



# **City of Santa Fe Springs**

Planning Commission Meeting

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## **AGENDA**

### **ADJOURNED MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS**

**February 18, 2015  
4:30 P.M.**

**Susie Johnston, Chairperson  
Michael Madrigal, Vice Chairperson  
Ken Arnold, Commissioner  
Frank Ybarra, Commissioner  
Joe Angel Zamora, Commissioner**

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

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

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

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

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

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

**4. ORAL COMMUNICATIONS**

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

**5. MINUTES**

Approval of the minutes of the January 12, 2015 Planning Commission Meeting.

**6. PUBLIC HEARING****Conditional Use Permit Case No. 688-1**

A request by T-Mobile for approval to modify an existing T-Mobile wireless facility by replacing (3) three existing AIR21 antennas with (3) three – 8'-0" high Quad 700MHz AIR21 antennas, adding (3) three RRU's within the existing cabinet enclosure, installing (2) two 7/8"ø Coax cable per sector (6 total), installing XMU, and upgrading the DC power in the existing cabinet. The wireless facility is 80'-4" tall, designed to resemble a ball field light standard, and is located within a public park at 10900 Pioneer Boulevard. The property is zoned PF-Public Use Facilities with a General Plan land use designation of Open Space. (Suzanne Iselt for T-Mobile)

**7. PUBLIC HEARING****Conditional Use Permit Case No. 751 and Environmental Documents**

A request to allow the construction and operation of a new double-face billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (previous APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.).

**Zone Variance Case No. 78**

A request to vary from Section 155.384 (H)(5) to allow a reduction to the 1,000 foot separation requirements for billboards on the same side of the freeway and also to vary from Section 155.384 (H)(7) to allow a reduction to the 5-acres minimum of size requirement applied to property's with a digital billboard and specifically for property located at 15718 Marquardt Avenue (previous APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.).



**8. PUBLIC HEARING****Conditional Use Permit Case No. 762**

A request for approval to allow the establishment, operation and maintenance of a sandblasting facility on property located at 10630-B Painter Ave. (APN: 8011-013-019), within the M-2, Heavy Manufacturing, Zone. (Premium Sandblasting Company)

**9. PUBLIC HEARING****Development Plan Approval No. 890**

A request by applicant to allow a tenant improvement of a 2,400 sq. ft. multi-tenant pad building into a single tenant with an addition of 105 sq. ft. drive-thru window and a drive-thru lane for property located at 7930 Norwalk Boulevard (APN: 8176-017-029), within the C-4 (Community Commercial) Zone. (Starbucks Coffee Company).

**Conditional Use Permit Case No. 760**

A request by applicant to allow the establishment, operation and maintenance of an indoor café with a drive-thru lane property located at 7930 Norwalk Boulevard (APN: 8176-017-029), within the C-4 (Community Commercial) Zone. (Starbucks Coffee Company).

**10. PUBLIC HEARING****Tentative Parcel Map No. 73059**

Request for approval to consolidate two (2) existing parcels and one (1) easement measuring approximately 24,724 sq. ft. into one (1) parcel located at 11651 Telegraph Road (APN: 8005-002-095 and 8005-002-054) in the ML-D (Limited Manufacturing Administrative and Research - Design) Zone. (76 Gas Station)

**11. CONSENT ITEMS**

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 ITEM****Alcohol Sales Conditional Use Permit Case No. 14**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 14 to allow the continued operation and maintenance of an alcoholic beverage sales use for off-site consumption by El Super, Inc. located at 10531 Carmenita Road and within the Gateway Plaza shopping center. (La Bodega Corporation.)

**B. CONSENT ITEM****Conditional Use Permit Case No. 39-1**

A request by applicant to allow for exterior alterations to be made to an existing apartment complex on property located at 8121 Broadway Avenue (APN: 8178-001-057), within the R-3 (Multiple-Family Residential) Zone. (Broadway Street Apartments, LLC)

12. **GOODMAN SANTA FE SPRINGS LOGISTICS CENTER PRESENTATION**

13. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

14. **ADJOURNMENT**

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

Teresa Cavallo  
Commission Secretary

February 12, 2014  
Date



**MINUTES  
REGULAR MEETING  
SANTA FE SPRINGS PLANNING COMMISSION  
January 12, 2015**

**1. CALL TO ORDER**

Chairperson Johnston called the meeting to order at 6:02 p.m.

**2. PLEDGE OF ALLEGIANCE**

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

**3. ROLL CALL**

Present: Commissioner Arnold  
Commissioner Zamora  
Vice Chairperson Madrigal  
Chairperson Johnston

Staff: Steve Skolnik, City Attorney  
Cuong Nguyen, Senior Planner  
Paul Garcia, Planning Consultant  
Gurdeep Kaur, Planning Intern  
Teresa Cavallo, Planning Secretary

Absent: Commissioner Ybarra  
Wayne Morrell, Director of Planning

**4. ORAL COMMUNICATIONS**

Oral Communications were opened at 6:03 p.m. There being no one wishing to speak, Oral Communications were closed at 6:03 p.m.

**5. APPROVAL OF MINUTES**

Minutes of the December 8, 2014 Planning Commission Meeting

Commissioner Zamora moved to approve the minutes of the December 8, 2014 meeting; Commissioner Arnold seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

**6. PUBLIC HEARING - (Continued from Dec. 8, 2014 Planning Commission Meeting)**

**Conditional Use Permit Case No. 750**

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

**Zone Variance Case No. 76**

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

Chairperson Johnston opened the Public Hearing at 6:04 p.m. and requested a motion on Item No. 6.

City Attorney Steve Skolnik explained that staff is requesting that Item No. 6 be tabled until an agreement can be reached between the applicant and the City.

Senior Planner Cuong Nguyen explained that the applicant was notified and is not present to object to this matter being tabled.

Having no further questions Chairperson Johnston closed the Public Hearing at 6:05 p.m. and requested a motion to table Item No. 6.

Commissioner Zamora moved to table Item No. 6; Vice Chairperson Madrigal seconded the motion which was unanimously approved.

## **7. PUBLIC HEARING**

### **Conditional Use Permit Case No. 759**

A request for approval to modify the interior and exterior of an existing building to accommodate an indoor café with a drive-thru lane on property located at 11570 Telegraph Road (APN: 8008-004-086), within the C-4-PD, Community Commercial – Planned Development Overlay, Zone. (Starbucks Coffee Company)

Chairperson Johnston opened the Public Hearing at 6:05 p.m.

Planning Consultant Paul Garcia presented Item No. 7 before the Planning Commission. Present in the audience was Jeff Herbst, Senior Project Manager with Architects Orange on behalf of applicant Starbucks Coffee Company.

Planning Consultant Paul Garcia indicated that he received two (2) phone calls in support of the project.

Vice Chairperson Madrigal inquired if the current business KFC/Taco Bell restaurant was relocating and if their lease was up. Planning Consultant Paul Garcia replied that KFC/Taco Bell restaurant is currently on a month-to-month lease and that he was unaware about KFC/Taco Bell restaurant relocating.

Vice Chairperson Madrigal also inquired if the seating area was being expanded. Planning Consultant Paul Garcia replied that the seating area was to remain the same; however, the drive-thru window was being relocated.

Commissioner Arnold inquired if any consideration was given to the architectural design with regards to the metal roof for any other locations within the Promenade. Planning Consultant Paul Garcia replied that staff felt that the architectural design was consistent with the Jack-in-the-Box and also the Promenade is in the process of undergoing an exterior remodel.

Having no further questions, Chairperson Johnston closed the Public Hearing at 6:13 p.m. and requested a motion on Item No. 7.

Vice Chairperson Madrigal moved to approve Item No. 7; Commissioner Zamora seconded the motion. Having no objections, Item No. 7 was approved unanimously.



## 8. **CONSENT ITEMS**

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 ITEM**

#### **Conditional Use Permit Case No. 563-4**

A compliance review of a food processing facility located on an approximately 4.2- acre site at 14420 Bloomfield Avenue, (APN: 8082-003-006), in the M-2, Heavy Manufacturing, and BP, Buffer Parking, Zones.  
(Fuji Food Products, Inc.)

### B. **CONSENT ITEM - (Continued from Nov. 10, 2014 Planning Commission Meeting)**

#### **Conditional Use Permit Case No. 685-2**

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

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

Vice Chairperson Madrigal indicating that he had a few questions regarding Item 8B. Vice Chairperson Madrigal inquired if all City departments had reviewed and approved the security plan. Vice Chairperson Madrigal indicated that he had visited the site in the evening hours and inquired if the lighting was standard. Senior Planner Cuong Nguyen explained that the applicant had to submit a photometric plan to Police Services and that the lighting varies upon the number of light poles that have been approved to be installed.

Having no further questions, Chairperson Johnston requested a motion regarding Item Nos. 8A and 8B.

Commissioner Zamora moved to approve Item Nos. 8A and 8B; Commissioner Arnold seconded the motion which was unanimously approved.

## 9. **ANNOUNCEMENTS**

### ♦ **Commissioners**

Commissioner Arnold wished everyone a Happy New Year and requested that the meeting be adjourned in honor of Lynda Short.

Vice Chairperson Madrigal wished everyone a Happy and Safe New Year.

Commissioner Zamora requested if we could also adjourn the meeting in honor of his grandmother Maximina Zamora.

### ♦ **Staff**

Senior Planner Cuong Nguyen announced that the Planning Department is currently working with Planet Fitness in locating within the old movie theater site.



**10. ADJOURNMENT**

At 6:22 p.m. Chairperson Johnston adjourned the meeting to Wednesday, February 18, 2015 at 4:30 p.m. in honor of longtime residents Lynda Short and Maximina Zamora.

\_\_\_\_\_  
Chairperson Johnston

ATTEST:

\_\_\_\_\_  
Teresa Cavallo, Planning Secretary



**PUBLIC HEARING**

**Conditional Use Permit Case No. 688-1**

A request by T-Mobile for approval to modify an existing T-Mobile wireless facility by replacing (3) three existing AIR21 antennas with (3) three – 8'-0" high Quad 700MHz AIR21 antennas, adding (3) three RRU's within the existing cabinet enclosure, installing (2) two 7/8"ø Coax cable per sector (6 total), installing XMU, and upgrading the DC power in the existing cabinet. The wireless facility is 80'-4" tall, designed to resemble a ball field light standard, and is located within a public park at 10900 Pioneer Boulevard. The property is zoned PF-Public Use Facilities with a General Plan land use designation of Open Space. (Suzanne Iselt for T-Mobile)

**RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Find that modify the existing T-Mobile wireless facility as proposed, if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
2. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301-Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
3. Approve Conditional Use Permit Case No. 688-1, subject to the conditions of approval as contained within this staff report.

\*Although the address of Little Lake Park is 10900 Pioneer Boulevard, the Building Inspector assigned an address of 11891 Lakeland Road to the wireless telecommunication facility.

**BACKGROUND**

T-Mobile is a national provider of wireless voice, messaging, and data services. On September 27, 2010, the Planning Commission approved CUP 688, a request by T-Mobile to lease an approximately 375 sq. ft. area within the 19.73± -acre City-owned Little Lake Park, located at 10900 Pioneer Boulevard (Figure 1), at the northeast corner of Pioneer Boulevard and Lakeland Road in the PF, Public-Use Facility, Zone, within the Consolidated Redevelopment Project Area. Leasing the site would facilitate the installation of an 80-foot high Wireless Facility designed to resemble a ball field light standard and an equipment area architecturally designed to match the newest building in the park (split face CMU wall with standing seam roof). The



Wireless Facility and equipment area would be adjacent to the easterly property line that divides the park from Little Lake Cemetery.

The Wireless Facility was needed to correct a hole in network coverage created by the local demand on the existing network. The area surrounding the proposed site, approximately the intersection of Pioneer Boulevard and Lakeland Road, was characterized by a decreasing coverage whereby it was difficult to make a call or keep a call connected. The Wireless Facility would increase signal strength and the network capacity in and surrounding the neighborhood adjacent to the site to better serve the communication needs of the residents and visitors to the City.

The item was before the Planning Commission for approval because pursuant to Section 155.273(D) of the Zoning Regulations, waterworks and other public utility facilities are permitted in the PF Zone only after a valid conditional use permit has first been issued.

At its meeting of July 26, 2010, the land lease agreement with T-Mobile West Corporation went before the City Council for approval. The lease was signed by the mayor on August 31, 2010.

The following is a summary of the terms and conditions of the lease agreement.

1. T-Mobile West Corporation will be leasing the site for 10 years, with an option to extend the lease for an additional 5-year period. If T-Mobile remains in possession of the Lease Area at the expiration of the Lease or the Renewal Term without a written agreement, such tenancy shall be deemed a month-to-month tenancy under the same terms and condition of the Lease.
2. T-Mobile will replace the existing ball field light standard with a replacement light standard structurally capable of supporting Landlord's (City) light fixtures, Tenant's (T-Mobile) antennas and other ancillary equipment (the "Replacement Light Standard").
3. The City (Landlord) shall own the Replacement Light Standard, which shall be structurally designed to allow at least one (1) additional wireless carrier. Tenant shall maintain the Replacement Light Standard.
4. The rent will be \$2,500.00 per month, with a \$10,000.00 one-time contribution to the City's Heritage Artwork in Public Places Program commencing upon issuance of the building permit, payable within thirty (30) days thereafter.

5. Rent will be increased on each anniversary of the Commencement Date to an amount equal to the amount of the monthly installments of Rent payable during the preceding year increased by three percent (3%).
6. During the first ten (10) years of the lease, the lease agreement will generate approximately \$343,900 and in 15 years, \$632,200.

**Current Proposal:**

The current proposal by T-Mobile is to modify the existing 80'-4" - tall wireless facility, that is designed to resemble a ball field light standard, by replacing (3) three existing AIR21 antennas with (3) three – 8'-0" high Quad 700MHz AIR21 antennas, adding (3) three RRU's within the existing cabinet enclosure, installing (2) two 7/8"ø Coax cable per sector (6 total), installing XMU, and upgrading the DC power in the existing cabinet. The wireless facility is located within Little Lake Park, addressed as 10900 Pioneer Boulevard, at the northeast corner of Pioneer Boulevard and Lakeland Road. Although the park has an address of 10900 Pioneer Boulevard, the wireless facility has its own address of 11891 Lakeland Road and is located on the easterly side of the park, north of Lakeland Road and west of an adjacent fence that separates the park from Little Lake cemetery.

**Site Plan and Enlarged Site Plan (Sheet A-1):** According to the site plan, the equipment building is located east of Pioneer Boulevard, north of Lakeland Road, adjacent to the westerly property line. The antenna structure is located to the north west of the equipment building. An existing transformer, located between two of the park's building along Lakeland Road, provides the point of connection for power and also for an electrical meter. Power and telephone service to the equipment building and wireless facility comes from an underground conduit run (power) starting at the utility pole on Lakeland Road and joined by the conduit for telephone from the transformer. From there, the conduit runs easterly within a grass area approximately five feet from the curbed area for the most northerly parking spaces of the parking lot on Lakeland Road. At approximately 10± feet from the chain link fence that separates the park from the adjacent cemetery, the conduit run changes direction and moves in a northerly direction and terminates at the equipment building.

**Equipment Layout (Sheet A-1):** The equipment building is shown adjacent to the westerly property line next to a fence. Within the interior three (3) new remote radio units (RRU) are propose. The equipment cabinet is shown as remaining.

**Antenna Layouts & Antenna Schedule (Sheet A-2):** The plan shows the existing antenna layout and the proposed antenna layout. The proposed shows that the existing T-Mobile AIR21 panel antennas that are lower on the pole will be relocated to the top position on the pole (1 per sector, 3 antenna total). The proposed also shows that the existing T-Mobile AIR21 panel antennas that are on the upper area



of the pole is being removed and replaced with new T-Mobile 8' - 0" tall Quad AIR21 antenna (1 per sector, 3 antenna total). There are no changes proposed for the T-Mobile twin AWS TMA5 (1 per sector, 3 antenna total).

**Elevations (Sheet A-3, A3-1):** The plans show the existing light standard at a height of 80' - 4" (with cap) and the existing and proposed elevations. The height to the top of the existing T-Mobile panel antennas is 70' - 4" with a centerline of 68' - 0". The top of the new T-Mobile 8' - 0" tall Quad AIR21 panel antennas (1 per sector, 3 total) is depicted at a height of 64' - 10" with a centerline of 60' - 10". Also shown is the existing 6' - 0" high chain link fence and the existing lease area and equipment area. Noted on all elevations are the wording "Paint new antennas to match (E) pole."

### **ZONING REGULATION REQUIREMENTS**

The procedures set forth in Sections 155.273(D) of the Zoning Regulations, states that waterworks and other public utility facilities are permitted in the PF Zone only after a valid conditional use permit has first been issued.

| <b>Code Section:</b> | <b>Conditional Uses</b>                        |
|----------------------|------------------------------------------------|
| 155.273(D)           | Waterworks and other public utility facilities |

Also, condition number 33 of the original conditions of approval states: *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.), or the co-location of additional antenna, shall require an amendment to Conditional Use Permit Case No. 688, and approval by the Planning Commission. If said improvements are made by a carrier other than the applicant (co-location), the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans and specifications shall be required to be submitted to the Department of Planning and Development and Building Division of the City.*

### **ENVIRONMENTAL DOCUMENTS**

The proposed project meets the criteria for a categorical exemption pursuant to the California Environmental Quality Act (CEQA), 15301-Class 1 (Existing Facilities). As a result of this finding, no other environmental documents are required. Staff will file a Notice of Exemption with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission

### **LEGAL NOTICE OF PUBLIC HEARING**

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

Legal notice of the Public Hearing for the proposed amendment to the Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property. The legal notice was mailed to said property owners on February 11, 2015, published in a newspaper of general circulation (Whittier Daily News) on February 6, 2015 and also posted in Santa Fe Springs City Hall, the City Library and Town Center on February 11, 2015, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

### **COMMISSION'S CONSIDERATION**

Similarly to reviewing a new proposal for a wireless facility, the Planning Commission before granting an amendment to a conditional use permit, shall satisfy itself that the amendment will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. The Commission shall give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

### **FINDINGS/CONSIDERATIONS**

1. The proposal by T-Mobile to modify an existing T-Mobile wireless facility by replacing (3) three existing AIR21 antennas with (3) three – 8'-0" high Quad 700MHz AIR21 antennas, adding (3) three RRU's within the existing cabinet enclosure, installing (2) two 7/8"ø Coax cable per sector (6 total), installing XMU, and upgrading the DC power in the existing cabinet, will not adversely affect the city in general

The existing wireless facility was designed to have the least possible visual impact on the surrounding areas. The "ball field light standard" is located in a corner of the park, approximately 959± feet from Pioneer Boulevard and 430± feet from Lakeland Road. The equipment building is located approximately 989± feet from Pioneer Boulevard and 384± feet from Lakeland Road. This equipment location was selected as it does not interfere with the use of the existing baseball/softball field. The equipment building was also designed with split-face block and a standing seam roof. This is identical to the concession building located within the park. The antenna structure was designed to resemble one of several light standards in the park, not only in design, but also in height. The replacement antennas, although larger than



the existing antennas will be mounted directly to the pole and painted to match the existing light standards that are currently in use in the park. The purpose of this design is to have the antennas appear imperceptible from public view, and appear as part of the several light standards in the park. Aside from the replacement antennas, which will be visible to the public, all other equipment will be inside the existing equipment building.

2. The use, design and placement of the wireless communication facility and accessory wireless communication equipment will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

Since their introduction, wireless telecommunication systems have proven to be an invaluable communication tool in the event of emergencies (traffic accidents, fire, etc.) and natural disasters (earthquake, floods, etc.) where normal landline communications are often disrupted or inaccessible during and after an event has occurred.

This service and similar technology are utilized by numerous governmental and quasi-governmental agencies that provide emergency service. Wireless telecommunication systems, including cellular telephone, have also proven to be invaluable tools in business communications and everyday personal use. In this sense, wireless telecommunication system networks are desirable in the interest of public convenience, health, safety, and thus are proper in relation to the development of the community.

The existing wireless facility corrected a hole in network coverage created by the local demand on the existing network. The area surrounding the proposed site, approximately the intersection of Pioneer Boulevard and Lakeland Road, was characterized by decreasing coverage whereby it was difficult to make a call or keep a call connected. The construction of the wireless facility increased signal strength and the network capacity in and surrounding the neighborhood adjacent to the site, providing better serve to the communication needs of the residents and visitors to the City. The proposed project would further augment this capability by allowing for greater speed and reliability, including the ability to stream movies, play online games, video chat on the go, and downloading large presentations in seconds.

The existing wireless facility is an unoccupied facility and has no habitable or occupied space. The facility operates (transmit and receive calls) 24 hours per day 7 days a week for residents and visitors of Santa Fe Springs. The facility has no "employees" or "customers" per se. Only periodic maintenance, approximately one hour per month, is required. Existing streets, access drives, parking, building access, and circulation patterns are adequate to serve the wireless facility and will not be

impacted by the project.

For the reasons numerated above, Staff finds and determines that the proposed project, because of its location, size, design, operational characteristics and conditions of approval, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is recommending that approval be granted, subject to the conditions of approval as contained within the staff report.

*\*NOTE: No new conditions have been added. All conditions listed are the original conditions of approval.*

**CONDITIONS OF APPROVAL:**

**ENGINEERING / PUBLIC WORKS DEPARTMENT:**

**(Contact: Noe Negrete 562-868-0511 x7611)**

1. That T-Mobile shall design the new light standard in accordance with the latest ICES standards and contact Musco Lighting to submit a design to Public Works for review and approval. The new light standard shall be in full operation prior to final approval from Building and Safety.
2. That T-Mobile shall install a minimum 1000-watt security light attached the new ball field light standard to provide security lighting for the new building. The light shall be operated on a photocell and have a separate power source from the City's service point for the park. T-Mobile shall own and maintain the security light.
3. That all underground conduit(s) shall not encroach into the existing ball fields or parking lots. The conduit(s) should run along the perimeter of the ball fields and parking lots.
4. That the roof of the proposed equipment building shall match the standing seam roof of the concession building located in Little Lake Park.
5. That the block of the proposed equipment building shall match the split face block of the concession building located in Little Lake Park.
6. That the proposed antenna shall have a separate power source from the City's service point for the park.



7. That any damage or wear to the landscape, hardscape or City facilities caused by equipment maintenance shall be repaired within twenty-four (24) hours to the satisfaction of and at no cost to the City.
8. That the City reserves the right to relocate the proposed underground conduit(s) serving the proposed antenna should said facilities interfere with future park facilities. This work shall be done by T-Mobile at no cost to the City.

**POLICE SERVICES DEPARTMENT:**  
**(Contact: Dino Torres at x3329)**

9. That T-Mobile shall test the proposed telecommunication system to make sure that it does not interfere with Police, Fire and City communication systems. This testing process shall be repeated for every proposed frequency addition and/or change. T-Mobile shall be strictly liable for interference caused by their facility with city communication systems. T-Mobile shall be responsible for all labor and equipment costs for determining the source of the interference, all costs associated with eliminating the interference, (including but not limited to filtering, installing cavities, installing directional antennas, powering down systems, and engineering analysis), and all costs arising from third party claims against the city attributable to the interference.
10. That T-Mobile shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and the Fire Chief. Said phone number shall be provided no later than 60 days from the date of approval by the Planning Commission. This condition will also apply to all existing T-Mobile facilities in the City of Santa Fe Springs.
11. That T-Mobile shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning and the Fire Chief no later than 60 days, by November 27, 2010, from the date of approval by the Planning Commission.
12. That the proposed equipment building, including any lighting, fences, walls, cabinets, and poles shall be maintained by T-Mobile in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.

13. That T-Mobile shall cooperate with the City for the purpose of placing City-owned wired/wireless communication equipment (including any necessary accessories) on the antenna structure for the purpose of transmitting data (which can include but not limited to voice, data, RF) between City's facilities and/or to Telecommunication providers, at no cost.

**WASTE MANAGEMENT:**

**(Contact: Teresa Cavallo 562.868-0511 x7309)**

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

**PLANNING AND DEVELOPMENT DEPARTMENT:**

**(Contact: Wayne M. Morrell 562 868-0511 x7362)**

16. That the signals generated by the T-Mobile wireless telecommunication facility shall not interfere with the signals of any adjacent telecommunication facilities located in the vicinity.
17. That any proposed wireless communications facilities that will be co-locating on the proposed wireless facility shall be required to submit a MPE report that includes the cumulative radiation and emissions of each wireless facility.
18. That the proposed wireless telecommunication facility shall be designed to accommodate one additional wireless telecommunication carrier (co-locator). The design of the pole and foundation shall be designed to support a minimum of six additional antennas and 2 GPS units, similar to the current proposal. To ensure that the design is not compromised, the design of the pole, including foundation, shall easily conform to the sizing and placement requirements of an additional carrier without the need of significant alterations to the stealth design. At the time of plan submittal to the Building Division, the plans shall include engineering calculations that supports an additional carrier as described. The elevations shall also show possible locations on the pole of the additional carrier.
19. T-Mobile shall cooperate with any subsequent applicants for wireless communications facilities with regards to possible co-location. Said subsequent applicants shall be subject to the regulations in effect at that time.



20. That T-Mobile shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
21. That no signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fence, equipment cabinet or enclosure.
22. That the proposed wireless telecommunication facility shall be designed to realistically resemble a ball-field light standard and that upon completion of the construction of the wireless telecommunication facility, if the facility is not designed to realistically resemble a ball-field light standard, the Director of Planning shall reserve the right to withhold the finalization of the Building Permit and the energizing of the facility.
23. That T-Mobile shall be responsible for maintaining the wireless telecommunication facility ("ball-field light standard"(Pole) and associated equipment) in good condition and shall agree to the repair and replacement of equipment, stealth and structural components, due to any damage, including damage caused by outdoor exposure and/or inclement weather. (T-Mobile shall not be responsible for maintaining the lights on the pole.) Under this condition, the applicant shall replace such components within 90 days of written notice by the Planning Director. If the work cannot be completed within 90 days, the applicant shall provide the City with a bond or certification of deposit in the amount of the valuation of the requested repair and completion timeline to guarantee the work.
24. That the wireless telecommunication facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
25. That T-Mobile shall promptly notify the Director of Planning, in writing, in the event that the use of the wireless telecommunication facility is discontinued or abandoned. T-Mobile shall promptly remove its equipment, (except for the ball-field light standard (Pole)), repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable Zoning Regulations at T-Mobile's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
26. That the proposed T-Mobile wireless telecommunication facility shall not exceed the height (80'-0' to tip height of pole) specified in the plans submitted by the applicant and on file with the case.

27. That if backup generators are required, the generators shall be located within the equipment cabinet area, and only be operated during power outages and for testing and maintenance purposes only.
28. That T-Mobile shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, T-Mobile shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.
29. That the proposed telecommunication facility shall otherwise be substantially in accordance with the site plan, equipment plan, and elevations submitted by the applicant and on file with the case.
30. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, and City Fire Code and all other applicable County, and Federal regulations and codes shall be complied with.
31. That T-Mobile shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. 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.**
32. That T-Mobile shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use for the wireless facility. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site ([www.santafesprings.org](http://www.santafesprings.org)).
33. 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.), or the co-location of additional antenna, shall require an amendment to Conditional Use Permit Case No. 688, and approval by the Planning Commission. If said improvements are made by a carrier other than the applicant (co-location), the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans and specifications shall be required to be submitted to the Department of Planning and Development and Building Division of the



City.

34. That Conditional Use Permit Case No. 688 shall not be effective for any purpose until T-Mobile has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and agree to accept all of the required conditions of approval. The affidavit shall be submitted to the Department of Planning and Development within thirty (30) days of receipt of the approval letter from the Director of Planning.
35. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
36. That T-Mobile agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 688, 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.
37. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



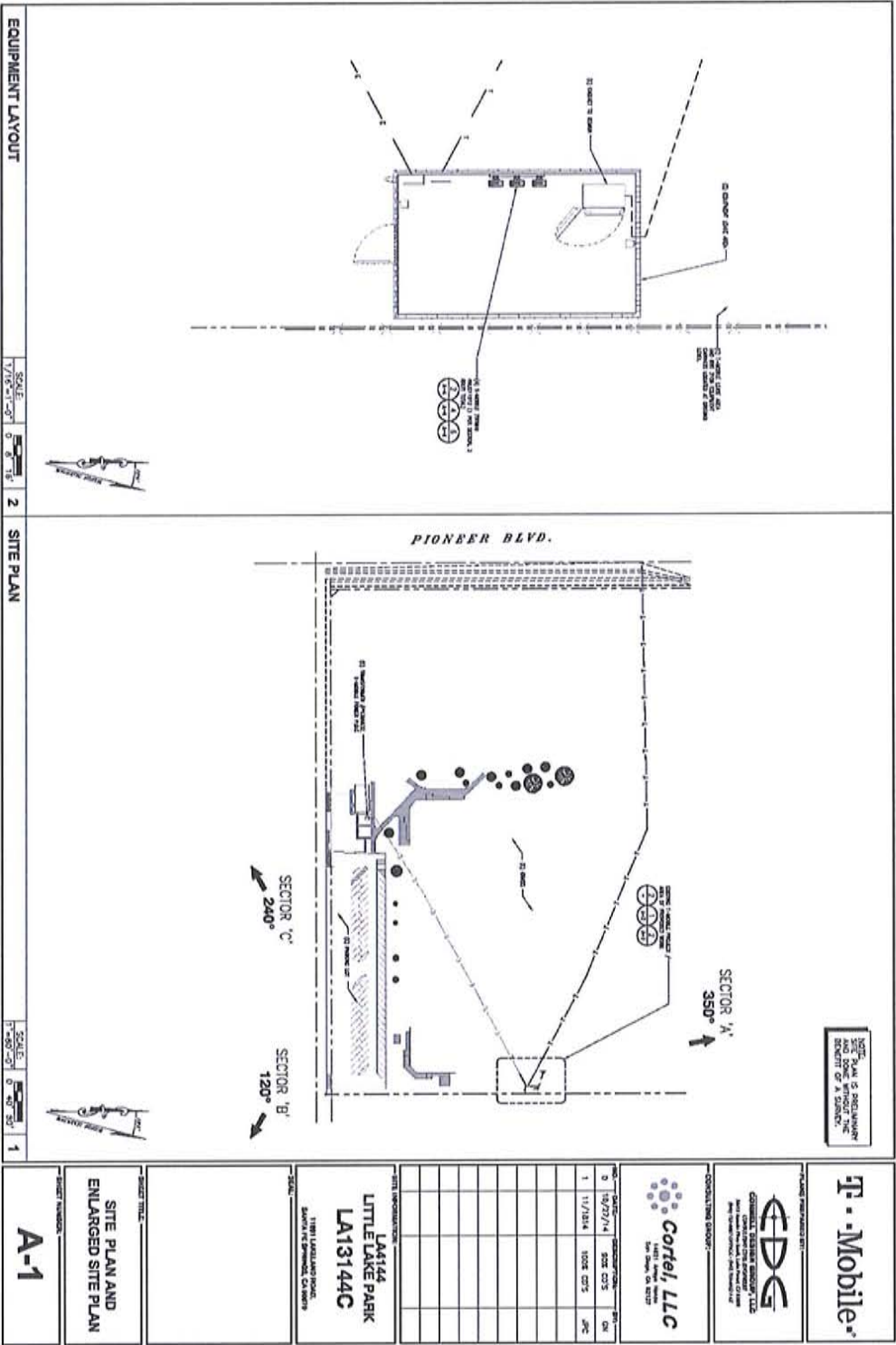
Wayne M. Morrell  
Director of Planning

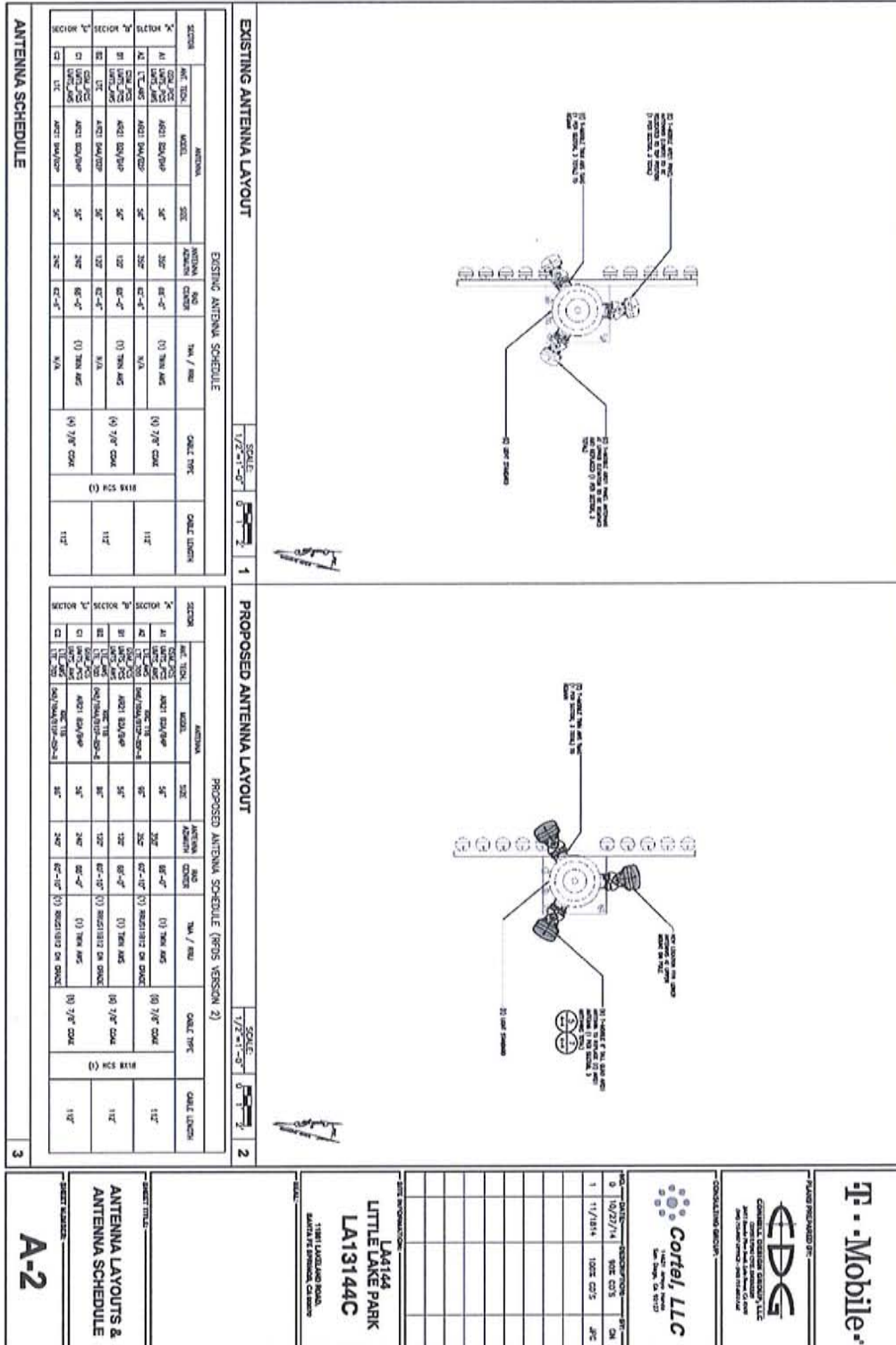
Attachments:

1. Title Sheet (T-1)
2. Site Plan/Enlarged Site Plan/Equipment Layout (A-1)
3. Antenna Layouts & Antenna Schedule (A-2)
4. Architectural Elevations (A-3)(A-3.1)
5. Application
6. Letter Describing Modification Request

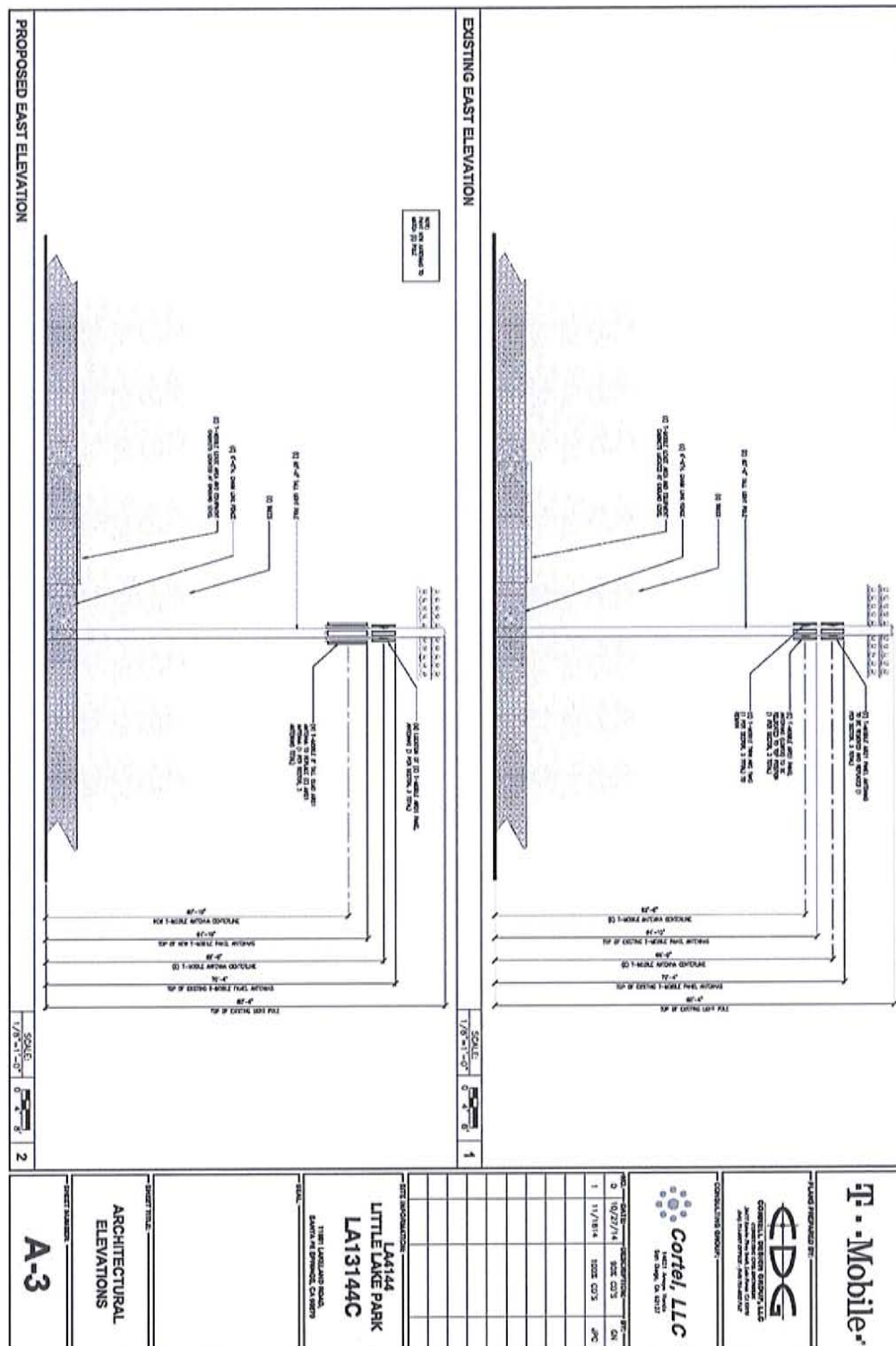


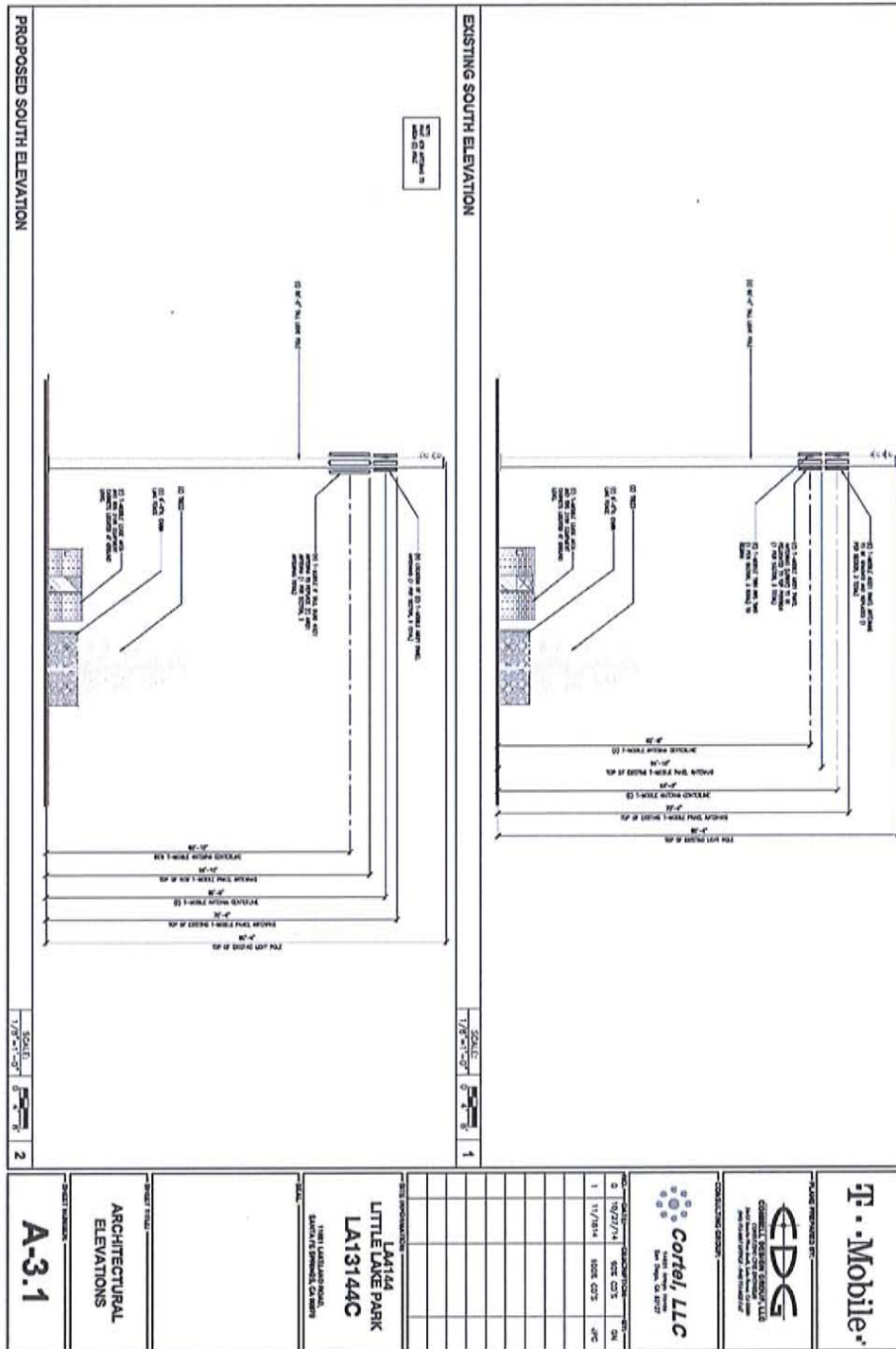
















City of Santa Fe Springs  
Application for  
**CONDITIONAL USE PERMIT (CUP)**

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 11891 Lakeland Rd, Santa Fe Springs, Ca , 90670

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) APN: 8009-023-900

Record Owner of the property: \_\_\_\_\_  
 Name: City of Santa Fe Springs Phone No: (562)- 868-0511  
 Mailing Address: 11710 Telegraph Rd Date of Purchase: \_\_\_\_\_  
 Fax No: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Is this application being filed by the Record Owner? No  
*(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)*

Representative authorized by the Record Owner to file this application:  
 Name: Suzanne Iselt for T-Mobile Phone No: (310) 382-4622  
 Mailing Address: 618 Pico Place, Santa Monica, CA, 90405  
 Fax No: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Describe any easements, covenants or deed restrictions controlling the use of the property: \_\_\_\_\_

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed): \_\_\_\_\_  
Replace 3 (E) antenna with 3 (N) 8' antenna, Install 3 (N) RRUS  
next to equipment cabinet, Install (6) fiber cables, Upgrade DC power in (E) cabinet

**NOTE**

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

CUP Application  
Page 2 of 3

### JUSTIFICATION STATEMENT

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

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

**T-Mobile's antenna modification/addition will add a better quality of service for Mobile phone uses in the area**

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

**The wireless facility is existing, and the modification will not be detrimental, but will add better service, as well as 911 services, in the area.**

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 wireless facility is existing, and the modification will not cause any additional undesirable features because construction will only take a few days and will not cause noise, dust or odors.**

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

**The wireless facility is existing, and the modification will only add new antennas, but will not add any new square footage onto the existing facility.**

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 wireless facility is an existing, unmanned facility, and the modification will also be unmanned, and will impose no new traffic burdens or hazards.**

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

**Suzanne Iselt for T-Mobile, 3257 E. Guasti rd., Ste. 200, Ontario, CA 91761**



CUP Application  
Page 3 of 3

**PROPERTY OWNERS STATEMENT**

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

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

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

**CERTIFICATION**

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            ) ss.

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

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

(seal)

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

WITNESS my hand and official seal

\_\_\_\_\_  
Notary Public

**FOR DEPARTMENT USE ONLY**

CASE NO: \_\_\_\_\_  
DATE FILED: \_\_\_\_\_  
FILING FEE: \_\_\_\_\_  
RECEIPT NO: \_\_\_\_\_  
APPLICATION COMPLETE? \_\_\_\_\_



Site Address: 11891 Lakeland Rd., Santa Fe Springs, CA 90670

T-Mobile Site Number: LA13144C

Original CUP Number: 688

Description of Scope of Work:

T-Mobile proposes to modify an existing wireless telecommunications facility located on an existing monopole/light standard, by completing the following scope of work:

- Remove/replace 3 existing antennas with 3 new 8' antennas;
- Add 3 new RRUs (Remote Radio Units) on new rack next to existing equipment cabinet on ground;
- Install 6 new coax cables;
- Install new XMMU;
- Upgrade DC power in existing cabinet;
- No AC electrical work is proposed;









**PUBLIC HEARING**

**Conditional Use Permit Case No. 751 and Environmental Documents**

A request to allow the construction and operation of a new double-face billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (*previous* APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.).

**Zone Variance Case No. 78**

A request to vary from Section 155.384 (H)(5) to allow a reduction to the 1,000 foot separation requirements for billboards on the same side of the freeway and also to vary from Section 155.384 (H)(7) to allow a reduction to the 5-acres minimum of size requirement applied to property's with a digital billboard and specifically for property located at 15718 Marquardt Avenue (*previous* APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.).

**RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 751 and Zone Variance Case No. 78, and thereafter close the Public Hearing.
2. Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
3. Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of Conditional Use Permit.
4. Find that the applicant's request meets the criteria set forth in Sections 155.675 of the City Zoning Regulations for the granting of a Zone Variance.
5. Approve and adopt the proposed Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment.



**RECOMMENDATIONS (Cont.)**

6. Approve Conditional Use Permit Case No. 751 and Zone Variance Case No. 78, subject to the conditions of approval as contained within the Staff Report.

**BACKGROUND**

The subject property is a triangular-shaped lot located at 15718 Marquardt Avenue (APN: 7003-01-904). The property is bordered by Marquardt Avenue to the west, Alondra Boulevard to the south, and the I-5 Freeway to the northeast. It measures 18,915 sq. ft. (approximately .43-acres) and is located within the M-2 FOZ (Heavy Manufacturing – Freeway Overlay Zone) zone.

The property is currently a vacant parcel that was previously used as an overflow lot for Mike Thompsons RV. A 50' tall freestanding sign, measuring approximately 30' x 20', is still currently located on the subject site. The subject sign, used by the Santa Fe Springs Swap Meet, was originally permitted under Conditional Use Permit Case No. 488. The existing sign is located within an easement that is on a remnant parcel of land that is currently owned by the State of California (Caltrans). A remnant parcel is defined as a parcel that is left over as a result of a public improvement project, which is typically not large enough to accommodate development that complies with the required development standards such as lot width, depth, or setbacks.

Due to the Santa Ana (I-5) Freeway widening project, the existing sign must be re-located to accommodate the new freeway layout/expansion. In order to avoid conflict with the freeway expansion and thus remain outside the freeway limits, Caltrans has asked that the applicant re-locate the existing sign approximately 15-20 feet southeast from its current location. However, since the total cost to re-locate the existing sign may be significantly absorbed into the cost of installing a new billboard. The applicant would like to take this opportunity to upgrade the existing freestanding sign to a new contemporary billboard sign which would be an economic benefit for both the swap meet and the City.

**REQUEST**

Pursuant to Section 155.384 (A) of the City's zoning regulations, billboards are allowed for properties in the FOZ only after a valid Conditional Use Permit (CUP) has first been obtained and a Development Agreement has been approved. The applicant, Newport Diversified, Inc., is, therefore, requesting approval of the subject Conditional Use Permit (CUP 751) to allow the construction and operation of a new double-face billboard on the subject property. It should be noted that staff is still working with the applicant on the required Development Agreement (DA). Once the

DA has been finalized, staff will present it to the Planning Commission for their review and recommendation to the City Council. It should be noted that staff has added a condition of approval (condition #17) to ensure that negotiations on the DA continue and that the DA is executed within nine (9) months from the effective date of the CUP approval.

The subject request, however, also requires approval of a Zone Variance (ZV 78) to allow two deviations to the City's billboard sign requirements. Below are the specific variance requests:

1. A variance from Section 155.384(H)(5) of the City's zoning regulations to allow a reduction to the 1,000 foot separation requirements for billboards on the same side of the freeway; and
2. A variance from Section 155.384(H)(7) of the City's zoning regulations to allow a reduction to the 5-acres minimum size requirement applied to property's with a digital billboard.

Therefore, concurrently with the CUP request, the applicant is also requesting approval of the subject Zone Variance.

#### ***CONDITIONAL USE PERMIT CASE NO. 751:***

##### Site Plan

The proposed sign will be located along the west side of the site and will be approximately 15-20 feet southeast of the existing freestanding sign. According to the provided plans, the base of the proposed billboard will be setback more than 25' from all property lines and that no portion of the billboard will extend over any property lines.

##### Elevations

The proposed billboard will be contemporary in design. The proposed billboard is shown at 50' tall (including the column and display) with a 14' x 48' display area. The billboard will be double-sided, meaning it will have a display area on both sides of the sign. However, only the north side of the sign (viewable to southbound traffic) will employ a full-color LED screen initially. The south side (viewable to northbound traffic) will be static at first but will be designed and constructed to allow it to be converted into a full color LED screen in the future. Potential advertisement for the electronic face will be placed on the billboard via satellite/internet service. Advertising is sold to local, regional and national clients on a monthly basis. The digital sign is intended to operate on a twenty four (24) hour basis.



**CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT**

Pursuant to Section 155.716 of the Zoning Regulations, before any Conditional Use Permit request shall be granted, the Planning Commission shall satisfy itself that the applicant has shown that all of the following conditions apply:

1. That the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and

As per conditions #13 and #14, the proposed billboard is required to conform to both Section 155.384 of the Zoning Regulations and also Ordinance No. 1036 which control the placement and manner in which the billboard material is presented to the public. The subject billboard, therefore, is anticipated not to be a detriment to persons or property in the immediate vicinity nor will it adversely affect the city in general.

2. That the Commission shall give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

The proposed billboard will be contemporary in design. The proposed billboard is shown at 50' tall (including the column and display) with a display area measuring 14' in height and 48' in width. The billboard will be double-sided, meaning it will have a display area on both sides of the sign. However, only the north side of the sign will employ a full-color LED screen initially. The south side will be static at first but will be designed and constructed to allow it to be converted into a full color LED screen in the future.

Consistent with the digital billboard's contemporary design, staff has conditioned that the proposed billboard shall not have any walkways or platforms or any type of appendages or attachments. The only exception shall be for a camera to monitor the face of the billboard. As proposed, the billboard will be similar to the previously approved billboards and thus will preserve the general appearance and welfare of the general area and overall community.

3. In addition to the required findings for a conditional use permit set forth in Section 155.716 of the City's Zoning Regulations, the Planning Commission or City Council (as applicable) shall not approve a conditional use permit for any billboard project unless it can make a finding that the billboard will not constitute a hazard to the safe and efficient operation of vehicles upon a street or freeway.

To ensure that the subject billboard does not become a distraction to local commuters and/or adjacent property owners, staff has placed several conditions in

the CUP to help control the materials advertised, the transitions, and also the lighting levels. Staff, therefore, finds the subject sign will not be constituted as a hazard to the safe and efficient operation of vehicles upon a street or freeway.

**STAFF REMARKS:**

Based on the findings set forth in the staff report, Staff finds that the applicant's request meets the criteria set forth in Section 155.716 of the City's Zoning Regulations for the granting of a Conditional Use Permit.

**ZONE VARIANCE CASE NO. 78:**

Separation Requirement:

Pursuant to Section 155.384(H)(5) of the City's zoning regulations, the minimum distance from another billboard not on the same property but on the same side of the freeway shall be 1,000 feet, as measured from the vertical centerline of each billboard. The proposed billboard will be approximately 1,170 feet from the existing future digital billboard at the Le Fiell site (13700 Firestone Boulevard) and approximately 496 feet from the future static billboard at the Le Fiell site (13750 Firestone Boulevard). Although the proposed sign will be more than 1,000 from Le Fiell's digital billboard, it will only have 496 feet separation between itself and Le Fiell's static billboard. A Zone Variance is therefore required for a reduction of the 1,000 minimum distance requirement applied to all digital billboards located on the same side of the freeway.

Lot Size Requirement:

Pursuant to Section 155.384(H)(7) of the City's zoning regulations, the minimum size on which a billboard can be located shall be 5-acres, unless a variance is granted to allow a billboard on a smaller property. As stated previously, the subject property measures .43-acres, thus is 4.57-acres short of the 5-acre minimum. It should be noted that the subject site is an existing remnant freeway parcel that is impacted by the I-5 Freeway expansion. As noted previously, the existing freestanding sign must be re-located to accommodate the new freeway layout. Nevertheless, since the site is less than 5-acres, a Zone Variance is required for a reduction of the 5-acres minimum of size requirement applied to property's with a digital billboard.

**CRITERIA FOR GRANTING A ZONE VARIANCE**

Pursuant to Section 155.675 of the Zoning Regulations, before any Zone Variance request shall be granted, the Planning Commission shall satisfy itself that the applicant has shown that all of the following conditions apply:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other properties or uses in the same vicinity and zone.



In reviewing the project request, staff identified the following four unique circumstances associated with the applicant's request:

- a) The property is a remnant freeway parcel. Although, the parcel is located within the Santa Fe Springs city boundary, the property is actually owned by the State of California and is part of the Caltrans right-of-way. In fact, the previous Assessor Parcel Number (APN: 7003-01-904) is no longer used to identify the property;
- b) Caltrans and other government owned land are generally preempted from local zoning regulations. In this case, and mostly as a general courtesy, Caltrans would like the City to review and approve the project;
- c) The location, size and configuration of the property makes the property almost impossible to develop. Other than the existing sign or maybe an outdoor storage use, there is really no other viable use for the property; and
- d) The subject property is already developed with a 50' tall freestanding sign that was permitted under Conditional Use Permit (CUP) Case No. 488. The proposed billboard sign, therefore, is technically not a new sign on the site. Aside from it being a modern digital sign, the site will appear very similar to the average passerby.

Within the Freeway Overlay Zone, where potential billboards may be permitted, no other property would meet all four unique circumstances as identified above.

2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone district, but which is denied to the property in question.

The subject property measures .43-acres and is a remnant freeway parcel that was recently impacted by the I-5 Freeway expansion. Historically, the site has been used as an overflow lot for Mike Thompson's RV. The site also has an existing 50' tall freestanding sign, measuring approximately 30' x 20' that was permitted under Conditional Use Permit (CUP) Case No. 488.

Because of the location, size and configuration of the property, it would be a significant challenge if not impossible to develop. The only viable use of the remnant parcel is to simply maintain the existing sign. However, the existing freestanding sign must be re-located to accommodate the new freeway layout. However, since the total cost to re-locate the existing sign could be significantly absorbed into the cost of the new billboard, the applicant would like to take this opportunity to upgrade the

existing sign to a new contemporary billboard sign which would be an economic benefit for both the swap meet and the City.

3. That the granting of such variance will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity.

As noted previously, the subject property is already developed with a 50' tall freestanding sign that was permitted under Conditional Use Permit (CUP) Case No. 488. The proposed billboard sign, therefore, is technically not a new sign on the site. Aside from it being a modern digital sign, the site will appear very similar to the average passerby.

Nevertheless, to ensure that the subject sign does not become a distraction to local commuters and/or adjacent property owners, staff has placed several conditions in the CUP to help control the materials advertised, the transitions, and also the lighting levels.

4. That the granting of such variance will not adversely affect the master plan of the City.

Ordinance No. 1036 which effectively amended Section 155.384 of the Zoning Regulations was adopted by the City Council in November of 2012. Allowing billboards along the Freeway Overlay Zone is, therefore, an activity that the City had envisioned and supported.

Additionally, the proposed billboard has been designed to be consistent with other recently approved billboards and thus, will preserve the general appearance and welfare of the general area and overall community.

Although, the two subject variances are required for the subject billboard, staff finds the unique circumstances related to the subject request do warrant the consideration for approving such request without the fear of setting an unduly precedence.

**STAFF REMARKS:**

Based on the findings set forth in the staff report, Staff finds that the applicant's request meets the criteria set forth in Section 155.675 of the City Zoning Regulations for the granting of a Zone Variance.

**STREETS AND HIGHWAYS**

The subject site has frontage on Marquardt Avenue to the west, Alondra Boulevard to the south, and Santa Ana (I-5) Freeway to the northeast. Alondra Boulevard is designated as a Major Highway within the Circulation Element of the City's General



Plan, while Marquardt Avenue is designated as a Secondary Highway. Access and egress from the site is obtained via an existing driveway along Marquardt Avenue.

### **ZONING AND LAND USE**

The subject property is zoned M-2 FOZ, Heavy Manufacturing - Freeway Overlay Zone 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**

| <b>Surrounding Zoning, General Plan Designation, Land Use</b> |                                                     |                     |                                                                                                                                                   |
|---------------------------------------------------------------|-----------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Direction</b>                                              | <b>Zoning District</b>                              | <b>General Plan</b> | <b>Land Use (Address/Business Name)</b>                                                                                                           |
| North                                                         | M-2 FOZ: Heavy Manufacturing - Freeway Overlay Zone | Industrial          | Along east side of the I-5 FWY: Corporate Office for grocery store (El Tapatio Markets); unleased warehouse/logistics building (Freeway Springs). |
| South                                                         | M-2 FOZ: Heavy Manufacturing - Freeway Overlay Zone | Industrial          | RV rental and sales (Mike Thompson's RV)                                                                                                          |
| East                                                          | M-2 FOZ: Heavy Manufacturing - Freeway Overlay Zone | Industrial          | Outdoor swap meet and Drive-In Theater (Santa Fe Springs Swap Meet)                                                                               |
| West                                                          | M-2 FOZ: Heavy Manufacturing - Freeway Overlay Zone | Industrial          | Truck and car rental (Budget Truck and Car Rental) and manufacturer for aerospace industry (Le Fiehl Manufacturing)                               |

### **LEGAL NOTICE OF PUBLIC HEARING**

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

Legal notice of the Public Hearing for the proposed Conditional Use Permit (CUP 751) and Zone Variance (ZV 78) was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on February 6, 2015. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on February 6, 2015, and published in a newspaper of general circulation (Whittier Daily News) February 6, 2015, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

**ENVIRONMENTAL DOCUMENTS**

Upon review of the proposed project, staff determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has retained Marc Blodgett of Blodgett and Associates to prepare the necessary CEQA documents.

An Initial Study was prepared to determine the project's impact on the environment and necessary supporting environmental document (Environmental Impact Report, Mitigated Negative Declaration or Negative Declaration). Based on the Initial Study, potential impacts were found to be less than significant or having no impact at all; consequently, a Negative Declaration (ND) was prepared. The reasons to support this finding of the ND are contained in the Initial Study which is provided as an attachment to this report.

Additionally, pursuant to Section 15072 of the CEQA Guidelines, a Notice of Intent (NOI) to adopt the draft ND for the proposed project (digital billboards) was posted with the LA County Clerk's office and also at Santa Fe Springs City Hall, the City Library and the City's Town Center on December 23, 2014. The 20-day public comment period for the draft ND began December 23, 2014 and ended January 22, 2015. To date, the City has not received any letters or phone calls relating to the proposed project or draft ND.

**AUTHORITY OF PLANNING COMMISSION:****Conditional Use Permit**

The Planning Commission has the authority, subject to the procedures set forth in this subchapter, to grant a conditional use permit whenever it finds that the granting of said permit is consistent with the requirements, intent and purpose of this chapter. The Commission may grant a conditional use permit subject to such conditions as the Commission finds are warranted by the circumstances involved. This may include the dedication and development of streets adjoining the property and other improvements. All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

**Zone Variance**

The Planning Commission shall have the authority, subject to the procedures set forth in this chapter, to grant variances from any provision of this chapter relating to the use and development of land when it is found that the strict and literal interpretation of such provisions would cause undue difficulties and unnecessary hardships inconsistent with the intent and general purpose of this chapter.



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

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

**POLICE SERVICES DEPARTMENT:****(Contact: Margarita Munoz 562.868-0511 at x3319)**

2. That the Applicant shall provide an emergency phone number and the name of a contact person to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the owner/developer or their representative any time, 24 hours a day.
3. That the support post of the billboards shall be treated with a graffiti-proof paint finish and the billboards 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.
4. That the Applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow unauthorized individuals to scale the billboard(s).
5. That should any of the lights, illuminated letters or decorative illuminated elements, cease to function on the signs, the operator shall repair them within 72 hours. Otherwise, the operator shall contact the City to present alternatives in addressing the malfunctions.
6. That the operator shall install a wrought iron fence and gate around the perimeter of the property to keep out unauthorized individuals. The operator shall not place or install any type of barbed-wire, razor wire or similar material anywhere on the fence. The operator is encouraged to implement strategies including bending the top of the wrought iron fence to keep out intruders.

7. That the applicant shall place signs on the property to notify that the property is private and unauthorized individuals found on the property will be charged with trespassing and be subject to arrest. The signs shall be installed in areas highly visible to the public during the day and night.
8. That lighting, if installed for the parcel, shall be installed so that it does not become distracting to the traffic on the street and/or freeway.
9. That personnel during the construction phase, and/or maintaining the sign thereafter, shall park on-site at all times.

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

10. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
11. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.

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

12. That this approval allows the applicant, Newport Diversified Inc., to establish, operate and maintain a new digital billboard on property located at 15718 Marquardt Avenue (*previous* APN: 7003-001-904).
13. That the subject billboard shall be in conformance with Section 155.384 (Billboards) of the City of Santa Fe Springs Zoning Regulations.
14. That the subject billboard shall be in conformance with Ordinance No. 1036, an ordinance of the City of Santa Fe Springs relating to the standards for the installation of billboards on certain properties in the City.
15. That approval of Conditional Use Permits No. 751 shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations.
16. That all required permits regarding Highway Oriented Signs shall be obtained from the California Department of Transportation (Caltrans).



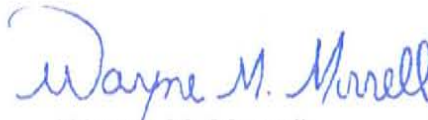
17. That Conditional Use Permit No. 751 (CUP) shall be subject to the execution of a Development Agreement between the City Council and Newport Diversified, Inc. regarding the operation of the subject billboard. The applicant and the City shall commence the preparation of the Development Agreement upon the approval of the CUP and shall complete related negotiations and execute the Agreement within nine (9) months from effective date of approval of the CUP.
18. That approval of the subject Conditional Use Permit (CUP 751) is still contingent upon approval of a Zone Variance (ZV 78) for the reduction to the minimum lot size (5-acres) and the minimum distance between signs (1,000 feet) required for properties to qualify for a billboard.
19. That the proposed digital billboard shall not have any walkways or platforms or any type of appendages or attachments. The only exception shall be for a camera to monitor the face of the billboard.
20. That prior to completion of the billboard installation, the Applicant shall provide the Planning Department with the telephone number of a maintenance service to be available twenty-four (24) hours a day, to be contacted in the event that the billboard becomes dilapidated, damaged and/or malfunctioning.
21. That the message transition for the subject digital billboard shall be instantaneous or 1-2 seconds, if fading.
22. That lighting levels on the subject digital billboard shall not exceed 0.3 foot candles above ambient light from a distance of 250 feet, as measured according to standards of the Outdoor Advertising Association of America (OAAA).
23. That brightness of the subject digital billboard shall not exceed 800 nits (candela per square meter) from sunset to sunrise. At all other times, brightness shall not exceed 7500 nits.
24. That within one week after the sign is activated, a qualified lighting consultant/electrical engineer shall measure the sign intensity at the sign face and ensure compliance with Condition 21 above regarding the standard of 0.3 foot candles above ambient light from a distance of 250 feet. Written verification of compliance shall be provided to the Planning Department within one week following sign activation. All cost shall be the responsibility of the Applicant.
25. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.

26. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
27. That the proposed digital billboard shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case.
28. That the owner/applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application or one can be downloaded at [www.santafesprings.org](http://www.santafesprings.org).
29. That the project shall comply with 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.
30. That Conditional Use Permit Case No. 751 shall be subject to a compliance review in one (1) year, on or before February 18, 2016 to ensure the subject digital billboard use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report.
31. That the applicant, Newport Diversified 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 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.
32. It is hereby declared to be the intent that if any provision of this Permit is violated, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. Prior to voiding the permit, the City shall contact Newport Diversified Inc. with certified mail return receipt requested and list the specific facts indicating a violation and its applicable code provisions and allow Newport Diversified Inc. to remedy the violation within



seven (7) working days from receipt of the notice or a reasonable amount of time if a remedy cannot be reasonably done in seven (7) days.

33. If any term or provision of this CUP shall be determined invalid, void, or unenforceable, the remaining conditions shall not be affected and such remaining conditions are not rendered impractical to enforce or to otherwise deprive Newport Diversified Inc. or the city of the benefits of this CUP.



Wayne M. Morrell  
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Photos of Existing Sign
4. Elevation for Proposed Sign
5. Photo Simulations of Proposed Sign
6. Conditional Use Permit Application
7. Zone Variance Application
8. Zone Variance Justification Letter

C:\Cuong\Cases\Aug.14-Aug.15\CUP751 & ZV78 - SFS Swap Meet (Sign)\CUP751&ZV78\_PCStaffReport.doc

Aerial Photograph



# CITY OF SANTA FE SPRINGS



**AERIAL PHOTOGRAPH – 15718 Marquardt Avenue**

## **CONDITIONAL USE PERMIT No. 751 & ZONE VARIANCE CASE No. 78**

**APPLICANT: Newport Diversified, Inc.**



(XXXX) EASEMENT DIMENSIONS (FEET)

CUP NO. 751 & ZV NO. 78

### Photos of Existing Sign



**FEDERAL  
HEATH**  
SIGN COMPANY  
2700 N. Dixie Drive  
San Diego, CA 92118  
(619) 591-4444  
FAX (619) 591-4444

**NORTH AT 500 FT**

**EXISTING SWAP MEET PYLON AT 500 FT NORTH VIEW**



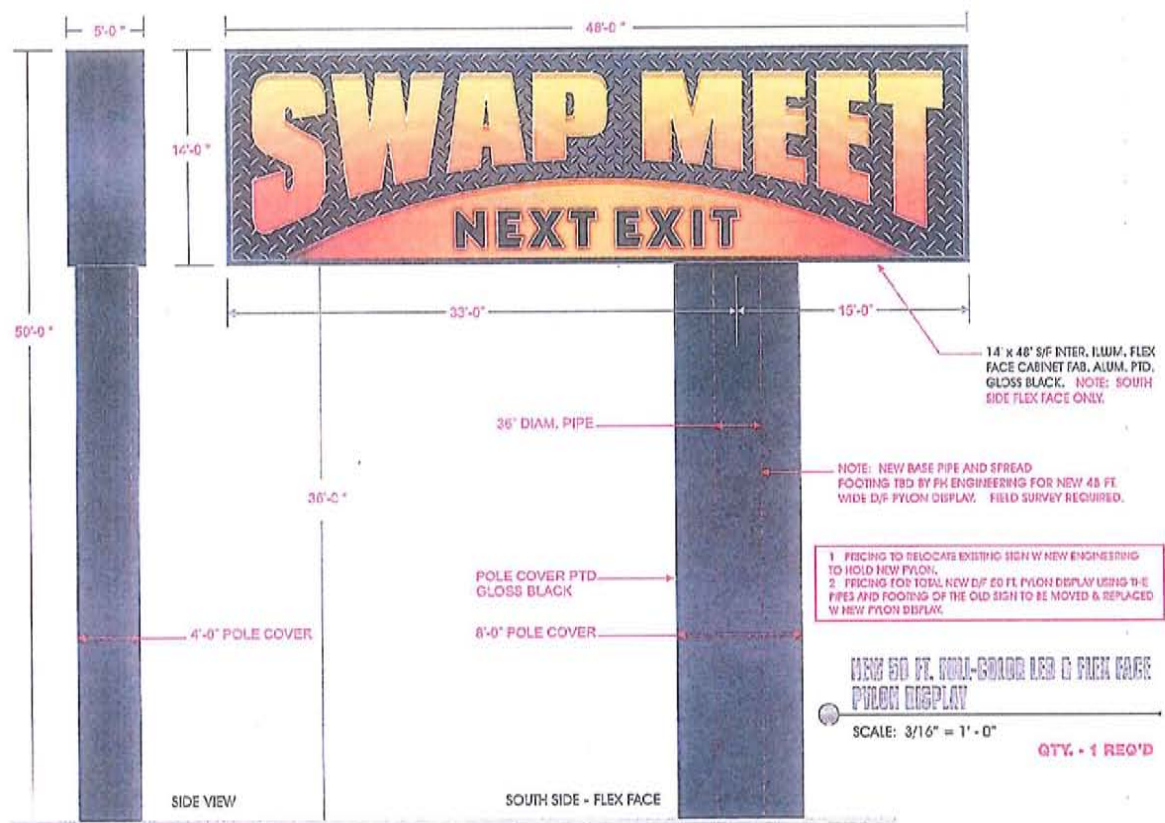
**FEDERAL  
HEATH**  
SIGN COMPANY  
2700 N. Dixie Drive  
San Diego, CA 92118  
(619) 591-4444  
FAX (619) 591-4444

**SOUTH AT 400 FT**

**EXISTING SWAP MEET PYLON AT 400 FT SOUTH VIEW**



## Elevation for Proposed Sign



### Photo Simulations of Proposed Sign



**FEDERAL**  
**HEATH**  
SIGN COMPANY  
www.federalheath.com  
3100 W. Bump Road  
Los Angeles, CA 90048  
(213) 729-0413  
Fax: (213) 729-0418

**SOUTH AT 400 FT**

3 OF 4

**NEW 50' SWAP MEET PYLON AT 400 FT SOUTH VIEW**



**FEDERAL**  
**HEATH**  
SIGN COMPANY  
www.federalheath.com  
3100 W. Bump Road  
Los Angeles, CA 90048  
(213) 729-0413  
Fax: (213) 729-0418

**NORTH AT 500 FT**

4 OF 4

**NEW 50' SWAP MEET PYLON AT 500 FT NORTH VIEW**



## Conditional Use Permit Application



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

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 15718 Mardguardt Ave. Santa Fe Springs

Property Owner - 13963 Alondra Blvd.

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

ATTACHED

Record Owner of the property: Newport Diversified Inc.

Name: Tad Danz Phone No: (949) 851 - 1355

Mailing Address: 301 Dupont Dr. Suite 500 Irvine 92612 Date of Purchase: \_\_\_\_\_

Fax No: \_\_\_\_\_ E-mail: tad-d@nd-inc.com

Is this application being filed by the Record Owner? \_\_\_\_\_

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

Representative authorized by the Record Owner to file this application:

Name: Richard Landis Phone No: (626) 485 - 8865

Mailing Address: 13963 Alondra Blvd. Santa Fe Springs, Ca. 90670

Fax No: (562) 921 - 1706 E-mail: richard-land-inc.com

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

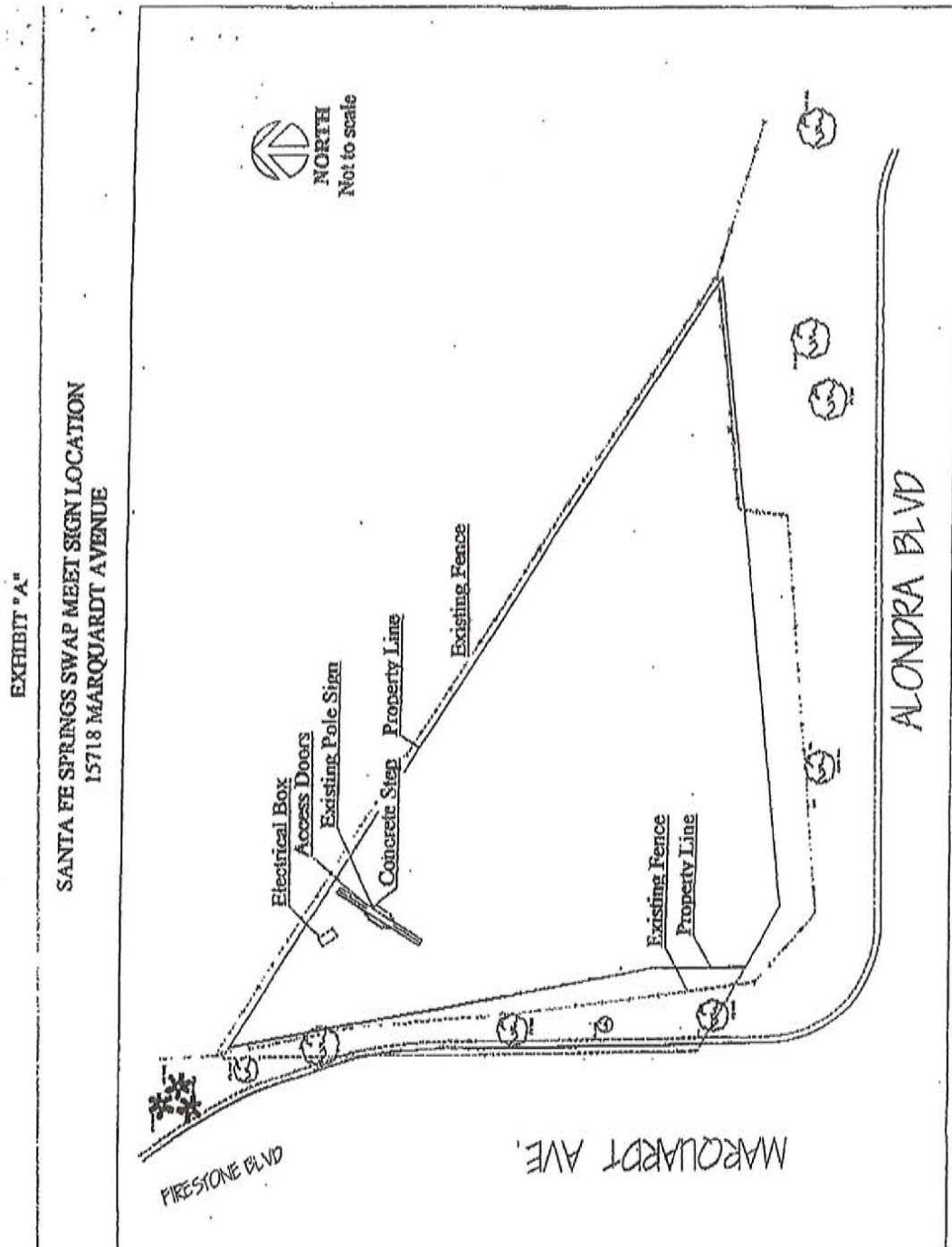
The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed): \_\_\_\_\_

We are removing an existing sign requested by Cal Trans and  
replacing it with a new one with upgraded technology. New sign will be  
14' X 48' at same height

**NOTE**

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

Conditional Use Permit Application (Cont.)





### Conditional Use Permit Application (Cont.)

#### EXHIBIT "B"

#### LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 IN FRACTIONAL SECTION OF 21; TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN RANCHO LOS COYOTES, IN THE CITY OF SANTA FE SPRINGS, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGE 493 ET SEQ. OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN PARCEL 6 OF THE RELINQUISHMENT OF HIGHWAY RIGHT OF WAY (251) RECORDED IN BOOK D2219 PAGE 787 OF OFFICIAL RECORDS, IN SAID OFFICE, SOUTH 60 DEGREES 02' 52" EAST 42.14 FEET; THENCE THEREON SOUTH 60 DEGREES 02' 52" EAST 52.14 FEET TO THE WESTERLY TERMINUS OF THAT COURSE DESCRIBED IN SAID PARCEL 6 AS NORTH 83 DEGREES 47' 14" EAST 221.07 FEET; THENCE ALONG LAST COURSE NORTH 83 DEGREES 47' 14" EAST 197.39 FEET; THENCE NORTH 56 DEGREES 56' 13" WEST 288.56 FEET TO A POINT IN THAT CERTAIN COURSE DESCRIBED IN SAID PARCEL 6 AS SOUTH 0 DEGREE 09' 40" EAST 170.89 FEET, SAID POINT BEING DISTANT ALONG LAST SAID COURSE NORTH 0 DEGREE 09' 40" WEST 152.76 FEET FROM THE SOUTHERLY TERMINUS THEREOF; THENCE SOUTHERLY ALONG LAST SAID COURSE TO THE POINT OF BEGINNING.

## Conditional Use Permit Application (Cont.)

CUP Application  
Page 2 of 3

### JUSTIFICATION STATEMENT

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

1. Explain why the proposed use is essential or desirable in the location requested.  
We have owned an existing sign in this location for over 15 years. With the I-5 widening project, Caltrans has forced us to move/relocate our sign and has given us a new location. We would like the ability to erect a more modern, improved sign on the same parcel.
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.  
Our existing sign has been in its location for over 15 years. We are not aware that there has ever been a complaint. Therefore, there is no reason to think that a new modern sign would be detrimental to any person or property owner in the vicinity.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?  
We are extremely confident that our new structure/ billboard will cause no undesirable effects to the adjoining properties. No residential properties are located near or adjacent to the property. Billboards do not emit or create noise, dust or odors.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.  
There has been a sign on this small parcel for over 15 years. We believe that this sign will not affect any future development. We have worked closely with CALTRANS to pick the best spot for the new structure.
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.  
There will be no traffic issues with the relocation/ building of our new sign. All work will be done on the subject property and will not interfere with local traffic conditions.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

Newport Diversified Inc. will be the owner of the new billboard.  
CALTRANS currently owns the property. Newport Diversified's address is:  
Newport Diversified, Inc.  
2301 Dupont Drive, Suite 500  
Irvine, CA 92612



**Conditional Use Permit Application (Cont.)**CUP Application  
Page 3 of 3

RECEIVED

JAN 13 2014

Planning Dept.

**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): Newport Diversified, Inc  
 Mailing Address: 2301 Dupont Drive, #500, Irvine, CA 92612  
 Phone No: 949-851-1355  
 Fax No: 949-851-6304 E-mail: tad-d@nd-inc.com  
 Signature: \_\_\_\_\_

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

**CERTIFICATION**

STATE OF CALIFORNIA 40 )  
 COUNTY OF LOS ANGELES ) ss.

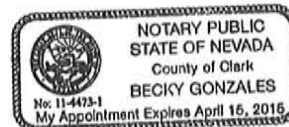
I, Tad Danz President, being duly sworn, depose and say that I am  
 the petitioner in this application for a Conditional Use Permit, and I hereby certify under penalty  
 of law that the foregoing statements and all statements, maps, plans, drawings and other data  
 made a part of this application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

Signed: Tad Danz 12/13/13  
 (If signed by other than the Record Owner, written  
 authorization must be attached to this application)

State of Nevada  
 County of Clark  
 On December 13, 2013 before me, Becky Gonzales  
 personally appeared Tad Danz  
 personally known to me (or proved to me on the basis of  
 satisfactory evidence) to be the person(s) whose name(s) is/are  
 subscribed to the within instrument and acknowledged to me  
 that he/she/they executed the same in his/her/their authorized  
 capacity(ies), and that by his/her/their signature(s) on the  
 instrument, the person(s) or the entity upon behalf of which the  
 person(s) acted, executed the instrument.

WITNESS my hand and official seal

Notary Public

**FOR DEPARTMENT USE ONLY**

CASE NO: \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_  
 FILING FEE: \_\_\_\_\_  
 RECEIPT NO: \_\_\_\_\_  
 APPLICATION COMPLETE? \_\_\_\_\_

## Zone Variance Application



City of Santa Fe Springs  
Application for  
**ZONE VARIANCE**

Application is hereby made by the undersigned for a Variance to certain requirements of the Zoning Ordinance as they apply to the property located at (Give street address, or if no address, give distance from nearest cross street):  
Variance request from Section 155.384 of the Zoning Code for: Subsection (H)(5) Minimum distance from another billboard on the same side of the street; less than 1,000 feet, (H)(6) Minimum setback of billboard column support from any property line; less than 25 feet, (H)(7) Minimum size of property; less than five acres, 15718 Mardquardt Avenue, Santa Fe Springs, California

The correct legal description of the property involved (Include only the portion proposed to be utilized for the Variance. If description is lengthy, attach a supplemental sheet): See attached Exhibit A

Record Owner of the Property:

Name: NEWPORT DIVERSIFIED, INC. Phone: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Date of purchase: N/A

Representative authorized by the Record Owner to file this application:

Name: PIRZADEH & ASSOC., INC. Phone: 949-851-1367

Mailing address: 30 EXECUTIVE PARK, SUITE 270

Date of purchase: N/A

Describe any easements, covenants or deed restrictions controlling the use of the property: There is an existing easement on the property that allows for the installation and maintenance of a sign as well as access from the adjacent street (Firestone Blvd).

The Variance is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed.): Removal, relocation and replacement of an existing free-standing sign with an electronic billboard within an existing easement on a parcel owned by Caltrans. As directed and agreed by Caltrans the free-standing sign is being removed/relocated on said parcel to accommodate the widening of the Santa Ana (I-5) Freeway.

**NOTE**

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



## Zone Variance Application (Cont.)

ZV Application  
Page 2 of 3

BEFORE A ZONE VARIANCE CAN BE GRANTED, THE PLANNING COMMISSION MUST BE SATISFIED THAT ALL OF THE FOLLOWING CONDITIONS APPLY. EXPLAIN IN DETAIL HOW YOUR REQUEST CONFORMS TO THE FOLLOWING REQUIREMENTS. THE ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A VARIANCE (Attach a supplemental sheet if necessary).

1. Explain any special circumstances or conditions which apply to the land or the use involved in this application which DO NOT apply generally to other land or uses in the same vicinity and the same zone.  
The free-standing sign was installed within an easement on said property approximately 15 years ago. During that time the property was primarily used for the storage of recreational vehicles. To accommodate the widening of the Santa Ana (I-5) Freeway the State purchased the property that ended the use of the property for storage. The location of the existing sign encroaches into the proposed freeway widening, therefore, Caltrans required that the sign be removed but agreed that the sign could be relocated within Caltrans property. The widening has created a remnant parcel that does not meet City's minimum requirements for a buildable lot but is still suitable for placement of a billboard.
2. Explain why a Variance is necessary to maintain the same substantial property rights possessed by other property owners in the same vicinity and the same zone. (If your property can reasonably be developed and devoted to uses permitted in the existing zone, you are probably not being deprived of a substantial property right.)  
The free-standing sign exists and is being removed and relocated at the direction of Caltrans to accommodate the widening of the Santa Ana (I-5) Freeway. The swap meet is not located directly next to the freeway and the sign has provided patrons with way-finding direction and advertisement of swap meet hours and coming attractions. Elimination of the sign would create a hardship for the operator while adversely affecting attracting customers and maintaining economic viability for the day-to-day operation of the swap meet.
3. Demonstrate why the Variance requested will not be detrimental to other persons or properties in the same area, nor adversely affect the public welfare or the community in general.  
The sign has been located on this property for over 15 years. Due to the freeway widening the new sign post will be relocated approximately 20-feet to the east and 20-feet south of it's current location within the existing easement. The new sign will be applicable with all State and City requirements and will not be detrimental to the health or welfare of the community.
4. Will the Variance requested adversely affect the General Plan of the City of Santa Fe Springs?  
The variance requested will not adversely affect implementation of any aspect of the General Plan.

## Zone Variance Application (Cont.)

ZV Application  
Page 3 of 3

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

Name (please print): RICHARD LANDIS  
 Mailing Address: 13963 ALONDRA BLVD SANTA FE SPRINGS  
 Phone No: (626) 485-8865  
 Signature: [Signature]

Name (please print): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone No: \_\_\_\_\_  
 Signature: \_\_\_\_\_

## CERTIFICATION

I, RICHARD LANDIS, being duly sworn, depose and say that I am the petitioner in this application for a Zone Variance, 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 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)

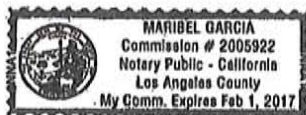
STATE OF CALIFORNIA }

SS

COUNTY OF LOS ANGELES

Subscribed and sworn to (or affirmed) before me this 18<sup>th</sup> day of September, 2014 by Richard Landis, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]  
 Notary Public



## FOR DEPARTMENT USE ONLY

CASE NO: ZV # 78  
 DATE FILED: 9/18/14  
 FILING FEE: \$ 2,253.00  
 RECEIPT NO: \_\_\_\_\_  
 APPLICATION COMPLETE? \_\_\_\_\_

09-18-14 1CL1481

CHECK 2253.00



## Zone Variance Justification Letter



30 Executive Park  
Suite 270  
Irvine, CA 92614-4726

t: (949) 851-1367  
f: (949) 851-5179  
www.pirzadeh.com

November 12, 2014

RECEIVED

NOV 14 2014

Planning Dept.

Mr. Cuong Nguyen  
Associate Planner  
City of Santa Fe Springs  
11710 E. Telegraph Road  
Santa Fe Springs, California 90670-3679

Subject: Zone Variance Request (ZV No. 78)  
15718 Mardquardt Avenue – Billboard (Revised)

Dear Cuong:

On behalf of Newport Diversified, we are pleased to submit the Zone Variance request application for the relocation of an existing free-standing sign at 15718 Mardquardt Avenue. A Conditional Use Permit application, Case No. CUP-751 has been filed for the removal and relocation of the existing free-standing sign. As part of the CUP application it is being requested that the existing sign be replaced with a new, updated billboard sign. Due to physical constraints of the property the proposed installation of the billboard does not meet some of the development requirements of Section 155.384 of the Zoning Code. Therefore a Zone Variance request application is being submitted.

The existing sign is located within an easement that is on a remnant parcel of land that is currently owned by the State of California. A remnant parcel is defined as a parcel that is left over as a result of a public improvement project, which is typically not large enough to accommodate development that complies with required development standards such as minimum lot width, depth, or setbacks. The existing sign was installed approximately 20 years ago when the property was under the ownership of Mike Thompson's RV Super Stores when the property was used primarily for recreational vehicle storage. As a result of the Santa Ana (I-5) Freeway widening project that is currently under construction a portion of the property that parallels the freeway is needed for the widening project. As a result of the widening the existing sign will encroach within the freeway limits. Caltrans has directed Newport Diversified that the sign needs to be relocated on the property to avoid conflict with the freeway widening. The proposed sign column will be located approximately 15-feet east and 25-feet south of the existing sign column that will place the sign outside of the freeway limits.

Due to the size and configuration of the remnant parcel the following development requirements contained in Section 155.384 of the Zoning Code cannot be met:

Section 155.384(H)(5): *Minimum distance from another billboard on the same side of the freeway.* The minimum distance from a billboard not on the same property but on the same

Project Management    Transportation Planning & Engineering    Government Liaison

### Zone Variance Justification Letter (Cont.)

Mr. Cuong Nguyen  
Page 2  
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side of the freeway shall be 1,000 feet, as measured from the vertical centerline of each billboard.

Justification: The Santa Fe Springs Swap Meet site is located on the north side of the freeway at 13962 Alondra Boulevard and the existing, remote free-standing sign is located on a remnant parcel on the south side of the freeway on property that is owned by Caltrans. The sign was installed approximately 20 years ago to provide way-finding and coming attractions for the venue. The sign is located within an easement granted to the swap meet to construct and maintain the sign. As a result of the freeway widening project the sign will be relocated on the property approximately 15-feet east and 25-feet to the south of the existing location. Recently a Conditional Use Permit, Case No. CUP 744 was approved by the Planning Commission that allows LeFiell Manufacturing Company to construct and maintain a static billboard sign at 13770 Firestone Boulevard. The proposed sign on the LeFiell Manufacturing site will be located approximately 500-feet from the existing free-standing sign and approximately 515-feet from the proposed sign, which is less than the required 1,000 foot separation required in the Zoning Code, see enclosed Exhibit A. The proposed location of the swap meet sign does not significantly change the conditions of the site or the proximity of the future sign on the adjacent site.

Section 155.384(H)(7): *Minimum size of property.* The minimum size of any property on which a billboard can be located shall be five acres, unless a variance is granted to allow a billboard on a smaller property.

Justification: The property is a remnant parcel that is less than 1.0 acres in size. The property was originally used as a storage site for recreational vehicles and had an easement for the installation and maintenance of a free-standing sign. When the property was acquired by the State the ability to store recreational vehicles on the site was relinquished but the maintenance of the sign was retained. The Santa Fe Springs Swap Meet site is located on the north side of the freeway at 13962 Alondra Boulevard while the existing, remote free-standing sign is located on said remnant parcel on the south side of the freeway. Due to the size of the property no other structure can be constructed on the site. Continuing use of the property for the billboard sign does not adversely affect the adjacent properties or operation of the adjacent streets and highways and is an economic benefit for the swap meet and the City.



**Zone Variance Justification Letter (Cont.)**

Mr. Cuong Nguyen  
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November 12, 2014

Cuong, we look forward to working with staff with processing this Zone Variance application. Please call me if you have any questions regarding this project, or if you need any additional information.

Sincerely,



Peter K. Pirzadeh, P.E.  
Principal  
On Behalf of Newport Diversified, Inc.

Enclosures

c: Rick Landis, Newport Diversified, Inc.

PAI 14201(5)-SwapMeetI-5Widening-11122014-CNguyen-3rdSubmittal-ltr.psk



## **PUBLIC HEARING**

### **Conditional Use Permit Case No. 762**

A request for approval to allow the establishment, operation and maintenance of a sandblasting facility on property located at 10630-B Painter Ave. (APN: 8011-013-019), within the M-2, Heavy Manufacturing, Zone. (Premium Sandblasting Company)

### **RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 762, and thereafter, close the Public Hearing.
2. Find that the proposed sandblasting facility use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
3. Find that the Conditional Use Permit Case No. 762 meets the criteria for "New Construction or Conversion of Small Structures", pursuant to the California Environmental Quality Act (CEQA); specifically, the proposed project is a categorically-exempt project, pursuant to Section 15303 – Class 3 of CEQA; consequently, no other environmental documents are required by law.
4. Approve CUP No. 762, subject to the conditions of approval as stated within the staff report.

## **BACKGROUND**

The subject property is located at 10630 Painter Ave. (APN: 8011-013-019), in the M-2 (Heavy Manufacturing) Zone. The site is owned by Winnen Brothers Properties and is generally located on the east side of Painter Ave., between Florence Ave. and Telegraph Rd. The site consists of 3 buildings; the applicant is occupying Unit B of the front building. The property is accessible from Painter Ave. from the west and from Laurel Ave. from the east.



**DESCRIPTION OF REQUEST**

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

In May 2014, Premium Sandblasting Co. attained a Conditional Use Permit for the establishment, operations, and maintenance of a similar facility. This CUP was approved for 8807 Pioneer Blvd., Santa Fe Springs, CA 90670. However, the applicant has chosen the new subject property as it would better suit their needs. The previous location required an expensive upgrade to the existing electrical panel; whereas, the applicant may move into the subject property with minor tenant improvements.

**ZONING CODE REQUIREMENT**

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

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

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

- (H) Asphalt, concrete and earth products activities of the following kinds:
  - (6) sandblasting plants.

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

**DETAILS OF PROPOSED USE**

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

Hours of Operation

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

Monday- Friday                      7:00am - 3:30pm

Employee Count

The proposed facility will have a total of four (4) employees.

Site Improvements

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

**STREETS AND HIGHWAYS**

The subject property is located in between Laurel Ave. and Painter Ave., which is designated as a Secondary Highway as per the General Plan Land Use Element. The proposed use will occupy the back half of the first unit off of Painter Ave. Aside from the installation of various equipment (sandblasting unit, air compressor, sand collector, etc.) related to the sandblasting operation, the applicant has no other plans to modify the building exterior and/or property.

**ZONING AND LAND USE**

The subject property is zoned M-2 (Heavy Manufacturing) with a General Plan Land Use designation of Industrial. To the northwest, west, and south, the subject site is adjacent to properties zoned M-2 (Heavy Manufacturing). To the east and northeast, the property is adjacent to the C-4 (Community Commercial) Zone, which has a General Plan Land Use Designation of Commercial

**ENVIRONMENTAL DOCUMENTS**

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

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

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



necessary to meet the requirements of CEQA.

### **LEGAL NOTICE OF PUBLIC HEARING**

In addition, to the public review period for the proposed environmental documents, the Conditional Use Permit (CUP) was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the CUP was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on February 6, 2015. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on February 6, 2015, and published in a newspaper of general circulation (Whittier Daily News) on February 2, 2015, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

### **COMMISSION'S CONSIDERATIONS**

#### **Conditional Use Permit**

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

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

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

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

The reasons for the findings are as follows:

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

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

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

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

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

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

### **STAFF CONSIDERATIONS**

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



**CONDITIONS OF APPROVAL****DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)****(Contact: Tom Hall 562.868.0511 x3715)**

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

**DEPARTMENT OF FIRE - RESCUE (Prevention)****(Contact: Brian Reparuk 562.868.0511 x3716)**

2. Submit plans for the installation of the self-contained and enclosed sandblasting unit and obtain approval prior to installing at the site.
3. That the applicant shall maintain strict housekeeping rules to prevent the accumulation of dusts at all times.

**DEPARTMENT OF POLICE SERVICES:****(Contact: Margarita Munoz 562.868.0511 x3319)**

4. That the applicant understands that the fenced area is still required off-street parking for the subject property and it is not to be used for outdoor storage at any time. The applicant shall provide a parking plan which will provide the sufficient number of parking spaces to satisfy Section 155.481(D) of the City Code and Building Code as it pertains to handicap parking.
5. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the parking area serving the business. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or for the light to become a public nuisance. The photometric and plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council.
6. 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 60 days prior to the opening of the business. Emergency information shall allow emergency

service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package.

7. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
8. That the property, its 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.
9. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Police Services Center.

**WASTE MANAGEMENT:**

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

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

**PLANNING AND DEVELOPMENT DEPARTMENT:**

**(Contact: Gurdeep Kaur 562.868.0511 x7353)**

11. This approval allows the applicant, Premium Sandblasting, to establish, operate and maintain a sandblasting facility inside an existing building located at 10630 Painter Avenue (APN: 8011-013-019).
12. That the proposed sandblasting facility use shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case. Most importantly, all sandblasting activities shall occur within the interior of the sandblasting enclosure as depicted on the provided plans.



13. That any increase or expansion in square footage of the sandblasting enclosure shall require prior approval from the Planning Department and Building and Safety Division.
14. That proposed sandblasting facility use shall not occur during the following night time hours: 10:00 p.m. to 7:00 a.m.
15. That all activities related to the proposed sandblasting facility use shall occur inside the building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
16. That the proposed sandblasting facility use shall comply with Section 155.415 of the City's Zoning Ordinance regarding the prohibition of dangerous or objectionable elements. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the dangerous or objectionable element in a timely manner.
17. That all vehicles associated with the subject businesses shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
18. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Painter Avenue or Laurel Avenue, use said street as a staging area, or to back up onto the street from the subject property.
19. That prior to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
  - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
    - i. A roof plan showing the location of all roof-mounted equipment;
    - ii. Elevations of all existing and proposed mechanical equipment;
    - iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

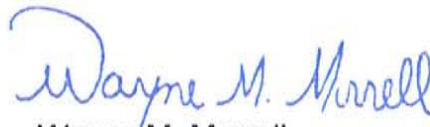
NOTE: line-of sight drawing and/or building cross section must be scaled.

20. That the Department of Planning and Development shall first review and approve all new sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
21. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application or one can be downloaded at [www.santafesprings.org](http://www.santafesprings.org).
22. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
23. That Conditional Use Permit Case No. 762 shall be subject to a compliance review after one (1) year, on or before February 18, 2016 to ensure the subject sandblasting facility use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report.
24. That the applicant, Premium Sandblasting Company, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
25. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of



Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.

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



Wayne M. Morrell  
Director of Planning

Attachments:

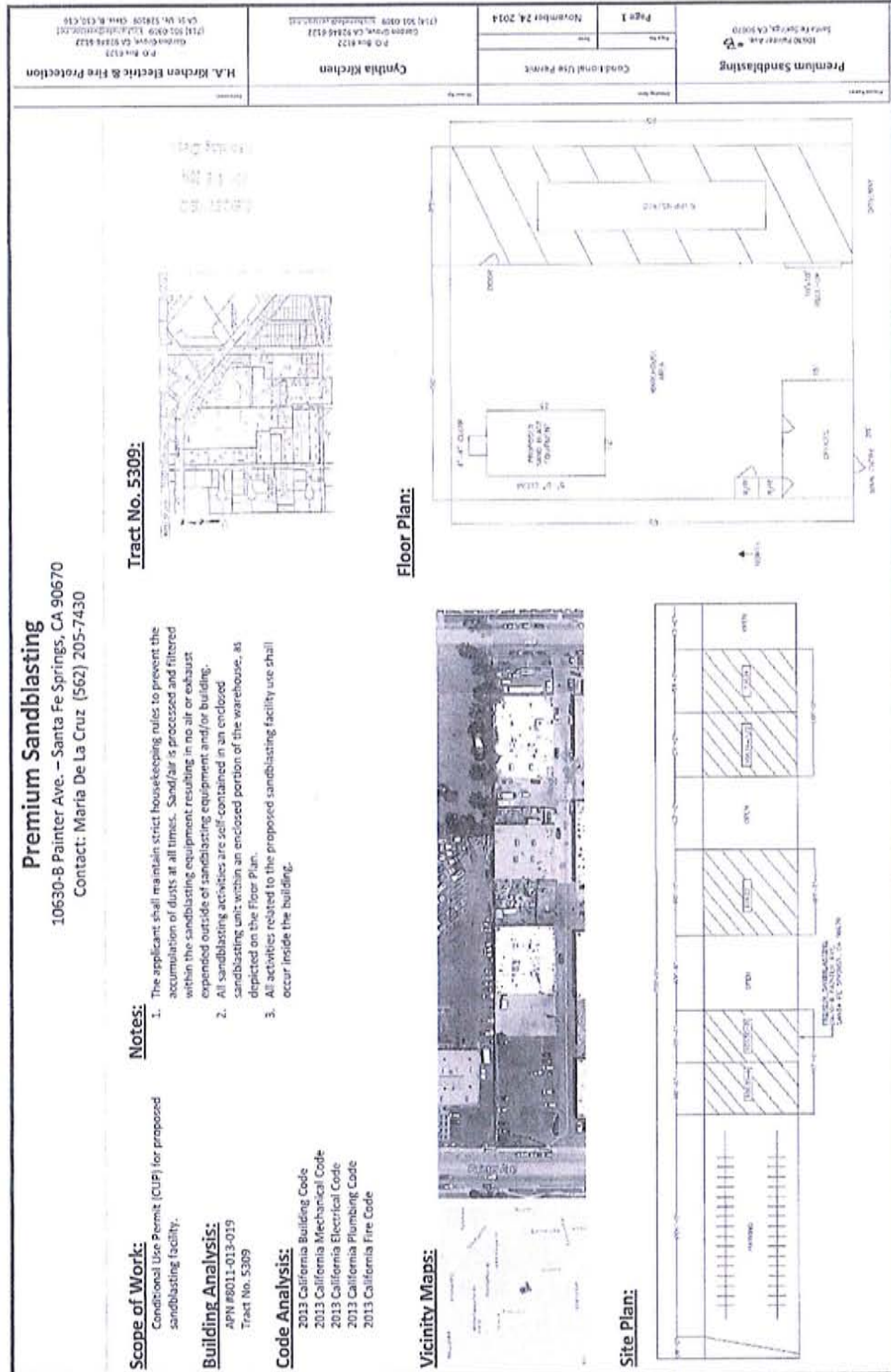
1. Aerial Photograph
2. Site Plan
3. CUP Application
4. Business Description

## AERIAL PHOTOGRAPH





## SITE PLAN



## CUP APPLICATION



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

*CUP 762*  
RECEIVED  
APR 25 2011  
Planning Dept

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 10630 PAINTER AVENUE - UNIT B, SANTA FE SPRINGS, CA 90670

Give the correct legal description of the property involved (include only the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) APN 88011 013 019 TRACT 85309

Record Owner of the property: Wanner Brothers Properties / Jason Jamison  
Name: Jason Jamison Phone No: 562-696-0200  
Mailing Address: 12300 Washington Blvd Ste 11 Date of Purchase: \_\_\_\_\_  
Fax No: 562-693-2126 E-mail: brent@jwpropertiesinc.com  
Is this application being filed by the Record Owner? YES  
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application;  
Name: Maria De la Cruz Phone No: 562-205-7430  
Mailing Address: 10630 Painter Ave. Ste B Santa Fe Springs 90670  
Fax No: \_\_\_\_\_ E-mail: Kircherete@Verizon.net  
Describe any easements, covenants or deed restrictions controlling the use of the property: N/A

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):  
SANDBLASTING BUSINESS IN AN ENCLOSED BUILDING WITHIN AN ENCLOSED MODULE.

**NOTE**

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



## **CUP APPLICATION (Cont.)**

CUP Application  
Page 2 of 3

### **JUSTIFICATION STATEMENT**

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

1. Explain why the proposed use is essential or desirable in the location requested.  
THE SERVICE PROPOSED IS CLEANING AND RECYCLING ITEMS FOR COMMUNITY AND BUSINESS USE.
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.  
THIS IS A MODEL PROJECT AS IT PERFORMES A CLEANING SERVICE THAT IS FULLY ENCLOSED IN AN ENCLOSED UNIT WHICH IS ITSELF IN AN ENCLOSED BUILDING.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?  
THIS FACILITY PROVIDES FULLY ENCLOSED OPERATION ON AIR DUST AND NOISE IS FULLY CONTROLLED. SAND/AIR IS PROCESSED AND FILTERED WITHIN THE ENCLOSED UNIT RESULTING IN NO AIR OR EXHAUST EXPENDED OUTSIDE OF ENCLOSED UNIT AND/OR BUILDING.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.  
ALL SANDBLASTING ACTIVITIES ARE SELF CONTAINED IN AN ENCLOSED SANDBLASTING UNIT WITHIN AN ENCLOSED WAREHOUSE.
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.  
ONE VEHICLE IS USED TO PICK UP PARTS.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.  
PREMIUM SANDBLASTING WILL ONLY OPERATE THIS FACILITY.

## CUP APPLICATION (Cont.)

CUP Application  
Page 3 of 3

## PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition  
(Attach a supplemental sheet if necessary): 10630 Painter Ave Santa Fe Spring Ca. 90670  
unit B

Name (please print): Wanen Brothers Properties  
Mailing Address: 12300 Washington Blvd, Suite A  
Phone No: (562) 696-0200  
Fax No: (562) 693-2126 E-mail: brent@gmpwp-chesine.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, Jason Jamison, being duly sworn, depose and say that I am  
the petitioner in this application for a Conditional Use Permit, and I hereby certify under penalty  
of law that the foregoing statements and all statements, maps, plans, drawings and other data  
made a part of this application are in all respects true and correct to the best of my knowledge  
and belief.

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

On Nov 24, 2014 before me, Tyler G. Portman, Notary Public  
Personally appeared JASON K. JAMISON  
personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me  
that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the  
instrument, the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal

Notary Public



## FOR DEPARTMENT USE ONLY

CASE NO: CUP 762  
DATE FILED: 11/23/14  
FILING FEE: \$1,703.00  
RECEIPT NO: 615299  
APPLICATION COMPLETE?



## CUP APPLICATION (Cont.)



City of Santa Fe Springs

Application for

NOV 25 2015

Planning Dept.

## CONDITIONAL USE PERMIT (CUP)

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 10630 PAINTER AVENUE - UNIT B, SANTA FE SPRINGS, CA 90670

Give the correct legal description of the property involved (include only the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) APN #8011-013-019 TRACT #5309

Record Owner of the property: Winnea Brothers Properties / Tasea Jamison  
 Name: Tasea Jamison Phone No: 562-696-0200  
 Mailing Address: 12300 Washington Blvd Ste A Date of Purchase:  
 Fax No: 562-693-0126 E-mail: brent@gmpropertiesinc.com  
 Is this application being filed by the Record Owner? YES  
 (If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:  
 Name: Maria Delacruz Phone No: 562-205-7430  
 Mailing Address: 10630 Painter Ave. Ste. B Santa Fe Springs 90670  
 Fax No: E-mail: Kirichenete@Verizon.net  
 Describe any easements, covenants or deed restrictions controlling the use of the property: N/A

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

SANDBLASTING BUSINESS IN AN ENCLOSED BUILDING WITHIN AN ENCLOSED MODULE.

## NOTE

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

Frederick W. Winner  
 Frederick W Winner  
 Managing Member

## GM PROPERTIES – WINNEN BROS. PROPERTIES LLC

Standard agreement for management of multi-tenant and single-tenant  
commercial/industrial property

Agreement made on November 12, 2013, between Winnen Bros. Properties, LLC, a California Limited Liability Company, having its principal office at 9665 La Alba Dr., Whittier, CA 90603, County of Los Angeles, State of California, herein referred to as "owner," and GM PROPERTIES INC, a corporation organized under the laws of the State of California, having its principal office at 12300 E. Washington Blvd., Suite A, Whittier, CA 90606, County of Los Angeles, State of California, herein referred to as "agent."

## Recitals

1. Owner holds title to the real property described as follows: 10630 Painter Ave., Santa Fe Springs, CA 90670 (APN # 8011-013-019) & 10638 Painter Ave., Santa Fe Springs, CA 90670 (APN # 8011-013-020) herein referred to as the "property."
2. Agent is a licensed real estate broker and experienced in the business of operating and managing real estate similar to the property described above. GM Properties CA Real Estate License # 01238514.
3. Owner desires to engage the services of agent to operate the property, and agent desires to provide such services on the terms and conditions set out in this agreement.

In consideration of the mutual covenants set forth below, owner and agent agree as follows:

## Section I

## Employment of Agent

Agent will act as the exclusive agent of owner with regard to the management, leasing, maintenance, sell, trade, legal or any other general business activity of the property.

## Section II

## Best Efforts of Agent

On assuming the management of the property, agent must thoroughly inspect the property and submit a written report to owner, if necessary. The written report must contain the opinion of agent concerning the present degree of efficiency under which the property is being operated, and recommended changes, if necessary, in the management structure of the property, in the rehabilitation of the property, and in any other areas that will improve the efficient management of the property. After conferring with owner and obtaining approval to make any necessary improvements, agent will undertake completion of the improvements.

## Section III

## Leasing of Property

Agent will make reasonable efforts to lease available space on the property, and shall be responsible for all negotiations with prospective tenants. Agent will also have the right to execute and enter into, on behalf of owner, month-to-month tenancies or leases of units on the property. Agent may negotiate all extensions and renewals of such month-to-month tenancies and leases. Agent will have the right to make concessions, (including rental concessions, broker incentives and any other forms of enticements deemed appropriate by Agent) as inducements to prospective tenants to occupy the property.



**CUP APPLICATION (Cont.)**

This agreement may not be modified unless such modification is in writing and signed by both parties to this agreement.

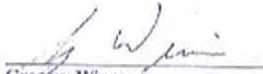
Section XXXIV  
Prior Agreements

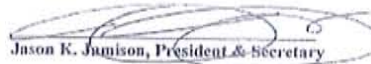
This agreement supersedes all prior agreements.

Agreed & Executed at Whittier on this 12<sup>th</sup> day of November, 2013:

Owner: Winnen Bros. Properties, LLC

Agent: GM Properties, Inc.

  
Gregory Winnen

  
Jason K. Jamison, President & Secretary

## RECEIPT

11-25-14 10L5244

| DISTRIBUTION |     |          |        |         |           |
|--------------|-----|----------|--------|---------|-----------|
| FUND         | G/L | ACTIVITY | OBJECT | PROJECT | AMOUNT    |
| 110          | 411 | 4110     | 1600   | PA      | 11,140.00 |
| 110          | 417 | 4110     | 16000  | CIA 402 | " 502 "   |
|              |     |          |        |         |           |
|              |     |          |        |         |           |

CITY OF SANTA FE SPRINGS

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11-25-14 110

|       |            |                                |
|-------|------------|--------------------------------|
| MISC. | 3140.00    | P/O Can / Premium Sandblasting |
| MISC. | 563.00     | (NAME)                         |
| SUBTL | 1703.00    | Printer Adv Unit B             |
| CHECK | 1703.00    | (ADDRESS)                      |
| TIER  | 2          | Fe Springs CA 90670            |
| 10L   | 5244 12:03 | (CITY AND STATE)               |
|       |            | (DESCRIPTION)                  |
|       |            | 11-25-14 10L5244 MISC. 1140.00 |
|       |            | 11-25-14 10L5244 MISC. 563.00  |



**BUSINESS DESCRIPTION**

**E.A. Kirchen Electric and Fire Protection**  
Mechanical, Electrical, and Fire Protection St. License 528109 B/C-10/C-16

December 10, 2014

City of Santa Fe Springs  
11710 Telegraph Road  
Santa Fe Springs, CA 90670-3679

Attn: Gurdeep Kaur  
Re: Conditional Use Permit No. 762  
10630 Painter Avenue, Unit B

Below are your comments, and the responses to those comments described in the December 2, 2014 letter. Please contact me with any additional comments or information you may require after your review.

1. *Original Notarized Property Owner(s)' Statement authorizing the applicant to apply for the entitlement on this property.*

The Original Notarized Property Owners Statement authorizing Maria de la Cruz to apply for the entitlement on this property was included with the CUP submittal to Chuong H. Nguyen on November 25, 2014. A copy of the notarized statement is attached.

2. *One (1) copy of the completed Environmental Questionnaire – Initial Study Part I.*

The Initial Study Part I is attached.

3. *The application does not include a thorough business plan of your proposed business. Attached, you will find guidelines and questions to answer when you write one.*
4. *Process Details outlining equipment used, waste disposal method, noise levels (db), transportation, storage capacity, etc.*

(The following is in response to #s 3 and 4.) Premium Sandblasting is a small business, independently owned which provides sandblasting activities for their clients. The client base consists of approximately 60% from auto mechanics and body shops, the remaining is from restaurant supply companies, restaurants, or home use. Parts are delivered to the facility by the parts' owners and checked into the work schedule. Parts are sandblasted clean and returned to the customers free of any coatings for their further processing.

The sandblasting activities are self-contained in an enclosed sandblasting unit size 25' long x 14' wide x 8' high (see sandblasting unit pictures), within an enclosed warehouse. There is no exterior or roof mount equipment. Sand/air is processed and filtered within the sandblasting unit resulting in no air or exhaust expended outside of sandblasting unit.

Only one shift is proposed (7:00am through 3:30pm) with four employees at this time. In addition to employees' personal vehicles, one vehicle is available for use to pick up parts.

Parts are received in the adjacent shipping/receiving area, size 25' wide x 85' long. Parts are brought in through the 10' x 10' roll-up door and then processed in the enclosed sandblasting unit located in an enclosed building, as shown on the floor plan.

**P.O. Box 6122 Garden Grove, CA 92846-6122  
(714) 501-9127 - [kirchenele@verizon.net](mailto:kirchenele@verizon.net)**

**BUSINESS DESCRIPTION (Cont.)****H.A. Kirchen Electric and Fire Protection**

Mechanical, Electrical, and Fire Protection St. License S28109 B/C-10/C-16

5. *Provide information on any potential building or tenant improvements that will be proposed in order to accommodate your use.*

There are no potential building or tenant improvements proposed to accommodate the sandblasting operation, only equipment set up.

6. *Pictures or elevations of:*  
*a. Spray Booth*

This is not a spray booth. There is no painting or coating being performed. This is strictly a "cleaning" operation which allows the clients to recycle their old parts.

- b. Typical subject material to be worked on*  
*c. Any additional protective gear worn or measures taken*  
*d. The exterior of the building*

Sample photos are provided illustrating sandblasting unit equipment, typical parts that are cleaned, and protective gear worn.

7. *A more detailed site plan clearly indicating perimeter of leased space relative to surrounding buildings. Include total square footage of the leased space and dimensions of the spray-booth sandblasting unit. Also, include pictures and elevations of the specific building in which your operation will be housed and any proposed modifications to it.*

The site plan has been revised to show the total square footage of the leased space (4,250 sq.ft.) and the shipping/receiving area (2,125 sq.ft.) for a total of (6,375 sq.ft.).

8. *Current aerial evidence indicates that the site could use outdoor organization. Please note that outdoor storage is not allowed within required parking or if it is not completely screened from view.*  
*a. If outdoor storage is proposed, the applications materials should provide evidence that the storage area do not impact required parking and will be completely screened from view. This may be accomplished through a parking analysis of the site and proposed elevations or screening of the outdoor storage activity.*

The current aerial evidence shows the previous tenants' materials. This area has been completely cleaned and is now used to park one vehicle (light work pickup truck), which is used as a convenience for customers to pickup parts. There is no outdoor storage. Employee parking is located in the designated parking area provided at the Painter Ave. entrance.

Thank you,



Cindy Kirchen  
(714) 501-0309  
[kirchencle@verizon.net](mailto:kirchencle@verizon.net)

**P.O. Box 6122 Garden Grove, CA 92846-6122**  
**(714) 501-9127 - [kirchencle@verizon.net](mailto:kirchencle@verizon.net)**



**BUSINESS DESCRIPTION (Cont.)**

January 7, 2015

City of Santa Fe Springs  
Planning Department  
Attn: Gurdeep Kaur

Re: Premium Sandblasting Conditional Use Permit (CUP 762)  
10630 Painter Avenue - Unit B  
Santa Fe Springs, CA 90670  
Maria De La Cruz

Dear Ms. Kaur,

In response to your email request dated January 7, 2015, below are the responses to each of the 4 items requested.

1. Items #33 and #34 of the Initial Study Part 1 – The land use for the complex is strictly commercial and industrial businesses. No residential. No cultural, historical or scenic aspects. The attached CD illustrates 10630 Unit B and surrounding businesses. There is no development of the existing unit being proposed. The equipment installation is the only item being proposed.
2. Days of operation are Monday through Friday, 7:00am – 3:30pm.
3. All sandblasting activities are self contained in an enclosed 25' long x 14' wide x 9' high sandblasting unit within an enclosed warehouse. Sand/air is processed and filtered within the sandblasting unit resulting in no air or exhaust expended outside of the sandblasting unit or building. There are no vents or ducts that are located on the building exterior or roof. The sandblasting unit is equipped with a 5 hp motor and a 34" dia. fan with a noise level (63db). Parts are delivered to the facility by the parts owners. Parts are sandblasted clean and returned to the customers free of any coatings for their further processing. As a convenience for customers, Premium Sandblasting has one vehicle to pickup parts. The GMC350 work pickup truck is parked in the adjacent fenced shipping/receiving area. The facility has approximately 3,500 sq. ft. storage capacity. The facility has 2 Republic Disposal waste disposal containers located in the adjacent fenced shipping/receiving area. Pictures of the sandblasting unit, open facility storage, fenced shipping/receiving area, company work truck, and surrounding area are provided on the attached CD.
4. Digital photos are included on the attached CD.

Thank you and please contact me at 714-501-0309 with any questions or further items required for your review.

Best regards,

  
Cindy Kirchen

Cc: Premium Sandblasting, Maria De La Cruz

RECEIVED

JAN 12 2015

Planning Dept.



**PUBLIC HEARING**

**Development Plan Approval No. 890**

A request by applicant to allow a tenant improvement of a 2,400 sq. ft. multi-tenant pad building into a single tenant with an addition of 105 sq. ft. drive-thru window and a drive-thru lane for property located at 7930 Norwalk Boulevard (APN: 8176-017-029), within the C-4 (Community Commercial) Zone. (Starbucks Coffee Company).

**Conditional Use Permit Case No. 760**

A request by applicant to allow the establishment, operation and maintenance of an indoor café with a drive-thru lane property located at 7930 Norwalk Boulevard (APN: 8176-017-029), within the C-4 (Community Commercial) Zone. (Starbucks Coffee Company).

**RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 760 and Development Plan Approval Case No. 890, and thereafter close the Public Hearing.
2. Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
3. Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of Development Plan Approval
4. Find that the applicant's request meets the criteria set forth in § 155.716 of the Zoning Regulations for the granting of a Conditional Use Permit.
5. Find that the project meets the criteria for "Existing Facilities", pursuant to the California Environmental Quality Act (CEQA); specifically, the proposed project is categorically-exempt project, pursuant to Section 15301 – Class 1 of CEQA; consequently, no other environmental documents are required by law.
6. Approve Conditional Use Permit 760 and Development Plan Approval Case No. 890, subject to the conditions of approval as contained within this staff report.



## **BACKGROUND/DESCRIPTION OF REQUEST**

The subject property is located at 7930 Norwalk Boulevard (APN: 8176-017-029), northeast corner of Norwalk Boulevard and Washington Boulevard. The site consists of Santa Fe Springs Marketplace Shopping Center that is 172,677 sq. ft. in size and has tenants such as Food-4-Less, Rite Aid, Rent-A-Center, and IHOP. The property is located within the C-4 (Community Commercial) Zone.

The applicant, Starbucks Coffee Company, is proposing to modify the interior and exterior of the existing 2,400 sq. ft. multi-tenant building to accommodate an indoor café with an outdoor seating area and a new drive-thru lane. The proposed indoor café will include a 1,608 sq. ft. sit down area and 1,075 sq. ft. outdoor seating area within the existing walk way area of the existing building. Additionally, the applicant will be constructing a proposed drive-thru that will provide queuing for up to eight (8) vehicles. Exterior changes include a revised color scheme and new landscape, consistent with the new corporate image for Starbucks.

## **ZONING CODE REQUIREMENT**

Pursuant to the procedures set forth in Section 155.153 (K) of the Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of a drive-thru restaurant use for properties within the C-4 (Community Commercial) Zone.

### **Section 155.153 (K)**

#### **Section 155.153**

The following uses shall be permitted in the C-4 Zone only after a valid conditional use permit has first been issued:

(K) Drive-in restaurants.

The applicant is, therefore, seeking approval of the subject CUP, to allow for the establishment of an indoor café with an outdoor seating area and a new drive-thru lane on an existing building on the subject property.

## **DETAILS OF PROPOSED USE**

Starbucks Coffee Company is a well-known company that offers a variety of beverages, pastries, and snacks based on a coffeehouse concept, and they are associated with creating a pleasant, comfortable atmosphere. As aforementioned, Starbucks Coffee Company is proposing to modify the interior and exterior of the existing multi-tenant building to accommodate indoor café with an outdoor seating area and a new drive-thru lane.

Site Plan

The site plan details numerous improvements to the site, including, but not limited to: removal of approximately 12 existing parking spaces to accommodate a new drive-thru lane, additional landscape to screen the drive-thru and to break up the massing of the existing building, the placement of new illuminated directional signage new protective bollards; a new pre-menu board; and a new illuminated menu board. It should be noted that signage will be reviewed and approved through an administrative process.

Floor Plan

The floor plan details the interior modifications that will be made to the existing multi-tenant building to accommodate for the proposed indoor café with an addition of 105 sq. ft. drive-thru window. The proposed indoor café will include a 1,608 sq. ft. sit down area and a 1,075 sq. ft. outdoor seating area.

Elevations

Exterior changes include an addition of 105 sq. ft. drive-thru window with a proposed metal awnings, a revised color scheme for the building, and the additional landscape to help screen the proposed drive-thru area and the massing of the existing building.

Operational Details

The interior café area will be open daily from 4:30 a.m. to 11:30 p.m. with the drive-thru lane open 24 hours a day. Starbucks Coffee Company anticipates 20 total employees, with a maximum of four (4) employees per shift.

Although some Starbucks locations also serve alcoholic beverages, it should be noted that alcohol sales are not proposed for this location.

**DEVELOPMENT PLAN APPROVAL - COMMISSION'S CONSIDERATION**

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

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

The proposed project is located within the C-4 (Community Commercial) Zone. Pursuant to Section § 155.150 of the Zoning Regulations "The purpose of the Community Commercial Zone is to provide the proper areas for the development of sound commercial facilities to serve the community and to set up those standards of development necessary to insure that the commercial area will be wholesome, prosperous and harmonize with adjoining land uses.



The proposed project is consistent with the purpose of the C-4 Zone in the following manner:

1. The land is appropriate to support the proposed indoor café with a drive-thru lane uses based on its zoning, C-4 (Community Commercial) Zone and its General Plan Land Use designation of Commercial.
2. The project involves fully occupying a multi-tenant pad building within an existing shopping center, the assessed value of the property is likely to change, leading to an increase in property values for the subject property and likely neighboring properties.
3. The tenant improvements made to the existing building provides an opportunity to attract and encourage potential new businesses to the City.
4. The development standards of the proposed project

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

The proposed alterations to the existing building will represent an enhancement in the appearance of the subject site. The primary difference in the existing building verses the proposed alterations is the addition of the drive-thru element that will attract numerous customers. However, there will also be exterior painting, installation of a metal railing to the outdoor seating area, and installation of a new awning to provide over the drive-thru window. All the proposed alterations will enhance the general appearance of the area while remain in harmony with the existing center and overall intent of this chapter.

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

The existing building has been re-configured to serve as a single tenant indoor café with an outdoor seating area and a new drive-thru lane, which use is allowed in the C-4 zones with a Conditional Use Permit. Furthermore, the alterations for the existing building represents a higher quality architectural design (demonstrated by metal railings, metal awnings, new exterior paint and additional landscape). These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors as well as those traveling along Washington Avenue and Norwalk Boulevard. Therefore, as designed, the new alterations are suitable for all of its intended uses, and the overall design of the building represents the architectural principles of proportion and harmony.

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

Consideration has been given to elements of the proposed project to achieve harmony with the City's zoning regulations. Although a majority of the landscaping has been provided, the applicant is proposing to incorporate an additional 2,950 sq. ft. of landscape to help screen the proposed drive-thru and building mass. And lastly, to encourage alternative transportation and also reduce trip generation related to the project, new bike racks provided for the development.

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

The majority of the surrounding buildings were constructed at the same time as the subject building (roughly around the 1990's). Although minor architectural features are being added, the architectural theme of the shopping center is remaining unchanged. Therefore, by design, the architecture of the proposed alterations intentionally do harmonize with the architecture of the buildings in the general area.

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

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

Staff finds that the proposed alterations to an existing building is attractive and thus will be an enhancement to the area. Staff believes that proper attention has been giving to the proposed alterations. This is evident in the additional architectural features and landscaping while still remain in general compliance with the City's Zoning Regulations.

### **STAFF REMARKS**

Based on the findings set forth in the staff report, Staff find that the applicant's request meets the criteria set forth in § 155.739 of the Zoning Regulations, for the



granting of Development Plan Approval.

**CONDITIONAL USE PERMIT – COMMISSION'S CONSIDERATION**

As mentioned previously, pursuant to the procedures set forth in Section 155.153 (K) of the Zoning Regulations, a Conditional Use Permit (CUP) is required to allow the establishment, operation and maintenance of an indoor café with a drive-thru lane for properties within the C-4 (Community Commercial) Zone.

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

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

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

The reasons for the findings are as follows:

1. *That the proposed drive-thru use will not be detrimental to persons or property in the immediate vicinity for the following reasons:*

The subject site is located within the C-4 (Community Commercial) Zone and also has a General Plan land use designation of Commercial. The existing and proposed use are consistent with the current zoning and land use designation.

Therefore, if conducted in compliance with the conditions of approval and the City's municipal code, Staff finds that the proposed drive-thru use will continue to be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity.

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

The proposed alterations for the existing building represents a higher quality architectural design (demonstrated by metal railings, metal awnings, new

exterior paint and additional landscape). These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors as well as those traveling along Washington Avenue and Norwalk Boulevard. The general appearance will be a significant upgrade from the current architectural design of the site.

### **STAFF REMARKS**

Based on the findings set forth in the staff report, Staff finds that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan, and is therefore, recommending approval of both CUP 760 and DPA 890, subject to the conditions of approval as contained within the staff report.

### **STREETS AND HIGHWAYS**

The subject site has frontage on Norwalk Boulevard and Washington Boulevard. Both streets are designated as a "Major Highway" within the Circulation Element of the City's General Plan.

### **ZONING AND LAND USE**

The subject property is zoned C-4 (Community Commercial) with a General Plan Land Use designation of Commercial. The zoning, General Plan and land use of the surrounding properties are as follows:

Table 4 – 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                                                  | C-4 (Community Commercial) | Commercial   | <u>Shopping Center</u><br>(7810 Norwalk Blvd.)     |
| South                                                  | C-4 (Community Commercial) | Commercial   | <u>Shopping Center</u><br>(7916 Norwalk Blvd.)     |
| East                                                   | C-4 (Community Commercial) | Commercial   | <u>Shopping Center</u><br>(7916 Norwalk Blvd.)     |
| West                                                   | Not a part of the City     | N/A          | <u>Gas Station</u><br>(11025 Washington Boulevard) |



**LEGAL NOTICE OF PUBLIC HEARING**

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

Legal notice of the Public Hearing for the proposed Development Plan Approval and Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on February 6, 2015. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on February 6, 2015, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

To date, Staff has received two phone calls expressing a concern that the proposed Starbucks Coffee is causing relocation of the existing Donut Shop within the subject building. Through the calls received, Staff discovered that notification was not given to the tenant by the property manager and, therefore, when the public notice was sent out from the City, the Donut Shop owners were surprised and understandingly upset.

**ENVIRONMENTAL DOCUMENTS**

Staff finds that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is categorically exempt and has determined that additional environmental analysis is therefore not necessary to meet the requirements of the California Environmental Quality Act (CEQA).

The project involves modifying the interior and exterior of the existing multi-tenant building to accommodate an indoor café with an outdoor seating area and a new drive-thru lane. The proposed project is consistent operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

For the reasons mentioned, additional environmental analysis is therefore not necessary to meet the requirements of the CEQA. In the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission.

**AUTHORITY OF PLANNING COMMISSION:**

The Planning Commission may grant, conditionally grant or deny approval of a proposed Development Plan or Conditional Use Permit requests based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

**CONDITIONS OF APPROVAL FOR DPA 890:****ENGINEERING / PUBLIC WORKS DEPARTMENT:**  
**(Contact: Robert Garcia at 562-868-0511 x7545)**

1. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation.
2. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications for Washington Blvd and Norwalk Blvd. Storm drain plans shall be approved by the City Engineer.
3. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the owner/developer shall pay to the City the entire cost design, engineering, installation and inspection of Fire hydrants.
4. All existing buildings shall be connected to the sanitary sewers.
5. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.



6. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
7. That the landscape irrigation system shall be connected to reclaimed water, if available, on Norwalk Blvd and Washington Blvd. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.
8. The owner/developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
9. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
10. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
11. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit Mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
12. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The owner/developer will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

**WASTE MANAGEMENT:****(Contact: Teresa Cavallo at 562-868-0511 x7309)**

13. 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.

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

**PLANNING AND DEVELOPMENT DEPARTMENT:**  
**(Contact: Kristi Rojas at 562-868-0511 x7451)**

15. That the owner/applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at [www.santafesprings.org](http://www.santafesprings.org).
16. That the project shall otherwise be substantially in accordance with the plot plan and elevations submitted by the owner/applicant and on file with the case.
17. The applicant shall provide a parking plan to be submitted concurrently with plan check submittal to ensure that an additional four (4) compact spaces are added to the parking lot to meet the Parking Ordinance.
18. All proposed light fixtures be subject to review and approval by the Planning Director or his designee.
19. That any temporary or grand opening signage shall comply with the City regulations (as per Section 155.530).
20. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
21. That **prior** to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.



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

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

22. That the Owner shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. **Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**
23. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. **Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**
24. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
25. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

26. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft. but not less than 4 ½ feet in width nor than 6 feet in height (Calculations are subject to change).
27. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
28. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
29. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site ([www.santafesprings.org](http://www.santafesprings.org)).
30. 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.***
31. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at [www.santafesprings.org](http://www.santafesprings.org).
32. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.



33. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
34. 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.
35. That the owner, Starbucks Coffee Company, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject DPA, or 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.
36. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

**CONDITIONS OF APPROVAL FOR CUP 760:**

**POLICE SERVICES DEPARTMENT:**

**(Contact : Margarita Munoz at 562-409-1850 x3319)**

37. That all curbs within 100' from the subject building shall be painted red and labeled "No Parking" to discourage parking within the aisles.
38. That a loading/unloading area shall be designated on a site plan and submitted to the Department of Police Services for review and approval. Said loading/unloading area shall not be placed where it encroaches or disrupts vehicular traffic circulation. The site plan shall be submitted within 60 days from the approval of this Permit by the City Council.
39. That the Applicant shall show on a site plan the method of how it intends to direct customers parked on the south parking area to the main entry of the store. This information may be placed on the plan as indicated on Condition No. 38 pertaining to the loading area.

40. That the drive-thru exit shall be provided with a STOP sign, and the word "STOP" shall also be painted on the asphalt with white traffic paint.
41. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the general area and the parking area serving the business. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or for the light to become a public nuisance. The photometric and plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council.
42. 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 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package.
43. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
44. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.



45. That the applicant shall install and maintain operating video surveillance equipment capable of monitoring interior and exterior seating areas, customer entry doors, drive-thru, and register areas. That the recorded video shall be accessible to law enforcement personnel during any lawful investigation.
46. That the applicant and/or their employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Police Service's Center.

**PLANNING AND DEVELOPMENT DEPARTMENT:**  
**(Contact: Kristi Rojas at 562-868-0511 x7451)**

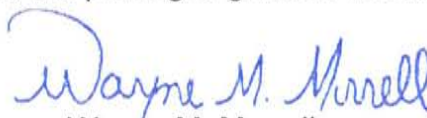
47. Installation of exterior newsstands, pay phones, or vending machines shall be prohibited.
48. An attendant shall monitor the drive-thru lane when more than eight (8) vehicles are stacked in the drive-thru lane to mitigate potential circulation issues within the parking lot area.
49. That the non-paved area of the property shall continually be maintained free of trash and/or debris, overgrown vegetation, storage of any kind, etc.
50. That the subject site shall be monitored daily and cleared of any trash, junk, litter, and debris.
51. That **prior** to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development or designee.
  - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
    1. A roof plan showing the location of all roof-mounted equipment;
    2. Elevations of all existing and proposed mechanical equipment; and
    3. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

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

52. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" minimum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance, the Sign Guidelines of the City, and the Santa Fe Springs Promenade Comprehensive Sign Program.
53. Directional signage shall be placed at the drive-thru entrance and at the exit to direct customers.
54. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site ([www.santafesprings.org](http://www.santafesprings.org)).
55. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at [www.santafesprings.org](http://www.santafesprings.org).
56. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
57. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.
58. 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.***



59. 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.
60. That Conditional Use Permit Case No. 760 shall be subject to a compliance review in one (1) year, by February 18, 2016. Approximately three (3) months before February 18, 2016, the applicant/owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
61. 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.
62. That the owner, Starbucks Coffee Company, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject 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.
63. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



Wayne M. Morrell  
Director of Planning

Attachments:

1. Aerial Photo
2. Site Photos
3. Proposed Site Plan (A1)
4. Floor Plan (A2)
5. Elevations (A3)
6. Applications

Q:\Planning\1 Planning Commission Meetings\2015\PC MTG 02-18-2015\DPA 890 & CUP 760\_PC Staff Report.doc



8178-001-057



### Site Photos

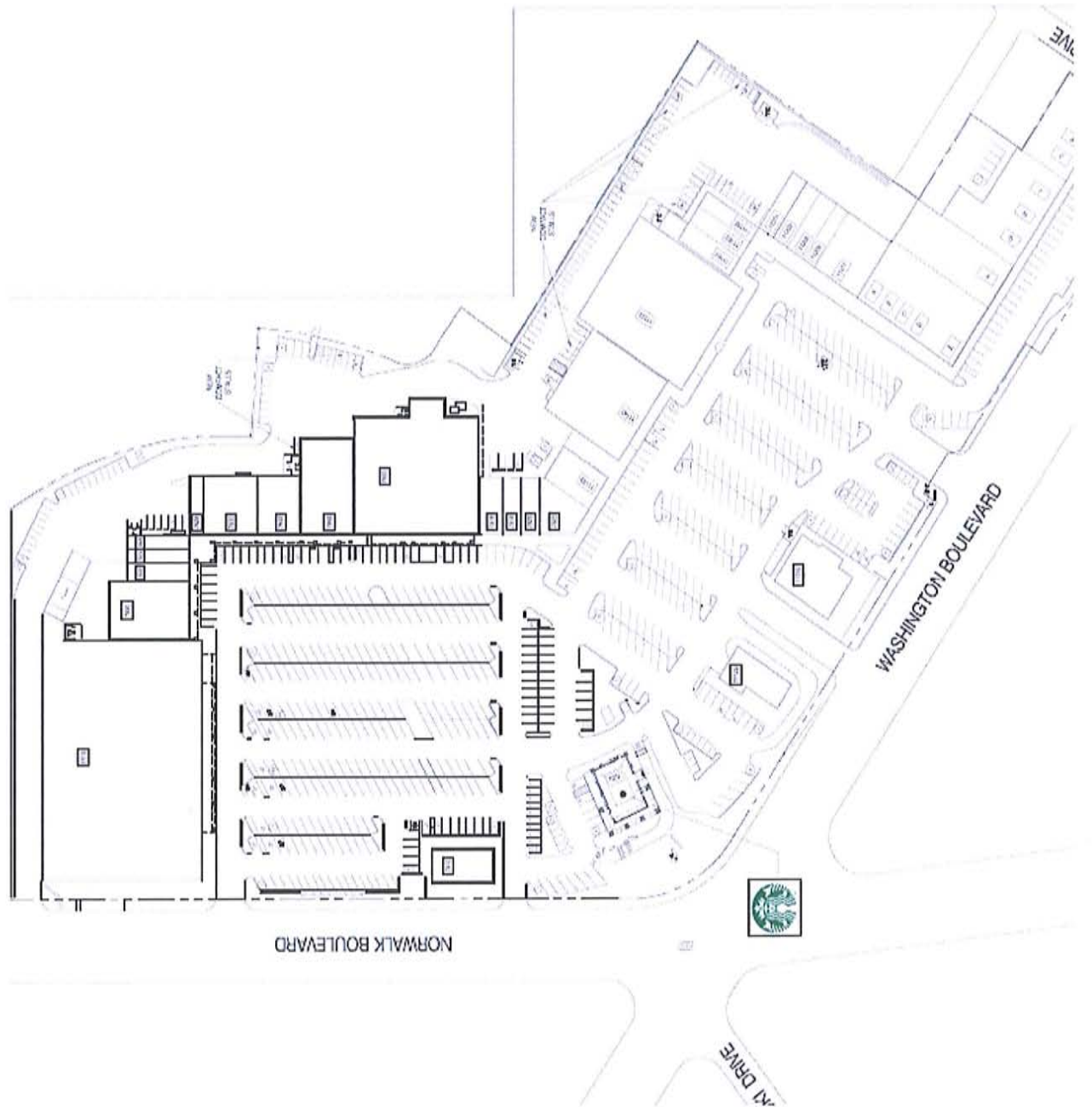


**Site Photos (Cont.)**

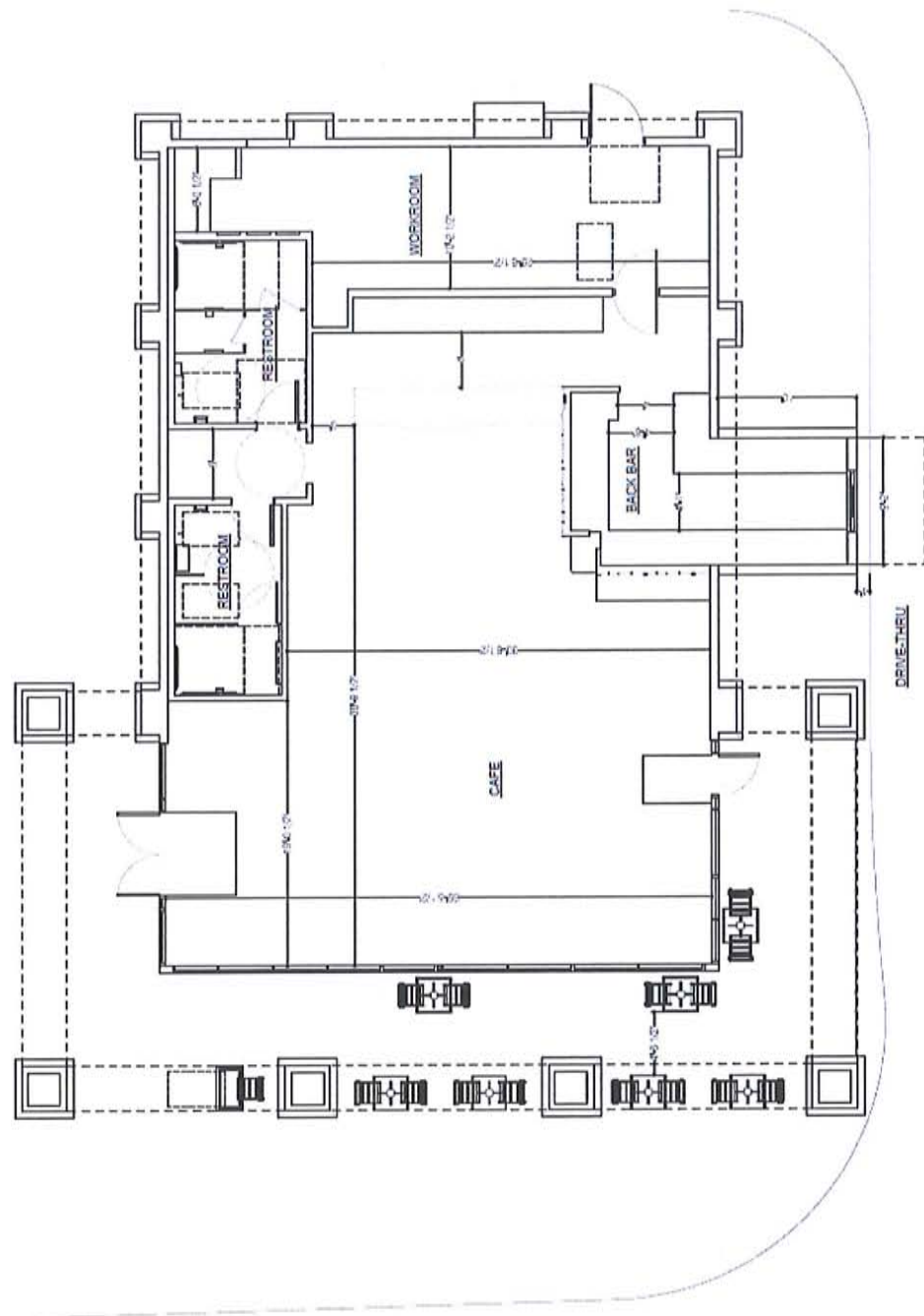




## Proposed Site Plan



### Proposed Floor Plan





Date of Report: February 18, 2015

## Proposed Elevations (cont.)





## Applications



City of Santa Fe Springs  
Application for  
**DEVELOPMENT PLAN APPROVAL (DPA)**

The undersigned hereby petition for Development Plan Approval:

**LOCATION OF PROPERTY INVOLVED:**

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

7930 Norwalk Boulevard

**RECORD OWNER OF THE PROPERTY:**

Name: Washington & Norwalk Associates Limited Partnership Phone No: \_\_\_\_\_

Mailing Address: 2716 Ocean Park Boulevard, Suite 2025 Santa Monica 90405

Fax No: \_\_\_\_\_ E-mail: ctrujillo@wattcompanies.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/Architect: X Attorney: \_\_\_\_\_  
Purchaser: \_\_\_\_\_ Lessee: \_\_\_\_\_  
Other (describe): \_\_\_\_\_

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

Starbucks proposed to occupy an existing building in the center & add drive thru window and drive thru lane. Proposal includes facade enhancement, landscape refurbishment and replacement & associated site improvements.

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

Signed: \_\_\_\_\_

Signature

Print name

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

**NOTE**

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



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

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 7930 Norwalk Boulevard

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

Record Owner of the property: Washington and Norwalk Associates Limited Partnership  
Name: \_\_\_\_\_ Phone No: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Date of Purchase: \_\_\_\_\_  
Fax No: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Is this application being filed by the Record Owner? No  
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:  
Name: Catherine Otis - GreenbergFarrow Phone No: 949-536-8028  
Mailing Address: 19000 MacArthur, Suite 250, Irvine CA 92612  
Fax No: \_\_\_\_\_ E-mail: cotis@greenbergfarrow.com  
Describe any easements, covenants or deed restrictions controlling the use of the property: \_\_\_\_\_

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):  
Proposed tenant improvement of the existing building to accommodate Starbucks Coffee  
and addition of a drive thru lane.

**NOTE**

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



Conditional Use Permit Justification Statement:

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

- The subject shopping center is one of the planned four commercial centers located throughout the City of Santa Fe Springs. The existing building is occupied by a donut shop and former Papa John's Pizza Restaurant. The addition of a drive thru lane to accommodate the proposed Starbucks Coffee is appropriately located along the street frontages where there is a Burger King with drive through and IHOP sit down restaurant. The existing building will be enhanced and provide a fresh aesthetic at one of the most highly visible areas of the center. The proposal includes a minor expansion to accommodate the drive through window.
- Redevelopment of the existing building is supported by the Land Use Element of the General Plan Goal 11 "Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs" and Policy 11.2 "Work with property owners who wish to upgrade and expand their facilities".

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 addition of a drive through lane and proposed re-use and minor expansion of the existing building is located in an established and designated commercial area in the City. There are two pedestrian access points from the public right of way to the building and vehicular access from the existing shopping center curb cuts providing a convenience to nearby residential areas.
- The addition of a drive through coffee shop to the commercial center will provide an additional service to the community and the façade and landscape refurbishment proposed will enhance the appearance of the center.
- The proposed use is in keeping with the following General Plan land use element Commercial & Residential Community Goals and policies:
  - a. Goal 12: Encourage high quality, appropriate private investment in commercial areas of Santa Fe Springs.  
Policy 12.1: The City recognizes the need for a variety of commercial development types and has designated areas appropriate for each. The City shall encourage development proposals which meet the intent of these designations.
  - b. Goal 15: Maintain and improve the residential community of Santa Fe Springs as an area of safe, quite, pleasant neighborhoods, conveniently served by shopping, schools, parks, churches and other community facilities.

Policy 15.4: Locate community facilities, such as shopping areas, churches, clubs and governmental offices on the periphery of residential areas so as to have both convenient vehicular access from arterial streets (without inducing traffic over local residential streets) as well as convenient pedestrian access from adjacent residential areas.

Policy 15.5: Encourage shopping centers to offer the maximum range of retail goods and services which can be supported by the population of the community and seek to enhance the appearance of all shopping centers.

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?

- Existing landscape is to remain and be protected in place as shown on the conceptual landscape plan.
- 2,500 square feet of landscape will be added and replaced.
- Starbucks will be LEED certified.
- Best management practices will be implemented to reduce temporary noise and dust associated with the proposed construction.

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 proposed drive through lane will have space for eight cars up to the pickup window and an additional space before reaching the exit point.
- The location of the drive through lane provides for sufficient distance between the start of the drive through lane and the drive aisle from shopping center entrance.

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

- Starbucks Coffee Company  
17700 Newhope Street  
Fountain Valley, CA 92708



CUP Application  
Page 3 of 3

### PROPERTY OWNERS STATEMENT

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

Name (please print): Allison Lynch c/o Watt Properties  
 Mailing Address: 2716 Ocean Park Boulevard, Suite 2025, Santa Monica, CA 90405  
 Phone No: (310) 314-5069  
 Fax No: (310) 460-4327 E-mail: ctrujillo@wattcompanies.com  
 Signature: *Allison Lynch* VP. of Watt Properties

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

### CERTIFICATION

STATE OF CALIFORNIA )  
 COUNTY OF LOS ANGELES ) ss.

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

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

(seal)

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

WITNESS my hand and official seal

\_\_\_\_\_  
 Notary Public

#### FOR DEPARTMENT USE ONLY

CASE NO: \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_  
 FILING FEE: \_\_\_\_\_  
 RECEIPT NO: \_\_\_\_\_  
 APPLICATION COMPLETE? \_\_\_\_\_

## CALIFORNIA ACKNOWLEDGMENT

(Civil Code §1189)

State of California )

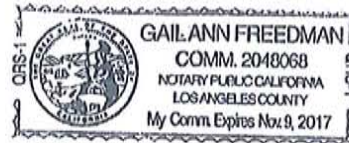
County of Los Angeles )

On October 9, 2014 before me, Gail Ann Freedman, Notary Public personally appeared Allison M. Brock who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Gail Ann Freedman

(This area for notary stamp)

This page is only valid when attached to the document described as

Property Owners Statement

Page 2 of 2







# *City of Santa Fe Springs*

Planning Commission Meeting

February 18, 2015

## **PUBLIC HEARING**

### **Tentative Parcel Map No. 73059**

Request for approval to consolidate two (2) existing parcels and one (1) easement measuring approximately 24,724 sq. ft. into one (1) parcel located at 11651 Telegraph Road (APN: 8005-002-095 and 8005-002-054) in the ML-D (Limited Manufacturing Administrative and Research - Design) Zone. (76 Gas Station)

### **RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 73059 and, after receiving all public comments, thereafter close the Public Hearing.
2. Find that pursuant to Section 15315, Class 15, (Minor Land Divisions), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt.
3. Find that Tentative Parcel Map No. 73059, together with the provisions for its design and improvement, is consistent with the City's General Plan.
4. Find that Tentative Tract Map No. 73059 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map.
5. Approve Tentative Tract Map No. 72616, subject to the conditions of approval as stated in this report.

### **BACKGROUND**

The subject site is made up of two (2) existing parcels and one (1) easement measuring approximately 24,724 sq. ft. in area and is located on the Telegraph Road and Alburis Avenue intersection at 11651 Telegraph Road (APN: 8005-002-095 and 8005-002-054), in the ML-D (Limited Manufacturing Administrative and Research - Design) Zone. The existing onsite improvements, consisting of a service station with service bays and fueling canopy, will all be demolished.

On August 11, 2014, the Planning Commission reviewed and approved a Conditional Use Permit (CUP 756), Development Plan Approval (DPA 882) and Modification Permit (MOD 1242) to allow new construction of a convenience store and fueling canopy for the operation and maintenance of a service station on the subject property. MOD 1242 was to allow for the reduction in required landscape



area from 7,250 sq. ft. to 1,471 sq. ft., reduction in number of required parking spaces from 11 parking spaces to 6 during fuel delivery operations, and to allow a 4'-2" canopy projection beyond the 30' building setback along Alburto Avenue as required by the Santa Fe Springs Zoning Regulations. Consolidating the parcels into one lot will allow for sole ownership of the site and to ensure the proposed convenience store building is not located directly over separate parcels.

### **STREETS AND HIGHWAYS**

The main entrance to the site is provided off of Telegraph Road and a secondary entrance will be provided off of Alburto Avenue located along the east side of the property boundary. Telegraph Road is designated as a "Major" arterial within the Circulation Element of the City's General Plan. Alburto Avenue is a local industrial street.

### **ZONING AND LAND USE**

The subject property is zoned ML-D (Limited Manufacturing Administration and Research - Design) with a General Plan Land Use designation of Business Park. The zoning, General Plan and land use of the surrounding properties are as follows:

**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                                                  | ML-D (Limited Manufacturing Administration and Research - Design) | Business Park | <u>Light Manufacturing</u><br>(9915 Alburto Ave /Rev-Co Spring)         |
| South                                                  | R-1 (Single Family Residential)                                   | Residential   | <u>Residential</u><br>(11652 Telegraph Road / Victor Leone)             |
| East                                                   | ML-D (Limited Manufacturing Administration and Research - Design) | Business Park | <u>Bank Facility</u><br>(11701 Telegraph Rd./Wells Fargo)               |
| West                                                   | ML-D (Limited Manufacturing Administration and Research - Design) | Business Park | <u>Light Manufacturing</u><br>(11643 Telegraph Rd/Orthopedic Solutions) |

### **LEGAL NOTICE OF PUBLIC HEARING**

In accordance with the requirements of the State Subdivision Map Act, this Tentative Parcel Map (TPM Case No. 73059) was set for Public Hearing. Legal notice of the Public Hearing for the TPM was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on February 6, 2015. The legal notice was also posted in Santa Fe Springs City Hall, the City

Library and the City's Town Center on February 6, 2015, and published in a newspaper of general circulation (Whittier Daily News) on February 6, 2015, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

#### **ENVIRONMENTAL DOCUMENTS**

Staff finds that pursuant to Section 15315, Class 15 (Minor Land Divisions), of the California Environmental Quality Act (CEQA), this project is categorically exempt and has determined that additional environmental analysis is therefore not necessary to meet the requirements of the California Environmental Quality Act (CEQA). The proposed project consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent

#### **TENTATIVE TRACT MAP – REQUIREMENTS FOR APPROVAL**

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan as required by Section 66473.5 of the Subdivision Map Act.

Additionally, the Planning Commission shall deny a tentative map if it makes any of the following findings as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

1. That the proposed map is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plan.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.



7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.
8. That the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such board, it may disapprove the tentative map or maps of the subdivision.

### **FINDINGS**

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

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

**Table 2**  
**General Plan Consistency Analysis**

| <b><i>General Plan Element</i></b> | <b><i>Policy</i></b>                                                                                                                             | <b><i>Project Consistency</i></b>                                                                                                                                                                                        |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Use</b>                    | <b>Goal 9:</b> Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area. | The consolidation of the individual parcels will produce a single larger lot that will provide single ownership and a more viable development opportunity of the subject site.                                           |
|                                    | <b>Policy 9.4:</b> Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.                   | The project involves the consolidation of two (2) existing parcels and one (1) easement measuring approximately 24,724 sq. ft. into one (1) parcel located at 11651 Telegraph Road (APN: 8005-002-095 and 8005-002-054). |
|                                    | <b>Goal 11:</b> Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.                                  | The consolidation of the existing parcels will support and encourage the approved future development on the industrial zoned property within city limits.                                                                |

|       |                                                                                                                                                   |                                                                                                                                        |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Noise | <b>Policy 3.2:</b> Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity. | The previously approved construction activities will be consistent with the permitted hours established in the City's noise ordinance. |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|

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

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

Planning Commission in August 2014 reviewed and approved the new construction of a convenience store and fueling canopy for the operation and maintenance of a service station on the subject property. The project involves the consolidation of two assessor's parcels and one easement into a single larger lot. The approved project complies with the Santa Fe Springs Zoning Regulations, as well as the General Plan and therefore is suitable for the type and intensity of the previously approved development plans.

3. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.*

The proposed subdivision is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. The purpose of this request is to consolidate the subject properties into one lot.

4. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

Currently, the access for the subject site is provided off of Telegraph Road and Alburdis Avenue. The proposed Tentative Parcel Map will not conflict with easements, acquired by the public at large, for access through or use of the property.

5. *In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control*



*Board in that the developer is required to comply with the EIR Mitigation Monitoring Program, submit an erosion control plan and comply with the NPDES, Best Management Practices, during the grading and construction phases of the project.*

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

6. *That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivisions to provide for Future Passive or Natural Heating and Cooling Opportunities."*

Opportunities to provide for Future Passive or Natural Heating and Cooling Opportunities are limited since the buildings are already constructed. Any future improvement, to the extent feasible, shall be required to incorporate energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems.

#### **STAFF REMARKS**

Based on the reasons enumerated above, Staff believes that the Tentative Parcel Map No. 73059, together with the provisions for its design and improvement, is consistent with and, in furtherance, of the policies and goals set forth in the City General Plan and is, therefore, recommending approval of Tentative Parcel Map No. 73059. Subject to the Conditions of Approval as contained within this staff report.

#### **AUTHORITY OF PLANNING COMMISSION**

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvements of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

#### **CONDITIONS OF APPROVAL**

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

1. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.

2. The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

**PLANNING AND DEVELOPMENT DEPARTMENT:**  
**(Contact: Kristi Rojas- 562.868-0511 x7451)**

3. That the final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
4. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the owner/developer's engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
5. That Tentative Parcel Map No. 73059 shall expire 24 months after Planning Commission approval, on February 18, 2017 except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 73059 shall not be effective until such time that a final map is recorded.
6. That as a condition for approval for Tentative Parcel Map No. 73059, the "Subdivider," Telegraph 76 Gas Station, 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 proposed subdivision, 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 subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.
7. 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  
Planning Director

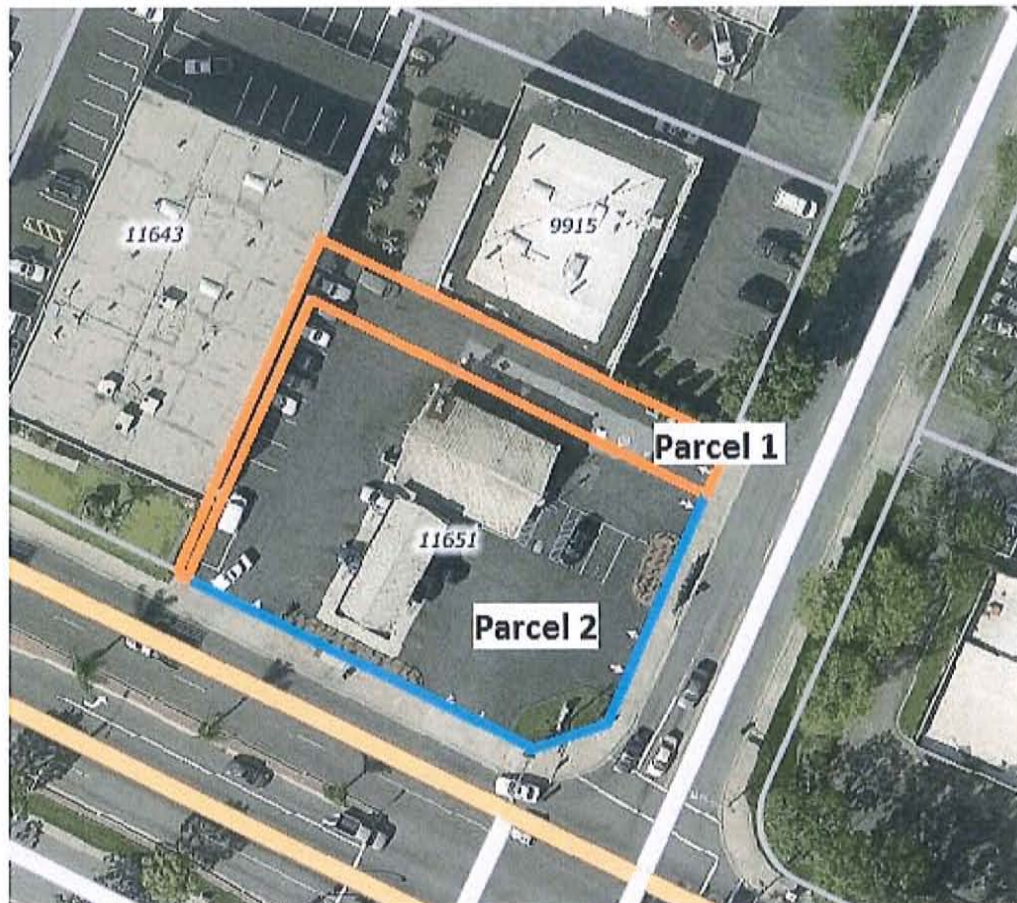
Attachments:

1. Aerial Photograph
2. Proposed Tentative Parcel Map (TPM 73059)
3. Tentative Tract Map Application



# CITY OF SANTA FE SPRINGS

Aerial Photograph

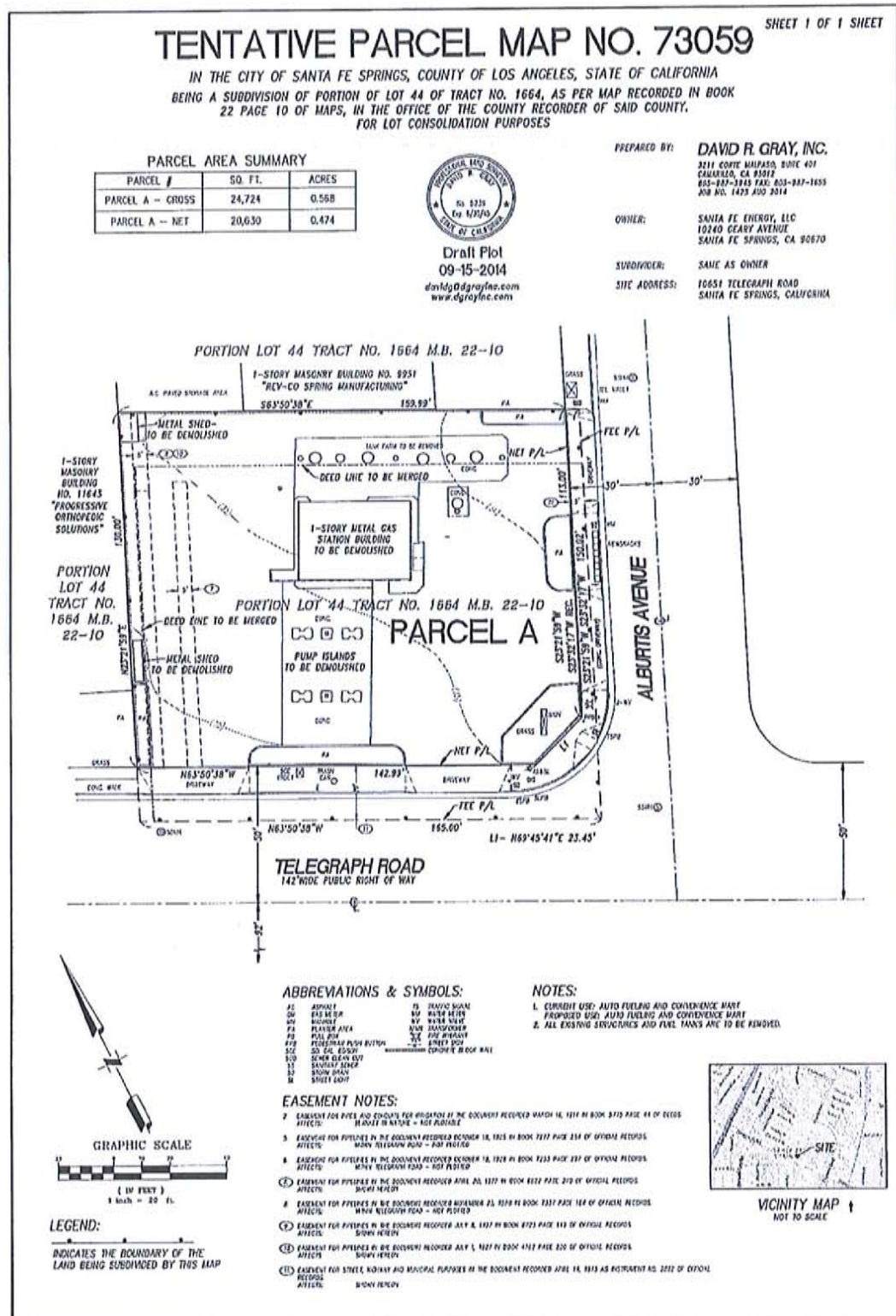


## PROPOSED TENTATIVE PARCEL MAP

Tentative Parcel Map No. 73059

APN: 8005-002-045 and 8005-002-051





**TENTATIVE TRACT MAP APPLICATION**

City of Santa Fe Springs

**SUBDIVISION/TRACT/PARCEL MAP APPLICATION AND OWNER'S STATEMENT**

All applications, plans, maps, exhibits, and other documents must be accurate and complete for submission to the Planning and Development Department. Instructions for filing the Subdivision application are attached to this application, which contain general information, definitions, public hearing requirements, processing procedures and required fees. In addition, further supporting documents may be required upon the discretion of the Planning and Development Department. If the application is determined to be incomplete, the Planning and Development Department will notify the applicant via mail detailing the required document(s). Submission of an incomplete application will impede and prolong the application process.

**PROPERTY LOCATION:**Address: 11651 Telegraph Road

Assessor's Parcel Number:

8005-002-045 and 051**PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:**2 merge two parcels into one.**PROJECT AND LAND USE DATA:**

Existing Land Use:

Auto Fueling and Convenience Mart

Zoning Classification:

ML-D

Intended Land Uses of Lots within the Subdivision:

Auto Fueling and Convenience Mart

General Plan Land Use Classification:

BUSINESS PARK

Surrounding Land Uses:

North: ManufacturingSouth: RESIDENTIALEast: RETAILWest: Office

Existing No. of Lots:

2

Proposed No. of Lots:

1

Page 1



**TENTATIVE TRACT MAP APPLICATION (Cont.)**

Lot Area-per Parcel (S.F./Acres):

24,723/0.568

Building (footprint) Area-per Parcel:

Are dedications or public improvements required?

no**PROJECT FINDING:**

After submittal of the completed application, Planning and Development staff will review all documents prior to scheduling a public hearing at the earliest agenda before the Planning Commission of the City of Santa Fe Springs. The application will be evaluated based on the proposed (parcel map) subdivision, public testimony at the hearing, and the finding listed below (Subdivision Map Act, Section 66474). Please provide support for the required findings below and additional comments. Please

| PROJECT FINDING                                                                                                                                                                                     | YES | NO | COMMENTS |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----------|
| Is the proposed map consistent with applicable general and specific plans?                                                                                                                          | x   |    |          |
| Is the design or improvement of the proposed subdivision consistent with applicable general or specific plans?                                                                                      | x   |    |          |
| Is the site physically suitable for the proposed density of development?                                                                                                                            | x   |    |          |
| Is the design of the subdivision or the proposed improvements likely to cause substantial environmental damage of likely to injure fish or wildlife or their habitat?                               |     | x  |          |
| Is the design of the subdivision or the type of improvements likely to cause serious public health problems?                                                                                        |     | x  |          |
| Will the design of the subdivision or the type of improvements conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision? |     | x  |          |

**UTILITIES:**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? existing water supply via water main and meter on Alburdis Avenue is adequate for future useSewers: What provisions are being made to provide an adequate sewer system? existing sewer supply via sewer line on Alburdis Avenue is adequate for future useGas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property? yesStreets: Will each resulting parcel or lot front on a dedicated and improved street? yesHave you discussed street improvement requirements with the Department of Public Works? yesDeed Restrictions: State nature of deed restrictions, existing and proposed: None

## TENTATIVE TRACT MAP APPLICATION (Cont.)

## RESPONSIBLE PARTIES:

Gas Agency: Southern California Gas  
 Address: 9402 Washburn Road  
 Downey, CA 90242  
 E-Mail:  
 Contact Person: Manny Gonzales  
 Phone Number: 562-94-1095

Water Agency:  
 Address:  
 E-mail:  
 Contact Person:  
 Phone Number:

Sewer Agency:  
 Address:  
 E-Mail:  
 Contact Person:  
 Phone Number:

Electric Agency: Southern California Edison  
 Address: 9901 Geary Street  
 Santa Fe Springs, CA 90670  
 E-Mail:  
 Contact Person: Rey Moreno  
 Phone Number: 562-903-3175

## 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.): ARCHITECT

I HEREBY CERTIFY THAT the facts, statements and information furnished above are 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.)

## OWNER AGENT

Name: LEON FELUS, ARCHITECT  
 Contact: LEON FELUS  
 Address: 4640 ADMIRALTY WAY, #500  
 City: MARINA DEL REY  
 State: CA  
 Zip Code: 90292  
 Phone: 310/821-2725  
 E-Mail: LEON@LEONFELUS.COM

## RECORD OWNER

Name: SANTA FE ENERGY, INC.  
 Contact: PAUL ELSHAMWI  
 Address: 10240 GEMLY AVE  
 City: SANTA FE SPRINGS 90670  
 State: CA  
 Zip Code: 90670  
 Phone: 562/903-1437  
 E-Mail:

## ENGINEER LICENSE SURVEY

Name: David R. Gray  
 Contact: David R. Gray  
 Address: 621 Via Alondra, #609  
 City: Camarillo  
 State: CA  
 Zip Code: 93012  
 Phone: 805-987-3945  
 E-Mail: peterg@dgrayinc.com

## FOR DEPARTMENTAL USE ONLY

TRACT/PARCEL MAP NO.:  
 DATE FILED:  
 FILING FEE:  
 RECEIPT NO.:  
 APPLICATION COMPLETE?







# *City of Santa Fe Springs*

Planning Commission Meeting

February 18, 2015

## **CONSENT AGENDA**

### **Alcohol Sales Conditional Use Permit Case No. 14**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 14 to allow the continued operation and maintenance of an alcoholic beverage sales use for off-site consumption by El Super, Inc. located at 10531 Carmenita Road and within the Gateway Plaza shopping center. (La Bodega Corporation.)

## **RECOMMENDATIONS**

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before February 10, 2020, 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**

Alcohol Sales Conditional Use Permit (ASCUP) Case No. 14 was initially granted to Gigante Supermarket by the Planning Commission and the City Council at their respective meetings of June 24 and June 27, 2002. On August 23, 2008, La Bodega Latina Corporation bought the Gigante store chain and renamed the stores to El Super. Accordingly, ASCUP Case No. 14 was transferred to the new operators.

ASCUP Case No. 14, under the Gigante ownership and the El Super ownership has had several compliance reviews since its initial approval. On each occasion, Staff has found the business and the alcohol sales activity to be in compliance with the City's codes and the Alcohol Beverage Control's regulations.

This matter is before the Planning Commission because the last time extension required a review of this matter to determine if the business, along with the alcoholic beverage use, is being conducted in compliance with the conditions of approval and all applicable laws.

## **CALLS FOR SERVICE**

Within the past twelve (12) months, there have been 28 calls for service associated with 10531 Carmenita Road. After viewing the crime data information, it was



determined that the calls resulted in other incidents and not a related to the sale or storage of alcoholic beverages.

### **COMPLIANCE REVIEW REPORT**

As part of the alcohol sales conditional use permit process, staff conducted an inspection of the Applicant's operation and the site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit. Staff also investigated the use in light of its proximity to other risk considerations such as schools, religious facilities, recreation or other public facilities attended or utilized by minors. After conducting said investigation, Staff found that the establishment is being maintained and operated in full compliance with the City's Zoning Regulations, Conditions of Approval. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations.

Considering this favorable track record, and the fact that the Applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time.

### **CONDITIONS OF APPROVAL**

Modifications to the existing conditions of approval have not been made, except for Condition No. 18 which references the new compliance review due date.

1. That the sales of alcoholic beverages shall not be permitted between the hours of 2:00 a.m. and 6:00 a.m. each day of the week or as required by the Alcohol Beverage Control.
2. That the Type 21 Alcoholic Beverage Commission license allowing the sale of beer, wine and liquor shall be restricted to the sale for offsite consumption of alcoholic beverages only.
3. That the applicant shall require all other tenants and sub-tenants to obtain a valid Business Operation Tax Certificate (Business License) from the City of Santa Fe Springs.
4. That the rear exterior portion of the store shall be kept clean and orderly at all times. Outdoor storage of crates and pallets is not acceptable.
5. That truck deliveries shall be conducted at the rear of the store at all times.
6. That it shall be the responsibility of the ownership to ensure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent property.

7. That the applicant shall be responsible for maintaining control of litter on the subject property.
8. That the applicant shall not allow any person who is intoxicated, or under the influence of any drug, to enter be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
9. That the applicant shall not sell, furnish or give alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
10. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.
11. That the applicant shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
12. That the applicant shall not permit any person under 21 years of age to sell alcoholic beverages.
13. That the applicant shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering.
14. That the applicant must receive approval from the Department of Police Services for any installation of pay telephones on the premises, and such phones shall not be capable of receiving in-coming calls.
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 a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
17. 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.



18. ***That this Permit shall be subject to a compliance review in five years, no later than February 10, 2020, to determine if the alcoholic beverage 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.***
19. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
20. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
21. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, the Permit shall be subject to revocation.



Dino Torres  
Director of Police Services

Attachment(s)

1. Vicinity Map



Location Map  
Alcohol Sales Conditional Use Permit Case No. 14  
EI Super







**CONSENT ITEM**

**Conditional Use Permit Case No. 39-1**

A request by applicant to allow for exterior alterations to be made to an existing apartment complex on property located at 8121 Broadway Avenue (APN: 8178-001-057), within the R-3 (Multiple-Family Residential) Zone. (Broadway Street Apartments, LLC)

**RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Find that the proposed exterior alterations will be harmonious with the existing apartment complex 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 project meets the criteria for "Existing Facilities", pursuant to the California Environmental Quality Act (CEQA); specifically, the proposed project is categorically-exempt project, pursuant to Section 15301 – Class 1 of CEQA; consequently, no other environmental documents are required by law.
3. Approve Conditional Use Permit Case No. 39-1, subject to the conditions of approval as contained within this staff report.

**BACKGROUND**

The subject property is located at 8121 Broadway Avenue (APN: 8178-001-057), west of Broadway Avenue and north of Norwalk Boulevard. The property is approximately 217,800 sq. ft. (5-acres) and is located within the R-3 (Multiple-Family Residential) Zone.

The Four Winds Apartments, soon to be Citrus Court Apartments, is requesting approval for amendments to Conditional Use Permit (CUP 39) to allow proposed exterior alterations to be made to the existing complex. No additional residential units will be constructed and the overall all use will remain the same. The improvements consist of reconfigurations of the existing entry ramp to meet Americans with Disabilities Act (ADA) access requirements, to install new exterior siding, new paint



scheme, new wall treatments and additional architectural treatments such as window trimming and Juliette balconies.

On June 28, 1965, the Planning Commission originally approved to change the zone (Zone Change Case No. 390 of the property from C-4 (Community Commercial) Zone to R-3 (Multiple-Family Residential) Zone. Then on July 12, 1965, the Planning Commission approved a precise plan to construct a 132 unit multiple-family development consisting of twenty-four 3-bedroom apartments, seventy-eight 2-bedroom apartments and thirty 1-bedroom apartments. On October 10, 1966, the Planning Commission approved a reconsideration of Conditional Use Permit No. 39 to revise the approved elevation on the apartment building fronting on Broadway Avenue south of Washington Boulevard, subject to the condition that high quality building materials and good standards of construction be utilized.

### **STAFF RECOMMENDATION**

There was no specific condition of approval in the original Conditional Use Permit that required modifications to the elevations be reviewed and approved by the Planning Commission. However, based on the precedence set in 1966, Staff felt that this proposal needed to be treated the same way. There is no additional square footage, residential units or parking requirements, which would typically be the trigger for review by the Planning Commission. Based on the overall architectural improvements that are occurring with this proposal, Staff is recommending approval of Conditional Use Permit No. 39-1. Therefore, Staff is recommending approval of Conditional Use Permit Case No. 39-1 subject to the conditions of approval contained within this Staff report.

### **ENVIRONMENTAL DOCUMENTS**

Staff finds that pursuant to Section 15301 – Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is categorically exempt and has determined that additional environmental analysis is, therefore, not necessary to meet the requirements of the California Environmental Quality Act (CEQA).

### **CONDITIONS OF APPROVAL:**

#### **ENGINEERING / PUBLIC WORKS DEPARTMENT:**

**(Contact: Robert Garcia ext. 7545)**

1. All existing buildings shall be connected to the sanitary sewers.
2. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best

Management Practices (BMPs) on all construction sites in accordance with current MS4 Permit.

**POLICE SERVICES DEPARTMENT:**

**(Contact : Margarita Munoz at 562-409-1850 x3319)**

3. That upon the re-installation of the security cameras, the applicant shall schedule an inspection with the Department of Police Services to review and approve the camera locations as it pertains to coverage.
4. That the applicant shall provide the key entry codes for all access gates to the Department of Police Services.
5. That the Applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow unauthorized individuals to scale walls, balconies, etc.
6. That the applicant shall place signs on the property to notify that the property is private and unauthorized individuals found on the property will be charged with trespassing and be subject to arrest. The signs shall be installed in areas highly visible to the public during the day and night.
7. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the parking area serving the business. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or for the light to become a public nuisance. The photometric and plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council.
8. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package.
9. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the



property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

10. That the property, its 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.
11. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Police Services Center.

**PLANNING AND DEVELOPMENT DEPARTMENT:**  
**(Contact: Kristi Rojas at 562-868-0511 x7451)**

12. That the proposed improvements shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
13. That the owner/applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at [www.santafesprings.org](http://www.santafesprings.org).
14. That the project shall otherwise be substantially in accordance with the plot plan and elevations submitted by the owner/applicant and on file with the case.

15. That the final plot plan and elevations of the proposed project and all appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
16. 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.
17. That the owner/applicant, Citrus Court Apartments, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
18. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



Wayne M. Morrell  
Director of Planning

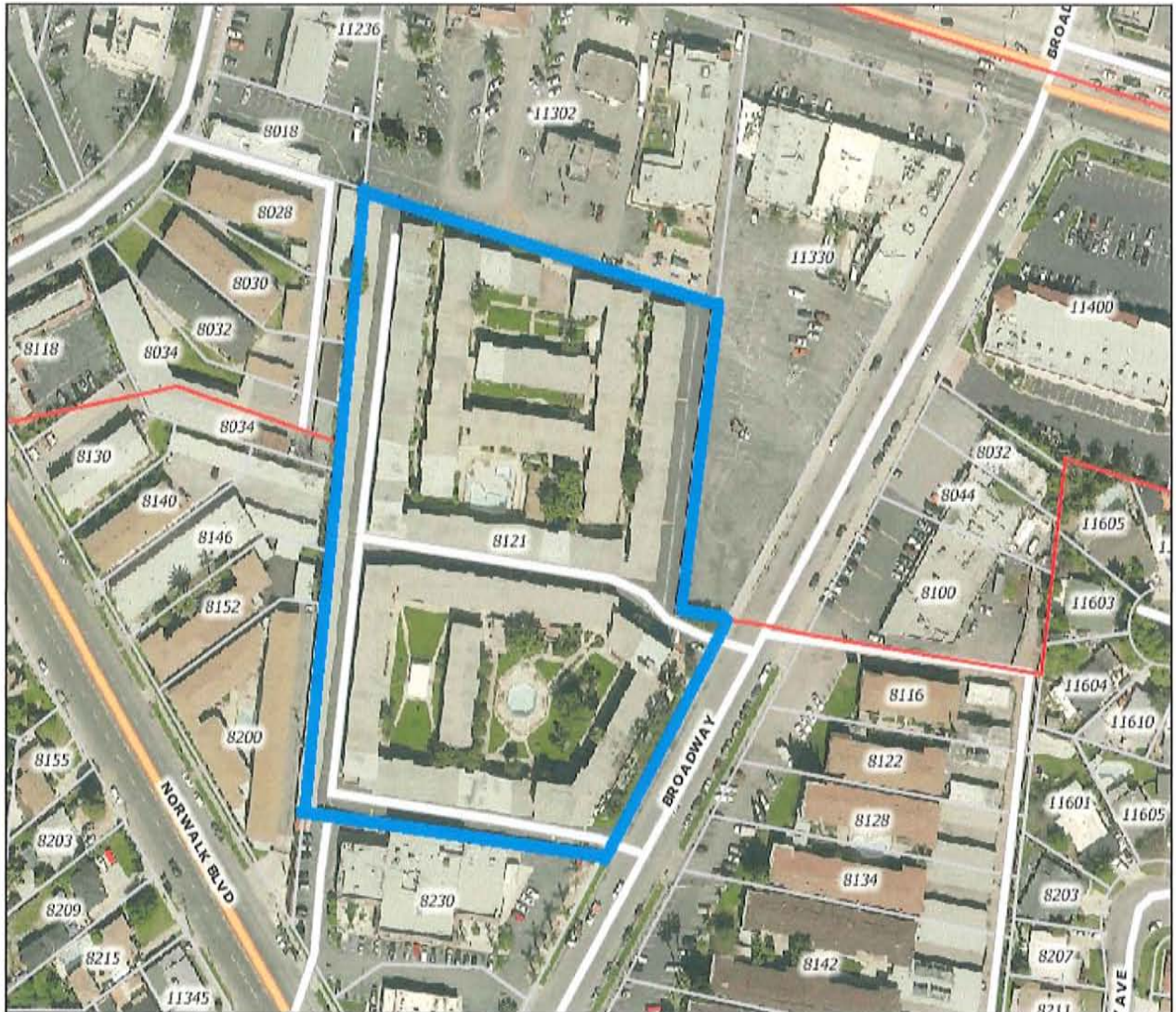
Attachments:

1. Aerial Photo
2. Site Photos
3. Site Plan
4. Elevations
5. Conditional Use Permit Application

Q:\Planning\Staff\Kristi\Citrus Court Apartments\PC Staff Report.doc



### Aerial Photo



### Site Photos

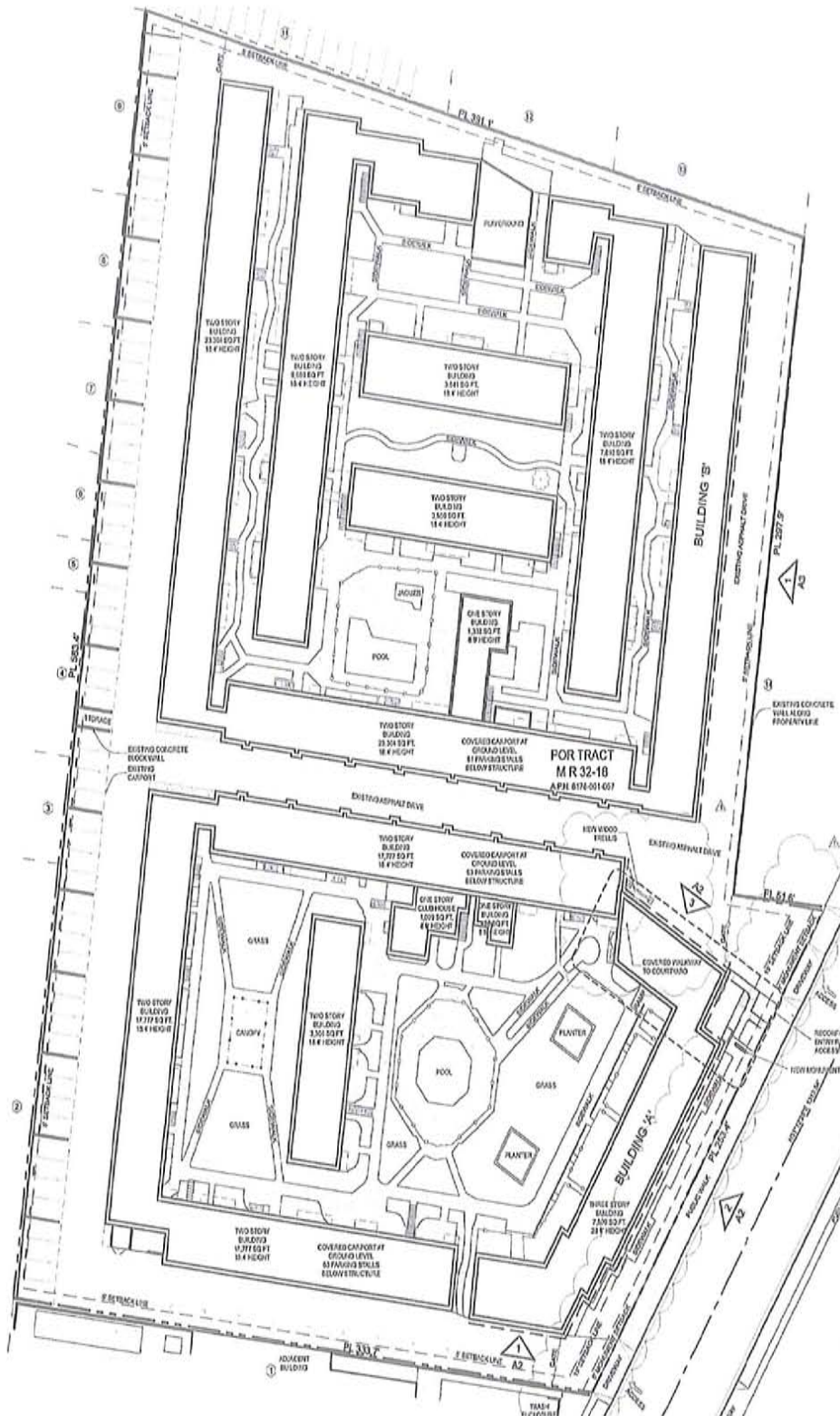




**Site Photos (Cont.)**



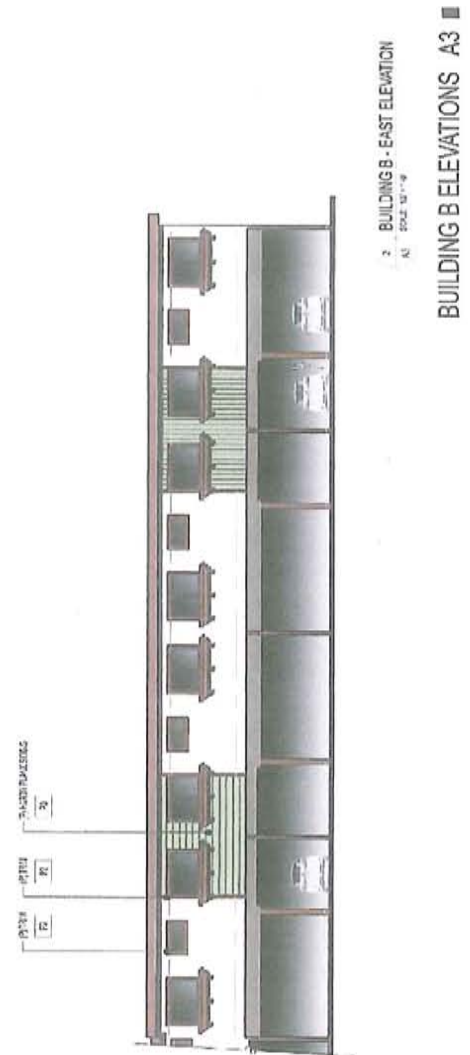
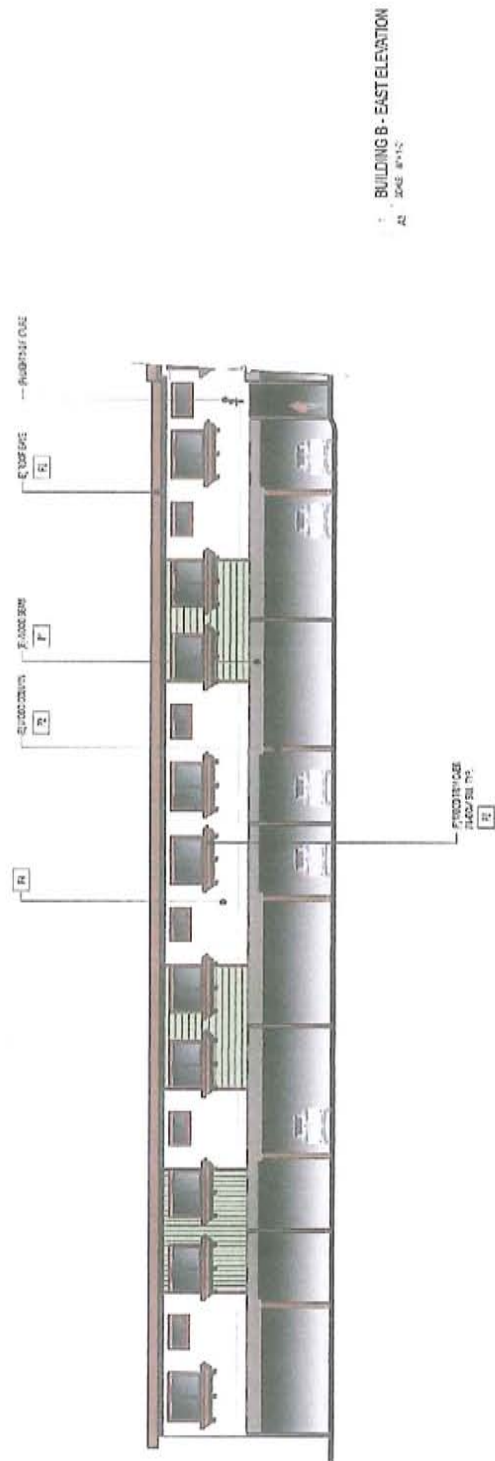
# Site Plan





### Proposed Elevations









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

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 8121 BROADWAY AVENUE  
SANTA FE SPRINGS, CALIFORNIA 90606

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

Record Owner of the property: BROADWAY STREETS APPARTMENTS, LLC  
Name: TIMOTHY WHITING Phone No: (949)955-0888  
Mailing Address: 26 CORPORATE PARK DRIVE, SUITE 200 Date of Purchase: \_\_\_\_\_  
Fax No: \_\_\_\_\_ E-mail: twhiting@bascomgroup.com  
Is this application being filed by the Record Owner? NO  
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:  
Name: PETER D. PAPPAS Phone No: (303) 733-0877  
Mailing Address: 5455 E. EVANS PLACE DENVER, COLORADO  
Fax No: (303)733-0870 E-mail: pdp@pappasarc.com  
Describe any easements, covenants or deed restrictions controlling the use of the property: \_\_\_\_\_

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):  
EXTERIOR IMPROVEMENTS TO AN EXISTING APARTMENT COMPLEX. IMPROVEMENTS  
INCLUDE THE RECONFIGURATION OF THE EXISTING ENTRY RAMP TO MEET ADA  
REQUIREMENTS, APPLICATION OF NEW WALL TREATMENTS AND JULIETTE BALCONIES,  
NEW SIDING, ENTRY FEATURES AND SIGNAGE.

**NOTE**

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

CUP Application  
Page 2 of 3

### JUSTIFICATION STATEMENT

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

1. Explain why the proposed use is essential or desirable in the location requested.  
PROPOSED USE IS AND SHALL REMAIN A MULTI-FAMILY RESIDENTIAL PROPERTY.
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.  
EXISTING MULTI-FAMILY RESIDENTIAL PROPERTY WILL NOT AFFECT COMMUNITY WELFARE.
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?  
ALL NOISE, DUST AND ODORS SHALL BE MINIMAL DURING CONSTRUCTION.  
CONSTRUCTION DUMPSTER SHALL BE ON SITE TO ACCOMMODATE ALL CONSTRUCTION
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.  
PROPOSED IMPROVEMENTS SHALL HAVE A POSITIVE AFFECT ON LOCAL REDEVELOPMENT
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.  
NO ADDITIONAL UNITS ARE TO BE CONSTRUCTED. THEREFORE, NO ADDITIONAL TRAFFIC WILL BE INTRODUCED. TEMPORARY TRAFFIC BURDENS MAY OCCUR DURING CONSTRUCTION BUT THEY SHALL BE LIMITED DUE TO THE SCOPE OF THE RENOVATION.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.



CUP Application  
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): Broadway Street Apartments, LLC (Tim Whiting)  
Mailing Address: 26 Corporate Park Drive, #200, Irvine, CA 92606  
Phone No: 949-955-0888  
Fax No: 949-955-0188 E-mail: twhiting@bascomgroup.com  
Signature: \_\_\_\_\_

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

### CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.

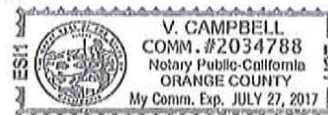
I, David S. Kim, being duly sworn, depose and say that I am the petitioner in this application for a Conditional Use Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects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

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

On November 3, 2014 before me, V. Campbell, Notary Public,  
personally appeared David S. Kim  
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

V. Campbell  
Notary Public



#### FOR DEPARTMENT USE ONLY

CASE NO: CUP 761  
DATE FILED: 11/18/14  
FILING FEE: \$1140  
RECEIPT NO: 1664891  
APPLICATION COMPLETE? \_\_\_\_\_