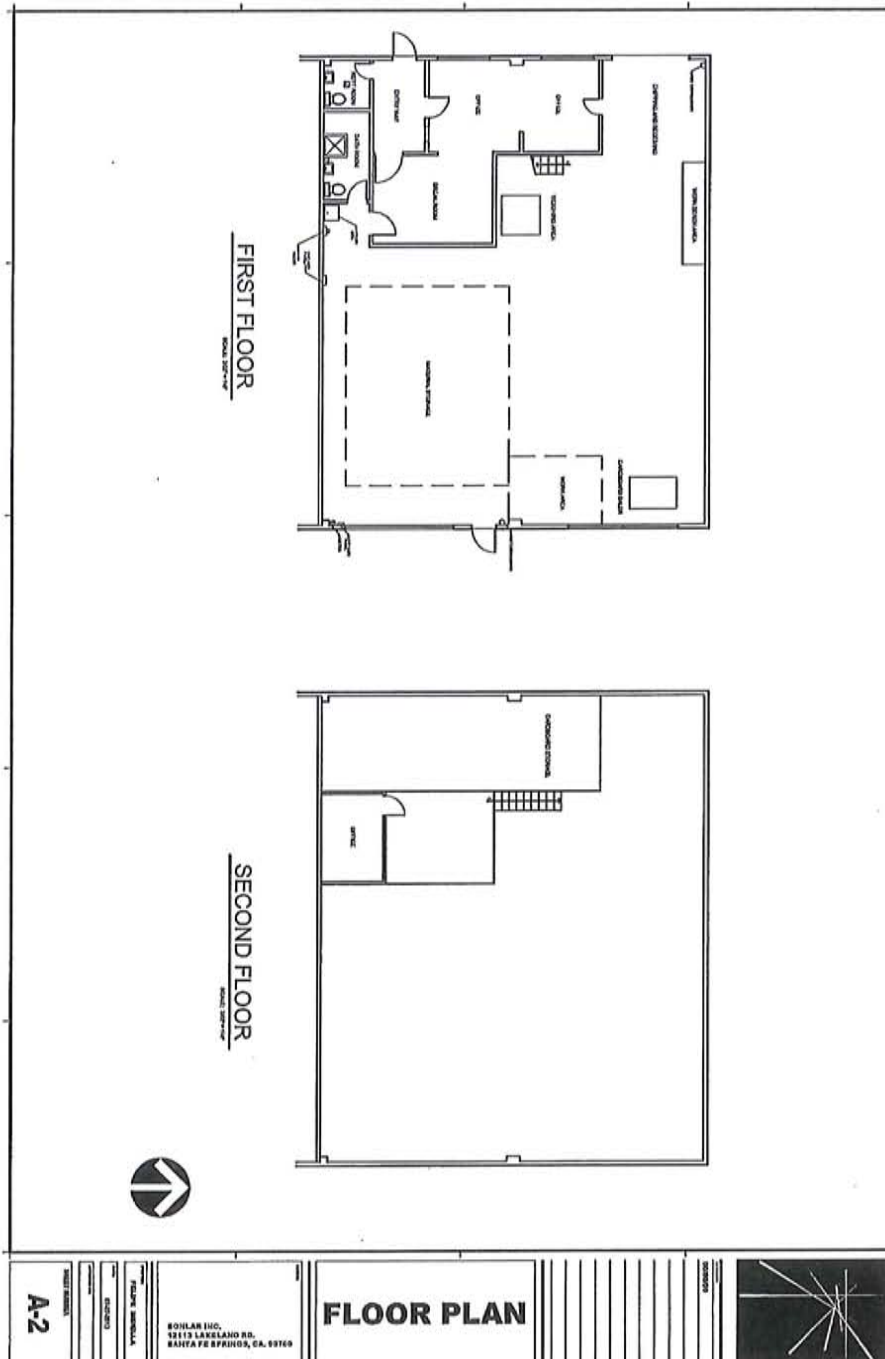


Conditional Use Permit No. 747
12113 Lakeland Road (APN: 8009-023-014)

Site Plan



Floor Plan





PUBLIC HEARING

Conditional Use Permit Case No. 746

A request for approval to allow the establishment, operation and maintenance of a truck service and repair facility on property located at 11831 Shoemaker Avenue (APN: 8026-020-036), within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (West Coast Tank Repair, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 746, and thereafter close the Public Hearing.
2. Find that the proposed truck service and repair facility, 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 proposed transportation terminal use is pursuant to and in furtherance of the existing Program EIR and Final Subsequent EIR for the Consolidated Redevelopment Project; therefore, additional environmental analysis is not necessary to meet the requirements of the California Environmental Quality Act (CEQA).
4. Approve CUP No. 746, subject to the conditions of approval as stated within the staff report.

BACKGROUND

The subject site is located on the west side of Shoemaker, approximately 950' north of Sunshine at 11731-11831 Shoemaker Avenue. The site is made up of eight (8) separate parcels totaling approximately 3.67 acres and currently developed with five (5) buildings measuring approximately 11,825 total square feet. The site is dual zoned: the first 300± ft. from Shoemaker Avenue is zoned M-1, Light Manufacturing with the remaining portion zoned M-2, Heavy Manufacturing. The subject site located within the Consolidated Redevelopment Project Area and is also located within a Methane Zone. Industrial land uses are located to the north, south, and west. Properties to the east are within the area of the County of Los Angeles known as South Whittier and consist of residential dwellings.

DESCRIPTION OF REQUEST

The applicant is proposing to utilize the existing non-conforming metal building with attached canopy (shop area: totaling approximately 12,000 sq. ft.) and parking area to establish, operate and maintain a truck service and repair facility on property located at 11831 Shoemaker Avenue (APN: 8026-020-036).

Business Characteristics:**Company Background**

The applicant, West Coast Tank Repair, Inc., is a company that specializes in the repair of over the road tank trailers. West Coast Tank Repair has been in business for approximately 50 years. Their main facility is located in Stockton, California. But with increasing demands coming from their largest Southern California client (Chemical Transfer), West Coast Tank Repair is proposing to open a secondary repair facility here in the City of Santa Fe Springs to help reduce the miles their clients must travel to have their trailers repaired.

Details of Repair Activities

West Coast Tank Repair will be repairing over-the-road tank trailers. The type of repairs conducted by West Coast Tank Repair are considered light mechanical repair. Typical repair activities will be as follows: repair lights, repair wires, repair fenders, replace valves, replace gaskets, etc. All repair activities will be performed inside the shop area.

West Coast Tank Repair estimates that they will be making repairs on approx. 3 trailers per day for a total of 15 trailers a week or 60 per month. It should be noted that 95% percent of the trailers being repaired will come from the Chemical Transfer Fleet. Chemical Transfer currently occupies the properties at 11910 Greenstone Avenue (immediately southwest of the subject parcel) and 11731-11831 Shoemaker Avenue (immediately west of the subject parcel). Chemical Transfer is a transportation company that hauls bulk liquid products (resins, latex, and water treatment plant solutions) and is currently using the two adjacent properties as a transportation terminal under the approvals granted through Conditional Use Permit Case No. 685 and 737, respectively. It should be noted that as with the adjacent transportation terminal sites occupied by Chemical Transfer, there will be no storage of hazardous materials on the subject property. In fact, all trailers are properly cleaned before they are allowed on-site

Hours of Operation

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

Monday – Friday: 8:00AM-5:00PM

Saturday & Sunday: Closed

Employee Count

The applicant is planning to utilize three (3) full-time employees to operate and maintain the proposed truck repair facility.

Parking

As part of the overall project, the applicant is planning to re-stripe the parking stalls to comply with City Zoning Regulations. Once completed, the site will have a total of 24 parking stalls. According to the City's Zoning Regulations, the subject property is required to have 24 parking stalls ($11,825\text{sf}/500 = 23.65$ parking stalls). The property, therefore, will conform to the City's parking requirements.

Site Improvements

In addition to re-striping the parking area, the applicant is proposing to provide a 30' wide opening between the subject property and the adjacent southerly parcel at 11910 Greenstone Avenue (APN: 8026-020-051). The proposed opening will provide ingress and egress onto the subject property from Greenstone Avenue. It should be noted that Shoemaker Avenue is designated for Fire Department access only. Lastly, the applicant is proposing to install a 10' high fence and gate with grey slats approximately 170' setback from Shoemaker Avenue. Said fence and gate will help buffer the truck repair activities and to create a physical barrier to ensure vehicles cannot enter from Shoemaker Avenue.

As previously mentioned, the site is currently developed with a non-conforming metal building with attached canopy totaling approximately 12,000 sq. ft. It should be noted that staff has informed the applicant of the City's Metal Building Ordinance and they are fully aware of the necessary improvements to bring the existing structure up to Code. Although the applicant has verbally stated that they plan to comply with said Ordinance, the application materials do not specify that a re-clad is part of the overall proposal. Therefore, to ensure the metal building is brought up to Code within a reasonable time frame, staff has conditioned that the existing metal building be re-clad within 12 months from the date of approval by the Planning Commission (see condition #18).

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243 (I)(9) of the Zoning Regulations, states that truck repair facilities, when site utilized exceeds one acre in size, shall be allowed in the M-2 zoning district only after a valid conditional use permit has first been obtained.

Section 155.243 (I)(9)**Section 155.243**

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

(I) Trucking, transit and transportation facilities of the following kind.:

(9) Truck service or repair where the site utilized exceeds one acre in size.

The applicant is therefore seeking approval of the subject CUP, to allow the establishment, operation and maintenance of a truck repair facility on the subject property.

STREETS AND HIGHWAYS

The subject site is located on the west side of Shoemaker Avenue, approximately 950' north of Sunshine Avenue at 11731-11831 Shoemaker Avenue. Shoemaker Avenue is classified as a Secondary Highway within the Circulation Element of the City's General Plan. Sunshine Avenue is a local industrial street.

ZONING AND LAND USE

The subject property is zoned M-1 (Light Manufacturing) for the first 300± ft. from Shoemaker Avenue, with the remaining portions zoned M-2 (Heavy Manufacturing). The property has a General Plan Land Use designation of Industrial.

The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Direction	Zoning District	General Plan	Land Use
North	M-2, Heavy Manufacturing	Industrial	11688 Greenstone Avenue – Vacant/Not Yet Occupied (New Concrete Tilt-Up Building)
South	M-2, Heavy Manufacturing	Industrial	11910 Greenstone Avenue – Chemical Transfer Company/Rod's Truck Repair (Transportation Terminal/Truck Repair);
East	M-2, Heavy Manufacturing	Industrial	11831 Shoemaker Avenue – Roadway Construction Services (Contractor's Shop);
West	M-2, Heavy Manufacturing	Industrial	11808 Greenstone Avenue – Chuck's Rooter and Plumbing (Contractor's Shop)

It should be noted that although the site is dual zoned, the repair activities will occur entirely within the M-2 zoned portion

ENVIRONMENTAL DOCUMENTS

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

1. Pursuant to and in furtherance of the adopted Redevelopment Plan;
2. Within the scope of the Program EIR and Final Subsequent EIR which was prepared for said Redevelopment Plan; and
3. That no new significant effects would occur.

Staff finds that the proposed truck repair use meets the aforementioned criteria. Although the proposed truck repair business is a new use on the property, staff finds the use is similar to other uses that are already in the general area. And since 95% of the trucks serviced are owned by Chemical Transfer, the anticipated

traffic impacts are insignificant. Staff therefore finds that the proposed truck repair use would still be within the scope of the Program EIR and Final Subsequent EIR; consequently, no further environmental documents are required.

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 conditional use permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on January 29, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on January 30, 2014, and published in a newspaper of general circulation (Whittier Daily News) January 30, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

COMMISSION'S CONSIDERATIONS

Conditional Use Permit

As mentioned previously, Section 155.243 (1)(9) of the Zoning Regulations, states that truck repair facilities, when site utilized exceeds one acre in size, shall be allowed in the M-2 Zone only after a valid conditional use permit has first been obtained.

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

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

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

The reasons for the findings are as follows:

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

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

- Although the site is dual zoned, the repair activities will occur entirely within the M-2 zoned portion. A trucking repair use, provided a CUP has been obtained, would be consistent with the M-2 zone.
- 95% of the trucks that will be serviced by West Coast Tank Repair are from their largest client, Chemical Transfer. Since Chemical Transfer operates a transportation terminal immediately adjacent to the site, the anticipated traffic impacts are considered insignificant.
- Ingress and egress to the subject property is obtained from Greenstone Avenue. Access from Shoemaker Avenue is limited to only Fire and other emergency vehicles.
- Although the company hauls bulk liquid products, condition #27 is in place to ensure that all trucks and/or trailers be empty before they are brought on-site and that no storage of hazardous materials occurs on-site.
- As recommended by staff, the applicant is planning to install a 10' high cyclone fence with grey slats approximately 170' setback from Shoemaker Avenue. Said screen will help conceal the truck storage area and ensure that trucking activity will not be visible from Shoemaker Avenue.

2. That the existing metal recycling facility has been designed to preserve the general appearance and welfare of the community for the following reasons:

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

- As a condition of approval, Chemical Transfer is required to re-clad the existing non-conforming metal building with attached canopy on the subject property.
- Chemical Transfer is planning to re-stripe the parking area and provide a total of 24 parking stalls ($11,825\text{sf}/500 = 23.65$ parking stalls) to comply with City Zoning Regulations.
- Although the proposed truck repair use is near the rear of the subject property, the applicant is still planning to install a 10' high cyclone fence with grey slats approximately 170' setback from Shoemaker Avenue. Said screen will help conceal the truck storage area and ensure that trucking activity will not be visible from Shoemaker Avenue.

STAFF CONSIDERATIONS:

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

CONDITIONS OF APPROVAL:**ENGINEERING / PUBLIC WORKS DEPARTMENT:**

(Contact: Robert Garcia 562.868-0511 x7545)

1. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation. Three (3) NSAT signs and channels installed on Shoemaker Avenue.
2. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required

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

3. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
4. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
5. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
6. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
7. That prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
8. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
9. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
10. Provide water supply to shop area sprinkler system and install yard fire hydrants.

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

11. That inoperative vehicles, including trailers, shall not be stored on-site for over five (5) days.

12. That roll off bins, cargo bins, and similar containers shall not be stored on the site at any time.
13. That the applicant shall install security lighting and security cameras to discourage trespassing into the premises which could lead to theft and/or vandalism.
14. That signage shall be installed throughout the premises that will notify unwelcomed intruders that the premises are under video surveillance.
15. That the perimeter fence lines shall not be fitted with barbed wire or razor wire; wrought iron fencing is encouraged with approved screening material.
16. That truck/trailer washing shall be prohibited on subject property.

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

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

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

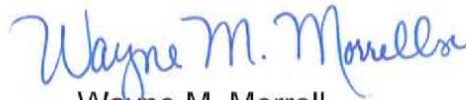
18. That the applicant and/or owner shall obtain necessary permits and approvals and thereafter re-clad the existing metal building and attached canopy within 12 months from the date of approval by the Planning Commission.
19. That within 90 days from the date of approval by the Planning Commission, the applicant shall re-stripe the parking lot area to provide a total of 24 parking stalls as required by the City Zoning Regulations.
20. That the proposed truck service and repair use shall otherwise be substantially in accordance with the plot plan submitted by the applicant and on file with the case.
21. That all vehicles associated with the business on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and may 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.

22. That the applicant acknowledges and agrees to designate and maintain Shoemaker Avenue for Fire Department access only.
23. That subject truck repair activities shall be limited to the following hours of operation: Monday through Friday from 8:00am and 5:00pm. Saturday and Sunday – Closed.
24. That the nature of repairs shall closely adhere to the description provided by West Coast Tank Repair, Inc. and on file with and on file with the case. Typical repairs are considered light mechanical repair and described as follows: repair lights, repair wires, repair fenders, replace valves, replace gaskets, etc.
25. That all repair activities will be performed inside the shop area.
26. That repair activities shall be limited to Chemical Transfer Company's fleet of vehicles and no more than four (4) additional outside vehicles per week. Additionally, outside vehicles shall be accepted by appointment only. Applicant shall maintain an appointment log of outside vehicles and shall provide staff with a copy of such log upon request.
27. That the applicant shall ensure that all trucks and/or trailers be empty before they are brought on-site. There shall be no storage of hazardous materials.
28. That subject truck repair use shall operate in accordance with the permitted nose levels outlined in the City's Zoning Regulations.
29. That any new fences, walls, gates and similar improvements on the subject site shall be subject to the approval of the Fire Department and the Department of Planning and Development.
30. That any addition or alteration to the use of the site, other than what has been outlined in the staff report, shall require approval by the Planning Commission for an amendment to the subject Conditional Use Permit.
31. That the subject truck parking area shall not be subleased, sublet, rented or otherwise assigned for use by any other entity other than the applicant's subject business without prior written approval from the Director of Planning and Development.
32. That the premise shall not be used for the accumulation or storage of dismantled truck trailer or engine parts.
33. That the entire site shall be permanently maintained free of trash, junk, debris, etc. and in an otherwise neat and attractive manner.

34. That the Department of Planning and Development shall first review and approve all sign proposals on the subject property. 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 City's Sign Guidelines.
35. That prior to commencement of activities related to the truck service and repair use, the applicant 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).
36. 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.
37. That this Conditional Use Permit shall allow for a truck service and repair use on the subject property. Said 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.
38. That Conditional Use Permit Case No. 746 shall be subject to a compliance review in one (1) year, on or before until February 11, 2015, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
39. That the applicant, West Coast Tank Repair, Inc, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 746, 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.
40. 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.

41. 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. CUP Application

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH –11831 Shoemaker Avenue

PROJECT: Conditional Use Permit (CUP) Case No. 746

REQUEST: To establish, operate and maintain a truck repair facility on a 1.67-acre parcel located at 11831 Shoemaker Avenue (APNs: 8026-020-036).

APPLICANT: West Coast Tank Repair, Inc.

[illegible]

CUP APPLICATION



City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

CUP 746
RECEIVED

NOV 07 2013

Planning Dept.

Cup for
West Coast Tank Repair Inc. Cuong & believe you have all
info, if not let me know

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): 11801 Shoemaker Avenue Santa Fe Springs, CA 90670

Thank
you

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

Record Owner of the property: El Dorado Land Holdings LLCName: Allen Genetti Phone No: 709-482-0079Mailing Address: PO Box 6036 Stockton, CA 95206 Date of Purchase:Fax No: 209-466-1855 E-mail: AGA@CALTANK.COMIs this application being filed by the Record Owner? Yes

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

best to call me
709 482-0079

Representative authorized by the Record Owner to file this application: ColeName: Allen Genetti Phone No: 209-466-3554 x322Mailing Address: PO Box 6036 Stockton, CA 95206Fax No: 209-466-1855 E-mail: AGA@CALTANK.COMDescribe any easements, covenants or deed restrictions controlling the use of the property: None

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):

SEE Proposed Business Operations Letter

NOTE

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

11-14-13 1CL4674

CHECK 3393.00

CUP APPLICATION (Cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT (SEE ATTACHMENT)

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.
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.
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?
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

CUP APPLICATION (Cont.)

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

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

Name (please print): El Dorado Land Holdings, LLC
 Mailing Address: 90 Box 6036
 Phone No: 209-466-3554 x 322
 Fax No: 209-466-1855 E-mail: AG@CALTANK.COM
 Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

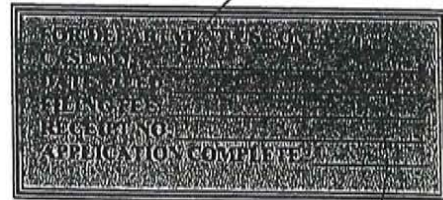
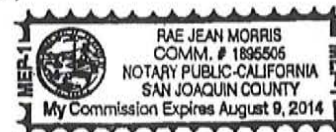
Signed: _____
 (If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

On Oct 11, 2012 before me, Rae Jean Morris
 Personally appeared ALLEN GENEVY
 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

Rae Jean Morris
 Notary Public



11/7/13

CUP APPLICATION (Cont.)

City of Santa Fe Springs	DISTRIBUTION					
	FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
	110	391	7110	ROAD	CUP 746	62,253
	110	391	7110	ROAD	PH	11,140

West Coast Tent Repair, Inc.
(NAME)

P.O. Box 6036
(ADDRESS)

Stockton, CA 95206
(CITY AND STATE)

CUP 746 - 11801 Shoemaker Av.
(DESCRIPTION)

RECEIPT

11-14-13 1CL4674

CHECK 3393.00

CUP APPLICATION (Cont.)**PROPOSED BUSINESS OPERATIONS (BUSINESS HISTORY)**

West Coast Tank Repair Inc. has a repair facility in Stockton, CA. The company repairs over the road tank trailers.

We are requesting the use of the Santa Fe Springs property to repair over the road tank trailers. This is an ideal location for our company. It is next to a large customer that we currently service in Stockton, CA (Chemical Transfer Co., tank truck carrier). This location (next door to Chemical Transfer) would reduce the miles Chemical Transfer currently transports their trailers for repairs, thus reducing traffic and pollution. We are proposing a ramp be built connecting the two properties thus keeping the trailers off the roadways. A shop is located on the property which we would use to repair the trailers. We would also repair trailers from other tank truck carriers in the area on a limited scale since Chemical Transfer has enough trailers to keep our shop busy during the day. No trucks would enter or exit on Shoemaker. We would operate one shift Monday through Friday (8:00A.M. - 5:00P.M.) We would employ three full time (3) employees at the facility.

We feel this property would be a perfect fit for our operations and would like to thank the City of Santa Fe Springs for giving us an opportunity to be a part of their City.

Yours truly,
West Coast Tank Repair Inc.



Allen L. Genetti, CPA, CFO

CUP APPLICATION (Cont.)

JUSTIFICATION STATEMENT

1. Locating our trailer repair facility in Santa Fe Springs will greatly shorten the miles our large customer (Chemical Transfer, tank truck carrier) will have to travel to drop off trailers to be repaired. This will reduce traffic and pollution.
2. The use of the property would be consistent with the other types of business in the area.
3. There will be no storage of hazardous materials on site. All trailers will be cleaned before they are allowed on site. The area around the shop is paved. We will operate Monday – Friday 8:00A.M. – 5:00P.M. All work will be performed inside the shop. We will chip seal Parcels 8026-020-18 and 8026-020-19. Chip seal is surface treatment in which the ground is sprayed with asphalt (generally emulsified - liquid) and then immediately covered with aggregate and rolled, thus preventing the tracking of materials from the property. We have used this process at our other facilities with excellent results.
4. We have a facility in Stockton, California that is used in the same capacity as this facility will be used. We have had no problems with the adjoining properties nor the city at this facility and would not expect to have any at this facility.
5. There will be a decrease in traffic and pollution since the property will be connected to our largest customer (Chemical Transfer, tank truck carrier) thus they will not have to transport their trailers all over the Los Angeles basin to get repaired.
6. West Coast Tank Repair Inc. Attention: Allen Genetti, CPA, CFO P.O. Box 6036 Stockton, CA 95206. Email ag@caltank.com Phone 209.482.0079

CUP APPLICATION (Cont.)**Legal Description**

All that certain real property in the County of LOS ANGELES, State of California, described as follows:

PARCEL 1: 8026-020-18

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAND COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID QUARTER SECTION, DISTANT NORTH 0° 31' 30" EAST THEREON 2,283.94 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89° 50' 53" WEST 730.00 FEET OF THE WESTERLY LINE OF THE EASTERLY 730.00 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WESTERLY LINE 171.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 50' 53" EAST 98.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 632.00 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF THE EASTERLY 632.00 FEET OF SAID SOUTHWEST QUARTER TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 89° 50' 53" WEST ALONG SAID NORTHERLY LINE, 98.00 FEET TO THE SAID WESTERLY LINE OF THE EASTERLY 730.00 FEET TO SAID SOUTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID LAST DESCRIBED WESTERLY LINE TO THE TRUE POINT OF BEGINNING.

PARCEL 2: 8026-020-19

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID QUARTER SECTION, DISTANT NORTH 0° 31' 30" EAST THEREON 2283.94 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89° 50' 53" WEST 730.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 730.00 FEET OF SAID SOUTHWEST QUARTER, THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 171.00 FEET; THENCE SOUTH 89° 50' 53" EAST 98.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 632.00 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF THE EASTERLY 632.00 FEET OF SAID SOUTHWEST QUARTER TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 89° 50' 53" EAST ALONG SAID NORTHERLY LINE, 12.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 620.00 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF THE EASTERLY 620.00 FEET OF SAID SOUTHWEST QUARTER TO A LINE THAT BEARS NORTH 89° 50' 53" WEST AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 50' 53" WEST 110.00 FEET TO THE TRUE POINT OF BEGINNING,

CUP APPLICATION (Cont.)

THE WEST 590 FEET OF THE EAST 620 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF A LINE WHICH BEARS NORTH 89° 50' 53" WEST FROM A POINT IN THE EASTERLY LINE OF SAID QUARTER SECTION, DISTANT THEREON NORTH 0° 31' 20" WEST 2283.94 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION.

EXCEPT THEREFROM THE NORTH 180.00 FEET OF SAID LAND.

ALSO EXCEPT FROM THE REMAINDER OF SAID LAND, THE NORTHERLY 150.00 FEET OF THE EASTERLY 180.00 FEET THEREOF.

ALSO EXCEPT THEREFROM HALF INTEREST OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES THAT MAY EXIST IN OR SHALL BE DISCOVERED IN SAID PROPERTY, AS EXCEPTED AND RESERVED IN DEED FROM ARTHUR J. WHITE, RECORDED FEBRUARY 8, 1945 IN BOOK 21638 PAGE 355, OFFICIAL RECORDS.

PARCEL : 8026-020-22

THE NORTH 50.00 FEET OF THE WEST 180.00 FEET OF THE EAST 210.00 FEET OF THE NORTH 150.00 FEET OF THE SOUTH 166.00 FEET OF THAT PORTION OF THE SOUTHWEST ONE-FOURTH OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP OF THE SOUTHWESTERN PORTION OF THE RANCHO SANTA GERTRUDES, RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID QUARTER SECTION, DISTANT NORTH 0° 31' 20" EAST THEREON, 2283.94 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89° 50' 43" WEST, A DISTANCE OF 1771.52 FEET TO THE EASTERLY LINE OF THE 100 FEET RAILWAY RIGHT OF WAY OF THE CALIFORNIA CENTRAL RAILWAY COMPANY (ATCHISON & TOPEKA SANTA FE RAILWAY COMPANY), AS PER DEED FROM J. B. NICHOLS, ET AL., TO THE CALIFORNIA CENTRAL RAILWAY COMPANY, RECORDED IN BOOK 359 PAGE 284 OF DEEDS; THENCE NORTH 0° 17' 00" EAST ALONG THE LAST MENTIONED LINE A DISTANCE OF 16.48 FEET TO THE SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN CERTIFICATE OF TITLE NO. A-1 14016 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY; THENCE SOUTH 89° 33' 20" EAST ALONG THE LAST MENTIONED SOUTHERLY LINE A DISTANCE OF 448.13 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 0° 30' 10" EAST ALONG THE EASTERLY LINE OF SAID PARCEL AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 337.63 FEET TO THE NORTHERLY LINE OF THE QUARTER SECTION FIRST ABOVE MENTIONED; THENCE SOUTH 89° 50' 53" EAST ALONG THE LAST MENTIONED LINE A DISTANCE OF 1323.57 FEET TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0° 31' 30" WEST ALONG THE EASTERLY LINE OF SAID QUARTER SECTION, A DISTANCE OF 351.82 FEET TO THE POINT OF BEGINNING:

EXCEPT THEREFROM HALF INTEREST OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES THAT MAY EXIST IN, OR SHALL BE DISCOVERED IN SAID PROPERTY, AS EXCEPTED AND RESERVED IN DEED FROM ARTHUR J. WHITE, RECORDED FEBRUARY 8, 1945, IN BOOK 21638 PAGE 355, OFFICIAL RECORDS,

CUP APPLICATION (Cont.)

PARCEL 8026-20-48

THE NORTH 50 FEET OF THE WEST 180.00 FEET OF THE EAST 210.00 FEET OF THE SOUTH 116 FEET OF THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH RANGE 11 WEST, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP OF THE SOUTHWESTERN PORTION OF THE RANCHO SANTA GERTRUDES, RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID QUARTER SECTION, DISTANT NORTH 0° 31' 20" EAST THEREON 2283.94 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89° 50' 53" WEST, A DISTANCE OF 1771.52 FEET TO THE EASTERLY LINE OF THE 100 FOOT RAILWAY RIGHT OF WAY OF THE CALIFORNIA CENTRAL RAILWAY COMPANY (ATCHISON, TOPEKA & SANTA FE RAILWAY COMPANY) AS PER DEED FROM J. B. NICHOLS, ET AL., TO CALIFORNIA CENTRAL RAILWAY COMPANY, RECORDED IN BOOK 359 PAGE 284 OF DEEDS; THENCE NORTH 0° 17' 00" EAST ALONG THE LAST MENTIONED LINE A DISTANCE OF 16.48 FEET TO THE SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN CERTIFICATE OF TITLE NO. A-1 14016 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY; THENCE SOUTH 89° 33' 20" EAST ALONG THE LAST MENTIONED SOUTHERLY LINE A DISTANCE OF 448.13 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 0° 30' 10" EAST ALONG THE EASTERLY LINE OF SAID PARCEL AND THE NORTHERLY PROLONGATION THEREOF; A DISTANCE OF 337.63 FEET TO THE NORTHERLY NE OF THE QUARTER SECTION FIRST ABOVE MENTIONED; THENCE SOUTH 89° 50' 53" EAST ALONG THE LAST MENTIONED LINE A DISTANCE OF 1323.57 FEET TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00° 31' 30" WEST ALONG THE EASTERLY LINE OF SAID QUARTER SECTION A DISTANCE OF 351.82 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM A ONE-HALF INTEREST OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES THAT MAY EXIST IN, OR SHALL BE DISCOVERED IN SAID PROPERTY, AS EXCEPTED AND RESERVED IN DEED FROM ARTHUR J. WHITE, RECORDED FEBRUARY 8, 1945 IN BOOK 21638 PAGE 355 OFFICIAL RECORDS.

PARCEL 8026-20-49

THE NORTH 50 FEET OF THE SOUTH 66 FEET OF THE WEST 180.00 FEET OF THE EAST 210.00 FEET OF THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH RANGE 11 WEST, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP OF THE SOUTHWESTERN PORTION OF THE RANCHO SANTA GERTRUDES, RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

CUP APPLICATION (Cont.)

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID QUARTER SECTION; DISTANT NORTH 0° 31' 20" EAST THEREON 2283.94 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89° 50' 53" WEST, A DISTANCE OF 1771.52 FEET TO THE EASTERLY LINE OF THE 100 FOOT RAILWAY RIGHT OF WAY OF THE CALIFORNIA CENTRAL RAILWAY COMPANY (ATCHISON, TOPEKA & SANTA FE RAILWAY COMPANY) AS PER DEED FROM J. B NICHOLS, ET AL., TO CALIFORNIA CENTRAL RAILWAY COMPANY, RECORDED IN BOOK 359 PAGE 284 OF DEEDS; THENCE NORTH 0° 17' 00" EAST ALONG THE LAST MENTIONED LINE A DISTANCE OF 16.48 FEET TO THE SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN CERTIFICATE OF TITLE NO. A-1 14016 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY; THENCE SOUTH 89° 33' 20" EAST ALONG THE LAST MENTIONED SOUTHERLY LINE A DISTANCE OF 448.13 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 0° 30' 10" EAST ALONG THE EASTERLY LINE OF SAID PARCEL AND THE NORTHERLY PROLONGATION THEREOF; A DISTANCE OF 337.63 FEET TO THE NORTHERLY LINE OF THE QUARTER SECTION FIRST ABOVE MENTIONED; THENCE SOUTH 89° 50' 53" EAST ALONG THE LAST ABOVE MENTIONED LINE A DISTANCE OF 1323.57 FEET TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0° 31' 30" WEST ALONG THE EASTERLY LINE OF SAID QUARTER SECTION A DISTANCE OF 351.82 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM A ONE-HALF INTEREST OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES THAT MAY EXIST IN, OR SHALL BE DISCOVERED IN SAID PROPERTY, AS EXCEPTED AND RESERVED IN DEED FROM ARTHUR J. WHITE, RECORDED FEBRUARY 8, 1945 IN BOOK 21638 PAGE 355 OFFICIAL RECORDS.

TOGETHER WITH THE EASEMENTS AS DISCLOSED IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AGREEMENT TWO", DATED AUGUST 10, 2001, EXECUTED BY AND BETWEEN MICHAEL BEZUHLY, TRUSTEE OF THE BEZUHLY FAMILY TRUST DATED NOVEMBER 16, 1983 AND ANNA MARIE ASMUS, ALSO KNOWN AS MARIE ASMUS AND MARIE ASMUS, AS TRUSTEE OF THE CONRAD AND MARIE ASMUS TRUST OF 1978, RECORDED AUGUST 16, 2001 AS INSTRUMENT NO. 01-1509128, OF OFFICIAL RECORDS.



City of Santa Fe Springs

Planning Commission Meeting

February 11, 2014

CONSENT ITEM

Conditional Use Permit Case No. 505-5

A compliance review of a day care and training facility for developmentally-disabled adults located at 12510 Slauson Avenue, Suites H and I, in the M-2, Heavy Manufacturing Zone. (Joyce Williams, Milestone Behavioral Treatment Program, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a day care and training 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. 505-5, be subject to a compliance review in five (5) years, on or before February 11, 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 (J)(4) of the City's Zoning Regulations, professional training school uses are required to obtain a Conditional Use Permit prior to commencement of such activities. At its meeting of July 26, 1993, the Planning Commission initially approved CUP Case No. 505, to allow the operation and maintenance of a day care and training facility. Since then several compliance reviews have been performed for the subject conditional use permit.

The applicant, Milestone Behavioral Treatment Program, Inc., operates a day care and training facility that is licensed through the State of California Department of Social Services. The main goal of the program is to integrate developmentally-disabled adults into society by teaching socialization and community interaction skills with the assistance of Program Coordinators. According to the applicant, the program continues to have success in mentoring the adults so that they become comfortable in mainstream society by emphasizing critical thinking, problem solving, and interpersonal communication capabilities. In addition, the program prepares each adult to manage effectively in society with the intention of graduating into programs

Report Submitted By: Rafael Garcia
Planning and Development Department

Date of Report: February 7, 2014

requiring less supervision.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, a walk-through inspection of the subject property is performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection by the Planning Department, no violations or deficiencies were found at the site. All of the activities continue to be conducted within the interior of the tenant space.

Therefore, the applicant is in full compliance with the existing conditions of approval. Staff therefore finds that if the day care and adult training 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 505-5, 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.

POLICE SERVICE DEPARTMENT

(Phillip De Rousse-(562) 868-0511 x 3319)

- ~~1. The applicant shall submit and obtain approval of a proposed security plan for the facility from the City's Department of Police Services. The plan shall be submitted within 30 days from the date of approval by the Planning Commission. (No Longer Applicable)~~

PLANNING AND DEVELOPMENT

(Rafael Garcia-(562) 868-0511 x7451)

2. That all day care and training activities shall be conducted within the subject building at all time.
3. That the subject site under lease controls and responsibility of the applicant shall continuously be maintained in a neat and orderly manner.
4. That the subject site shall not be subleased, sublet or otherwise assigned for use by any other entity other than the activities directly operated and controlled by the applicant's organization.

5. That the applicant shall comply with all of the requirements of the City's Property Maintenance Ordinance, Uniform Building Code, Uniform Fire Code and all other applicable codes and regulations governing the subject use and occupancy classification.
6. ~~That Reconsideration for Conditional Uses Permit Case No. 505 shall be valid for a period of (5) year, until October 27, 2013. Approximately three (3) months before October 27, 2013 the applicant shall request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.~~ **That Conditional Use Permit Case No. 505 shall be subject to a compliance review in five (5) years, on or before February 11, 2019 to ensure the use has been continuously maintained in strict compliance with these conditions of approval. (Revised Wording)**
7. ~~That Reconsideration of Conditional Use Permit Case No. 505 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs and affidavit stating that he/she is aware of and accepts all the conditions of approval.~~ **(No Longer Applicable)**



Wayne M. Morrell
Director of Planning

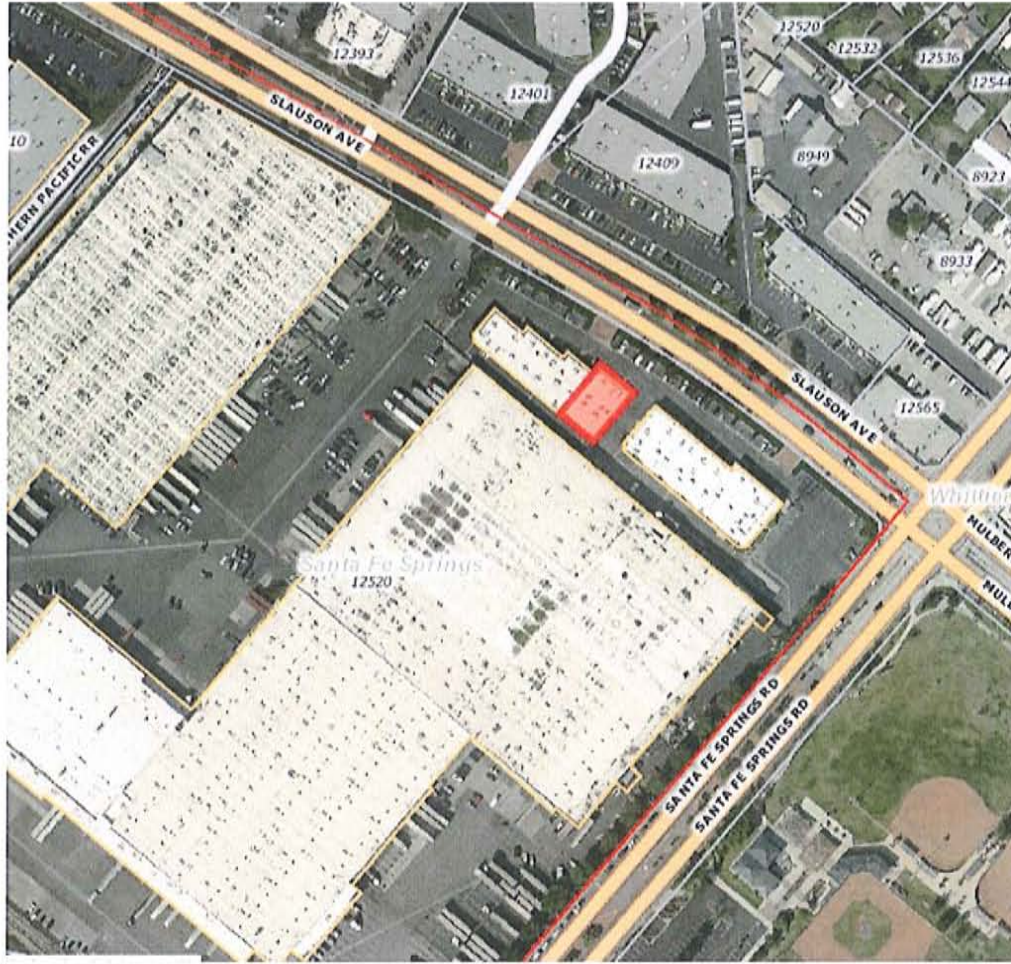
Attachment(s)

1. Aerial Photograph
2. Letter Requesting Reconsideration



CITY OF SANTA FE SPRINGS

Aerial Photograph



Conditional Use Permit No. 505

12510 Slauson Avenue (APN: 8168-016-042)

LETTER REQUESTING COMPLIANCE REVIEW



MILESTONES BEHAVIORAL
TREATMENT PROGRAM, INC.
12510 E. SLAUSON AVE.
SUITE H & I
SANTA FE SPRINGS, CA 90670
TEL: (562) 907-1199
FAX: (562) 907-6597

December 10, 2013

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

RE: Conditional Use Permit (CUP) Case No. 505
12510 Slauson Avenue Suites H and I Santa Fe Springs, CA 90670

Dear Mr. Garcia,

This is in response to your letter of December 2, 2013. Milestones Behavioral Treatment is a day program that provides activities of daily living and skills training for adults with intellectual disabilities and behavior reputations. Enclosed as requested is a check for the processing fee in the amount of \$563.00 made payable to the City of Santa Fe Springs.

If you need any additional information, please feel free to contact me.

Sincerely,

JOYCE WILLIAMS
Executive Director

Working Together To Create More Opportunities For Individuals Challenged With Developmental Disabilities

12-12-13 101.6116 CHECK 563.00



CONSENT AGENDA

Conditional Use Permit Case No. 552-2

To allow the co-location of 12 antennas on an existing monopole wireless facility, a new 230 square foot equipment shelter and a 700 square foot leasing area located at 8923 Pioneer Boulevard, M-2, Heavy Manufacturing, Zone. (Marilyn Warren for Crown Castle Company/AT&T)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the additional antennas on an existing monopole wireless facility located on the subject property, if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
2. Find that CUP Case No. 552 meets the criteria for "Existing Facilities" pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, pursuant to Section 15301-Class 1 of CEQA; consequently, no other environmental documents are required by law.
3. Approve Conditional Use Permit Case No. 552, subject to a compliance review in five (5) years, on or before February 11, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

On January 26, 1998, the Planning Commission approved a 60-foot tall monopole with six antennas by applying Section 47.03 (10) of the City Zoning Ordinance, requires approval of a Conditional Use Permit for towers and antennae higher than 50-feet in overall height. The subject monopole is located north of an 82-foot high monopole that was approved by the Planning Commission on July 10, 1995.

PROPOSED PROJECT

The proposed project consists of co-locating 12 new antennas on an existing monopole wireless facility. The existing monopole currently has six 5-foot long antennas that are located approximately 57-feet from ground level. While the proposed antennas are 8-feet in length and are installed at 46-feet from ground level at the lowest point.

The applicant is also proposing to construct a 230 square foot equipment shelter that will be clad with pebble rock exterior and made of light weight concrete. The shelter will be located on the inside of the proposed expanded leasing area that will be surrounded with a proposed 6-foot high chain link fence. Staff is recommending that a condition be added to modify the proposed fence to be at minimum a 10 feet tall wrought iron fence that will deter graffiti and be more consistent in height with the fencing at the monopole that is located just south of this wireless facility.

ENVIRONMENTAL DOCUMENTS

Staff finds that the proposed project meets the criteria for a categorical exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301-Class 1 (Existing Facilities).

- The existing monopole was originally approved in 1995. The use has therefore occurred on the subject property for approximately 19 years. In addition, no expansion in height is occurring as part of this request.

Consequently, staff finds that no further environmental documents are required for CEQA purposes. If the Planning Commission agrees, Staff intends to file a Notice of Exemption (NOE) with the County Clerk within five (5) days following the Planning Commission action.

STAFF CONSIDERATIONS

The existing location of the monopole was determined optimal for the following three reasons: (1) the antennae will be isolated from public view by its distance and location from sensitive land uses in the area; (2) the substantial grade difference between the pad elevation of the antennae and grade elevation of the 605 Freeway will substantially conceal the antennae from public view; and, (3) the antennae will visually blend into the background of the area which contains similar improvements, including Edison high tension transmission lines and related steel frame structures. Therefore, the addition of 12 antennas and the proposed equipment shelter will not negatively impact the existing wireless facility and Staff recommends approval of CUP 552, subject to the conditions of approval as contained in this staff report.

Staff is, therefore, recommending approval of CUP 552, subject to the conditions of approval as contained in this staff report.

SUGGESTED CONDITIONS OF APPROVAL**ENGINEERING / PUBLIC WORKS DEPARTMENT:****(Contact – Robert Garcia 562-868-0511 x7545)**

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

POLICE SERVICES DEPARTMENT:**(Contact – Margarita Munoz 562.409.1850 x3319)**

2. That the proposed building and its related equipment shall be checked for graffiti and possible damage on a regular basis. Graffiti shall be removed within 72 hours from when it is reported.
3. That the Applicant shall provide a contact name and telephone number to the Director of Police Services for a person or service responsible in removing any graffiti.

PLANNING DEPARTMENT**(Contact – Kristi Rojas: 562-868-0511 x7354)**

4. The diameter of the proposed antenna arrays shall not exceed the diameter of existing antenna arrays.
5. The proposed fencing shall be at minimum a 10 feet tall wrought iron fence that will deter graffiti and be more consistent in height with the fencing at the monopole that is located just south of this wireless facility. Final design and height for the fencing shall be reviewed and approved by the Director of Planning and Building.
6. That the applicant shall obtain approval of a modified lease agreement with the property owner (City of Santa Fe Springs) for the proposed expansion to the existing telecommunication facility. Said modified agreement shall be obtained prior to the issuance of building permits.
7. That the applicant shall re-paint entire pole/antennas to ensure the monopole is provided with a uniform color and ensuring the new and old cannot be differentiated.
8. That prior to issuance of building permits, the applicant shall make the following correction to page T01: Under Project information section, the current zone should be - M-2, Heavy Manufacturing, Zone.

9. 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
10. That any addition or alteration to the site, structural design and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.), shall require an Amendment to this Conditional Use Permit by the Planning Commission. If said improvements are made by a carrier other than the applicant (co-location), the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans and specifications may be required to be submitted to the Building Division of the City.
11. That no signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fences, equipment cabinet or enclosure.
12. That the telecommunication facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
13. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
14. That upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 552, the applicant shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of Planning and Development shall also be notified in writing of any such transfer or lease.
15. 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.*

16. That the telecommunications facility shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
17. 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.
18. That Conditional Use Permit Case No. 552 shall be subject to a compliance review in ten (10) years on or before February 11, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as stated within this staff report.
19. That the applicant, Marilyn Warren of Crown Castle, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP or DPA, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
20. That it is hereby declared to be the intent that if any provision of this approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this approval shall be void and the privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Project Description
3. Photo of Existing Monopole
4. Photo of Proposed Equipment Enclosure
5. Plans

AERIAL PHOTOGRAPH



CUP 552
8923 Pioneer Blvd.

PROJECT DESCRIPTION

Project Description
AT&T Modification to Existing Telecom Site
8923 Pioneer Blvd (APN 8177-029-908)

RECEIVED
NOV 07 2013
Planning Dept.

Project Summary

ATT Mobility proposes to modify an existing telecom site by adding twelve new 8-ft antennas with supporting equipment to an existing monopole, construction of a new equipment shelter and addition of 700 sf of area for ground equipment use. The existing monopole currently houses another carriers antennas (placed at a height of 62 ft). Approval of this request will place the new antennas at a height of 54 ft and utilize the additional 700 sf of leased area to house an 11'5" x 20'.0" equipment shelter. All improvements will be bordered by chain link fencing.

The existing monopole site was originally approved under CUP 552 in January 1998. The subject property is located on undeveloped City of Santa Fe Springs owned property and is bordered by Southern Pacific Transportation Company train tracks to the north; the 605 Freeway to east; and the San Gabriel Flood Control Channel to the south and west.

Crown Castle is acting as the representative for ATT for this application. Crown Castle is the tower owner/operator of the monopole and leased area housing the existing antennas. The monopole will continue to be owned and operated by Crown Castle.

Collocation

AT&T is proposing to collocate onto an existing monopole. There are four key conditions that must be met for collocation to be feasible.

1. The site must meet the designed coverage objectives. Each carrier has different objectives based on its FCC licensing requirements, location of existing sites, technological capabilities, capacity demands, and other needs. Consequently, not all site locations meet the objectives of each carrier.
2. Interference and intermodulation become important issues in any instance where radio service providers collocate. There must be enough room for both vertical and horizontal antenna types, frequencies, and power levels in use as well as coverage objectives mentioned above.
3. The site must be able to be leased, permitted, constructed, and be served by power and telephone. There must be a willing landlord. There must be physical room available on the site for the radio equipment and cabling as space within an existing building or a vacant area for which a shelter can be permitted. There must be space for the antennas on the rooftop, on an existing tower, or as a vacant area permitable for a tower. An existing tower and its foundation

PROJECT DESCRIPTION (CONT.)

must have the structural ability to support multiple carrier's platform and required height if collocation is desired.

4. The first carrier will build the tower and place the antennas to meet its own design characteristics. A second or third carrier will analyze the tower, its location, its structure, the available space on the tower, the proximity of the radio equipment space as well as the interference and intermodulation issues in order to determine the placement of the antennas. In mature systems, each additional set of antennas must be placed at a height which is compatible with the rest of the network. Antennas placed too high can be as ineffective as the antennas placed too low.

None of these conditions can be observed in isolation; each interacts with the others. A change in one attribute will change other attributes.

Visual Impacts

The subject property is located on undeveloped land and bordered by utility uses (a drainage channel, the 605 Freeway and railroad tracks). Access to the site is gated off to the public and visual impacts are minimized by its isolated location.

Benefits to City

The increased use of cell phones for both data and voice communications continues to increase exponentially. It has positive impacts on the local community for the following reasons:

- Consumers, businesses, and first responders rely extensively on wireless services.
- Wireless services facilitate local economic growth and stability.
- Wireless broadband is rapidly becoming a true competitive service to wireline broadband, resulting in greater choices and lower prices for end users.
- As the number of wireless service providers with high coverage and capacity in a given area increase, users' access to competitive service offerings at competitive prices also increases.
- Businesses utilize wireless services to stay connected to customers and partners, increase productivity and efficiency, enable mobility, and track inventory and transactions.
- Through wireless services, business users are able to stay in touch with the office and customers while traveling down the street, or across the world.
- Wireless services are an essential component of telework strategies, which enables workforce flexibility to the benefit of businesses, workers, and the environment.
- Children can use wireless services to keep in touch with their parents when away from home, and parents can use wireless service to ensure their children are always only a phone call or text message away.

PHOTO OF EXISTING MONOPOLE



PHOTO OF PROPOSED EQUIPMENT ENCLOSURE





City of Santa Fe Springs

Planning Commission Meeting

February 11, 2014

CONSENT ITEM

Conditional Use Permit Case No. 592-2

A compliance review of a of drive-through fast food restaurant at 11344 Telegraph Road within the C-4 Community Commercial Zone and within the Consolidated Redevelopment Project Area. (Mike Hansberger, Del Taco Restaurant)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a drive through fast food restaurant, 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. 592-2, be subject to a compliance review in five (5) years, on or before February 11, 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 155.153 (K) of the City's Zoning Regulations, drive-in restaurant uses are required to obtain a Conditional Use Permit prior to commencement of such activities. At its meeting of May 28, 2002, the Planning Commission initially approved CUP Case No. 592, to allow the operation and maintenance of a drive-through restaurant at 11344 Telegraph Road in the C-4, Community Commercial zoning district. Since then the restaurant has been through one compliance review in 2007.

The subject property is developed with a 2,164 sq. ft. restaurant on a 28,282 sq. ft. parcel, located on the south-west corner of Bartley Avenue and Telegraph Road. The site is developed with a free-standing building containing a drive-through lane, a paved parking lot; a trash enclosure; and a variety of landscaping along the perimeter of the site. The restaurants specializes in offering a variety of American-style Mexican fast-good items as well as American foods such as burgers, fries, and shakes.

STAFF CONSIDERATIONS

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

1. Removal of all temporary signage located throughout the exterior must be removed from display including the banner.
2. Repair the detached veneer stone siding located on the east facing wall by properly attaching to the building.

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 drive-through restaurant 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 592-2 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.

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

1. All new roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet and is visible from adjacent property or a public street 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.
2. That no portion of the required off-street parking and loading areas shall be used for outdoor storage, manufacturing or similar uses at any time unless approved by the Director of Planning and Development.
3. That any new electrical transformers shall be subject to the approval of the Planning Department and Fire Department.
4. That all new fences, walls, signs and similar improvements for the proposed

development shall be subject to the approval of the Fire Department and the Department of Planning and Development.

5. The owner/developer shall agree to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface and reconstruct the street frontage at regular intervals (5-year, 10-year and 20-year intervals, respectively, as determined by the City Engineer). The owner shall retain the right to challenge the costs and method of spreading future assessments.
6. Adequate "on site" parking shall be continually provided per City requirements.
7. No common driveways shall be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc. All existing driveways not being used shall be removed and replaced with curb and gutter and sidewalk per city standards.
8. That the owner/developer shall continue to maintain a Business Operations Tax Certificate (BOTC) from the Department of Finance and submit an approved Statement of Intended Use Form to the Santa Fe Springs Fire Department.
9. That the owner/developer shall continue to 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 and all other applicable codes and regulations.
10. That any new appurtenant improvements, textures and color schemes shall be subject to the approval of the Director of Planning and Development.
11. That the existing development shall continue to otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner/developer and on file with the case.
12. All existing buildings shall be connected to the sanitary sewers.
13. The Department of Planning and Development shall first review and approve all new sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawing shall be properly dimensioned and drawn to scale on 24" x 26" maximum size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and related sign guidelines of the City.
14. That window signs, advertisement, posters, window art and other similar signs shall not exceed 25% of the window area and shall be subject to the sign limitations of

the underlying zone.

15. That the owner/developer shall maintain video monitoring cameras in the interior and overlooking the parking lot and each entrance to the site. Video tapes shall be provided to the Department Police Services or the Whittier Police Department upon request.
16. That in the event the owner/developer intends to sell, lease or sublease the subject business operation or transfer the business to another party, the Director of Planning and Development shall be notified in writing of said intentions not less than sixty (60) days prior to the signing of the agreement to transfer.
17. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
18. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post and maintain, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of vehicles and indicate that vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
19. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning and Development.
20. That the owner/developer shall receive approval from the Director of Planning and Development for the installation of any pay phones and such pay phones shall not be capable of incoming calls.
21. ~~That Reconsideration of Conditional Use Permit Case No. 592 shall be valid for a period of five (5) years, until July 23, 2012. Approximately three (3) months before July 23, 2012, 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.~~ **That Conditional Use Permit Case No. 592-2 shall be subject to a compliance review in five (5)**

years, on or before February 11, 2019 to ensure the use has been continuously maintained in strict compliance with these conditions of approval. (Revised Wording)

22. ~~As a condition for approval of Reconsideration of Conditional Use Permit Case No. 592, the owner/applicant, agree 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, Reconsideration of Conditional Use Permit Case No. 592, 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/applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.~~ **That the applicant, Del Taco, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. (Revised Wording)**



Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Letter Requesting Reconsideration



CITY OF SANTA FE SPRINGS

Aerial Photograph



Conditional Use Permit No. 592

11344 Telegraph Rd. (APN: 8007-008-114)

LETTER REQUESTING COMPLIANCE REVIEW

SoCal Restaurants
A Del Taco Franchisee



September 13, 2013

City of Santa Fe Springs
Attn: Cuong H. Nguyen
11710 Telegraph Rd
Santa Fe Springs, Ca 90670

Re: Conditional Use Permit (CUP) Case No. 592

Mr. Nguyen

I would like to request a review for compliance of my Conditional Use Permit. The facility at 11344 Telegraph Rd continues to operate as a Del Taco drive-thru restaurant. This facility has experienced no changes since its original CUP was issued.

If you have any questions or comments please feel free to contact me at my office at 909-793-2428 or by cell phone at 951-323-1453.

Sincerely,

Mike Hansberger
Owner
Santa Fe Springs Del Taco, Unit #718

RECEIVED
SEP 17 2013
Planning Dept.

RECEIVED
SEP 17 2013
Planning Dept.

5 1/2 E State St, Suite 4 • Redlands, CA 92373 • (909) 793-2428 • Fax (909) 792-6179

09-17-13 1614565 CHECK 563.00



CONSENT ITEM

Conditional Use Permit Case No. 614-2

A compliance review of a bleach production and chlorine repackaging plant on property located at 11600 Pike Street in the M-2, Heavy Manufacturing, Zone within the Consolidated Redevelopment Project Area. (John Bilac for Olin Chlor Alkali Products)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a bleach production and chlorine repackaging plant, 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. 614, be subject to a compliance review in five (5) years, on or before February 11, 2019, to ensure that 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 (A)(30) of City's Zoning Regulations, the manufacturing of sodium hypochlorite (bleach) requires approval of a Conditional Use Permit prior to commencement of such activities.

On April 24, 2003, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 614, a request by Pioneer Americas, LLC, to establish, operate and maintain a bleach production and chlorine repackaging plant and related improvements on property located at 11600 Pike Street in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. It should be noted that the original applicant, Pioneer Americas, LLC, still owns the property and is currently doing business as Olin Chlor Alkali Products.

This was the second compliance review since the initial approval. A bleach production and chlorine repackaging plant has therefore operated on the subject site for a total of approximately 10 consecutive years. A compliance review was last conducted in August of 2008 with the recommendation that a new compliance review be completed

following five years. Staff, therefore, conducted a recent compliance review of the subject use to ensure it is still operating in strict compliance with the existing conditions of approval.

CALLS FOR SERVICE

City records indicate that there have been a total of zero calls for service in the last two years at the subject site.

STAFF CONSIDERATIONS

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

- Remove banner from the southerly (office) building. If you want a permanent sign on this building, you will need to provide plans and obtain necessary permits prior to installation.
- Provide plans and obtain necessary permits for existing (unpermitted) sign currently installed on the northerly building.

Staff recently verified that the applicant has completed the above-referenced items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff therefore finds that if the bleach production and chlorine repackaging plant 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 614-2, 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.

Fire-Rescue Department

(Contact: Richard Kallman (562) 868-0511 x 3710)

1. The applicant shall install manual and automatic fire suppression systems for structures that provide coverage for all tank cars that contain Class I flammable or Class II combustible liquids, flammable gases, toxic or highly-toxic liquids or gases, extremely-hazardous substances as defined by 40 CFR, Part 355, Appendix A and any other chemicals deemed hazardous by the City of Santa Fe Springs Fire Department that are plumbed for off loading and/or filling. Areas that are covered by weather protection structures used for processing the above-listed

chemicals shall also be provided with an approved fire suppression system. In certain instances, manually-activated monitor nozzles connected to the underground water supply may be provided in lieu of an automatic fire suppression system for rail siding protection. An adequate number of nozzles shall be provided such that all tank cars that are connected for the unloading shall be protected. Nozzles shall be capable of remote activation from a safe location. Automatic fire protection for the tank cars is not required provided that tank cars are not loaded on-site and that unloading is only conducted from the top of the tank car using suction methods. The chlorine unloading operation at Olin Chlor Alkali Products shall be exempted from this requirement provided the unloading is performed within the railcar containment barn. **(Ongoing)**

2. That the applicant shall not load or unload liquid tank cars through pressurizing the car, pumping the liquid under pressure or using the bottom connection unless manual shut-off valves and secondary containment are provided. **(Ongoing)**
3. That the applicant shall provide and maintain secondary containment for all in-use tank cars (railcars), piping, pumps and related storage and use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Piping utilized for unloading tank cars and extending beyond the limits of areas provided with secondary containment or drainage shall be provided with liquid receptors that will capture leakage and re-route to an area provided with secondary containment or drainage. For top unloaded tank cars, flexible connections used to connect to tank cars shall be mounted at a level above fixed piping and above the top of tank cars so that if a leak in such a connection occurs, liquid will drain from the connecting line into the tank car upon loss of suction. Drainage shall be to an approved location. **(Ongoing)**
4. That the Applicant shall ensure that any connections for rail car chlorine transfer are made in an exhausted enclosure that is connected to an emergency scrubber engineered to handle a credible release of the entire contents of the railcar. Change out of scrubbing solution may be considered in system sizing. **(Ongoing)**
5. ~~That the Applicant shall provide manual and automatic fire suppression systems for structures that provide coverage for all tank vehicles (trucks) that contain Class I flammable or Class II combustible liquids, flammable gases, toxic or highly toxic liquids or gases, extremely hazardous substances as defined by 40 CFR Part 355 Appendix A and any other chemicals deemed hazardous by the City of Santa Fe Springs Fire Department that are plumbed for off loading and/or filling. Areas that are covered by weather protection structures used for processing the above-listed chemicals shall be provided with an approved fire suppression system. The chlorine unloading operation at Olin Chlor Alkali Products shall be exempted from this requirement provided the unloading is performed within the containment building. **(Remove – No longer applicable)**~~
6. That tank vehicles shall be loaded and unloaded only in approved locations.

(Ongoing)

7. That the Applicant shall ensure that any connections for tank vehicle chlorine transfer are made in an exhausted enclosure connected to an emergency scrubber sized to handle a credible release of the contents of the tank vehicle. Change-out of scrubbing solution may be considered in system sizing. **(Remove – No longer applicable)**
8. That the Applicant shall install manual and automatic fire suppression systems for structures that provide coverage for all tanks that contain Class I flammable or Class II combustible liquids, flammable gasses, toxic or highly toxic liquids or gases, extremely hazardous substances as defined by 40 CFR, Part 355, Appendix A and any other chemicals deemed hazardous by the City of Santa Fe Springs Fire Department that are plumbed for off loading and/or filling. Areas that are covered by weather protection structures used for processing the above-listed chemicals shall also be provided with a fire suppression system. **(Remove – No longer applicable)**
9. That the Applicant shall provide secondary containment for all in-use tanks, drums, tote bins, piping, pumps and related storage and in-use vessels. Containment shall be provided for all hazardous and industrial-grade liquids. Fire suppression water and foam runoff shall also be contained. Drainage shall be to an approved location. **(Ongoing)**
10. That the Applicant shall complete a Spill Prevention Control and Countermeasure (SPCC) Plan within 6 months of facility operation if the quantity of petroleum containing products in above-ground tanks on site exceeds 1,320 gallons. **(Ongoing)**
11. That the Applicant shall obtain approved plans for any Underground Storage Tank installation prior to tanks being brought on-site. **(Ongoing)**
12. That the Applicant shall provide high-level alarms and automatic shut-off devices on all tanks that exceed 500 gallons. Alarms shall sound at 90 percent capacity, and shut-off devices shall initiate at 95 percent tank capacity. **(Ongoing)**
13. That all tanks shall be seismically anchored in accordance with the Uniform Building Code. **(Ongoing)**
14. That the Applicant shall design a gas detection system that includes a fence-line monitoring system and gas sensors in critical operational areas which will provide early detection of gas releases. The system shall include sensors for sulfur dioxide and chlorine. The location of the sensors shall be approved by the Fire Chief. The sensors shall be connected to an approved central alarm monitoring station. **(Ongoing)**

15. That the Applicant shall provide an in-house emergency response system that includes the following:
- Visual and audible alarms connected to fire detection, hazardous gas detection, leak detection, liquid level limit detection, seismic event detection, fire protection systems and to manual emergency stations.
 - Liquid level limit alarms on stationary tanks.
 - Automatic shut-off valves on stationary tanks.
 - Back up electrical power for emergency alarm systems and required safety systems with a duration in accordance with NFPA 70, Section 701-11.
 - Adequately-trained manpower and equipment. Minimum training requirements include:
 - Hazmat Operational training for all plant operations personnel.
 - Hazmat Awareness training for all staff.
 - One Hazmat Technician trained person per shift.
 - A chlorine sensor at the outlet of the chlorine scrubber system and at other approved locations.
 - Remote cameras at approved locations.
 - A U.L. Listed central station shall monitor all alarms. Gas detection sensors shall have a minimum of two set points. Initial alarms shall be internal to Olin Chlor Alkali Products and secondary alarms shall be to the Central Station. Sensor alarms set points shall be approved by the Fire Department.
(Ongoing)
16. That the Applicant installs and maintains windsocks and placards as required.
(Ongoing)
17. That the Applicant shall submit an industrial wastewater discharge permit; said permit shall include plans showing all proposed modifications to the wastewater pretreatment system. **(Ongoing)**
18. That within three (3) months after the full installation of the Industrial Waste system, a copy of the Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the Fire Department for review. **(Ongoing)**
19. That the Applicant shall obtain permits for any current and/or future proposed facility modifications and for the storage and use of materials that have physical and/or health hazards as defined in the Uniform Fire Code. All storage and use of hazardous chemicals shall meet the requirements of the current Uniform Fire and Uniform Building Codes. **(Ongoing)**
20. That the Applicant shall comply with the City's Soil Cleanup Guide for areas with known soil contamination. **(Ongoing)**
21. That the Applicant shall ensure that all drums of hazardous materials that are stored in excess of 6 feet in height shall be secured together and to the pallet on which they are stored. **(Ongoing)**

22. That the Applicant label piping conveying hazardous materials noting their contents and direction of flow. **(Ongoing)**
23. ~~That the Applicant shall provide the Fire Department with sufficient funds to purchase a gas cylinder Recovery Vessel for use with leaking 150-pound chlorine cylinders. **(Remove – No longer applicable)**~~
24. That the Applicant shall comply with all Federal, State and local requirements and regulations including, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations. **(Ongoing)**

Public Works Department

(Contact: Noe Negrete (562) 868-0511 x 7611)

25. That the Applicant shall agree to the addition of a cost-of-living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County. **(Ongoing)**
26. That the Applicant shall agree to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface and reconstruct the street frontage on regular intervals (5-years, 10-years and 20-year intervals respectively, as determined by the City Engineer). The owner shall retain the right to challenge the costs and method of spreading future assessments. **(Ongoing)**

Police Services Department

(Contact : Phillip De Rousse Margarita Munoz (562) 868-0511 x 3319)

27. That the applicant shall submit for approval to the Police Services Department an **updated** lighting and security plan for the property. The lighting shall be installed to provide adequate lighting throughout the property. Further, that all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. **(Revised - Ongoing)**
28. That the Applicant shall not park any company vehicles or allow any employee vehicles to park on the public street. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
29. That the Applicant shall provide an **updated** emergency phone number and a contact person to the Department of Police Services and the Fire Department. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(Revised - Ongoing)**

Planning Department**(Contact: Cuong Nguyen (562) 868-0511 x 7359)**

30. That the applicant shall comply with the City's provisions for outdoor signage in the M-2, Heavy Manufacturing, Zone Regulations 155.259 and 155.515 through 155.539. Within 30 days of an approved permit by the City's Planning Commission for reconsideration that any signage installed on the facility's exterior indicating the name Olin Chlor Alkali Products requires Building and Planning Department's review /approval and building permits. **(Condition Satisfied)**
31. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**
32. That Reconsideration for Conditional Uses Permit Case No. 614 shall be **subject to a compliance review in** valid for a period of (5) years, **on or before February 11, 2019** until September 22, 2013., **to ensure** Approximately three (3) months before September 22, 2013, the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised - Ongoing)**
33. That this Permit shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all the conditions of this Permit. **(Condition Satisfied)**
34. As a condition for approval of Reconsideration Conditional Use Permit Case No. 614 the owner and applicant agree 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** concerning Reconsideration of Conditional Use Permit Case No. 614, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865 **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 the applicant and owner of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Revised - Ongoing)**



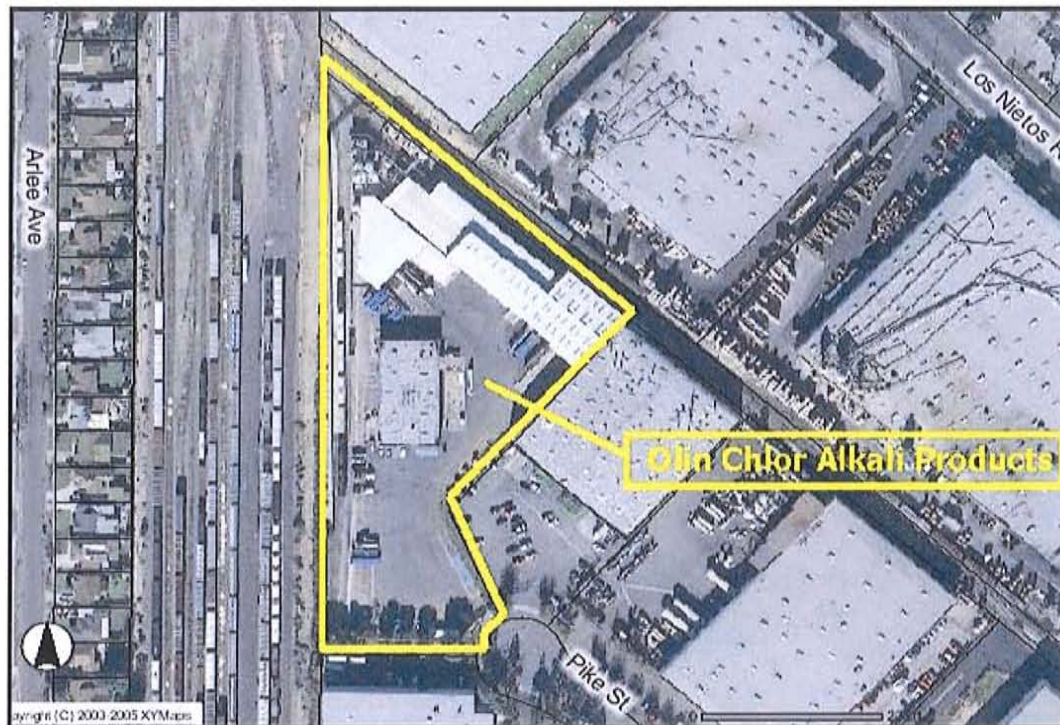
Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Compliance Review Request Letter

AERIAL PHOTOGRAPH

CITY OF SANTA FE SPRINGS



11600 Pike Street



AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 614-2

COMPLIANCE REVIEW REQUEST LETTER



11600 Pike Street, Santa Fe Springs, CA 90670
562-692-0510 • 562-695-2441

April 15, 2013

Mr. Wayne Morrell
City of Santa Fe Springs
Planning Department
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679
Hand Delivered

Re: Extension of Conditional Use Permit Case No. 614

Dear Mr. Morrell:

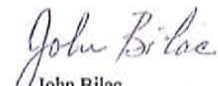
Pioneer Americas, LLC dba Olin Chlor Alkali Products is requesting a five (5) year extension of Conditional Use Permit 614.

As of February 2010, the site does not repack Chlorine in tons and cylinders. There remains two ton cylinders used as back up gas evacuation for the site. Repackaging into tank trucks continues.

No other changes have occurred from the original 2008 application.

Should you have any questions or comments regarding the request, please contact me at either 562-692-0510 or at jcbilac@olin.com.

Sincerely,


John Bilac
Plant Manager

COMPLIANCE REVIEW REQUEST LETTER (Cont.)

City of Santa Fe Springs	DISTRIBUTION					
	FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
	110	2017	4110	4100		563.00

JOHN BLAC (NAME)

11600 PINE ST. SANTA FE SPRINGS, CA. (ADDRESS)

(CITY AND STATE)

Time Extension-CUP 614-11600 PINE ST. (DESCRIPTION)

RECEIPT 06-29-13 1CL2994 CHECK 563.00