



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

ADJOURNED MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

**April 21, 2014
4:30 P.M.**

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

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners González, Johnston, Madrigal, Ybarra, and Zamora.

4. ORAL COMMUNICATIONS

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

5. MINUTES

Approval of the minutes of the March 10, 2014 Adjourned Planning Commission Meeting.

6. APPOINTMENT TO THE HERITAGE ARTS ADVISORY COMMITTEE**7. PUBLIC HEARING****Revocation of Alcohol Sales Conditional Use Permit Case No. 10**

Revocation of Alcohol Sales Conditional Use Permit Case No. 10, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use at a CVS Pharmacy within the Gateway Plaza at 13360 Telegraph Road, in the C-4, Community Commercial, Zone for inactivity of a year or more. (City of Santa Fe Springs)

8. PUBLIC HEARING**Revocation of Alcohol Sales Conditional Use Permit Case No. 47**

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

9. NEW BUSINESS**Lot Line Adjustment Map No. 2014-01**

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

10. NEW BUSINESS**Modification Permit Case No. 1241**

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

11. CONSENT AGENDA

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

A. CONSENT AGENDA**Alcohol Sales Conditional Use Permit Case No. 58-2**

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

B. CONSENT AGENDA**Conditional Use Permit Case No. 232-7**

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

C. CONSENT AGENDA**Conditional Use Permit Case No. 552-3**

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

D. CONSENT ITEM**Conditional Use Permit Case No. 621-3**

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

12. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

13.

ADJOURNMENT

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

Teresa Cavallo

Commission Secretary

April 16, 2014

Date

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
March 10, 2014**

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 4:35 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra led the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner González
Commissioner Zamora
Chairperson Ybarra

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Rafael Garcia, Planning Consultant
Kristi Rojas, Planning Consultant
Luis Collazo, Code Enforcement Officer
Teresa Cavallo, Planning Secretary

Absent: Commissioner Madrigal
Vice Chairperson Johnston
Cuong Nguyen, Associate Planner

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

Minutes of the February 11, 2014 Adjourned Planning Commission Meeting

The minutes of the February 11, 2014 meeting were approved and filed as submitted.

6. APPOINTMENT TO THE HERITAGE ARTS ADVISORY COMMITTEE

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

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

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

Chairperson Ybarra reopened and closed the meeting at 4:37p.m., approving the applicant's request to withdraw their CUP application.

8. PUBLIC HEARING

Conditional Use Permit Case No. 749

A request for approval to allow the establishment, operation and maintenance of a food processing use involving vinegar on property located at 13117 Molette Street (APN: 7005-007-049), within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Otafuku Foods, Inc.)

Chairperson Ybarra opened the Public Hearing at 4:37 p.m. for Item No. 8.

Planning Consultant Kristi Rojas presented Item No. 8. Present in the audience on behalf of Otafuku Foods, Inc., were Factory Manager, Mino Takeuchi and Executive Assistant/Translator, Hannah Olivieri.

Chairperson Ybarra inquired if we had received any phone calls with regards to the Public Hearing Notice that was sent out on this matter. Planning Consultant, Kristi Rojas responded that she was unaware of any phone calls received.

Having no further questions, Chairperson Ybarra closed the Public Hearing Notice at 4:42 p.m. and requested a motion.

Commissioner Zamora moved to approve Item No. 8; Commissioner González seconded the motion which passed unanimously.

9. PUBLIC HEARING

Conditional Use Permit Case No. 753

A request for approval to allow the establishment, operation and maintenance of a metal recycling facility, within an 75,500 sq. ft. freestanding industrial building, located at 12405 Los Nietos Rd. (APN: 8168-009-034), in the M-2, Heavy Manufacturing zoning district within the Consolidated Redevelopment Project Area. (United Alloys & Metals)

Chairperson Ybarra opened the Public Hearing at 4:42 p.m. for Item No. 9.

Planning Consultant Rafael Garcia presented Item No. 8. Present in the audience on behalf of United Alloys & Metals were representatives: John Churley, President; Kevin Demedici, General Manager; David W. Pickard III, Esq., AIA and Seth Bouman, B. Arch., Associate Architect from Pickard Architects; Stephen C. Calhoun, Sr. Executive Vice President of Colliers International; and, Steve Sprenger, Executive Managing Director of Newmark Grubb Knight Frank.

Commissioner Zamora inquired about the Conditions of Approval presented by Engineering/Public Works Department. Rafael Garcia explained the Conditions of Approvals as presented within the report to the Planning Commissioners.

Commissioner González inquired about excessive noise resulting from this use, water runoff. Planning Consultant Rafael Garcia indicated that the City has not had any problems in the past with this type of use and that everything should be contained within the building. Rafael also indicated that the project plans had been circulated to both Fire and Public Works Departments for their comments and Conditions of Approvals.

Commissioner González also inquired about the proximity of this use to a residential area.

Rafael Garcia indicated that the surrounding area is primarily zoned M-2; however, a school is less than 2 miles away.

Chairperson Ybarra asked from where and why United Allows & Metals Inc. was relocating into Santa Fe Springs. United Allows & Metals Inc. President, John Churley responded by indicating that their current location in So. Los Angeles had no room to grow.

Chairperson Ybarra also inquired about being open to the public. Rafael Garcia indicated that United Allows & Metals Inc. only sources materials from large scale recyclers by the truckloads.

Commissioner González inquired about the number of employees currently employed with United Allows & Metals Inc. President John Churley responded that they currently employ 52 employees with the intent to hopefully grow to 60-65 employees by the end of the year.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 4:54 p.m. and requested a motion.

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

10. CONSENT AGENDA

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

A. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 34-2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 34-2 to allow the continued operation and maintenance of an alcohol beverage warehouse and distribution use at 13409 Orden Drive located within the Golden Springs Business Park Development, zoned M-2, Heavy Manufacturing (Nishimoto Trading, LTD)

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

Having no questions or request for a presentation, Chairperson Ybarra requested a motion on Item No. 10A.

Commissioner González moved to approve Item No. 10A; Commissioner Zamora seconded the motion which was passed unanimously.

11. ANNOUNCEMENTS

♦ Commissioners:

Commissioner Zamora announced that two professional fighters that his brother has trained will be on ESPN Boxeo.

♦ Staff:

None.

12. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 5:00 p.m.

Chairperson Ybarra

ATTEST:

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Planning Commission Meeting

April 14, 2014

PUBLIC HEARING - NEW BUSINESS

Revocation of Alcohol Sales Conditional Use Permit Case No. 10

Revocation of Alcohol Sales Conditional Use Permit Case No. 10, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use at a CVS Pharmacy within the Gateway Plaza at 13360 Telegraph Road, in the C-4, Community Commercial, Zone for inactivity of a year or more. (City of Santa Fe Springs)

RECOMMENDATIONS

1. That the Planning Commission find that the CVS Pharmacy, to which Alcohol Sales Conditional Use Permit Case No. 10 was granted, has been closed over a year. As a result, the action to revoke and nullify this Permit complies with the requirements and provisions under Section 155.811(D).
2. That the Planning Commission revoke and nullify Alcohol Sales Conditional Use Permit Case No. 10.

BACKGROUND

The Planning Commission and the City Council at their respective meetings of December 11 and December 14, 2000, initially approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 10, to allow the sale and storage of alcoholic beverages for off-site consumption within a pharmacy named "CVS". CVS has been closed over a year.

In accordance with Section 155.811(D), Staff is recommending to the Planning Commission to revoke and nullify Alcohol Sales Conditional Use Permit Case No. 10 because the entitlement has been inactive for over a year.

ZONING ORDINANCE REQUIREMENTS

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

- (A) That the approval was obtained by fraud or faulty information.
- (B) That the permit or variance has been or is being exercised contrary to the

terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation.

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

Staff finds that 155.811(D) applies because CVS has been closed for over one year and currently ceases to exist.

LEGAL NOTICE OF PUBLIC HEARING

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

In accordance with Section 155.813 the Applicant, Watt Management, was notified by a letter mailed on March 10, 2014 (Exhibit "A"); the letter was mailed via Certified Mail ten days or more prior to the date of this hearing to revoke and nullify ASCUP Case No. 10. Watt Management was also notified of the appeal process to cease the process for revocation.

Legal notice of the Public Hearing to revoke and nullify Alcohol Sales Conditional Use Permit Case No. 10 was also sent via first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on April 1, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on April 1, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of April 11, 2014, Staff has not received any inquiries regarding the proposal, and the Applicant did not submit an appeal formerly or otherwise.



Dino Torres
Director of Police Services

- Attachments:
- 1. Exhibit A
 - 2. Location Map

Exhibit A11576 Telegraph Road CA 90670-9928 · (562) 409-1850 · Fax (562) 409-1854 · www.santafesprings.org**POLICE SERVICES CENTER**

March 10, 2014

Walt Management Property
2716 Ocean Park Boulevard, Suite 3000
Santa Monica, CA 90405

MAILED VIA CERTIFIED MAIL

Subject: Alcohol Sales Conditional Use Permit Case No. 10
For Premises at: 13360 Telegraph Road, Santa Fe Springs

The Planning Commission, at their meeting of December 11, 2000, approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 10 to allow the sales of alcoholic beverages at 13360 Telegraph Road, for off-site consumption. The Permit was issued to Sav-on and later transferred to CVS.

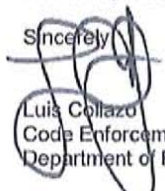
Section 155.811(D) of the City's Zoning Code provides that any permit granted by the Planning Commission may be revoked if the "use for which approval was granted has ceased to exist or has been suspended for one year or more." Our records indicate that business, for which ASCUP was granted to, has ceased to operate for over a year; moreover, the property has not been occupied also for more than one year.

Accordingly, on April 14, 2014, the Planning Commission will conduct a Public Hearing to revoke ASCUP Case No. 10 in compliance with Section 155.811(D). This Notice fulfills Section 155.813 which requires notification to the applicant/property owner via certified mail ten days prior to the revocation hearing date. Moreover, property owners within 500 feet of the subject site will be notified of the Public Hearing being held by the Planning Commission.

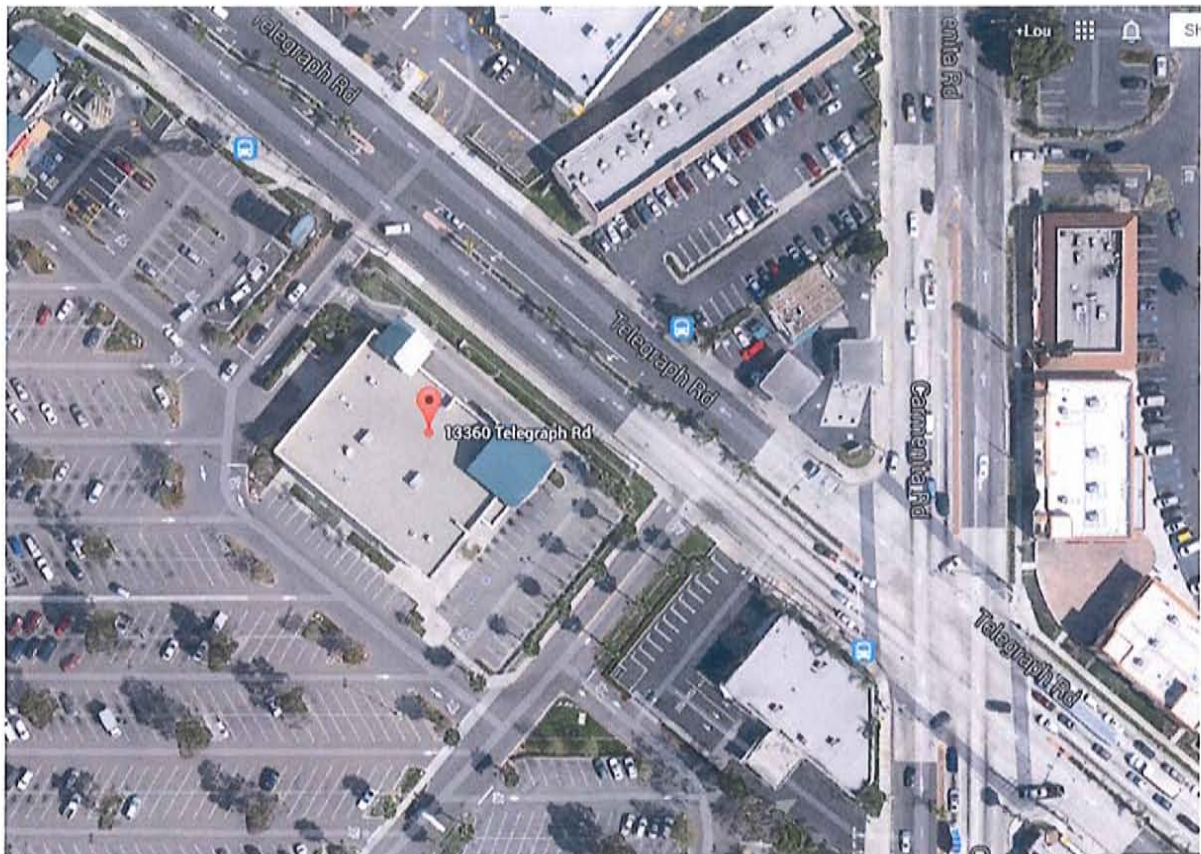
If you feel that this Permit should not be revoked, you may appeal this decision by filing an appeal with the City Clerk's office (Located at 11710 Telegraph Road, Santa Fe Springs, CA 90670) within 10 calendar days of the date of this notice. No fee shall be due for filing of an appeal. Failure to file a timely appeal shall render this decision final. The procedure to be followed for an appeal is contained within Section 35.094 of the City Code.

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

Sincerely,


Luis Collazo
Code Enforcement Officer
Department of Police Services

cc: Dino Torres, Director of Police Services
Wayne Morrell, Director of Planning
Anita Jimenez, Deputy City Clerk



City of Santa Fe Springs

Location Map

Alcohol Sales Conditional Use Permit Case No. 10
1360 Telegraph Road



PUBLIC HEARING - NEW BUSINESS

Revocation of Alcohol Sales Conditional Use Permit Case No. 47

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

RECOMMENDATIONS

1. That the Planning Commission find that the warehousing and storage operation, to which Alcohol Sales Conditional Use Permit Case No. 47 was granted, never opened for business. As a result, the action to revoke and nullify this Permit complies with the requirements and provisions under Section 155.811(D).
2. That the Planning Commission revoke and nullify Alcohol Sales Conditional Use Permit Case No. 47.

BACKGROUND

The Planning Commission and the City Council at their respective meetings of February 23, and March 12, 2009, initially approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 47, to allow the storage/warehousing and distribution of alcoholic beverages for an operation doing business as Single Barrel West, Inc.. Due to contractual complications Single Barrel West, Inc. never got started and ultimately lost their lease to the subject location. Moreover, Single Barrel West, Inc. never finalized the ABC License; therefore never fully obtained a valid ABC License.

In accordance with Section 155.811(D), Staff is recommending to the Planning Commission to revoke and nullify Alcohol Sales Conditional Use Permit Case No. 47 because the entitlement has been inactive for over a year.

ZONING ORDINANCE REQUIREMENTS

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

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

Staff finds that 155.811(D) applies because the business has been closed for over one year and currently ceases to exist.

LEGAL NOTICE OF PUBLIC HEARING

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

In accordance with Section 155.813, the property owner was notified of this action to revoke ASCUP Case No. 47 by a letter mailed on March 10, 2014 (Exhibit "A"); the letter was mailed via Certified Mail ten days or more prior to the date of this hearing to revoke and nullify ASCUP Case No. 47. The property owner was also notified of the appeal process to cease the process for revocation.

Legal notice of the Public Hearing to revoke and nullify ASCUP Case No. 47 was also sent via first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on April 1, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on April 1, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of April 10, 2014, Staff has not received any inquiries regarding the proposal, and the Applicant did not submit an appeal formerly or otherwise.



Dino Torres
Director of Police Services

Attachments: Exhibit A
 Location Map

Exhibit A

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

POLICE SERVICES CENTER

March 10, 2014

AMB SGP California
60 State St. #1200
Boston, CA 02109-1884

MAILED VIA CERTIFIED MAIL

Subject: Revocation of Alcohol Sales Conditional Use Permit Case No. 47
For Premises at: 9142 Norwalk Boulevard, Santa Fe Springs

As the property owner of 9142 Norwalk Boulevard, in the City of Santa Fe Springs, California, you are hereby notified that the Planning Commission and the City Council, at their respective meetings of February 23 and February 26, 2009, approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 47 to allow the warehousing and distribution of alcoholic beverages at 9142 Norwalk Boulevard. The Permit was issued to Single Barrel West, Inc.

Section 155.811(D) of the City's Zoning Code provides that any permit granted by the Planning Commission may be revoked if the "use for which approval was granted has ceased to exist or has been suspended for one year or more." Our records indicate that business, for which ASCUP was granted to, has ceased to operate for over a year.

Accordingly, on April 14, 2014, the Planning Commission will conduct a Public Hearing to revoke ASCUP Case No. 47 in compliance with Section 155.811(D). This Notice fulfills Section 155.813 which requires notification to the applicant/property owner via certified mail ten days prior to the revocation hearing date. Moreover, property owners within 500 feet of the subject site will be notified of the Public Hearing being held by the Planning Commission.

If you feel that this Permit should not be revoked, you may appeal this decision by filing an appeal with the City Clerk's office (Located at 11710 Telegraph Road, Santa Fe Springs, CA 90670) within 10 calendar days of the date of this notice. No fee shall be due for filing of an appeal. Failure to file a timely appeal shall render this decision final. The procedure to be followed for an appeal is contained within Section 35.094 of the City Code.

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

Sincerely,


Luis Collazo
Code Enforcement Officer
Department of Police Servicescc: Dino Torres, Director of Police Services
Wayne Morrell, Director of Planning
Anita Jimenez, Deputy City Clerk



CITY OF SANTA FE SPRINGS

Conditional Use Permit Case No. 47
Single Barrel West, Inc.
9142 Norwalk Boulevard



City of Santa Fe Springs

Planning Commission Meeting

April 14, 2014

NEW BUSINESS

Lot Line Adjustment Map No. 2014-01

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

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the Lot Line Adjustment Map No. 2014-01 meets the criteria for "Minor Alterations to Land Use Limitations", pursuant to the California Environmental Quality Act (CEQA); specifically, the proposed project is a categorically-exempt project, pursuant to Section 15305 – Class 5 of CEQA; consequently, no other environmental documents are required by law.
2. Find that the subject Lot Line Adjustment Map No. 2014-01 is consistent with the City's General Plan, and Zoning Regulations and Building Code, and will not create a greater number of parcels than originally existed.
3. Approve Lot Line Adjustment Map No. 2014-01, subject to the conditions of approval as contained within this staff report.

BACKGROUND/LOCATION

The subject site is located at 12345 Lakeland Road and is roughly bounded by Bloomfield Avenue to the east, Florence Avenue to the north, and Lakeland Road to the south. The subject site is zoned M-2, Heavy Manufacturing and the General Plan designation is Industrial. The overall site is comprised of approximately 55-acres in area and is currently developed with a wastewater treatment facility (as per CUP 620) and remaining equipment from an inoperative oil refinery. The area included in the proposed lot line adjustment is the approximate 19-acre westerly portion.

The applicant, Ridgeline Energy Services (USA) Inc., owns the subject approximate 19-acres (along the westerly boundaries) portion where they currently operate their existing wastewater treatment facility. The applicant, however, is in the process of

selling approximately 17-acres to Goodman-Birtcher whom recently acquired the approximate 35-acre easterly portion of the site. Goodman-Birtcher is in the process of preparing plans and obtaining necessary entitlements to develop approximately 53 of the 55-acre site (which will include the approximate 17-acre area currently owned by Ridgeline). Said entitlement will be presented to the Planning Commission at a future date. It should also be noted that Ridgeline Energy Services is planning to build a new building and eventually re-locate their existing wastewater treatment facility onto the remaining 2-acre portion (Lot 1) along the northwest corner of the site.

PROPOSED LOT LINE ADJUSTMENT

In order to facilitate the sale of approximately 17-acres to Goodman-Birtcher, the applicant is requesting approval of a lot line adjustment to re-configure the property line of the three parcels that make up the approximately 19-acres owned by Ridgeline Energy (See Exhibit B-1). As shown in Exhibit B-1, the lot line adjustment will involve both shifts and removals of existing property lines for Parcels B, 2 and 1. The result will be three new parcels shown as Lot 1, 2, and 3 on the same exhibit.

The existing parcels are currently as follows:

Parcel "B" – (Lot 1)	43,559 sq. ft. (1.00-acre)
Parcel "2" – (Lot 2)	229,614 sq. ft. (5.27-acres)
Parcel "1" – (Lot 3)	<u>619,042 sq. ft. (14.21-acres)</u>
	892,215 sq. ft. (20.48-acres)

If approved, the lots will be as follows:

Lot 1 (Gross) –	102,923 sq. ft. (2.36-acres)
Lot 2 (Gross) –	178,744 sq. ft. (4.10-acres)
Lot 3 (Gross) –	<u>610,548 sq. ft. (14.02-acres)</u>
	892,215 sq. ft. (20.48-acres)

or

Lot 1 (Net) –	87,205 sq. ft. (2.00-acres)
Lot 2 (Net) –	173,915 sq. ft. (3.99-acres)
Lot 3 (Net) –	<u>583,128 sq. ft. (13.39-acres)</u>
	844,248 sq. ft. (19.38-acres)

NOTE: The net area provided excludes the existing 40' Lakeland Road easement as well as the existing 30' Florence Avenue easement.

SUBDIVISION MAP ACT REQUIREMENT

Section 66412 of the State's Subdivision Map Act provides that Lot Line Adjustments between four or fewer existing adjoining parcels are exempt from the provisions of the Map Act provided that the Lot Line Adjustment will not create a greater number of parcels than originally existed, that the Lot Line Adjustment is consistent with the

City's General Plan, Zoning and Building ordinances, and that the Lot Line Adjustment is approved by the Planning Commission of the City.

Please note that a local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.

ENVIRONMENTAL DOCUMENT

Staff finds that the proposed lot line adjustment meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15305-Class 5 (Minor Alterations to Land Use Limitations).

15305. Minor Alterations in Land Use Limitations

Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to:

(a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel;

(b) Issuance of minor encroachment permits;

(c) Reversion to acreage in accordance with the Subdivision Map Act.

Consequently, no further environmental documents are required for the proposed Lot Line Adjustment Map.

FINDINGS

As noted previously, Section 66412(d) of the State's Subdivision Map Act provides that Lot Line Adjustments between four or fewer existing adjoining parcels are exempt from the provisions of the Map Act provided that:

1. *The proposed lot line adjustment will not create a greater number of parcels than originally existed.*

The proposed lot line adjustment is between three parcels, with a total combined area of approximately 19-acres. If approved, the lot line adjustment will affectively include both shifts and removals of existing

property lines for Parcels 1, 2 and B, resulting in the following:

Lot 1 (Net) –	87,205 sq. ft. (2.00-acres)
Lot 2 (Net) –	173,915 sq. ft. (3.99-acres)
Lot 3 (Net) –	<u>583,128 sq. ft. (13.39-acres)</u>
	844,248 sq. ft. (19.38-acres)

As evident, the proposed lot line adjustment will not result in a greater number of parcels than originally existed.

2. *The proposed lot line adjustment is consistent with the City's General Plan, Zoning, Building Ordinance and any local Specific or Coastal Plan.*

General Plan - The General Plan Land Use designation for the subject site is "Industrial" and the Zoning designation is M-2, Heavy Manufacturing. Both the General Plan and Land Use designation will remain unchanged. The M-2 zone is primarily intended for heavy industrial uses. The site is currently occupied by a wastewater treatment facility and a closed oil refinery. Although there are future plans to develop the entire refinery site, it should be noted that any future development plans would also need to be consistent with the current General Plan and Zoning designation. The proposed lot line adjustment is therefore consistent with the City's General Plan and zoning.

Zoning - A primary zoning consideration is that the lot size meets the required minimum area. If approved, the proposed lot line adjustment would result in the following:

Lot 1 (Net) –	87,205 sq. ft. (2.00-acres)
Lot 2 (Net) –	173,915 sq. ft. (3.99-acres)
Lot 3 (Net) –	<u>583,128 sq. ft. (13.39-acres)</u>
	844,248 sq. ft. (19.38-acres)

Pursuant to the development standards for the M-2 Zone, the minimum lots size is 7,500 sq ft. The proposed areas, therefore, exceeds the minimum lot area required for an M-2 zoned property. The proposed lots also meet the minimum lot width of 75 feet. There are no requirements for lot depth in the M-2 zone.

Building Ordinance/Code – The proposed lot line adjustment is only a re-configuration of the subject parcels and mainly to help facilitate the sale of approximately 17-acres to Goodman Birtcher. As proposed, the lot line adjustment does not involve any improvements. Nevertheless, all Building codes will be required to be met through the plan check process for any future construction.

Specific Plan/Coastal Plan – The proposed project area is not located within a Specific or Coastal plan.

In addition to the above, the proposed lot line adjustment has been reviewed by the Department of Public Works. Staff is therefore recommending that the Planning Commission approve Lot Line Adjustment Map. No. 2014-01, subject to the conditions of approval as contained within this staff report

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562-868-0511 x7545)

1. The proposed temporary Lot Line Adjustment dated March 10, 2014 has been accepted by the City to accommodate the proposed 2-acre parcel. A Parcel Map will be required for the future development of the project site.
2. The owner/applicant shall provide at no cost to the City, one conformed copy of the recorded lot line adjustment from the County Recorder's Office. The conformed copy of the recorded lot line adjustment shall be forwarded to the Department of Public Works, Engineering Division.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

3. That the applicant understands and agrees that the proposed lot line adjustment is simply a re-configuration of the subject parcels and, if approved, does not automatically guarantee approval for the future re-location of the existing wastewater treatment facility to the northerly 2-acre parcel. Prior to locating the wastewater treatment facility to the northerly 2-acre parcel, the applicant shall obtain approval for an amendment of the existing Conditional Use Permit (CUP 620) and a Development Plan Approval for the construction of each new building on the subject approximate 19-acre site.
4. That all other applicable requirements of the City's Zoning Regulation, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.
5. That the applicant, Ridgeline Energy Services (USA), 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 arising from or in any way related to the subject Lot Line Adjustment, 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.

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



Wayne M. Morrell
Director of Planning

Attachment(s):

1. Aerial Photograph
2. Lot Line Adjustment - Exhibits A-1, A-2, A-3, B-1, B-2
3. Lot Line Adjustment – Legal Descriptions
4. Lot Line Adjustment Application

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 12345 Lakeland Road

LOT LINE ADJUSTMENT MAP No. 2014-01

APPLICANT: Ridgeline Energy Services (USA) Inc.

ENGINEER: Thienes Engineering, Inc.

LOT LINE ADJUSTMENT - Exhibits A-1, A-2, A-3, B-1, B-2

EXHIBIT "A-1"
LOT LINE ADJUSTMENT NO. 2014- 01
LEGAL DESCRIPTION

LOT 1:

A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION OF PARCEL "B" OF THE LAND DESCRIBED IN "GRANT DEED" RECORDED AUGUST 6, 1998 AS INSTRUMENT NO. 98-1376149, OF OFFICIAL RECORDS OF SAID COUNTY, SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 166, PAGES 90 THROUGH 93, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND PORTIONS OF PARCELS 1 AND 2 OF GRANT WAIVER AND CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO. 2013-02, RECORDED FEBRUARY 12, 2014 AS INSTRUMENT NO. 20140154525, OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 WITH A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF FLORENCE AVENUE, SAID INTERSECTION ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL "B", ALL AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89° 49' 36" EAST, 523.91 FEET;

THENCE SOUTH 00° 08' 52" WEST, 133.85 FEET;

THENCE SOUTH 47° 26' 56" WEST, 98.97 FEET TO A LINE PARALLEL WITH AND DISTANT 221.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF FLORENCE AVENUE;

THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH 89° 49' 36" WEST, 451.77 FEET TO THE WEST LINE OF SAID PARCEL "B";

THENCE ALONG SAID WEST LINE OF PARCEL "B", NORTH 00° 19' 00" EAST, 201.00 FEET TO THE POINT OF BEGINNING.

LOT 1 CONTAINING: 102,923 SQUARE FEET OR 2.36 ACRES MORE OR LESS.

RECEIVED

MAR 20 2014

Planning Dept.

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

PREPARED BY:

Last Update: 03/19/14
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Thienes Engineering, Inc.
 CIVIL ENGINEERING • LAND SURVEYING
 14349 FIRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH: (714) 521-4811 FAX: (714) 521-4173

[Signature]
 BRIAN L. THIENES
 P.L.S. NO. 5750
 REG. EXP. DEC. 31, 2015

3/19/14
 DATE



EXHIBIT "A-2"
LOT LINE ADJUSTMENT NO. 2014- 01
LEGAL DESCRIPTION

LOT 2:

A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING THAT PORTION OF PARCEL 2 OF GRANT WAIVER AND CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO. 2013-02, RECORDED FEBRUARY 12, 2014 AS INSTRUMENT NO. 20140154525, OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 WITH A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF FLORENCE AVENUE, SAID INTERSECTION ALSO BEING THE NORTHWEST CORNER OF PARCEL "B" OF THE LAND DESCRIBED IN "GRANT DEED" RECORDED AUGUST 6, 1998 AS INSTRUMENT NO. 98-1376149, OF OFFICIAL RECORDS OF SAID COUNTY, SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 166, PAGES 90 THROUGH 93, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89° 49' 36" EAST, 523.91 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00° 08' 52" WEST, 133.85 FEET;

THENCE SOUTH 47° 26' 56" WEST, 98.97 FEET TO A LINE PARALLEL WITH AND DISTANT 221.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF FLORENCE AVENUE;

THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH 89° 49' 36" WEST, 192.75 FEET TO THE WESTERLY LINE OF SAID PARCEL 2;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 2, THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 00° 17' 28" WEST, 338.00 FEET;
- 2) SOUTH 89° 49' 36" EAST, 426.00 FEET;
- 3) NORTH 00° 17' 28" EAST, 539.00 FEET;
- 4) NORTH 89° 49' 36" WEST, 161.02 FEET TO THE TRUE POINT OF BEGINNING.

LOT 2 CONTAINING: 178,744 SQUARE FEET OR 4.10 ACRES MORE OR LESS.

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

PREPARED BY:

Lost Update: 03/19/14
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Thienes Engineering, Inc.
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[Signature]
 BRIAN L. THIENES
 P.L.S. NO. 5750
 REG. EXP. DEC. 31, 2015

3/19/14
 DATE



EXHIBIT "A-3"
LOT LINE ADJUSTMENT NO. 2014- 01
LEGAL DESCRIPTION

LOT 3:

A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION OF PARCEL "B" OF THE LAND DESCRIBED IN "GRANT DEED" RECORDED AUGUST 6, 1998 AS INSTRUMENT NO. 98-1376149, OF OFFICIAL RECORDS OF SAID COUNTY, SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 166, PAGES 90 THROUGH 93, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A PORTION OF PARCEL 1 OF GRANT WAIVER AND CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO. 2013-02, RECORDED FEBRUARY 12, 2014 AS INSTRUMENT NO. 20140154525, OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 WITH A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF FLORENCE AVENUE, SAID INTERSECTION ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL "B", ALL AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89° 49' 36" EAST, 523.91 FEET;

THENCE SOUTH 00° 08' 52" WEST, 133.85 FEET;

THENCE SOUTH 47° 26' 56" WEST, 98.97 FEET TO A LINE PARALLEL WITH AND DISTANT 221.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF FLORENCE AVENUE;

THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH 89° 49' 36" WEST, 192.75 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 2 OF SAID LOT LINE ADJUSTMENT NO. 2013-02, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG LAST MENTIONED PARALLEL LINE, NORTH 89° 49' 36" WEST, 259.02 FEET TO THE WEST LINE OF SAID PARCEL "B";

THENCE ALONG SAID WEST LINE OF PARCEL "B" AND THE BOUNDARY OF SAID PARCEL 1, THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 00° 19' 00" WEST, 1101.24 FEET;
- 2) SOUTH 89° 51' 08" EAST, 685.51 FEET;
- 3) NORTH 00° 17' 28" EAST, 762.94 FEET;
- 4) NORTH 89° 49' 36" WEST, 426.00 FEET;
- 5) NORTH 00° 17' 28" EAST, 338.00 FEET TO THE TRUE POINT OF BEGINNING.

LOT 3 CONTAINING: 610,548 SQUARE FEET OR 14.02 ACRES MORE OR LESS.

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

PREPARED BY:

Last Update: 03/19/14
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Thienes Engineering, Inc.
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 PH. (714) 521-4811 FAX (714) 521-4173

[Signature]

BRIAN L. THIENES
 P.L.S. NO. 5750
 REG. EXP. DEC. 31, 2015

3/19/14
 DATE



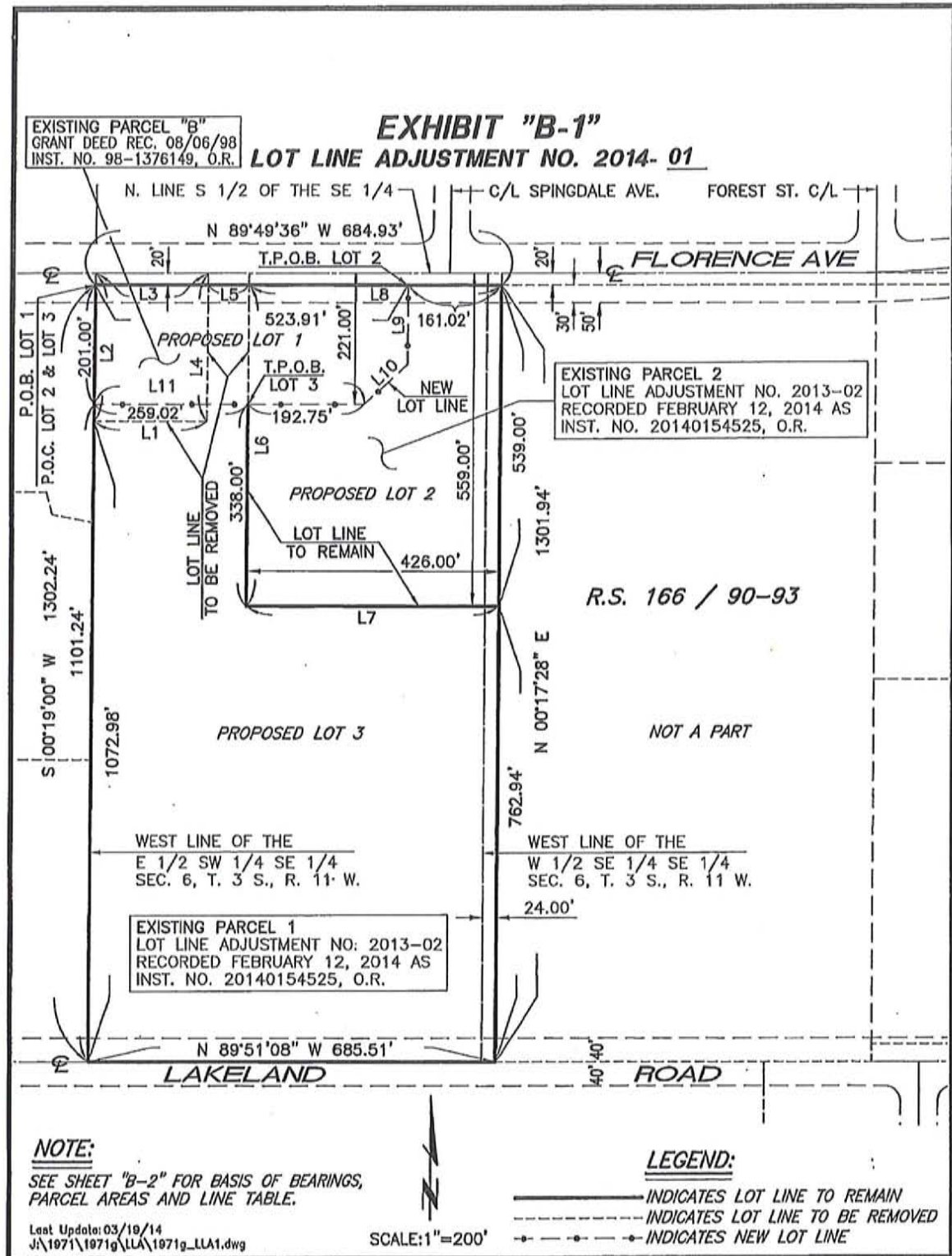


EXHIBIT "B-2"

LOT LINE ADJUSTMENT NO. 2014- 01

PARCEL AREAS:

EXISTING PARCEL "B":	43,559 SQ. FT.
(GROSS)	1.00 ACRES
EXISTING PARCEL "2":	229,614 SQ. FT.
(GROSS)	5.27 ACRES
EXISTING PARCEL "1":	619,042 SQ. FT.
(GROSS)	14.21 ACRES
EXISTING GROSS TOTAL:	892,215 SQ. FT.
	20.48 ACRES

PROPOSED LOT 1:	102,923 SQ. FT.
(GROSS)	2.36 ACRES
PROPOSED LOT 2:	178,744 SQ. FT.
(GROSS)	4.10 ACRES
PROPOSED LOT 3:	610,548 SQ. FT.
(GROSS)	14.02 ACRES
PROPOSED GROSS TOTAL:	892,215 SQ. FT.
	20.48 ACRES

NOTE:

NET AREA EQUALS GROSS AREA MINUS
EXISTING 40' LAKELAND ROAD EASEMENT OR
EXISTING 30' FLORENCE AVENUE EASEMENT.

PROPOSED LOT 1:	87,205 SQ. FT.
(NET)	2.00 ACRES
PROPOSED LOT 2:	173,915 SQ. FT.
(NET)	3.99 ACRES
PROPOSED LOT 3:	583,128 SQ. FT.
(NET)	13.39 ACRES
PROPOSED NET TOTAL:	844,248 SQ. FT.
	19.38 ACRES

LINE TABLE		
LINE #	LENGTH	BEARING
L1	190.00'	N 89°49'36" W
L2	249.26'	N 00°19'00" E
L3	190.00'	N 89°49'36" W
L4	249.26'	S 00°19'01" W
L5	68.93'	N 89°49'36" W
L6	539.00'	N 00°17'28" E
L7	426.00'	N 89°49'36" W
L8	426.00'	N 89°49'36" W
L9	133.85'	S 00°08'52" W
L10	98.97'	S 47°26'56" W
L11	451.77'	N 89°49'36" W

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON
THE CENTERLINE OF LAKELAND ROAD BEING
N 89°51'08" W AS PER LOT LINE ADJUSTMENT
NO. 2013-02, RECORDED FEBRUARY 12, 2014
AS INST. NO. 20140154525, O.R.

NOTE:

THE BOUNDARY INFORMATION SHOWN
HEREON IS THE RESULT OF A FIELD SURVEY.

PREPARED BY:

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2015

Last Update: 03/10/14
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LOT LINE ADJUSTMENT – Legal Descriptions**LOT LINE ADJUSTMENT NO. 2014-01**

Project: Cenco Refining Company
Client: Goodman Birtcher
Street: Lakeland Road & Florence Avenue
 between Norwalk Blvd. & Bloomfield Ave.
Prepared By:
 Thienes Engineering, Inc.
 14349 Firestone Boulevard
 La Mirada, CA 90638
 (714) 521-4811 attn: Kevin Moxley

Proposed Lot 1**Begins at P.O.B. of Legal Description**

North: 6315.6841' East: 5668.6107'

Segment #1 : Line

Course: S89° 49' 36.25"E Length: 523.910'
 North: 6314.0998' East: 6192.5183'

Segment #2 : Line

Course: S0° 08' 52.26"W Length: 133.850'
 North: 6180.2502' East: 6192.1729'

Segment #3 : Line

Course: S47° 26' 56.42"W Length: 98.973'
 North: 6113.3201' East: 6119.2619'

Segment #4 : Line

Course: N89° 49' 36.25"W Length: 192.749'
 North: 6113.9030' East: 5926.5137'

Segment #5 : Line

Course: N89° 49' 36.25"W Length: 259.016'
 North: 6114.6863' East: 5667.4989'

Segment #6 : Line

Course: N0° 19' 00.74"E Length: 201.001'
 North: 6315.6842' East: 5668.6106'

Perimeter: 1409.498' Area: 102923.33 Sq. Ft.
 Error Closure: 0.0001 Course: N49° 33' 03.03"W
 Error North: 0.00010 East: -0.00011

Precision 1: 14094990.000

Proposed Lot 2**Begins at T.P.O.B. of Legal Description**

North: 6314.0998' East: 6192.5183'

Segment #1 : Line

Course: S0° 08' 52.26"W Length: 133.850'
 North: 6180.2502' East: 6192.1729'

Segment #2 : Line

Course: S47° 26' 56.42"W Length: 98.973'
 North: 6113.3201' East: 6119.2619'

Segment #3 : Line

Course: N89° 49' 36.25"W Length: 192.749'
 North: 6113.9030' East: 5926.5137'

Segment #4 : Line

Course: S0° 17' 28.20"W Length: 338.001'
 North: 5775.9064' East: 5924.7961'

Segment #5 : Line

Course: S89° 49' 36.25"E Length: 426.001'
 North: 5774.6181' East: 6350.7951'

Segment #6 : Line

Course: N0° 17' 28.20"E Length: 539.001'
 North: 6313.6122' East: 6353.5342'

Segment #7 : Line

Course: N89° 49' 36.25"W Length: 161.017'
 North: 6314.0991' East: 6192.5180'

Perimeter: 1889.591' Area: 178744.36 Sq. Ft.
 Error Closure: 0.0008 Course: S22° 51' 42.10"W
 Error North: -0.00070 East: -0.00029

Precision 1: 2361990.000

SHEET 1 OF 2

LOT LINE ADJUSTMENT NO. 2014-01

Project: Cenco Refining Company
Client: Goodman Birtcher
Street: Lakeland Road & Florence Avenue
between Norwalk Blvd. & Bloomfield Ave.
Prepared By:
Thienes Engineering, Inc.
14349 Firestone Boulevard
La Mirada, CA 90638
(714) 521-4811 attn: Kevin Moxley

Proposed Lot 3Begins at T.P.O.B. of Legal Description

North: 6113.9033' East: 5926.5141'

Segment #1 : Line

Course: N89° 49' 36.25"W Length: 259.016'

North: 6114.6866' East: 5667.4993'

Segment #2 : Line

Course: S0° 19' 00.74"W Length: 1101.244'

North: 5013.4594' East: 5661.4089'

Segment #3 : Line

Course: S89° 51' 07.74"E Length: 685.512'

North: 5011.6905' East: 6346.9187'

Segment #4 : Line

Course: N0° 17' 28.20"E Length: 762.938'

North: 5774.6186' East: 6350.7958'

Segment #5 : Line

Course: N89° 49' 36.25"W Length: 426.001'

North: 5775.9068' East: 5924.7967'

Segment #6 : Line

Course: N0° 17' 28.20"E Length: 338.001'

North: 6113.9035' East: 5926.5144'

Perimeter: 3572.712' Area: 610548.21 Sq. Ft.

Error Closure: 0.0003 Course: N51° 16' 18.73"E

Error North: 0.00019 East: 0.00024

Precision 1: 11909040.000

SHEET 2 OF 2

LOT LINE ADJUSTMENT APPLICATION



City of Santa Fe Springs

LOT LINE ADJUSTMENT APPLICATION AND OWNER'S STATEMENT

AREA: What is the total area of the land to be divided? 10.56
 Number of lots proposed? Three

USE: Proposed use of the lots: Industrial

GRADING: Is any grading of lots contemplated? No (If yes, show details on the tentative map)

WATER: What provisions are being made to provide an adequate water system? site is currently being served by the City of Santa Fe Springs.

SEWERS: What provisions are being made to provide an adequate sewer system? site is currently being served by the City of Santa Fe Springs.

GAS and: Are the appropriate utility companies being contacted to ensure service to the subject property? yes

ELECTRICITY: Will each resulting parcel or lot front on a dedicated and improved street? yes

STREETS: Have you discussed street improvement requirements with the Department of Public Works? not at this time

DEED: State nature of deed restriction, existing and proposed: None

RESTRICTIONS:

THE APPLICATION IS BEING FILED BY:

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

STATUS OF AUTHORIZED AGENT (engineer, attorney, purchaser, developer, lessee, etc.): _____

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

SIGNED: _____

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

RECORD OWNER

Name: Ridgeline Energy Services (USA) Inc.
 Contact Person: Kevin Bridges
 Address: 14555 N. 82nd Street
 City: Scottsdale
 State: AZ Zip: 82560
 Phone: (602) 357-8020 Ext: 8814

OWNER'S AGENT

Name: Goodman Birtcher
 Contact person: Lang Cottrell
 Address: 18201 Von Karman Avenue, Suite 1170
 City: Irvine
 State: CA Zip: 92612
 Phone: (949) 407-0100

ENGINEER OR LICENSED SURVEYOR

Name: Thienes Engineering, Inc.
 Contact Person: Sarah Bova sarah@thieneseng.com
 Address: 14349 Firestone Blvd.
 City: La Mirada
 State: CA Zip: 90638
 Phone: (714) 521-4811

FOR DEPARTMENT USE ONLY

TRACT/PARCEL MAP NO: _____

DATE FILED: _____

FILING FEE: _____

RECEIPT NO: _____

APPLICATION COMPLETE? _____

Last Updated: 8/27/2010

Q:\Planning\Database\Planning Handouts\Application for Lot Line Adjustment.doc

03-20-14 1611343

CHECK 3592.00

Report Submitted By: Cuong Nguyen,
 Planning and Development Dept.

Date of Report: April 10, 2014



NEW BUSINESS

Modification Permit Case No. 1241

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

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the proposed project, 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. Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones.
3. Find that pursuant to Section 15301, Class 1, (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt
4. Approve Modification Permit Case No. 1241, subject to the conditions of approval as contained within this staff report.

BACKGROUND

The subject property measures approximately 13-acres and is located at the east side on Sorensen Avenue between Ann Street and Burke Street at 9306 Sorenson Avenue (APN: 8168-027-010). The subject property is zoned M-2, Heavy Manufacturing and the General Plan designation is Industrial. The property is not within a Redevelopment Project Area.

The subject property is developed within a 305,327 sq. ft. concrete tilt-up industrial building that was recently constructed in January of 2012 and is currently occupied by Phoenix Warehouse of California LLC. Given the nature of their business, Phoenix would like to utilize the westerly parking area (behind the screen wall) as a rear truck yard. However, utilizing the westerly parking area for a truck yard would impact existing on-site parking requirements, therefore, the applicant has requested approval of the subject Modification Permit.

DESCRIPTION OF REQUEST

The applicant, Phoenix Warehouse of California LLC, is a third party logistics company that specializes in warehouse and distribution of general commodities. Large and small companies; soft lines, hard lines, wearing apparel, footwear, electronics, toys, home furnishings, travel goods, luggage, and consumable product lines are all serviced by Phoenix.

Since Phoenix is a warehouse distributor of general commodities, they generally maintain a very low employee count. Currently, Phoenix maintains a total of 20 employees on their roster for the entire 305,327 sq. ft. building. On the other hand, truck and trailer access is a critical component for their type of operation. Therefore, Phoenix is requesting to utilize the westerly parking area (behind the screen wall) as a rear truck yard area. This would effectively eliminate a total of 86 parking stalls along the westerly property line. It should be noted, however, that the property will still maintain a total of 209 parking spaces.

It should be noted that in 2012, the Planning Commission approved Modification Permit Case No. 1221 to reserve and not provide 125 (or 29.7%) of the 420 total required parking spaces for the subject building. Given the nature of their business and their limited demand for standard vehicle parking, Phoenix Warehouse of California LLC, is now seeking approval for a subsequent Modification Permit to reserve and not provide 211 (or 50.2%) of the total 420 total required parking spaces. The request, if approved, would reduce the required on-site parking an additional 86 stalls thus leaving the site with a total of 209 parking spaces.

STREETS AND HIGHWAYS

The subject site has frontage on Sorensen Avenue. Sorensen Avenue is classified as a "Secondary Highway" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

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

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2 Heavy Manufacturing	Industrial	Transload Facility (8636-8736 Sorensen Ave/Union Pacific Railroad Company)
South	M-2 Heavy Manufacturing	Industrial	Manufacturing & Packaging of Oil Products (9313 John St/Valvoline, Inc.)

Direction	Zoning District	General Plan	Land Use (Address/Business Name)
East	M-2 Heavy Manufacturing	Industrial	<u>Manufacturing of Glass Products</u> (9401 Ann St/Glaspro Inc) <u>Machine Shop</u> (9419 Ann St/Precision Design and Mfg) <u>Warehouse /Corporate Office</u> (9445 Ann St/Accurate Construction Company Inc) <u>Wholesale Bakery</u> (9511 Ann St/Rich Products – vacant, previously Jon Donaire) (9420 Ann St/Rich Products – vacant, previously Jon Donaire)
West	M-2 Heavy Manufacturing)	Industrial	<u>Office Furniture Dealer</u> (9200 Sorensen Av/Tangram LLC)

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project would qualify for a categorical exemption pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) since it only involves a minor deviation to the parking requirements required for the existing building on-site. Additionally, the project involves no substantial improvement to the existing site. All of the business operations will transpire within the building interior and no new development is proposed. The project would, therefore, cause very little disturbance to the existing building, nearby properties and its occupants. Additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. If the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the project by the Planning Commission.

NOTICE TO ADJACENT PROPERTY OWNERS

The Planning Commission should note that, as with similar requests, staff mailed a notice to the adjacent property owners (north, south, east and west) to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission. A total of 7 notices were mailed out to said property owners on April 3, 2014. To date, staff has not received any correspondence from the surrounding property owners that received the notice.

REQUIRED SHOWING

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

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

The Planning Commission would not be granting special privileges to the applicant since similar requests have been granted in the past. The chart provided below

identifies previous Modification Permits that were granted to allow a reduction to the city's standard parking requirement when the employee to parking ratio results in sufficient parking to fully satisfy the need of the business:

Recent Modification Permit Approvals

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

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

Given the current employee count of 20 employees for Phoenix Warehouse of CA LLC, a total of approximately 275 parking stalls would remain unused (assuming that every employee is driving to work alone). Even if the employee count doubled or tripled in size, the site will still have more than enough stalls to accommodate this business for years to come. However, if all parking stalls remained striped and available, valuable yard area would be consumed by unused stalls when the space could be made available for truck maneuvering and unloading activities.

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

The unique circumstance related to this project is the applicant's employee to parking ratio. Although, the subject property is currently required to provide 295 parking stalls, given the nature of the applicant's business and their current employee count of 20 employees, they do not have a need for approximately 90% of the 295 stalls. Requiring the 295 parking stalls would restrict truck maneuvering and unloading activities which affects the workflow and thus the efficiency of their operations.

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

Aside from the installation of K-rails to help protect the existing chain link fence along the westerly property line from truck maneuvering throughout the rear yard area, there will be no other improvements to the site. Neighboring persons or properties should not notice any changes and/or negative impacts to the site or community. Phoenix Warehouse of CA LLC already occupies the site. Their use and operations is not changing as a result of this Modification Permit request. The proposed project is mainly to improve truck maneuvering within the rear yard area.

STAFF CONSIDERATIONS

For the aforementioned reasons and findings, staff finds that approval of Modification Permit Case No. 1241 will not be detrimental to the property of others or to the

community as a whole and is, therefore, recommending approval of the Modification Permit request subject to the conditions of approval as contained in this report.

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562-868-0511 x7545)

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brian Reparuk 562.868-0511 x3716)

2. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
3. 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.
4. That prior to submitting plans to the Building Department, 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.
5. That all new entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates
6. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz at 562.409-1850 x3319 or Luis Collazo x3320)

7. That the Applicant shall provide a trailer parking plan showing the stripping of parking stalls for trailers.

8. That should calls for break-ins occur additional security measures shall be implemented including the installation of a new wrought iron fence throughout the perimeter of the property.
9. That inoperable trailers and trucks shall not be parked/stored on the property at any time.
10. That the k-rail barricades shall be replaced within 72 hours of the time they were damaged.
11. That this approval is for the storage and parking of trailers only and the area shall not be used for any other storage unless approved by the Planning Department and the Department of Police Services.
12. That trailers displaying graffiti shall be immediately removed from the property or painted over to cover the graffiti within 72 hours form the time they were vandalized.
13. That trailer repairs shall not be performed on-site at any time.

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

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

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

15. That the privileges granted under Modification Permit Case No. 1241 are for the sole use by Phoenix Warehouse of CA LLC. Should Phoenix Warehouse of CA LLC move, vacate, or otherwise abandon the premises, the k-rails shall be removed from the subject truck yard area and a total of 86 stalls shall be re-stripe within 30 days per the original development approval in 2012.
16. That prior to vacating the premises, Phoenix Warehouse of CA LLC shall provide a 60-day advance notice to the Director of Planning of its intent to vacate the property.
17. That Phoenix Warehouse of CA LLC, shall not allow commercial vehicles, trucks and/or truck tractors to queue on Sorensen Avenue, use said street as a staging area, or to back-up onto the street from the subject property.

18. That the remaining 209 off-street parking spaces shall be maintained as shown on the site plan submitted by the applicant and on file with the case. Said parking area shall not be further compromised or otherwise used for outdoor storage at any time.
19. That all other applicable requirements of the City's Zoning Regulation, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.
20. That the applicant, Phoenix Warehouse of CA LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Modification Permit, 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.
21. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject Modification Permit.
22. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, the Director of Planning may refer the subject Modification Permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject Modification Permit as needed.


Wayne M. Morrell
Director of Planning

Attachments:

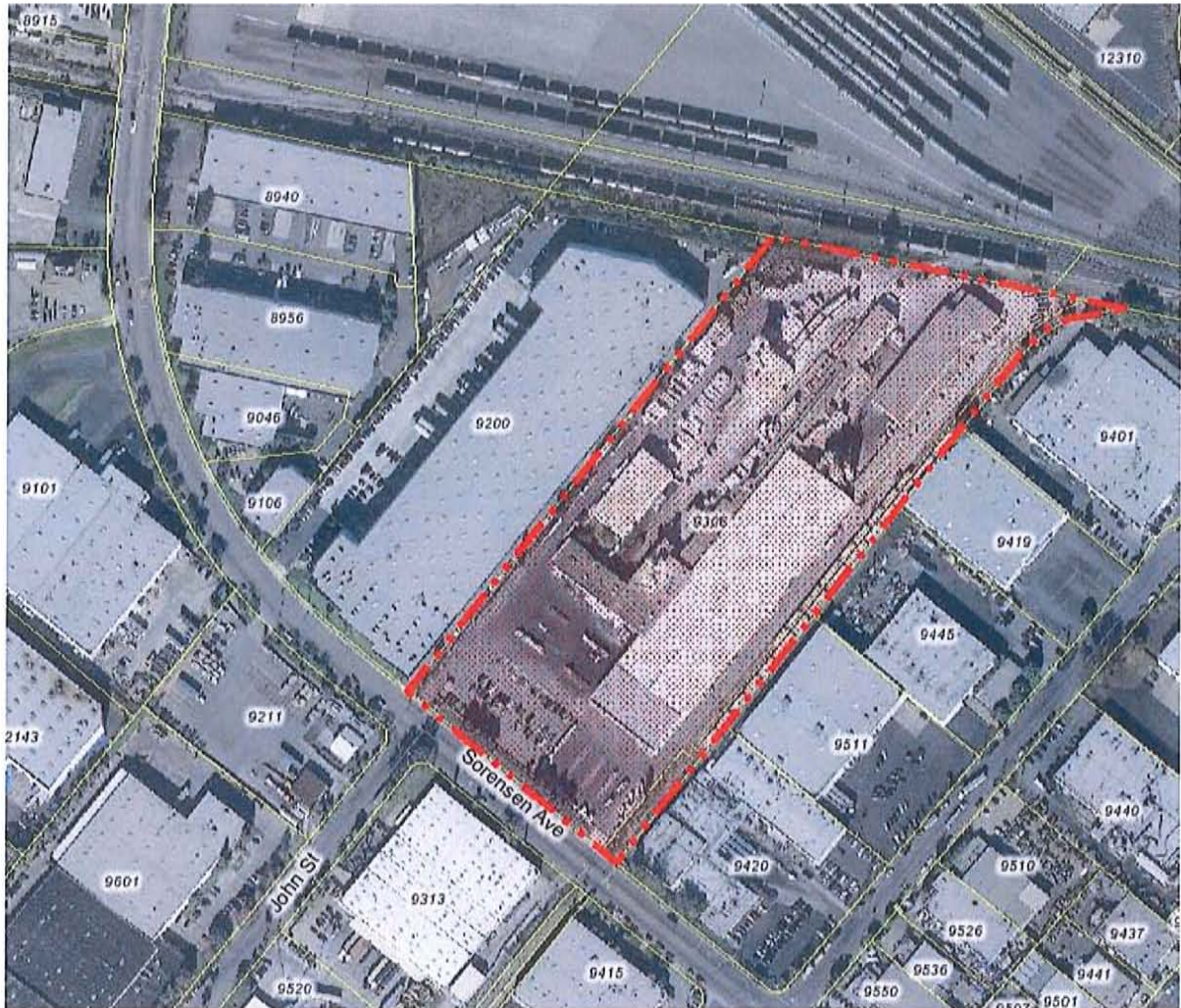
1. Aerial Photograph
2. Site Plan
3. MOD 1241 – Application

C:\Cuong\Cases\Aug.13-Aug.14\MOD 1241 - Phoenix Warehouse of CA LLC\MOD1241_PCRPT.doc

Aerial Photograph



CITY OF SANTA FE SPRINGS



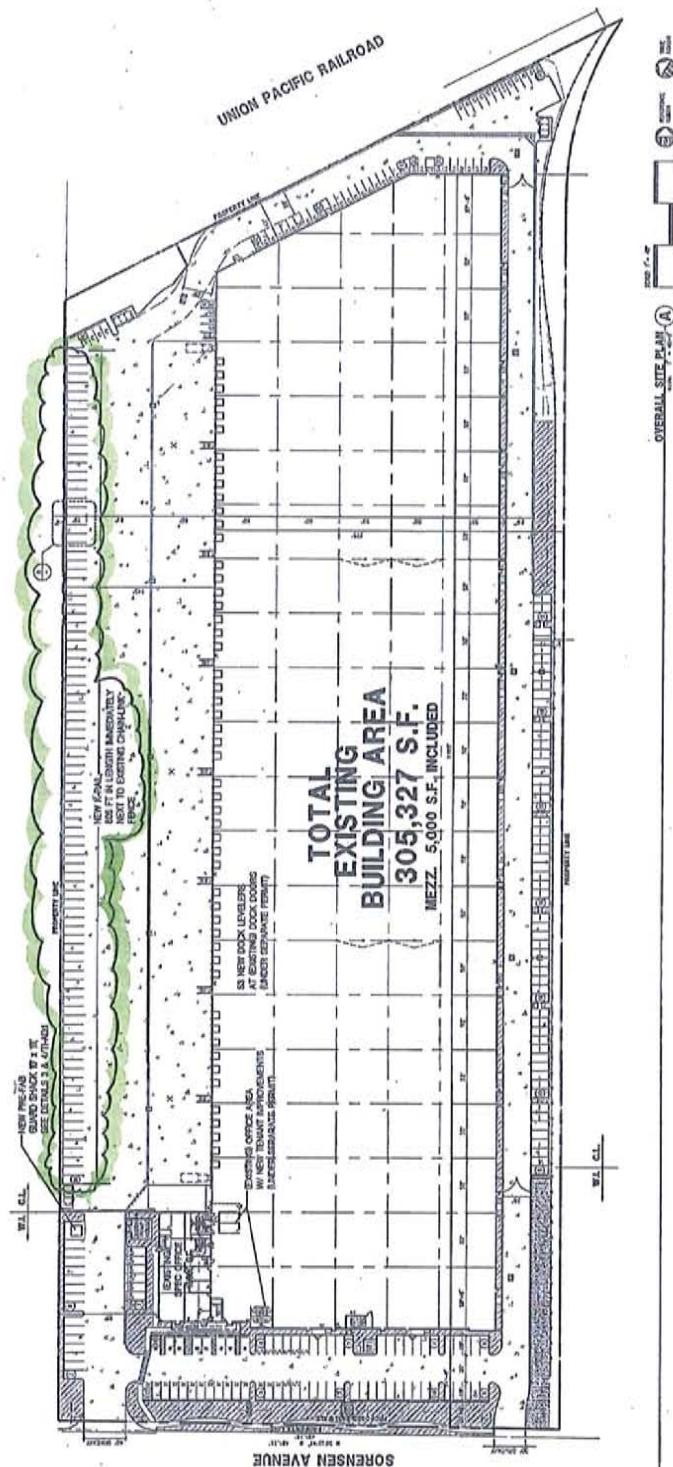
AERIAL PHOTOGRAPH



Modification Permit Case No. 1241

9306 Sorensen Avenue

Site Plan



MOD 1241 Application



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

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

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

9306 SORENSEN AVE
SANTA FE SPRINGS, CA.
90670

Legal description of property: SEE ATTACHED

Record Owner of Property:

Name: INDUSTRIAL INCOME TRUST Phone No: 949-892-4900

Mailing Address: 9675 MACARTHUR CT. SUITE 625
NEWPORT BEACH, CA 92660

Fax No: 949-892-4901 E-mail: ALIGAT@INDUSTRIALINCOME.COM

The application is being filed by:

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

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

GENERAL CONTRACTOR

Describe the modification requested: INSTALLATION OF K-RAIL

@ WEST SIDE OF TRUCK YARD. THIS WOULD ELIMINATE
(88) PARKING SPACES IN TRUCK YARD AREA. THE TENANT
ONLY HAS TWENTY EMPLOYEES AND THERE ARE (208)
PARKING SPACES AT FRONT OF BLDG. AND EAST SIDE.

NOTE

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

MOD 1241 Application (cont.)

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

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

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

THIS WOULD ALLOW THE TENANT TO MOVE TRAILERS WITHIN THE TRUCK YARD AREA

2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area. NONE, AREA IS WITHIN BUILDING TRUCK YARD.

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

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations. THE EXISTING CAR PARKING AT THE YARD AREA IMPACTS THE TRUCK AND TRAILER ACCESS.
4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required. THERE WOULD BE NO HARDSHIP SINCE WE ONLY HAVE (20) EMPLOYEES - THERE IS PLENTY OF PARKING AT THE FRONT OF BUILDING
5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area. MOST OF THE OTHER PROPERTIES HAVE TRAILER PARKING IN THE TRUCK YARD.
6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general. MODIFICATION ONLY AFFECTS THE YARD AREA OF 9306 SORENSON AVE.

MOD 1241 Application (cont.)MOD Application
Page 3 of 3**PROPERTY OWNERS STATEMENT**

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

Name (please print): Sensistar Trust LLC United Partnership LP
 Mailing Address: 518 17th STREET 17th Floor Denver CO 80202
 Phone No: 303 645 4500
 Fax No: _____ E-mail: SRECKNOR@INDUSTRIALINCOME.COM
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES)ss.

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

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

On 11/17/14 before me, Shannon N. Brown, Notary (seal)
 Personally appeared Ronny Wilson
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



(WITNESS my hand and official seal)

[Signature]
 Notary Public

FOR DEPARTMENT USE ONLY
 CASE NO: MOD # 1241
 DATE FILED: 1/23/17
 FILING FEE: \$1,140.00
 RECEIPT NO: 1217990
 APPLICATION COMPLETE? YES

01-23-14 1217990 CHECK 1140.00

MOD 1241 Application (cont.)

City
of
Santa Fe Springs

DISTRIBUTION					
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	397	4110	BOLCO	MOD 1241	114.00

(NAME)

(ADDRESS)

(CITY AND STATE)

(DESCRIPTION)

Zone Modification # 1241 - 7306 Sorenson

RECEIPT

01-23-14 1CL7990

CHECK 1140.00

CITY OF SANTA
FE SPRINGS

01-23-14 #0

MISC. 1140.00
CHECK 1140.00

ITEM 1
1CL 7990 10:28

MOD 1241 Application (cont.)



January 23, 2014

City of Santa Fe Springs

Re: IIT Sorensen Industrial LLC
9306 Sorensen Avenue
Santa Fe Springs, CA

Ronny Wilson of Norm Wilson & Sons, is hereby authorized to sign on behalf of IIT Sorensen Industrial, LLC and Industrial Income Trust for the modification of property development standards submittal package.

Please feel free to call me with any questions. I can be reached at 949.892.4918.

Sincerely,

Industrial Income Trust

A handwritten signature in black ink, appearing to read "Alicia Light".

Alicia Light
Director, Asset Management
alight@industrialincome.com
(949) 892-4918

Cc: Mr. Gregg Boehm – RVP Asset Management, Industrial Income Trust

Industrial Income Trust • 16770 MacArthur Blvd. • Suite 610 • San Juan Capistrano, California 92675
www.industrialincome.com • industrialincome.com



CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 58-2

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

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 April 14, 2019, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The applicant, Chevron Stations, Inc., operates and maintains a Chevron gas service station and mini-mart, at the south west corner of Telegraph Road and Orr and Day Road. The gas station and mini-mart are both corporately owned and operated by Chevron Stations, Inc. In 2012, the Applicants decided to stock and sell alcoholic beverages to their customers in addition to the snacks and convenience food. Accordingly, the Applicants filed for an Alcohol Sales Conditional Use Permit.

The Planning Commission and the City Council, at their respective meetings of July 9, and July 12, 2012, approved the applicant's request to sell alcoholic beverages at the site for off-site consumption subject to a number of conditions; those conditions are contained within this report. This matter is before the Commission because Condition No. 26 required an inspection of the premises and a report to the Commission to determine if the alcohol sales use is being maintained and operated in compliance with the city codes, and with the conditions of approval.

On March 19, 2014, Staff conducted an inspection of the premises and found the premises to be maintained clean and free of trash and debris. The inspection further revealed that the alcohol sales use is being conducted in strict compliance with the conditions of approval and all City Codes. Moreover, verification from the State

Alcohol Beverage Control (ABC) revealed that the business maintains a current ABC license. It should also be noted that video surveillance camera required under Condition No. 13 has been installed properly and is fully functioning.

CALLS FOR SERVICE

Within the past year, there have been a total of nine calls for service registered to the location. None of the nine calls was related to the sale of alcoholic beverages.

STAFF CONSIDERATIONS

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

CONDITIONS OF APPROVAL

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

1. Alcohol sales shall be limited to 6:00 a.m. to 2:00 a.m. The sale of alcoholic beverages shall conform to the sale hours as prescribed by the State Alcoholic Beverage Commission.
2. That the Alcoholic Beverage Control license shall be restricted for the sale of alcoholic beverages for off-site consumption and as specified by the Department of Alcoholic Beverage Control.
3. That it shall be the responsibility of the ownership and/or his employees to ensure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent properties.
4. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
5. Storage coolers containing alcoholic beverages shall have mechanisms for locking them to restrict access by customers between the hours of 2:00 a.m. and 6:00 a.m.
6. That the applicant and/or his employees shall not allow any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licenses premises as set forth in Section 25602(a) of the State Business and Professions Code.

7. That the applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
8. That the applicant shall not have upon the licensed premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the Alcohol Beverage Control license that is issued to the subject site, as set forth in Section 25607(a) of the State Business and Professions Code.
9. That the applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.
10. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall immediately report all such instances to the City's Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering.
11. That the applicant must receive approval from the Director of Police Services for any installation of pay telephones on the exterior of the premise, and such phones shall not be capable of receiving calls.
12. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan which shall address the following for the purposes of minimizing risks to the public's health, welfare and safety:
 - (A) A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities and the actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
13. ~~The applicant shall install an additional (2) digital surveillance cameras inside of the store and shall program them to the existing digital surveillance system. The (2)~~

~~cameras shall cover the walk-up beverage coolers that display alcoholic beverages. The applicant shall install the cameras within 60 days from the approval of this permit.~~

14. That all other applicable requirements of the City Zoning Regulations, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
15. 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.
16. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors visible from the street or adjacent properties.
17. Exterior architectural features to the building shall not be designed in a manner which allows access to the roof areas.
18. Pallets and other objects should not be left outside to allow roof access.
19. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate, or move in the breeze shall be prohibited unless written authorization is granted by the Director of Planning and Development.
20. That there shall be no window displays or advertising banners in the area of the cashier that will restrict the view, or restrict the view of passing police patrols.
21. That failure to comply with the foregoing Conditions of this Permit shall be cause for the process to begin revocation of this Permit.
22. ~~That this Permit shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all the conditions of this Permit.~~
23. 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 subject to the revocation process.
24. That a copy of these conditions shall be maintained along with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.

25. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant 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 lease or sublease.
26. ***That this Permit shall be subject to a compliance review in two years, no later than April 14, 2019,*** to ensure the alcohol sales activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
27. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 12 and all other applicable regulations shall be strictly complied with.
28. ~~That this Alcohol Sales Conditional Use Permit shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.~~
29. 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, this Permit shall be subject to procedures for revocation and the privileges granted hereunder shall be terminated.

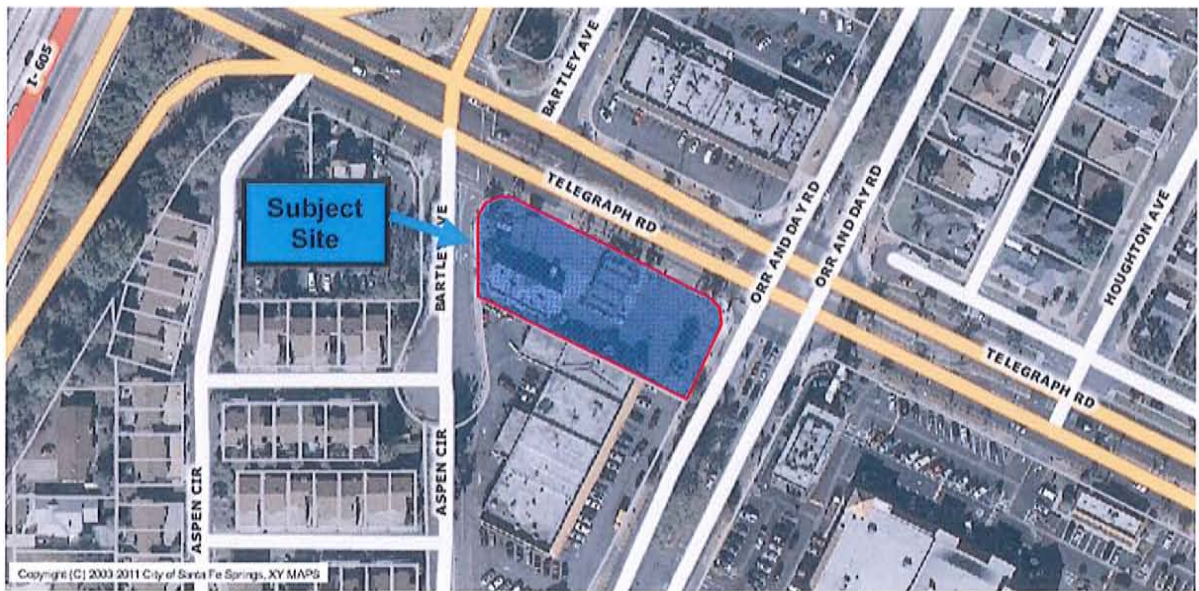


Dino Torres
Director of Police Services

Attachment(s)

1. Location Map

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 58-2
Chevron Stations, Inc.
11426 Telegraph Road



City of Santa Fe Springs

Planning Commission Meeting

April 14, 2014

CONSENT ITEM

Conditional Use Permit Case No. 232-7

A compliance review of a truck storage facility with ancillary outdoor equipment storage at 13625 Excelsior Drive, in the M-2, Heavy Manufacturing Zone.

(Dimas Diaz, Jess Diaz Trucking, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a truck storage 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. 232-7, be subject to a compliance review in five (5) years, on or before April 14, 2019, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance, with Section 155.243 (l)(7) of the City's Zoning Regulations, truck, truck trailer or truck tractor storage uses are required to obtain a Conditional Use Permit prior to commencement of such activities. At its meeting of July 12, 1976, the Planning Commission initially approved CUP Case No. 232, to allow the operation and maintenance of a truck, truck trailer, or truck tractor use along with the storage of ancillary outdoor equipment at 13625 Excelsior Drive. The use has subsequently been reconsidered by the Planning Commission numerous times.

The applicant, Jess Diaz Trucking, Inc., is located on the north side of Excelsior Drive just west of Spring Avenue and is approximately 0.69 acres in size. The property is primarily utilized as a truck storage facility with ancillary outdoor equipment storage. The property currently provides front-yard landscaping and a six-foot high masonry block wall for screening purposes.

STAFF CONSIDERATIONS

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

1. All outdoor storage found throughout the rear of the subject property must be cleared.
2. All garbage and debris found towards the rear of the property must be removed.
3. Portions of the paved parking lot appeared to be deteriorated and in need of rehabilitation.

Staff recently conducted a follow-up inspection and has verified that the applicant has completed the aforementioned items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff therefore finds that if the truck storage facility with ancillary equipment storage use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 232-7, be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

PLANNING AND DEVELOPMENT DEPARTMENT

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

1. That a sufficient number of legal off-street parking spaces shall be maintained for all employees and for all trucks, vans, trailers and other similar vehicles being parked or stored on the subject property. No trucks, trailers or other vehicles used in connection with the use shall be parked or stored on the adjoining public streets. **(Ongoing)**
2. 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)**
3. That the subject property shall be continuously maintained in a state of good appearance and conditions at all times. All trucks, tractors or other similar

vehicles used in connection with the use shall be parked in a neat and orderly manner; that no wrecked, salvaged, abandoned or inoperative vehicles of any kind shall be parked or stored on the subject property. **(Ongoing)**

4. That the owner shall not sublease any part or portion of the subject property without prior approval from the Director of Planning and Development. **(Ongoing)**
5. That the owner shall be responsible for maintaining control of litter on the subject property. **(Ongoing)**
6. That the landscaping and automatic irrigation system shall be maintained in proper order at all times, and that the owner shall change out any dead foliage with new landscaping to match the existing surrounding material on a continued basis. **(Ongoing)**
7. ~~That extension of this permit to allow the continued operation and maintenance of a truck parking facility, with ancillary outdoor equipment storage, shall be effective for a period of three years from the date approved by the Planning Commission.~~ **That Conditional Use Permit Case No. 232-7 shall be subject to a compliance review in five (5) years, on or before April 14, 2019 to ensure the use has been continuously maintained in strict compliance with these conditions of approval. (Revised Wording)**
8. That the time extension of Conditional Use Permit Case No. 232 shall not be effective for any purpose until the owner has filed an affidavit with the City of Santa Fe Springs stating awareness and acceptance of all of the conditions of approval. **(Ongoing)**
9. The owner shall agree to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface and reconstruct the street frontage on regular intervals (5, 10 and 20 year intervals respectively, as determined by the City Engineer). The owner shall retain the right to challenge the costs and method of spreading future assessments. **(Ongoing)**
10. That the owner shall comply with all Federal, State and local requirements and regulations included, but not limited to the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations. **(Ongoing)**
11. That the owner shall comply with the Regional Water Quality Control Board's Stormwater Pollution Prevention Plan permit requirements. **(Ongoing)**

12. That the owner shall be responsible for the clean-up of any tracking of dirt, debris or trash on Excelsior Drive as a result of the operation and activities of the use. **(Ongoing)**
13. That the applicant, Jess Diaz Trucking, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(New Condition)**



Wayne Morrell
Director of Planning and Development

Attachment(s)

1. Aerial Photograph

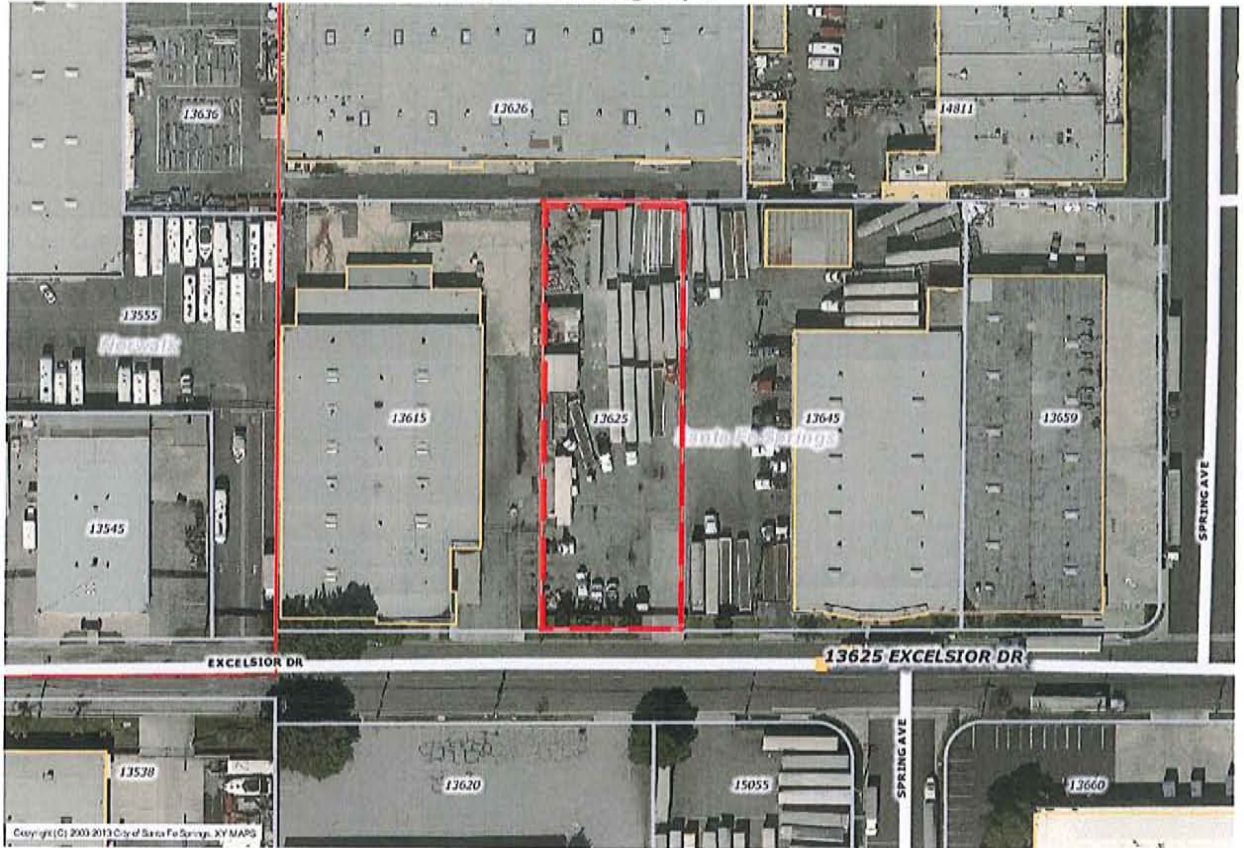


By: Rafael Garcia
Planning and Development Department

Date of Report: April 9, 2014

CITY OF SANTA FE SPRINGS

Aerial Photograph



Conditional Use Permit No. 232
13625 Excelsior Drive (APN: 8069-002-080)



City of Santa Fe Springs

Planning Commission Meeting

April 14, 2014

CONSENT AGENDA

Conditional Use Permit Case No. 552-3

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

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following action:

Approve the applicant's request to eliminate Condition No. 4 of Conditional Use Permit 552.

BACKGROUND/DESCRIPTION OF THE REQUEST

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

On February 11, 2014, the Planning Commission approved the co-location of 12 antennas on an existing monopole wireless facility, a new 230 square foot equipment shelter and a 700 square foot leasing area, subject to a compliance review in five (5) years. Staff was concerned about the potential impact this co-location could have and if it would make the monopole more visible to the public-right-of-way. Therefore, Condition No. 4 was added to ensure that the co-located antenna did not overly intensify the structure. Prior and during the Planning Commission, there were no questions raised regarding the proposed Conditions of Approval by the applicant.

On March 19, 2014, Staff received a formal request from the applicant seeking the removal of Condition No. 4. According to the applicant, by requiring the proposed antenna array to not exceed the existing array, we are effectively terminating the project since the proposed twelve antennas would not be able to be installed and not exceed beyond the existing six antennas.

STAFF CONSIDERATIONS

The location of the existing monopole and the co-located antennas were determined optimal for the following three reasons: (1) the antenna was isolated from public view by its distance and location from sensitive land uses in the area; (2) the substantial

grade difference between the pad elevation of the antenna and grade elevation of the 605 Freeway substantially conceals the antenna from public view; and, (3) the antennas visually blend into the background of the area which contains similar improvements, including Edison high tension transmission lines and related steel frame structures. Therefore, the modification of allowing the 12 antennas to extend beyond the existing array of antennas will not negatively impact the existing wireless facility. After receiving the applicant's request and further research on the visibility of the structure, Staff is in support of the request to eliminate Condition No. 4.

Staff is, therefore, recommending approval to eliminate Condition No. 4 of CUP 552, subject to the conditions of approval as contained in this staff report.

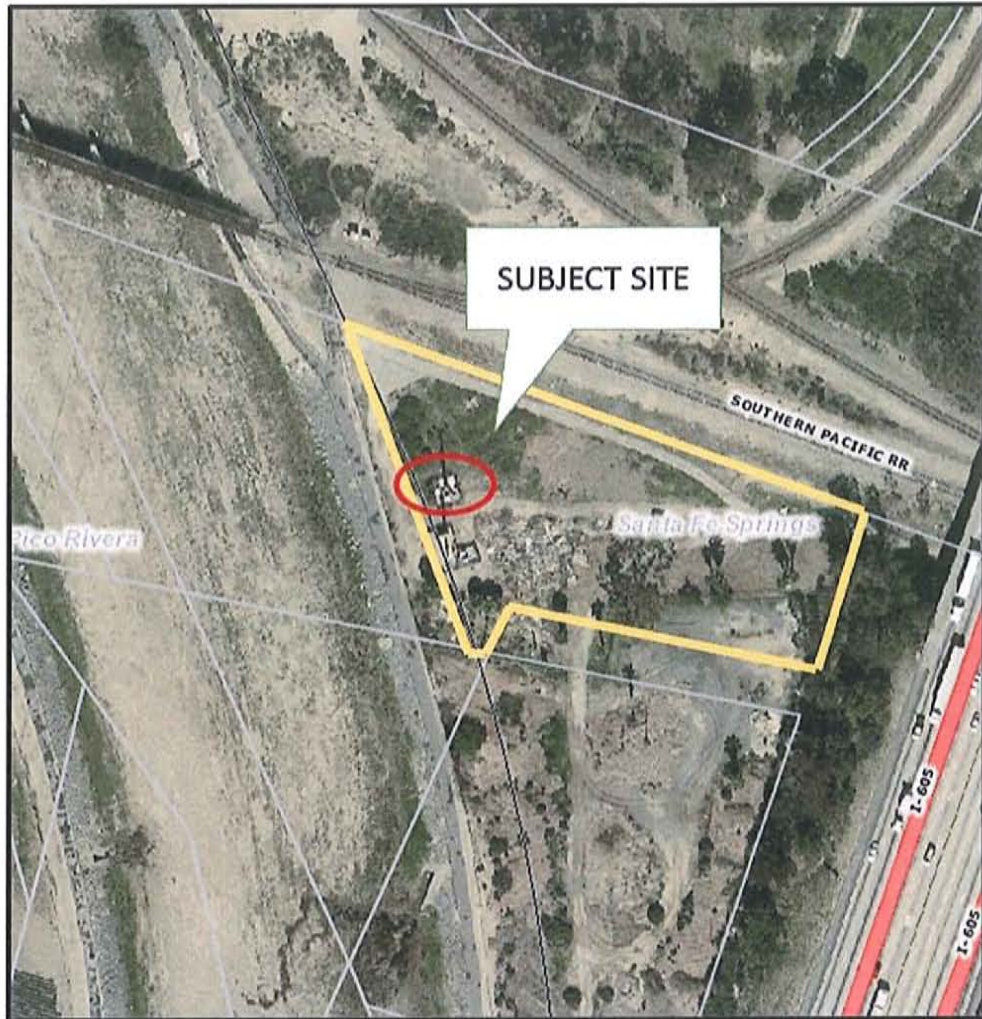


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Approval Letter and Conditions of Approval
3. Project Description
4. Justification Statement
5. Plans

AERIAL PHOTOGRAPH



APPROVAL LETTER AND CONDITIONS OF APPROVAL

FILE COPY



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

"A great place to live, work, and play"

February 21, 2014

Crown Castle
c/o Marilyn Warren
Real Estate Specialist – West
38 Executive Park, Suite 310
Irvine, CA 92614

Re: Conditional Use Permit Case No. 552-2
8923 Pioneer Blvd., Santa Fe Springs, CA 90670

Dear Ms. Warren:

The Planning Commission, at their meeting on February 11, 2014, took action on your request to allow the co-location of 12 antennas on an existing monopole wireless facility, a new 230 square foot equipment shelter and a 700 square foot leasing area located at 8923 Pioneer Boulevard, M-2, Heavy Manufacturing, Zone. (Marilyn Warren for Crown Castle Company/AT&T)

The Planning Commission approved your requested entitlement, subject to the following conditions:

CONDITIONS OF APPROVAL

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

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

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

APPROVAL LETTER AND CONDITIONS OF APPROVAL (CONT.)**POLICE SERVICES DEPARTMENT:****(Contact – Margarita Munoz 562.409.1850 x3319)**

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

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

4. The diameter of the proposed antenna arrays shall not exceed the diameter of existing antenna arrays.
5. The proposed fencing shall be at minimum a 10 feet tall wrought iron fence that will deter graffiti and be more consistent in height with the fencing at the monopole that is located just south of this wireless facility. Final design and height for the fencing shall be reviewed and approved by the Director of Planning and Building.
6. That the applicant shall obtain approval of a modified lease agreement with the property owner (City of Santa Fe Springs) for the proposed expansion to the existing telecommunication facility. Said modified agreement shall be obtained prior to the issuance of building permits.
7. That the applicant shall re-paint entire pole/antennas to ensure the monopole is provided with a uniform color and ensuring the new and old cannot be differentiated.
8. That prior to issuance of building permits, the applicant shall make the following correction to page T01: Under Project information section, the current zone should be - M-2, Heavy Manufacturing, Zone.
9. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309
10. That any addition or alteration to the site, structural design and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.), shall require an Amendment to this Conditional Use Permit by the Planning Commission. If said improvements are made by a carrier other than the applicant (co-location), the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this

APPROVAL LETTER AND CONDITIONS OF APPROVAL (CONT.)

provision; however, plans and specifications may be required to be submitted to the Building Division of the City.

11. That no signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fences, equipment cabinet or enclosure.
12. That the telecommunication facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
13. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
14. That upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 552, the applicant shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of Planning and Development shall also be notified in writing of any such transfer or lease.
15. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
16. That the telecommunications facility shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
17. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
18. That Conditional Use Permit Case No. 552 shall be subject to a compliance review in five (5) years on or before February 11, 2019, to ensure the use is still operating in strict compliance with the conditions of approval as stated within this staff report.

APPROVAL LETTER AND CONDITIONS OF APPROVAL (CONT.)

19. That the applicant, Crown Castle, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP or DPA, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
20. That it is hereby declared to be the intent that if any provision of this approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this approval shall be void and the privileges granted hereunder shall lapse.

The Zoning Ordinance sets forth an appeal period of fourteen (14) days, beginning with the date you receive this letter, during which any party aggrieved by the Commission's action can appeal the matter to the City Council. You are hereby notified that the time within which judicial review must be sought is governed by the provisions of California Code of Civil Procedure, Section 1094.6.

If you have any questions, please call Kristi Rojas, Planning Consultant, at (562) 868-0511 x7354, or E-Mail kristirojas@santafesprings.org.

Sincerely,



Wayne M. Morrell
Director of Planning

cc: City Council (Electronically)
Thaddeus McCormack, City Manager (Electronically)
Dino Torres, Director of Police Services (Electronically)
Margarita Munoz, Management Assistant I (Electronically)
Noe Negrete, Director of Public Works (Electronically)
Robert Garcia, Associate Civil Engineer (Electronically)
Michael Crook, Fire Chief (Electronically)
Tom Hall, Deputy Director of Environment Services (Electronically)
Brian Reparuk, Deputy Fire Marshall (Electronically)
Wayne Morrell, Director of Planner (Electronically)
Teresa Cavallo, Planning Program Assistant (Electronically)
Tom Milton, Building Inspector (Electronically)
File Copy

PROJECT DESCRIPTION

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

Project Summary

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

THE PROPOSED NEW AT&T ANTENNA ARRAY ARM IS COMPRISED OF THREE SECTORS, EACH HOLDING FOUR ANTENNAS (TOTAL OF 12 ANTENNAS). THE ANENNAS WILL BE EIGHT FEET IN HEIGHT AND WILL EXTEND OUT APPROXIMATELY FOUR FEET FROM THE MONOPOLE.

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

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

Collocation

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

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

PROJECT DESCRIPTION (CONT.)

for the radio equipment and cabling as space within an existing building or a vacant area for which a shelter can be permitted. There must be space for the antennas on the rooftop, on an existing tower, or as a vacant area permissible for a tower. An existing tower and its foundation must have the structural ability to support multiple carrier's platform and required height if collocation is desired.

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

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

Visual Impacts

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

Benefits to City

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

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

JUSTIFICATION STATEMENT

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

THIS REQUEST IS FOR THE PURPOSE OF MODIFYING/REMOVING CONDITION NO 4 OF THE AMENDMENT TO CUP APPROVED FEBRUARY 11 2014 LIMITING THE SIZE OF OF THE PROPOSED ANTENNA ARRAYS.

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 site is bordered by a drainage channel, railroad tracks, and the 605 Freeway; there are no adjacent residential uses.

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 site is isolated and not easily seen or accessible by the general public, and has existing telecom uses. It does not generate noise or toxic substances.

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 site is unmanned and does not generate noise or toxic substances.

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

The site is located within a M1 zone and bordered by a drainage channel, railroad tracks, and the 605 Freeway; there are no adjacent residential uses. There are major constraints on development of adjacent properties.

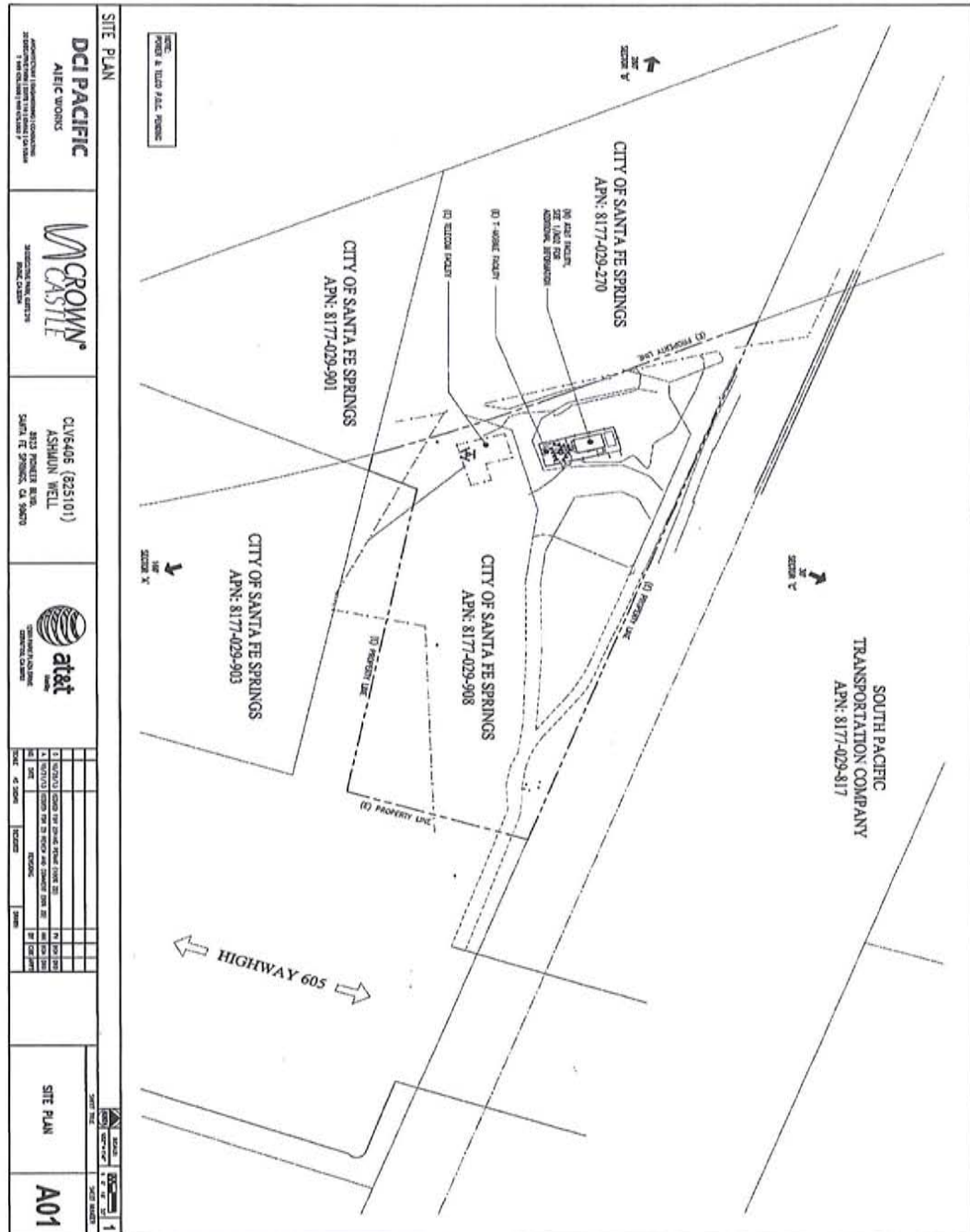
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.

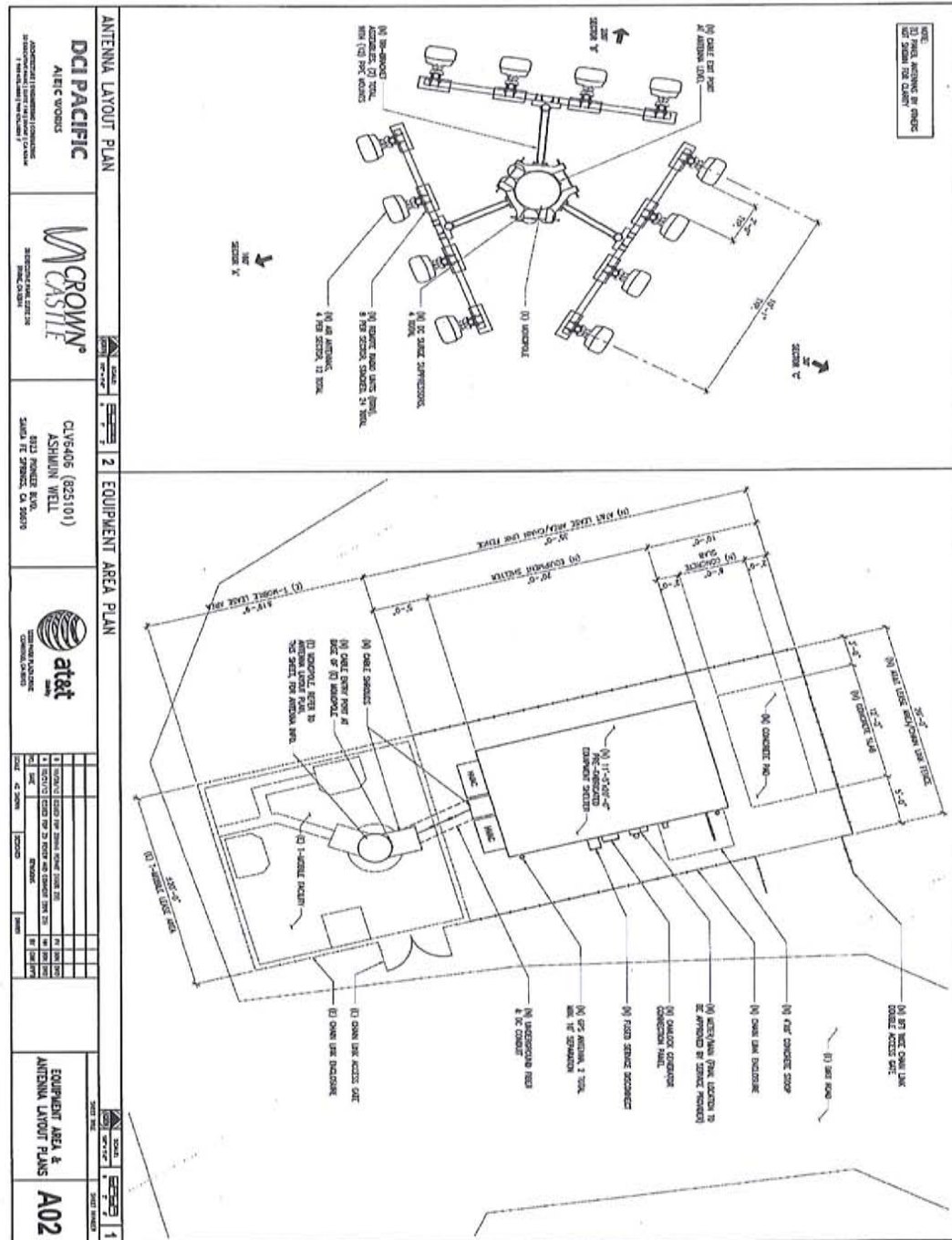
The site is not open to the public. No employees will be housed onsite. Traffic to the site will only be for the purpose of routine testing or maintenance.

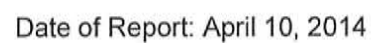
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
The operator of the conditional use permit is AT&T, who is a collocating on an existing monopole owned and managed by Crown Castle.

PLANS

[illegible]







Date of Report: April 10, 2014

[illegible]



City of Santa Fe Springs

Planning Commission Meeting

April 14, 2014

CONSENT ITEM

Conditional Use Permit Case No. 621-3

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

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a paper recycling and bailing 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. 621-3, be subject to a compliance review in five (5) years, on or before April 14, 2019, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243 (C)(5) of the City's Zoning Regulations, material recycling uses are required to obtain a Conditional Use Permit prior to commencement of such activities. At its meeting of February 12, 2004, the Planning Commission initially approved CUP Case No. 621, to allow the operation and maintenance of a paper recycling and bailing facility at 11821 Wakeman Street. The use was subsequently reconsidered by the Planning Commission at its meetings held on March 14, 2005 and December 8, 2008.

The applicant, Shred-It, offers paper shredding services of sensitive and/or confidential documents to a variety of companies and organizations. At the customer's request, the operations center will dispatch a company truck to the appropriate location at which time a staff member will pick-up the material to be processed. Once the material arrives at the facility, it is unloaded into the warehouse where it is further processed, bailed and stored until it is ready to be picked up by a paper recycling consumer. They currently have 18 trucks and operate Monday through Friday from 6:00 a.m. to 7:00 p.m.

STAFF CONSIDERATIONS

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

- The outdoor storage of pallets next to the trash enclosure should be stored indoors or within a designated storage area.
- The trash enclosure located outdoors must be cleaned/power washed or painted so as to be free of any dirt or stains.

Staff recently conducted a follow-up inspection and has verified that the applicant has completed the aforementioned items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff therefore finds that if the paper recycling and bailing use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 621-3, be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

POLICE SERVICES DEPARTMENT:

[Margarita Munoz (562) 868-0511 x3319]

1. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall maintain post and signage, in plain view, at each entry to the property, a sign not less than 17 by 22 inches in size, with lettering not less than one inch in height, prohibiting public parking and indicating that vehicles will be removed at the owner's expense and containing the telephone number of the local traffic law enforcement agency. The sign may also indicate that a citation may be issued for the violation. **(Ongoing)**
2. 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)**

3. That the 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)**

PLANNING DEPARTMENT:

[Rafael Garcia (562) 868-0511 x7451]

4. That all future signage shall comply with Section 155.515 of the City Code of Ordinances and the related Sign Guidelines of the City. **(Ongoing)**
5. That all recycling activities shall be performed inside the building. No portion of the required off-street parking area shall be used for outdoor storage of any type, manufacturing, or similar uses at any time. **(Ongoing)**
6. That all building walls, loading doors and other related equipment visible from the street or adjacent properties shall be maintained in a state of good appearance at all times. **(Ongoing)**
7. That the applicant shall repair the asphalt and swale of the parking lot area within 18 months upon permit approval by the Planning Commission. Thereafter, the applicant shall ensure that the parking lot is well maintained in good appearance at all times. Failure to complete work within the specified time period can result in the revocation of the permit. **(Ongoing)**
8. ~~That Reconsideration for Conditional Uses Permit Case No. 621 shall be valid for a period of (5) years, until December 8, 2013, with a 3rd year administrative review. If there are no problems, then approximately six (6) months before December 8, 2013, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.~~ **That Conditional Use Permit Case No. 621 shall be subject to a compliance review in five (5) years, on or before April 14, 2019 to ensure the use has been continuously maintained in strict compliance with these conditions of approval. (Revised Wording)**
9. ~~That Reconsideration of Conditional Use Permit Case No. 621 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 conditions of approval.~~ **(No Longer Applicable)**

10. That the applicant shall comply with all of the requirements of the City's Property Maintenance Ordinance, Uniform Building Code, Uniform Fire Code and all other applicable codes and regulations governing the subject use and occupancy classification. **(Ongoing)**
11. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**
12. ~~That the applicant, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Reconsideration of Conditional Use Permit Case No. 621, 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.~~ **That the applicant, Shred-It, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. (Revised Wording)**



Wayne Morrell

Director of Planning and Development

Attachment(s)

1. Aerial Photograph
2. Letter Requesting Reconsideration



CITY OF SANTA FE SPRINGS

Aerial Photograph



Conditional Use Permit No. 621

11821 Wakeman Street (APN: 8169-004-031)

LETTER REQUESTING COMPLIANCE REVIEW



February 24, 2014

City of Santa Fe Springs
Attn: Rafael Garcia
Department of Planning & Development
11710 Telegraph Road, Santa Fe Springs, CA 90670

**RE: Conditional Use Permit (CUP) Case No. 621
11821 Wakeman Street, Santa Fe Springs, CA 90670**

Mr. Garcia,

In reference to the CUP referenced above, I would like to request a review for compliance of the subject permit.

At this time, our operation has not changed from our initial permit request. We still consist of a route based customer service in which we collect and destroy the confidential materials provided to us by our clients. The shredded material is then baled at our facility and is shipped out to be recycled at paper mills.

I am not aware of any alterations to the building since the last review period. No additional interior walls have been constructed, nor have there been any changes to the exterior of the building.

Thank you for your consideration

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Oliver".

Dan Oliver
Vice President & District General Manager
Shred-It Southern California

Shred-it Corporation Inc.
11821 Wakeman Street • Santa Fe Springs, CA 90670
T: 562 789-1100 • 800 481-1104 • F: 562 789-1105 • www.shredit.com