



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

October 13, 2014
4:30 P.M.

Susie Johnston, Chairperson
Michael Madrigal, Vice Chairperson
Ken Arnold, Commissioner
Frank Ybarra, 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 Arnold, 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 September 22, 2014 Adjourned Planning Commission Meeting.

6. PUBLIC HEARING - (Continued from Sept. 8, 2014 Planning Commission Meeting)**Conditional Use Permit Case No. 750**

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

Zone Variance Case No. 76

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

7. NEW BUSINESS**Resolution No. 48-2014**

A resolution of the Planning Commission of the City of Santa Fe Springs regarding the time for regular planning meetings.

8. CONSENT ITEM

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

A. CONSENT AGENDA**Alcohol Sales Conditional Use Permit Case No. 42**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 42 to allow the continued operation and maintenance of an alcoholic beverage use permit involving the storage and wholesale distribution of alcoholic

beverages including Tequila and other similar spirits at 8620 Sorensen Avenue, Unit 7, located in the Heavy Manufacturing (M-2) Zone within the Consolidated Redevelopment Project Area. (Selective Spirits, Inc.)

B. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 62

Compliance review of Alcohol Sales Conditional Use Permit Case No. 62 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 9244 Norwalk Boulevard, in the Heavy Manufacturing (M-2) Zone.
(Misa Imports)

C. CONSENT AGENDA

Conditional Use Permit Case No. 501-8

A compliance review of an open storage yard use involving empty truck trailers on property located at 11401 Greenstone Avenue (APN:8026-018-023), in the M-2, Heavy Manufacturing, Zone.
(Coastal Property Holdings, LP)

D. CONSENT AGENDA

Conditional Use Permit Case No. 685-2

A compliance review of a transportation terminal on property located at 11910 Greenstone Avenue, in the M-2, Heavy Manufacturing, Zone.
(Chemical Transfer Company, Inc.)

E. CONSENT AGENDA

Conditional Use Permit Case No. 692-2

A compliance review of a truck service and repair facility on property located at 11910 Greenstone Avenue, in the M-2, Heavy Manufacturing, Zone.
(Rod's Truck Repair, Inc.)

F. CONSENT AGENDA

Conditional Use Permit Case No. 726-1

To allow the modification of an existing wireless tower with the replacement of three (3) wireless antennas and related equipment for property located at 9915 Cedardale Drive (APN: 8007-001-800), in the A-1 (Light Agricultural) Zone. (Tod Petty for Base Consulting/Verizon Wireless)

9. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

10.

ADJOURNMENT

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

Teresa Cavallo

Commission Secretary

October 9, 2014

Date

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
September 22, 2014**

1. CALL TO ORDER

Chairperson Johnston called the meeting to order at 4:33 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Present: Commissioner Arnold
Commissioner Ybarra
Commissioner Zamora
Vice Chairperson Madrigal
Chairperson Johnston

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Kristi Rojas, Planning Consultant
Paul Garcia, Planning Consultant
Elijio Sandoval, Planning Intern
Teresa Cavallo, Planning Secretary

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

Minutes of the September 8, 2014 Planning Commission Meeting

Commissioner Zamora moved to approve the minutes of the September 8, 2014 meeting; Commissioner Ybarra seconded the motion. The minutes were approved by the following roll call vote: In favor: Johnston, Madrigal, Ybarra, and Zamora; Opposed: None; Abstained: Arnold.

6. PUBLIC HEARING

Conditional Use Permit Case No. 748-1

A request to amend the existing Conditional Use Permit (CUP 748) to allow six (6) potential satellite parking areas to be used in conjunction with the FedEx Ground Distribution Facility located at 11688 Greenstone Avenue (APN: 8026-018-022). (Pancal 11525 Shoemaker LLC for FedEx)

*** See Item No. 7 ***

7. **NEW BUSINESS**

Modification Permit Case No. 1248

Request for Modification of Property Development Standards to deviate from Section 155.483(B)(1) and allow satellite parking more than 400 feet from the principal use for property located at 11927 Greenstone Avenue* (APN: 8026-020-080), in the M-2, Heavy Manufacturing, zone. (Copp Paving Co Inc.)

* **NOTE:** The primary address for the site is 11927 Greenstone Avenue, however, the 2-acre portion of the site that will be used for satellite parking will have the following address: 12017 Greenstone Avenue.

Chairperson Johnston called the Public Hearing open on Item No. 6 at 4:35 p.m.

Senior Planner Cuong Nguyen presented both Items No. 6 and 7 before the Planning Commission. Present in the audience on behalf of FedEx was Mark Payne, Partner with Panattoni Development Company.

Commissioner Ybarra asked if staff had received any response to the Public Hearing Notices sent to the surrounding residents. Senior Planner Cuong Nguyen indicated that he did not receive any such calls regarding this current condition. Director of Planning Wayne Morrell indicated that he did receive a call from an individual regarding traffic.

Commissioner Arnold inquired if a truck study had been completed. Senior Planner Cuong Nguyen responded that a truck study was completed and called upon Environmental Consultant Mark Blodgett to elaborate further.

Environmental Consultant Mark Blodgett indicated that he prepared the environmental documents for the original CUP and at that time, RPW closed its doors, but that they had 800+ trucks per day traveling the streets of Santa Fe Springs. When FedEx's application was processed, a CUP was required, and the truck route was revisited. Also, FedEx is thinking ahead and is aggressively pursuing Panattoni to acquire the nearby properties for future satellite parking areas.

Commissioner Arnold inquired about the truck route to the local freeways. Environmental Consultant Mark Blodgett discussed the truck access route (TAR) and indicated that FedEx controls where their drivers can go. FedEx directs their truck drivers on which routes they can and cannot take.

Director of Planning Wayne Morrell clarified that the entitlement that Mark Blodgett mentioned was actually a DPA not a CUP.

As this time, concerned citizen Esther Barajas addressed the Planning Commission stating that she was concerned because the truck route was never mentioned and the residents have enough traffic along Norwalk Blvd.

Senior Planner Cuong Nguyen provided an update with regards to Ms. Barajas' concerns.

City Attorney Steve Skolnik commented that delivery/route trucks are already traveling on Santa Fe Springs' streets but that the only difference is the routes are starting from Santa Fe Springs.

Having no further questions, Chairperson Johnston closed the Public Hearing at 4:57 p.m., and requested a motion regarding Items No. 6 and 7.

Commissioner Zamora moved to approve to approve Items No. 6 and 7; Commissioner Ybarra seconded the motion, which was approved by the following roll call vote: In favor: Zamora, Ybarra, Arnold, Madrigal, and Johnston; Opposed: None.

8. ANNOUNCEMENTS

♦ Commissioners

Chairperson Johnston welcomed newly appointed Commissioner Ken Arnold.

Commissioner Arnold thanked everyone for their hospitality on the first day and understands what it is like to be on the other side of the fence.

Vice Chairperson Madrigal also welcomed Commissioner Ken Arnold.

♦ Staff

Senior Planner Cuong Nguyen, on behalf of the Planning Department staff, also welcomed Commissioner Ken Arnold.

Director of Planning Wayne Morrell also welcomed Commissioner Ken Arnold.

9. ADJOURNMENT

At 4:59 p.m. Chairperson Johnston adjourned the meeting to Monday, October 13, 2014 at 4:30 p.m.

Chairperson Johnston

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING (Continued from September 8, 2014 PC Meeting)

Conditional Use Permit Case No. 750

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

Zone Variance Case No. 76

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

RECOMMENDATION

Staff is recommending a continuance of Conditional Use Permit Case No. 750 and Zone Variance Case No. 76 to the next regularly held Planning Commission meeting on November 10, 2014.

BACKGROUND/DESCRIPTION OF PROPOSAL

On July 14, 2014, at the applicant's request, the Planning Commission opened and continued the subject CUP and ZV to the August 11th Planning Commission meeting. The applicant has since requested several continuances to allow additional time to work with staff and obtain consensus on the conditions of approval and also finalize the Development Agreement associated with the proposed digital billboard.

Unfortunately, neither items are considered resolved at this time. The applicant is, therefore, requesting a continuance to the next regularly held PC meeting on November 10, 2014.

A handwritten signature in blue ink that reads "Wayne M. Morrell".

Wayne M. Morrell
Director of Planning

Attachment

1. Continuance Letter from Applicant



City of Santa Fe Springs

Planning Commission Meeting

July 14, 2014

NEW BUSINESS

Resolution No. 48-2014

A Resolution of the Planning Commission of the City of Santa Fe Springs regarding the time for regular Planning Commission meetings.

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Discuss the potential change of time for regular Planning Commission meetings from 4:30 p.m. to 6:00 p.m. (or later).
2. Consider adoption of Resolution No. 48-2014, which incorporates the Commission's findings and actions regarding this matter.

BACKGROUND

At the request of City Councilmember Moore, staff has been directed to ask the Planning Commissioners to consider the possibility of changing the time of the regular Planning Commission meeting from 4:30 p.m. to 6:00 p.m. (or later).

The primary reason for the requested change is to help provide a greater opportunity for public input. The current 4:30 p.m. meeting time is a challenge for many of our working public. Moving the meeting time to 6:00 p.m. (or later) would help accommodate those who work full-time and thus allow them to attend the meetings without having to take time off from work.

Historically, the Planning Commission's meetings have been held in the late afternoon because most of the agenda items involve the business community, and most of the members of the business community are only in the City during business hours. The starting time for the meetings was 3:30 p.m. until 2001, when the Commission changed the time to 4:30 p.m.

It should be noted that a 6:00 p.m. Planning Commission meeting would be consistent with many other cities, as well as the meeting time currently designated for our existing City Council and Traffic Commission meetings.

Wayne M. Morrell
Director of Planning

Attachments:

1. Resolution No. 46-2014

Report Submitted By: Planning Department

Date of Report: October 9, 2014

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 48-2014

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SANTA FE SPRINGS REGARDING THE
TIME FOR REGULAR PLANNING COMMISSION MEETINGS.**

WHEREAS, at the request of a City Council Member, consideration has been given regarding adjusting the time for conducting the regular Planning Commission meetings, and

WHEREAS, the Planning Commission, at its October 13, 2014 meeting, studied the facts and circumstances involved in the request, and

WHEREAS, it was determined by the Planning Commission that the meeting time for the regular Planning Commission meetings would remain on the second Mondays of each month.

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

SECTION I. The Planning Commission finds that the facts in this matter are as stated in the minutes and on file with the Planning Department.

SECTION II. The Planning Commission hereby does approve to change the regular meeting for the Planning Commission from 4:30 p.m. to 6:00 p.m.

PASSED and ADOPTED this 13th day of October, 2014.

Susie Johnston, Chairperson

ATTEST:

Teresa Cavallo, Commission Secretary



City of Santa Fe Springs

Planning Commission Meeting

October 13, 2014

CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 42

Compliance review of Alcohol Sales Conditional Use Permit Case No. 42 to allow the continued operation and maintenance of an alcoholic beverage use permit involving the storage and wholesale distribution of alcoholic beverages including Tequila and other similar spirits at 8620 Sorensen Avenue, Unit 7, located in the Heavy Manufacturing (M-2) Zone within the Consolidated Redevelopment Project Area. (Selective Spirits, Inc.)

RECOMMENDATION.

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before October 13, 2019, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

Founded in 2004, Selective Spirits, Inc. imports Tequila from the city of Jalisco in Mexico and distributes it to restaurants throughout the region. In 2006, Selective Spirits moved into Santa Fe Springs.

In accordance with Section 155.628, Selective Spirits, Inc. applied for and was granted Alcohol Sales Conditional Use Permit Case No. 42 by the Planning Commission and the City Council at their respective meetings of November 13, and 21, 2006. Accordingly, this Permit has been granted one (1) time extension since it was initially approved in 2006. This matter is now before the Planning Commission because the last time extension requires a compliance review and a report to determine if the business and the alcoholic beverage use is being conducted in compliance with the conditions of approval and all applicable laws.

CALLS FOR SERVICE

Staff checked the crime data information and found that there has not been any calls for service to this location within the last year.

COMPLIANCE REVIEW REPORT

As part of the permit review process, Staff conducted an inspection of the subject site to ensure their compliance with the regulatory ordinances, conditions and codes. Based on that inspection, Staff found the property and business operation in full compliance.

It should be noted that Tequila and other similar spirit products are distributed to retail sellers by the applicant's trucks; customers do not and cannot pick-up from the location. As part of the conditions of approval, the premise is protected with cameras and a security alarm system. Moreover, the applicant is not licensed to allow the on-site consumption of any alcoholic beverage.

Staff has not received any complaints stemming from the use or from the sale of alcoholic beverages. Staff further contacted the management for the business park which stated that they have not received any complaints nor have they witnessed any unusual circumstances as a result of the sale of alcoholic beverages. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations and there has not been any incident to require further ABC investigation.

Considering this favorable track record, and the fact that the applicant has complied with all of the conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review and status report in five years, by October 13, 2019. It should be noted that this matter may come back to the Planning Commission should violations occur and cannot be resolved by the business owners, or if any modification of the approved conditions of approval is warranted.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 13 which references the new compliance review due date.

1. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.
2. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
3. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
4. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.

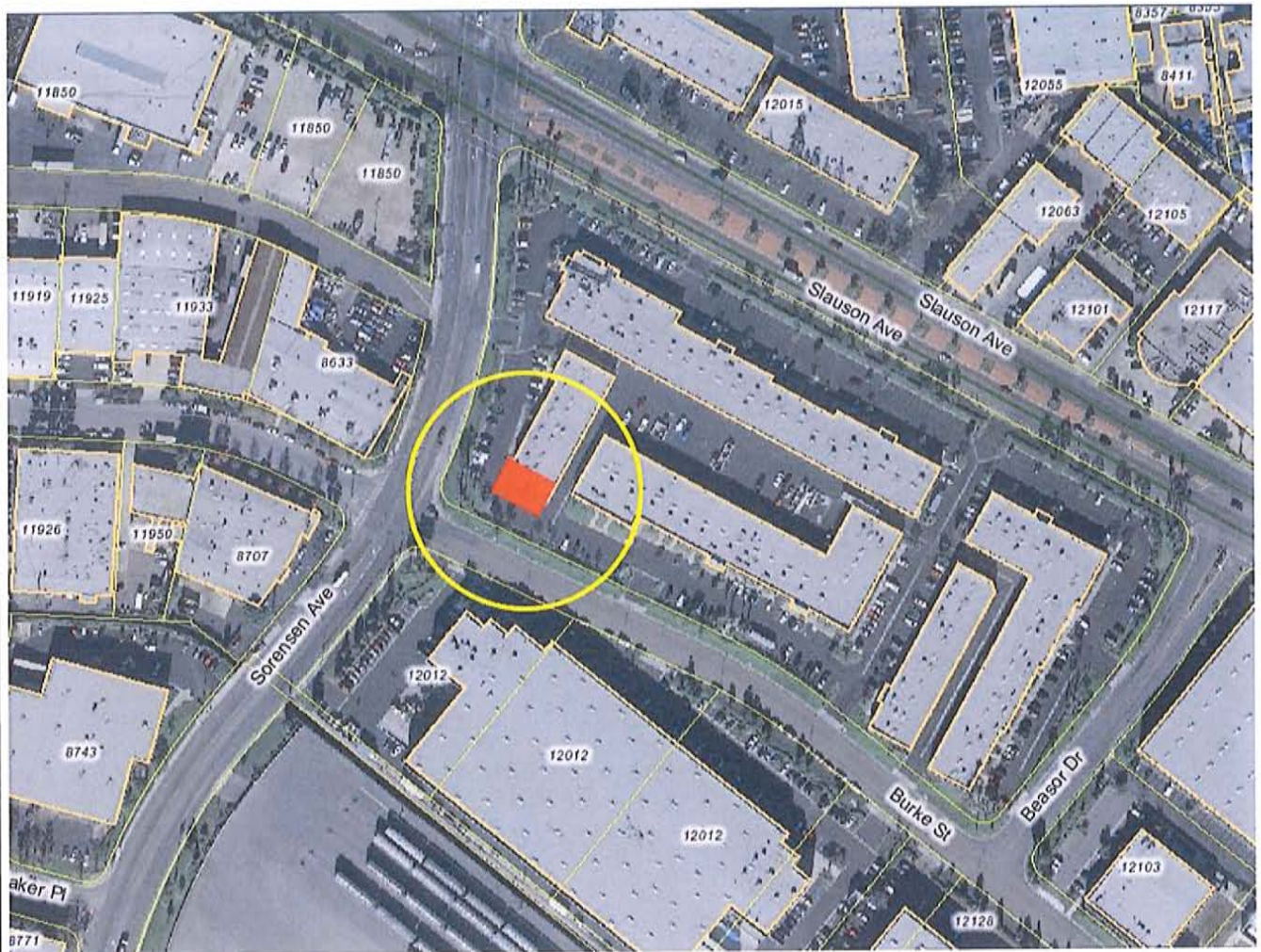
5. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies and not by personal passenger-type vehicles.
6. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
7. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
8. That the applicant shall at all times maintain in working order an alarm system that notifies the Whittier Police Department immediately if a breach occurs.
9. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
10. That a copy of these conditions be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
11. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
12. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
13. ***That this Permit shall be subject to a compliance review in five years, no later than October 13, 2019, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***

14. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
15. That it is hereby declared to be the intent that if any provision of this permit is in violation or held to be invalid, or any law, statute or ordinance is violated, the Permit shall be subject to the revocation process if the voluntary corrective action is not implemented.

A handwritten signature in black ink, appearing to read 'Dino Torres', with a horizontal line extending to the right.

Dino Torres
Director of Police Services

Attachment(s)
Location Map



Location Map

8620 Sorensen Avenue, Unit 7
Santa Fe Springs



CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 62

Compliance review of Alcohol Sales Conditional Use Permit Case No. 62 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 9244 Norwalk Boulevard, in the Heavy Manufacturing (M-2) Zone. (Misa Imports)

RECOMMENDATIONS

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before October 13, 2019, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

Misa Imports entered into a lease agreement in 2013 to occupy a 9,829 sq. ft. concrete tilt-up building, located at 9244 Norwalk Boulevard. The building is part of a five-building business development within the southeast corner of Los Nietos Road and Norwalk Boulevard. Misa Imports stores and distributes beer, wine, tequila and distilled spirits from France, Italy, and Mexico. The applicant maintains a website where customers may order merchandise. It should be noted that direct retail sales does not occur from this location.

In accordance with Section 155.628, Misa Imports applied for and was granted Alcohol Sales Conditional Use Permit Case No. 62 by the Planning Commission and the City Council at their respective meetings of August 21, and 24, 2013, with a one-year compliance review. This matter is now before the Planning Commission to determine if the business and the alcoholic beverage use is being conducted in compliance with the conditions of approval and all applicable laws.

CALLS FOR SERVICE

Staff checked the crime data information and found that there has not been any calls for service to this location within the last year.

COMPLIANCE REVIEW REPORT

As part of the permit review process, Staff conducted an inspection of the subject site to ensure compliance with regulatory ordinances, conditions and codes, and found the property and business operation in full compliance.

It should be noted that the alcoholic beverages are delivered to customers by the applicant's trucks, UPS or FEDEX; customers do not and cannot pick-up from the location. As part of the conditions of approval, the premise is protected with cameras and a security alarm system.

Staff has not received any complaints stemming from the use. Staff also contacted the management for the business park and found that they have not received any complaints nor have witnessed any unusual circumstances as a result of the sale of alcoholic beverages. Staff further checked with the Alcohol Beverage Control (ABC) and found that the establishment is operating in full compliance with all of the ABC regulations and that there has not been any incident to require further ABC investigation.

Considering this favorable track record, and the fact that the applicant has complied with all of the conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review and status report in five years, by October 13, 2019. It should be noted that this matter may come back to the Planning Commission should violations occur and if the matters cannot be resolved by the business owners, or if any modification of the approved conditions of approval is warranted.

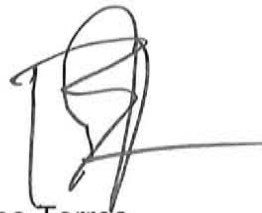
CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 14 which references the new compliance review due date.

1. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control (ABC). Should the ABC license become terminated, expired or revoked, this Permit shall also be subject to revocation.
2. That the applicant shall store all alcoholic beverages in a secured area of the warehouse designated only for the storage of alcohol.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.

4. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
5. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
6. That the alcoholic beverages shall not be directly sold to the general public from the subject site at any time. Internet and mail orders are exempt from this condition.
7. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies.
8. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
9. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
10. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
11. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
12. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
13. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.

14. ***That this Permit shall be subject to a compliance review in five years, no later than October 13, 2019, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
15. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
16. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachment
Location Map



City of Santa Fe Springs

Location Map

9244 Norwalk Boulevard

Alcohol Sales Conditional Use Permit Case No. 62



City of Santa Fe Springs

Planning Commission Meeting

October 13, 2014

CONSENT ITEM

Conditional Use Permit Case No. 501-8

A compliance review of an open storage yard use involving empty truck trailers on property located at 11401 Greenstone Avenue (APN:8026-018-023), in the M-2, Heavy Manufacturing, Zone. (Coastal Property Holdings, LP)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of an open storage use involving empty truck trailers, 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. 501, be subject to a compliance review in five (5) years, on or before October 13, 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 (J)(18) of City's Zoning Regulations, open storage yards, except those listed as a principal or a conditional use, are required to obtain a Conditional Use Permit prior to commencement of such activities in the M-2 (Heavy Manufacturing) Zone.

City of Santa Fe Springs – Zoning Regulations **Section 155.243 - CONDITIONAL USES(I)(9)**

- (J) Also the following:
- (18) Open storage yards except those otherwise listed as a principal or a conditional use.

In May of 1993, the Planning Commission approved Conditional Use Permit (CUP) Case No. 501, to allow for an outdoor storage use of pipes and pipe supplies, as well as the parking of trucks and heavy equipment used to handle and transport said pipes on property measuring 6.9 acres located at 11401 Greenstone Avenue, in the M-2, Heavy Manufacturing, Zone.

In September of 2004, the Planning Commission approved a modification of the use to establish, operate, and maintain an open storage use involving empty truck trailers. Concurrently, the Planning Commission approved Zone Variance Case No. 66, which allowed deviation from Zoning Regulation Section 155.639 which restricts open storage yards to one acre.

The subject, open storage use of empty truck trailers, has received several time extensions since and has now operated on the subject site for over 10 consecutive years. However, the last time extension granted on September 22, 2008 has recently expired. The applicant is therefore seeking approval for a compliance review of the subject CUP to allow the continued operation and maintenance of the open storage of empty truck trailers on 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 walk-through inspection, the applicant was directed to comply with the following:

- Remove tarps from metal structure.
- Remove sea-cargo containers from the site.
- Trim existing dead fronds from palms trees along the front portions of the site.
- Straighten out the rumble shakers along the entrance / exit driveway.
- Remove all junk and debris from the subject property.

Staff recently verified that the applicant has completed the above-referenced items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff finds that if the open storage of empty truck trailers 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 and/or environment. Staff is, therefore, recommending that CUP 501-8, 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

POLICE SERVICES DEPARTMENT

(Contact: Luis Collazo (562) 409-1850 x3320)

1. That the proposed facility, including any lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize

occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(ongoing)**

FIRE DEPARTMENT – FIRE PREVENTION DIVISION

(Contact: Brian Reparuk (562) 868-0511 x3716)

2. That the owner shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study. **(ongoing)**
3. That interior gates or fences are not permitted across required Fire Department access roadways. **(ongoing)**
4. 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. **(ongoing)**
5. 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. **(ongoing)**
6. 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. **(ongoing)**
7. 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. **(ongoing)**
8. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways. **(ongoing)**
9. ~~That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.~~ **(condition satisfied)**

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION**(Contact: Tom Hall (562) 868-0511 x3715)**

10. Permits and approvals. 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. **(ongoing)**
11. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(ongoing)**
12. The owner/operator shall submit an Industrial Wastewater Discharge Permit Application prior to generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. **(ongoing)**
13. That the owner shall comply with the Regional Water Quality Control Board's Stormwater Pollution Prevention Plan permit requirements. **(ongoing)**

ENGINEERING / PUBLIC WORKS DEPARTMENT**(Contact: Noe Negrete (562) 868-0511 x7611)**

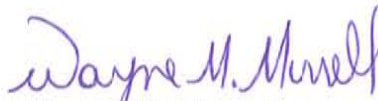
14. That **within 90 days from the date of this compliance review approval**, the owner shall execute an affidavit agreeing to the addition of a cost-of-living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County and will not exceed 3% per year. **(revised condition)**
15. That **within 90 days from the date of this compliance review approval**, the owner shall execute an affidavit agreeing 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-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. **(revised condition)**
16. That **prior to paving the site, the owner/applicant shall provide** a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional engineer registered in the State of California shall prepare the grading plan. **(revised condition - ongoing)**

17. That the owner shall maintain a stabilized construction entrance behind the existing paved driveway per TCI of California Stormwater BMP Handbook (2003 Edition). **(condition satisfied)**

PLANNING AND DEVELOPMENT DEPARTMENT
(Contact: Cuong Nguyen (562) 868-0511 x7359)

18. That Conditional Use Permit Case No. 501-78 shall be subject to a compliance review in three ~~(3)~~ **five (5)** years, prior to July 11, 2014 **October 13, 2019**, to ensure the open storage activity is still operating in strict compliance with the original conditions of approval. Approximately 3 months prior to July 11, 2014 **October 13, 2019**, the applicant shall request, in writing, a compliance review of the privileges granted herein. **(revised condition)**
19. The applicant shall be responsible for the clean-up of any trackage of dirt, debris, or trash on Greenstone Avenue as a result of the operation and activities of the proposed. **(ongoing)**
20. That the applicant shall continue to maintain **the existing landscape throughout the front yard setback area** groundcover ~~(flowers)~~ along the both sides of the existing driveway. **(ongoing)**
21. That the applicant shall ensure that the slats on the front gate and all fencing on the subject site are continually being maintain in good condition at all times. **(ongoing)**
22. That the parking of all vehicles shall be maintained in accordance with the site plan originally submitted by the applicant and on file with this case with a maximum of 80 trailers on the subject site at any given time; further, the parking of all vehicles shall be maintained in a neat and orderly manner at all times. Any deviation from or proposed addition to said parking layout shall be subject to the approval of the Director of Planning. **(ongoing)**
23. That all vehicles 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. **(ongoing)**
24. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to use Greenstone Avenue to queue on, to use as a staging area or to backup into the subject property. **(ongoing)**
25. That the applicant shall not sublease, sublet, or otherwise assign any part of portion of the subject site for any outdoor storage purpose unless prior written approval is granted by the Director of Planning. **(ongoing)**

26. That the hours of operation shall be limited to Sunday through Friday from 12:00 p.m. to 9:00 p.m. Any deviation from or proposed addition to these hours shall be subject to the approval of the Director of Planning. **(ongoing)**
27. That a minimum of seven (7) off-street parking spaces shall be made continuously available for employee and visitor use on the subject site at all times. **(ongoing)**
28. That all other requirements of the City Zoning Ordinance, Building Code, Property Maintenance Ordinance, Uniform Fire Code and all other applicable regulations shall be complied with. **(ongoing)**
29. ~~That Conditional Use Permit Case No. 501-7 shall not be valid 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 conditions of this approval.~~ **(no longer applicable)**
30. That the owner, Coastal Property Holdings, L.P., 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 this approval when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(ongoing)**
31. It is hereby declared to be the intent that is any provisions of this approval is violated or held to be invalid, or if any law, statute or ordinance is violated, the approval shall be void and the privileges granted hereunder shall lapse. **(ongoing)**



Wayne M. Morrell
Director of Planning

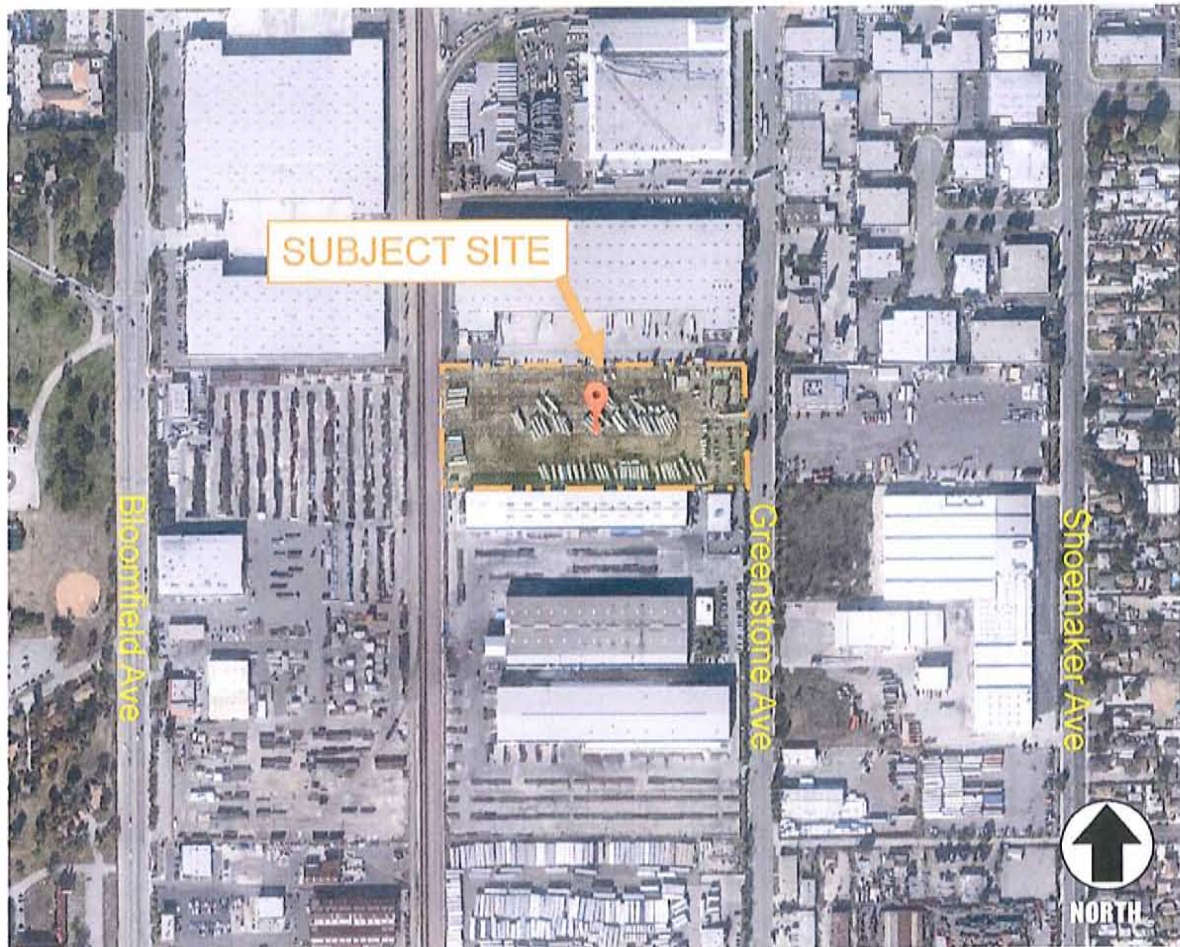
Attachment(s)

1. Aerial Photograph
2. Compliance Review Request Letter

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 11401 Greenstone Avenue

Conditional Use Permit Case No. 501-8
APPLICANT: Coastal Property Holdings, LP (JB Hunt)

COMPLIANCE REVIEW REQUEST LETTER

May 20, 2014

City of Santa Fe Springs, Ca.

Attn: Cuong Nguyen

RE: Conditional Use Permit (CUP) Case No. 501

11400 Greenstone Ave Santa Fe Springs, Ca. 90670

Mr. Nguyen,

This letter shall serve as a request to extend my CUP. The subject property is still occupied by J.B. Hunt Transportation. They have been outstanding tenants and good neighbors to the area. Their use of the property is to store truck trailers as they have in the past CUP.

The only changes to the property have been to add a small portable temporary guard shack adjacent to the driveway gate arm.

As to the ongoing environmental investigation great progress has been made, but at a painfully slow rate. We have completed a Phase II assessment which has been submitted to the Regional Water District Board and continue to have ground water monitoring done. A Remedial Action Plan (RAP) has been submitted to the Regional Board and we are awaiting approval. There has been much stalling by the contributing party and because of budget cutbacks and fewer staff personal at the Regional Board, correspondence can take months to receive a response from one letter. However as I stated much progress has been made and we anticipate approval of the RAP soon. The scope of the RAP has yet to be approved but I anticipate some surface remediation in certain areas of higher concentration of petroleum hydrocarbons above 10 feet depth to be done as well as a vapor recovery system.

This environmental problem has taken much more time to resolve than I could have ever anticipated. My goal is to obtain a No Further Action letter as soon as possible and to be able to put this land to better use, however given the history of this process and the pace of this process I can only hope we resolve this issue soon.

The City of Santa Fe Springs has been most patient with me and my situation, and I am sure understand the delays which occur in these matters your patience is much appreciated.

Sincerely,



William S Helm

Coastal Property Management

17 Sommet Newport Coast, Ca 92657

RECEIVED

JUN 02 2014

Planning Dept.

906-020-14 141 5/2/14 5/5/14

City
of
Santa Fe Springs

DIST. UTION					
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	397	4110	BO 99		1563.00

Coastal Properties Management
(NAME)
11400 Greenstone Ave
(ADDRESS)
(CITY AND STATE)
Compliance Review (CUP 501)
(DESCRIPTION)

RECEIPT

06-02-14 1015208 CHECK 563.00



City of Santa Fe Springs

Planning Commission Meeting

October 13, 2014

CONSENT ITEM

Conditional Use Permit Case No. 685-2

A compliance review of a transportation terminal on property located at 11910 Greenstone Avenue (APN: 8026-020-051), in the M-2, Heavy Manufacturing, Zone. (Chemical Transfer Company, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a transportation terminal, 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. 685, be subject to a compliance review in five (5) years, on or before October 13, 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 (I)(3) of City's Zoning Regulations, trucking, transit and transportation facilities are required to obtain a Conditional Use Permit prior to commencement of such activities:

City of Santa Fe Springs – Zoning Regulations

Section 155.243 - CONDITIONAL USES(I)(3)

- (I) Trucking, transit and transportation facilities of the following kinds:
 - (3) Transit and transportation facilities.

In September of 2008, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 685, a request by Chemical Transfer Company, to establish, operate and maintain a transportation facility on the subject property. The use has been subject to one compliance review, in March of 2010; it should be noted that the Planning Commission, at the same March 2010 meeting, modified the original approval to allow for on-site washing of their truck trailers.

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. During the recent inspection, staff observed no violations and/or items that needed to be addressed. Staff found that the transportation terminal is operating in full compliance with the existing conditions of approval, with the exception of condition of approval #7. The applicant, however, has agreed to comply with condition of approval #7 within sixty (60) days of the compliance review date.

Consequently, staff finds that if the transportation terminal 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 and/or environment. Staff is, therefore, recommending that CUP 685-2, 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 DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact: Brian Reparuk 562.868-0511 x3716)

1. That all hazardous materials in transit shall continue to be accurately placarded. **(ongoing)**

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION:

(Contact: Tom Hall 562.868-0511 x3715)

2. That no vehicles or trailers on-site, either in transit or storage, may contain any RCRA or non-RCRA hazardous waste at any time. **(ongoing)**
3. ~~That the owner/operator shall apply for and obtain a Joint Industrial Wastewater Discharge Permit from both the City of Santa Fe Springs and the Los Angeles County Sanitation Districts for the washing of the interior and exterior of the transport tankers. The permit must include plans for a revised wastewater pretreatment system designed to consistently remove the types of pollutants generated by your businesses' wastewater producing operations to levels which meet any applicable Federal or Local limitations. Forms for obtaining an Industrial Wastewater Discharge Permit are available at the Los Angeles County Sanitation website.~~ **(satisfied)**

4. That any residual solid material within the existing clarifier is removed and the structural integrity of the existing clarifier is evaluated prior to use. **(ongoing)**
5. That the existing rainwater diversion system is fully operational at all times. **(ongoing)**
6. That the owner/operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, 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. **(ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo at (562) 409-1850 x3320)

7. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 2 foot candle power) throughout the subject property. Further, 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. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. **(not satisfied)**
8. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(ongoing)**
9. ~~That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of 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.~~ **(satisfied)**

10. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(ongoing)**
11. That the applicant shall not allow their vehicles/trucks to queue on the streets, use streets as a waiting area, or to backup onto the street from the subject property. **(ongoing)**
12. That residual material inside the trailers, if any, shall only consist of adhesive and cleaning compounds. **(ongoing)**

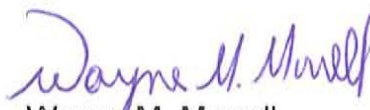
PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Cuong Nguyen 562.868-0511 x7359)

13. That all new exterior tanks used for the washing activities shall be adequately screened from public view. Said screen shall be designed to be architecturally compatible with the existing building. **(ongoing)**
14. ~~That the applicant shall provide the Planning Department with details for the installation of all exterior pumps and piping related to the washing activities. Said details shall be approved by Planning Department staff prior to installation. **(satisfied)**~~
15. That all washing activities shall be limited to Monday through Friday from 8am to 5pm and shall be performed only in the designated concrete slab just north of the maintenance building. **(ongoing)**
16. ~~That the owner/applicant shall submit plans to construct trash enclosures for the subject site. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height. **(satisfied)**~~
17. That the transportation terminal shall have a maximum of 15 trucks and 40 empty trailers on the subject site at any given time. The trucks and trailers shall only be those owned and operated by Chemical Transfer. **(ongoing)**
18. That only general maintenance of trucks will occur on the site. General maintenance will entail oil changes, replace hoses, adjust and replace belts, adjust valves, test engines brakes, repair wheel seals, change tires, and replace worn brushing on suspension. **(ongoing)**

19. That repair activities shall be limited to Monday through Friday from 8am to 5pm and shall only occur within the existing maintenance building. No repair activities shall occur within the rear parking and/or yard area. **(ongoing)**
20. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and 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. **(ongoing)**
21. 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. **(ongoing)**
22. That the Department of Planning and Development shall first review and approve all new sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(ongoing)**
23. That the owner/applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Greenstone Avenue, use street(s) as a staging area, or to backup onto the street from the subject property. **(ongoing)**
24. That any addition or alteration to the use of the site, other than what has been outlined in the staff report, shall require reconsideration of the Conditional Use Permit by the Planning Commission. **(ongoing)**
25. ~~That prior to occupancy, all tenants shall submit a business license application to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval.~~ **(satisfied)**
26. That the owner/developer shall not sublet, lease or rent any portions of the site without prior approval from the Director of Planning. **(ongoing)**
27. That the proposed transportation terminal shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. **(ongoing)**
28. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other

applicable County, State and Federal regulations and codes shall be complied with. **(ongoing)**

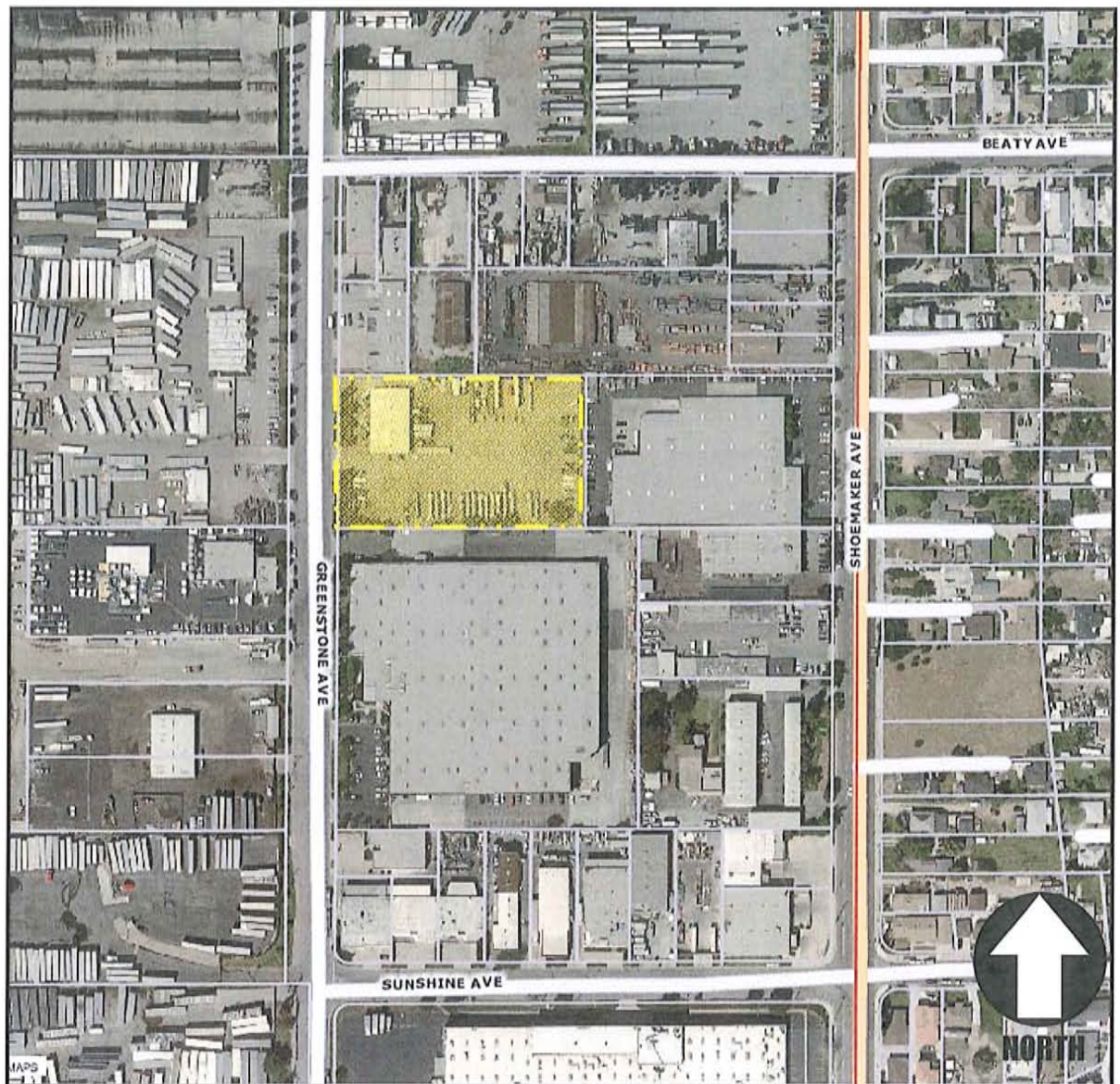
29. That ~~Reconsideration of Conditional Use Permit Case No. 685-2~~ shall be valid ~~for an initial time period of three (3) years, until March 22, 2013~~ **subject to a compliance review in five (5) years, on or before October 13, 2019.** Approximately three (3) months before ~~March 22, 2013~~ **October 13, 2019**, 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. **(revised condition)**
30. That ~~Reconsideration of Conditional Use Permit Case No. 685-2~~ shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval. **(revised condition)**
31. That the applicant, Chemical Transfer Company, 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 Reconsideration of Conditional Use Permit Case No. 685-2, 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. **(revised condition)**
32. It is hereby declare to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(ongoing)**


Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Compliance Review Request Letter

AERIAL PHOTOGRAPH



Conditional Use Permit Case No. 685-2

11910 Greenstone Avenue

Chemical Transfer Company Inc.

COMPLIANCE REVIEW REQUEST LETTER



CHEMICAL TRANSFER COMPANY, INC.

TANK TRUCK TRANSPORTATION
RAIL TRANSFER FACILITIES

PHONE (209) 466-3554

FAX (209) 466-1855

RAIL TRANSFER (209) 943-2639

RAIL TRANSFER FAX (209) 943-1440

POST OFFICE BOX 6036

STOCKTON, CALIFORNIA 95206

August 6, 2013

Cuong H. Nguyen
Associate Planner
11710 Telegraph Road
Santa Fe Springs, CA 90670**SUBJECT: Conditional Use Permit (CUP) Case No. 685**
11910 Greenstone Avenue
Santa Fe Springs, CA 90670

Dear Cuong,

Received your letter dated July 24, 2013.

We continue to park our trucks and trailers on the above site per the conditions of our CUP.

Our current activities at the above site have not changed since our last review of the subject permit.

Enclosed is a check (processing fee) in the amount of \$563.00 payable to the City of Santa Fe Springs.

Best regards,
Chemical Transfer Co., Inc.
Allen L. Genetti CPA, CFO

Santa Fe Springs CUP Renew

08-21-13 101.0095

CHECK 563.00



City of Santa Fe Springs

Planning Commission Meeting

October 13, 2014

CONSENT ITEM

Conditional Use Permit Case No. 692-2

A compliance review of a truck service and repair facility on property located at 11910 Greenstone Avenue (APN: 8026-020-051), in the M-2, Heavy Manufacturing, Zone. (Rod's Truck Repair, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a truck service 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 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. 692, be subject to a compliance review in five (5) years, on or before October 13, 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 (I)(9) of City's Zoning Regulations, trucking, transit, transportation facilities, truck service or repair on property exceeding one acre in size are required to obtain a Conditional Use Permit prior to commencement of such activities:

City of Santa Fe Springs – Zoning Regulations **Section 155.243 - CONDITIONAL USES(I)(9)**

- (I) Trucking, transit and transportation facilities of the following kinds:
 - (9) Truck service or repair where the site utilized exceeds one acre in size.

In January of 2009, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 692, a request by Rod's Truck Repair, to establish, operate and maintain a truck service and repair facility on the subject property. The use has been subject to one compliance review which was conducted in March of 2010.

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. During the recent inspection, staff observed no violations and/or items that needed to be addressed. Staff found that the truck service and repair facility is operating in full compliance with the existing conditions of approval.

Consequently, staff finds that if the truck service and repair facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public and/or environment. Staff is, therefore, recommending that CUP 692-2, 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 DEPARTMENT – ENVIRONMENTAL DIVISION:

(Contact: Tom Hall 562.868-0511 x3715)

1. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations. **(ongoing)**
2. That no vehicles or trailers on-site, either in transit or storage, may contain any RCRA or non-RCRA hazardous waste or industrial waste at any time. **(ongoing)**
3. That the owner/operator shall comply with the existing Joint Industrial Wastewater Discharge Permit conditions while conducting washing operations on site. **(ongoing)**
4. That the existing rainwater diversion system is fully operational at all times. **(ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

5. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and

graffiti and other forms of vandalism. Any litter, graffiti, and or/damage caused from other forms of vandalism shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Paul Garcia 562.868-0511 x7354)

6. That the applicant shall ensure that no trucks, truck trailers, or truck tractors are parked or stored on Greenstone Avenue. **(ongoing)**
7. That the portion of the premises used for parking, storage, or maneuvering of vehicles shall be maintained in such a manner as to not produce dust or mud which might be transported to adjoining properties or to adjoining streets. **(ongoing)**
8. That the premises shall not be used for the accumulation or storage of dismantled truck trailer or engine parts. **(ongoing)**
9. That the truck repair activities shall otherwise be substantially in accordance with the plot plan and floor plan submitted by the owner and on file with the case. **(ongoing)**
10. That repair activities shall be limited to Monday through Friday from 8:00 am to 5:00 pm and Saturday from 7:00 am to 12:00 pm. Repair activities shall occur only within the existing maintenance building. No repair activities shall occur within the rear parking and/or yard area. **(ongoing)**
11. That the nature of repairs shall closely adhere to the description provided by Rod's Truck Repair, Inc. of 95% minor repairs and 5% major repairs. Minor repairs include: oil changes, hose replacements, brake tests, tire changes. Major repairs include: brake jobs, suspension repairs, electrical and diagnostic repairs, radiator repairs, and engine tune-ups. **(ongoing)**
12. 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. **(ongoing)**
13. That used truck parts, tires, wheels, engines and/or other related truck parts shall be immediately removed from the property. **(ongoing)**
14. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and 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. **(ongoing)**

15. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(ongoing)**
16. That ~~Reconsideration of Conditional Use Permit Case No. 692-2 shall be valid for a period of three (3) years, until March 22, 2013~~ **subject to a compliance review in five (5) years, on or before October 13, 2019**. Approximately three (3) months before ~~March 22, 2013~~ **October 13, 2019**, 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. **(revised condition)**
17. That ~~Reconsideration of Conditional Use Permit Case No. 692-2~~ shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval. **(revised condition)**
18. That the applicant, Rod's Truck 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 Reconsideration of Conditional Use Permit Case No. 692-2, 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. **(revised condition)**
19. 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)**

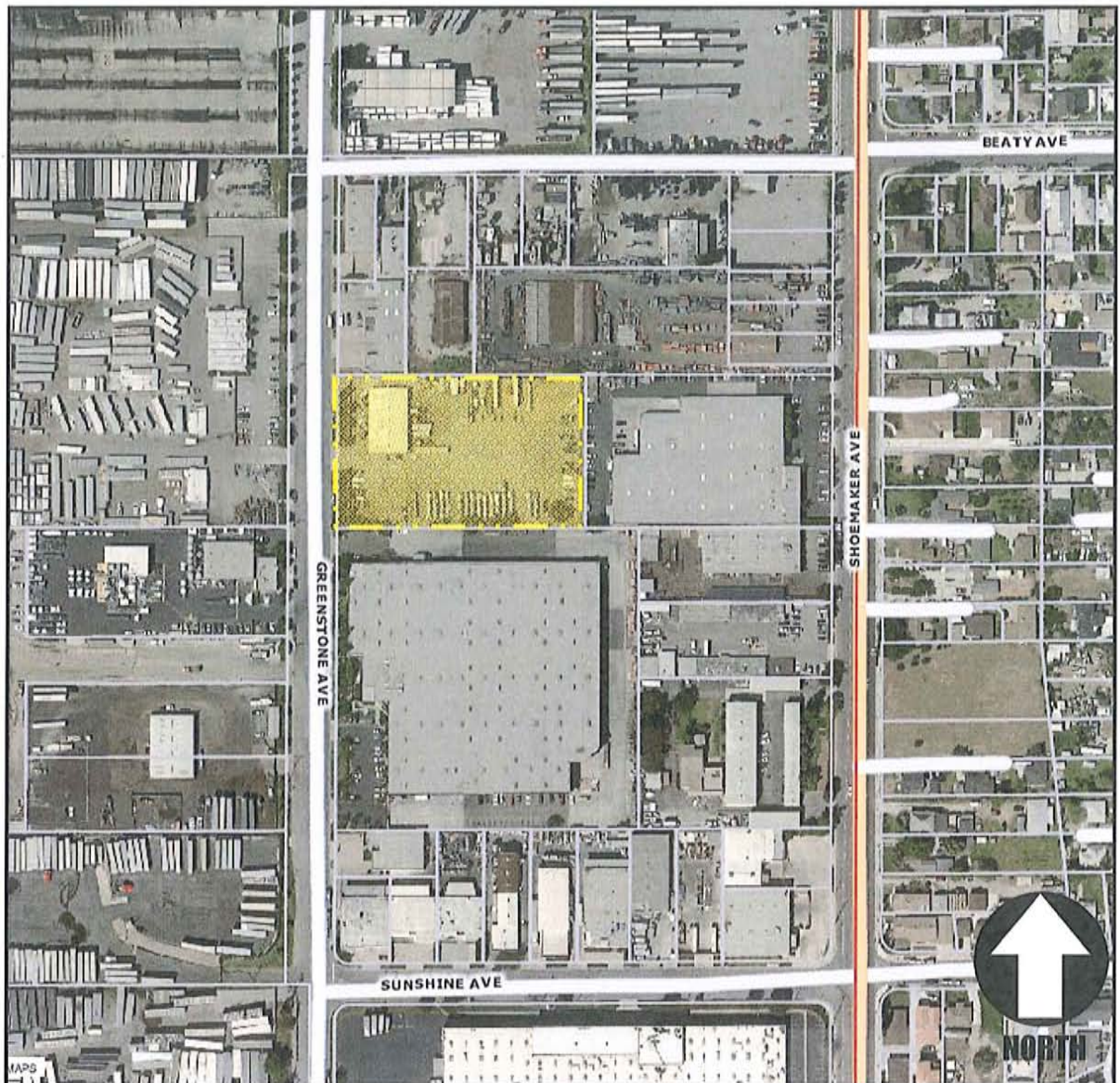


Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Compliance Review Request Letter

AERIAL PHOTOGRAPH



Conditional Use Permit Case No. 692-2

11910 Greenstone Avenue

Rod's Truck Repair Inc.

COMPLIANCE REVIEW REQUEST LETTER

ROD'S TRUCK REPAIR
11910 GREENSTONE AVE.
SANTA FE SPRINGS, CA 90670
562-946-2808 PHONE
562-946-2848 FACSIMILE
800-559-1778 TOLL FREE
RODSTRUCKREPAIRVIS@EARTHLINK.NET

July 27, 2013

Dear Mr. Cuong Nguyen,

I just received your letter on Conditional Use Permit. I didn't realize we were late or that we were under review.

We have been in business since 1969 & Incorporated since 1978.

We share the yard with Chemical Transfer and they are about 95% of our business we are licensed by Carb to Perform Bit Inspection, Opacity Testing. We perform safety inspection on Chemical Transfer tractors & trailers, we do not allow any outside tractor or trailers to be worked on without an appointment and that is for minor repairs or inspections.

We are also licensed for Brakes, Tank, DOT Inspection; we also, perform work for City of El Segundo, Emergency Vehicle Systems, to name a couple. Any spill we might have we take care of right away and we dispose of in a proper way. We perform work for most of our customers in their yard.

We do not work on any cars. We have (6) employees, we have our TWIC permits, we have our Insurance. We hold monthly safety meetings.

This is a brief review of what we do. If you need more information please let me know.

Our operation is the same as last years.

Sincerely,

Rod Stallings
Rod Stallings

RECEIVED

JUL 31 2013

Planning Dept.



City of Santa Fe Springs

Planning Commission Meeting

October 13, 2014

CONSENT AGENDA

Conditional Use Permit Case No. 726-1

To allow the modification of an existing wireless tower with the replacement of three (3) wireless antennas and related equipment for property located at 9915 Cedardale Drive (APN: 8007-001-800), in the A-1 (Light Agricultural) Zone. (Tod Petty for Base Consulting/Verizon Wireless)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the replacement antennas and related equipment on an existing 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. 726-1 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. Require that Conditional Use Permit Case No. 726-1, be subject to a compliance review in ten (10) years, on or before October 13, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

The subject property is located at 9915 Cedardale Drive (APN: 8007-001-800), in the A-1 (Light Agricultural) Zone. The site, measures 3.15 acres, is owned by Southern California Edison Company and is located on the south side of Telegraph Road between the 605 Freeway and the San Gabriel River. The property borders the San Gabriel River Flood Control Channel to the west. It is developed with a nursery that has two Edison electrical transmission towers on the northern portion of the property, next to Telegraph Road. On September 12, 2011 the Planning Commission approved the construction, operation, and maintenance of an unmanned wireless telecommunication facility and appurtenant equipment pursuant to Section 155.038(N) of the City Zoning Regulations, which requires approval of a Conditional Use Permit (CUP) for towers and antennae higher than 50 feet in overall height.

PROPOSED PROJECT

The applicant is proposing to make modifications to an existing wireless telecommunications facility. The modifications entail the replacement of three (3) existing wireless antennas and the related equipment. The project equipment includes: three (3) Verizon Wireless Antennas, six (6) Diplexers, three (3) RIU's/BIAS-T's, three (3) Ericsson RRU-12, three (3) 8mm RET Jumper Cables, and three (3) hybrid 6x12 fiber/power cables. The application is for a modification that will not increase the overall height of the existing 102'-1" tower. The height of the current wireless antennas are placed at 55 feet. The existing tower currently has six antennas of which three are being replaced. With the installation of the new equipment, the height of the wireless antennas will now be 55'-10".

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 cell tower was originally approved in 2011. The use has therefore occurred on the subject property for approximately three (3) years. In addition, no expansion in the overall height of the tower or number of antennas 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 telecommunications tower was approved originally in 2011 and has been in continuous use since. With improvements to communication technology and services, it is thereby necessary to modify and upgrade the pertaining hardware, which supports those innovations. The subject cell site has been in compliance with the original conditions of approval and is not in violation of any code. The cell site has a valid CUP that is not up for a compliance review until 2021. Furthermore, the cell tower is not solitary, but is built among a number of architecturally similar towers in the immediate vicinity. The existing lease area will remain unchanged. The telecommunications equipment is attached to the existing structure and will not create any additional visual impediments. Therefore, the replacement of three (3) antennas and the related equipment will not negatively impact the site or surrounding properties. Staff, therefore, recommends approval of CUP 726-1, subject to the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL**POLICE SERVICES DEPARTMENT:****(Contact: Margarita Munoz at 562.409.1850 x3319)**

1. That the Applicant shall test the proposed telecommunication system to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any interference occur, the Applicant shall modify their system to eliminate any such interference.
2. That the Applicant shall provide an updated 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Fire Chief. This condition will also apply to all other existing Wireless facilities in the City of Santa Fe Springs.
3. That the Applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address, if applicable, shall be provided to the Director of Police Services, Director of Planning, and the Fire Chief within thirty (30) days of approval of the proposed project by the Planning Commission.
4. That the proposed telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by Applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of notification, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.

PLANNING DEPARTMENT**(Contact – Gurdeep Kaur: 562-868-0511 x7353)**

5. That the applicant understands that the conditions provided as part of the original CUP approval (approval letter dated September 12, 2011) shall remain in effect.
6. The overall width of the proposed antenna arrays shall not exceed the width of existing antenna arrays.
7. That the applicant shall paint both new and old antennas and equipment to ensure the telecommunication facility is provided with a uniform color and

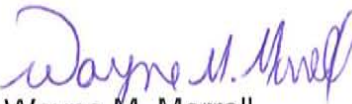
ensuring the new and old cannot be differentiated. Color to match existing SCE tower.

8. 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.
9. That the telecommunication facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
10. That upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 726-1, 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.
11. 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.*
12. 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.
13. 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.
14. That Conditional Use Permit Case No. 726-1 shall be subject to a compliance review in ten (10) years on or before October 13, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as stated within this staff report.
15. 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 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.

16. That the applicant shall obtain approval of a modified lease agreement with the property owner (Southern California Edison) for the proposed expansion to the existing telecommunication facility. Said modified agreement shall be obtained prior to the issuance of building permits.
17. 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
18. 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.
19. That Wireless Carrier shall ensure that any FCC licensed telecommunication carrier that is buying, leasing or is considering a transfer of ownership of the approved telecommunication facility, shall first submit a letter of notification of intent to the Director of Planning.
20. That Wireless Carrier, and the owner of the premises upon which the telecommunication facility is located, shall promptly notify the Director of Planning, in writing, in the event that the use of the telecommunication facility is discontinued or abandoned. Wireless Carrier and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at Wireless Carrier and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
21. That the owner/developer shall not sublet, lease or rent the telecommunication facility without prior approval from the Director of Planning.
22. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.

23. That the applicant, Verizon Wireless, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
24. 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. Site Pictures
3. CUP Application
4. Site Plan and Elevations

Report Submitted By: Gurdeep Kaur
Planning Department.

Date of Report: October 9, 2014

PHOTOS OF EXISTING CELL TOWER





RECEIPT

00*0922 9380 5246 101 11-11-80

CHECK 2280.00

DISTRIBUTION

FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	277	4110	EQC00	REP 726	1,140.00
110	277	4110	EQC00	PH	1,140.00

City of Santa Fe Springs

TOD PETTY - BASE CONSULTING
(NAME)

28562 Oso PARKWAY, S-233
(ADDRESS)

RANCHO SANTA MARGARITA, CA 92688
(CITY AND STATE)

Amend CUP 726 - 1915 Cedarvale Dr
(DESCRIPTION)

RECEIPT

06-11-14 1019425 MISC. 1140.00
06-11-14 1019425 MISC. 1140.00

CUP APPLICATION



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

RECEIVED

AUG 11 2014

Planning Dept.

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): EXISTING VERIZON WIRELESS CELL SITE LOCATED AT 9915 CEDERDALE DRIVE SANTA FE SPRINGS, CA 90670 REPLACING (3) PANEL ANTENNAS WITH (3) NEW PANEL ANTENNAS (1 PER SECTOR).

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) APN# = 8007-001-800

Record Owner of the property: SCE
Name: BRIAN RYAN - MGR Phone No: 626-543-8153
Mailing Address: _____ Date of Purchase: _____
Fax No: _____ E-mail: BRIAN.RYAN@SCE.COM
Is this application being filed by the Record Owner? NO
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:
Name: VZW - TOD PETTY Phone No: 714-292-6542
Mailing Address: 28562 DSO PKWY D-33, RANCHO SANTA MARGARITA, CA
Fax No: 949-313-1997 E-mail: TOD@BASECONSULTINGCO.COM (92688)
Describe any easements, covenants or deed restrictions controlling the use of the property: N/A

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed): VZW IS REPLACING (3) PANEL ANTENNAS WITH (3) NEW PANEL ANTENNAS (1 PER SECTOR ON EXISTING SCE TOWER.

NOTE

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

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

1. Explain why the proposed use is essential or desirable in the location requested.
THE ANTENNA MODIFICATION WILL ENHANCE BETTER ANTENNA COVERAGE & BETTER WIRELESS COMMUNICATION FOR THE AREA.
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.
THE MODIFICATION IS FOR ANTENNAS LOCATED ON EXISTING SCE TOWER. THIS WILL NOT BE DETRIMENTAL TO PROPERTIES OR PERSONS IN THE VICINITY OR 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?
THE MODIFICATION WILL NOT PRODUCE 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.
REPLACEMENT OF EXISTING ANTENNAS (3) ARE ON AN EXISTING SCE TOWER ON SCE PROPERTY. THEY HAVE NOTHING TO DO WITH ADJOINING PROPERTIES NOW OR IN THE FUTURE.
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.
THE MODIFICATION IS ON EXISTING SCE PROPERTY, THIS WILL NOT CAUSE TRAFFIC HAZARDS OF ANY SORT.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
*PROPERTY OWNER = SCE
CUP = VERIZON WIRELESS*

SEE ENCLOSED
LOA

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): _____
Mailing Address: _____
Phone No: _____
Fax No: _____ E-mail: _____
Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

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

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

(Seal)

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

WITNESS my hand and official seal

Notary Public

FOR DEPARTMENT USE ONLY

CASE NO: Amended CUP 726
DATE FILED: 8/11/14
FILING FEE: \$2,205.00
RECEIPT NO: _____
APPLICATION COMPLETE? _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los AngelesOn July 25, 2014 before me, William T. Lewis, Notary Public
(Here insert name and title of the officer)personally appeared Brian Ryan

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

V2W Sunglow
(Title or description of attached document)

LOA

(Title or description of attached document continued)

Number of Pages 1 Document Date 7/23/14

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, ~~is-are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - o Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - o Indicate title or type of attached document, number of pages and date.
 - o Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).

Securely attach this document to the signed document



May 9, 2012

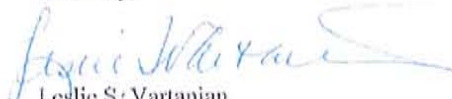
RE: Base Consulting as representative for Verizon Wireless

To Whom It May Concern:

Tod Petty, of Base Consulting, is an authorized representative of Verizon Wireless and has been contracted to perform cellular site development (i.e., real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design and construction, etc.) on behalf of Verizon Wireless in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, Base Consulting may submit/order (i.e. land use applications and permits, utilities, etc.) on behalf of Verizon Wireless.

Sincerely,


Leslie S. Vartanian
Manager – Network Real Estate



Brian Ryan
Principal Manager Telecom Sales
Edison Carrier Solutions
e-mail: Brian.Ryan@sce.com
Telephone: (626) 543-8752

July 23, 2014

RECEIVED

AUG 11 2014

To: Verizon Wireless
Planning Department

Planning Dept.

Re: Verizon Wireless Site #Sunglow. This property is located at M1-T5 Center-Passons, in Santa Fe Springs, CA 90670.

Southern California Edison (SCE) has a Fee-owned Interest in the real property known as Verizon Wireless Site #Sunglow, located at M1-T5 Center-Passons, in Santa Fe Springs, CA 90670.

Verizon Wireless ("Carrier") has requested permission from SCE to use said property for constructing and operating a wireless communications facility ("Site"). I have reviewed Carrier's preliminary plans for this Site and believe these plans are compatible with SCE's use of this property. Thus, as a representative of SCE, I hereby authorize Carrier and its representatives, to seek and secure all right(s) that are needed from the Jurisdiction to use the property for this purpose.

Notwithstanding this authorization, SCE reserves the right to reject Carrier's request for use of its property for any reason, including because conditions or required changes to the Site plans by the Jurisdiction are unacceptable to SCE.

All correspondence and/or notices regarding use of SCE's property by Carrier, or any later requests by the Carrier for authorizations or approvals needed for construction, operation, or maintenance of an approved Site, should include an SCE notice/copy list.

If you have any questions, please do not hesitate to call me. The undersigned of this document has been given signing authority by SCE to execute this document.

Sincerely,



