



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
September 14, 2015
6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Michael Madrigal, Chairperson
Joe Angel Zamora, Vice Chairperson
Ken Arnold, Commissioner
Susie Johnston, Commissioner
Frank Ybarra, 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 August 10, 2015 Regular Planning Commission Meetings.

6. NEW BUSINESS**Appeal of Parkway Tree Removal Decision**

Resident request for removal of parkway tree at 11718 Garetal Street.

7. 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. 754-1**

A compliance review of a trade school use on property located at 11843 Smith Avenue (APN: 8005-009-005), within the M-L (Limited Manufacturing Administration and Research) Zone.

(David Romero of Southern California Resilient Floor & Decorative Covering Crafts Joint Apprenticeship and Training Committee)

8. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

9. 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

September 10, 2015
Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
August 10, 2015**

1. CALL TO ORDER

Chairperson Madrigal called the study session to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Madrigal led the Pledge of Allegiance.

3. ROLL CALL

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

Staff: Wayne M. Morrell, Director of Planning
Steve Skolnik, City Attorney
Paul M. Garcia, Planning Consultant
Luis Collazo, Code Enforcement
Eli Sandoval, Planning Intern
Teresa Cavallo, Planning Secretary

Council: Laurie Rios, Mayor

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:02 p.m. There being no one wishing to speak, Oral Communications were closed at 6:02 p.m.

5. MINUTES

Approval of the minutes of the July 13, 2015 Regular Planning Commission Meetings.

Commissioner Ybarra moved to approve the minutes of the July 13, 2015; Vice Chairperson Zamora seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING – (Continued from the July 13, 2015 Planning Commission Meeting)
Conditional Use Permit Case No. 764

A request by T-Mobile for ex-post facto approval to add three new additional antennas for a total of nine (9) antennas, three new RRUs (Remote Radio Units), and an upgrade to the DC power for an existing unmanned wireless telecommunication facility located on a ±142'-0" high Southern California Edison transmission tower located at 11213 Telegraph Road Drive (APN: 8006-032-800), (north of Telegraph Road between the San Gabriel River and the Telegraph Road off-ramp from the San Gabriel 605 (South) Freeway), in the A-1, Light Agricultural, Zone. (T-Mobile)

Chairperson Madrigal opened the Public Hearing at 6:03 p.m. and called upon Director of Planning Wayne Morrell to present CUP Case no. 764 before the Planning Commission.

Commissioner Ybarra inquired about the proposed park that was within this area. Director of Planning Wayne Morell confirmed south of this location the City was, at one time, looking at developing a park; however, the funding was not there for the project.

Chairperson Madrigal inquired about the size of the new antennas. Director of Planning Wayne Morrell that the antennas were slightly bigger. Chairperson Madrigal also inquired if the antennas could be decorative, etc. Wayne Morrell indicated that these antennas are attached to a transmission tower and camouflaging the antennas are limited.

Having no further questions, Chairperson Madrigal closed the Public Hearing at 6:09 p.m. and requested a motion for Item No. 6.

Commissioner Ybarra moved to approve Item No. 6; Commissioner Johnston seconded the motion, which was unanimously approved.

7. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 64

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages (beer and wine only) for on-site consumption at Dickey's Barbecue Pit at 13403 Telegraph Road, in the Community Commercial (C-4) Zone, within the Consolidated Redevelopment Project Area. (Kevin Vuu for Dickey's Barbecue Pit)

Chairperson Madrigal opened the Public Hearing at 6:09 p.m. and called upon Code Enforcement Officer Luis Collazo to present Item No. 7 before the Planning Commission. Present in the audience on behalf of Dickey's Barbecue Pit was Representative Kevin Vuu.

Commissioner Arnold inquired about the conditions of approval that indicates alcoholic beverages can only be sold in conjunction with a food purchase and if there could be a possibility when a customer can just buy alcohol without a food purchase. Code Enforcement Officer Luis Collazo indicated that a condition was placed that alcoholic beverages can only be sold in conjunction with a food purchase.

City Attorney Steve Skolnik indicated that there truly isn't a way to police that condition and their ABC license wouldn't absolutely permit that from happening. One must assume that Dickey's has the type of license that a certain percentage of sales must be food to make sure that it is a bona fide eating establishment rather than a bar.

Having no further questions, Chairperson Madrigal closed the Public Hearing at 6:17 p.m. and requested a motion for Item No. 7.

Commissioner Zamora moved to approve Item No. 7; Commissioner Ybarra seconded the motion, which was unanimously approved.

8. PUBLIC HEARING

Conditional Use Permit Case No. 766

A request for approval to allow the establishment, operation, and maintenance of a small-group (10-15 clients) personal fitness training use on property located at 11540 Washington Boulevard, in the C-4, Community Commercial, Zone and within the Washington Boulevard Redevelopment Project Area. (Fit Camp LA)

Chairperson Madrigal opened the Public Hearing at 6:17 p.m. and called upon Planning Consultant Paul Garcia. Present in the audience on behalf of the applicant, Fit Camp LA, was Representative Jonathan Coppel.

Commissioner Arnold inquired about the number of classes within each session and if any other activities would be held at this location. Jonathan Coppel replied that each session is 50 minutes and only one session is held at the top of each hour. Mr. Coppel also indicated that no other activities will be held.

Commissioner Arnold also inquired about handicap accessibility. Mr. Coppel replied that a person with a disability would have to go through an assessment to see if the person is a good fit for their program; however, he has not had any person with a disability show an interest in his program.

Chairperson Madrigal inquired about the location of the business and the required parking. Planning Consultant Paul Garcia indicated that the address was actually 11546 Washington and the location had ample parking for the use type.

Having no further questions, Chairperson Madrigal closed the Public Hearing at 6:27 p.m. and requested a motion for Item No. 8.

Commissioner Zamora moved to approve Item No. 8; Commissioner Arnold seconded the motion, which was unanimously approved.

9. NEW BUSINESS

Modification Permit Case No. 1250

Request for a Modification of Property Development Standards to increase the height of the wall along the northwestern corner of the building from 17 feet to 24 feet to meet a Los Angeles County Sanitation Department requirement at 14700 Spring Avenue (APN: 8069-004-077), within the M-2, Heavy Manufacturing Zone. (G & K Services)

Chairperson Madrigal called upon Eli Sandoval to present Item No. 9 before the Planning Commission. Present in the audience on behalf of the applicant was Representative Mr. John Matson.

Commissioner Ybarra requested clarification with regards to the purpose of extending the wall. Planning Intern Eli Sandoval replied that the applicant is increasing the height of the wall and adding a covering in that location to protect tanks that are located within that portion of the property.

Chairperson Madrigal inquired about the purpose of the wall covering. Planning Consultant Eli Sandoval indicated that the wall extension is to protect the tanks from the elements.

Having no further questions, Chairperson Madrigal requested a motion for Item No. 9.

Commissioner Johnston moved to approve Item No. 9; Commissioner Ybarra seconded the motion, which was unanimously approved.

10. 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. 2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 2 to allow the continued operation and maintenance of an alcohol beverage sales use involving a drive-up convenience store doing business as Alta Dena Express, located in the C-4, Community Commercial, Zone within the Washington Redevelopment Project Area at 11302 Washington Boulevard. (Sunita R. Patel)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 36

Compliance review of Alcohol Sales Conditional Use Permit Case No. 36 to allow the operation and maintenance of an alcoholic beverage use involving the storage and warehouse distribution of alcoholic beverages at 12500 Slauson Avenue, Suite C-3, in the Heavy Manufacturing (M-2) Zone. (California Hi-Lites, Inc.)

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 51

Compliance review of Alcohol Sales Conditional Use Permit Case No. 51 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage, wholesale and distribution of alcoholic beverages at 10155 Painter Avenue, located in the M-2-PD Heavy Manufacturing-Planned Development, Zone located within the Consolidated Redevelopment Project Area. (Hong Chang Corporation, Applicant)

D. CONSENT ITEM

Conditional Use Permit Case No. 738-1

A compliance review of a non-profit trade school on property located at 12131 Telegraph Road (APN: 8005-012-031), in the M-2, Heavy Manufacturing, Zone (Los Angeles Chapter National Tooling & Machining Association Center [NTMA]).

E. CONSENT ITEM

Conditional Use Permit Case No. 756-1

Request for a time extension of Conditional Use Permit (CUP) Case No. 756 to allow the operation and maintenance of a service station and convenience market on property located at 11651 Telegraph Road (APN: 8005-002-045), within the ML-D (Limited Manufacturing Administration and Research - Design) Zone. (Telegraph 76 Station)

Since staff reports were sufficient, Chairperson Madrigal requested a motion regarding Item Nos. 10A – 10E.

Vice Chairperson Zamora moved to approve Item Nos. 10A – 10E; Commissioner Arnold seconded the motion which was unanimously approved.

10. ANNOUNCEMENTS

♦ Commissioners

Commissioner Johnston announced that she is expecting a job offer from Northrop Aerospace Company.

♦ Staff

Planning Consultant Paul Garcia announced that Planning Intern Eli Sandoval was leaving the City to pursue his Master's Degree at Cornell University. Everyone wished him good luck and reminded him to stock up on winter items.

11. ADJOURNMENT

At 6:35 p.m. Chairperson Madrigal adjourned the meeting to Monday, September 14, 2015 at 6:00 p.m.

Chairperson Madrigal

ATTEST:

Teresa Cavallo, Planning Secretary



NEW BUSINESS

APPEAL OF PARKWAY TREE REMOVAL DECISION

Resident Request for Removal of Parkway Tree at 11718 Garetal Street

RECOMMENDATION

That the Planning Commission take the following actions:

1. Reaffirm the decision of the Director of Public Works to deny the request by the property owner to have the City remove the parkway tree in front of 11718 Garetal Street; and
2. Deny the property owner at 11718 Garetal Street a permit to remove the parkway tree at their own expense.

BACKGROUND

On January 13, 2000, the City Council approved a procedure and policy for residents to request the removal of parkway trees in front of their homes. Under the current policy, the City will remove those parkway trees that meet one or more of the following criteria:

The tree must be dead, dying, diseased, damaged beyond restoration or damaging certain structures or non-conforming to the existing approved Parkway Tree Planting Master Plan.

Trees that are found not to meet the aforementioned criteria may be removed at the resident's expense if the resident is granted a Parkway Tree Removal Permit. Per the adopted Parkway Tree Removal Policy, the Director of Public Works (Director) has been designated with the authority to determine whether or not particular parkway trees meet the City's removal criteria. If the Director finds that a tree does not meet the removal criteria, the property owner has fifteen (15) days to file an appeal of the Director's decision to the Planning Commission.

In this case, Ms. Flora Roma, who resides at 11718 Garetal Street, is appealing the Director's decision to deny the removal of the parkway tree in front of her home.

STAFF CONSIDERATIONS

The existing parkway tree in front of 11718 Garetal Street is a Carrotwood tree and has been checked by staff. The tree has been found to be healthy and in good condition and does not meet any of the criteria specified in the Parkway Tree Removal Policy. The Carrotwood tree is the tree that is designated to be planted on Garetal Street, per the approved Parkway Tree Planting Master Plan, and was last trimmed by the City in October 2014.

Ms. Roma's removal request states that the tree roots are growing toward her house and grass does not grow in the area of the roots. She is also concerned that the roots will damage her underground piping in her yard. These concerns do not meet the criteria for tree removal.



Noe Negrete
Director of Public Works

Attachments:

1. Parkway Tree Removal Policy adopted January 13, 2000
2. Parkway Tree Removal Request Form
3. Tree Removal Denial Letter
4. Tree Removal Appeal Form

January 6, 2000

MEMORANDUM TO THE HONORABLE CITY COUNCIL

COUNCIL MEETING: January 13, 2000

approved.

NEW BUSINESS - Revision to the City's Tree Removal Policy

A few months ago, the City Council appointed Councilmember Louie Gonzalez and Mayor Pro Tempore Betty Putnam to an ad-hoc committee to address concerns relating to parkway trees that residents wanted removed for various reasons, but which did not meet the existing criteria for removal. There has been an increase in such incidents in recent years, due to the aging of the City's tree stock. Most of the residential trees in Santa Fe Springs were planted in the 1950s, when the city incorporated, and are only now reaching full maturity, which is creating problems as these trees interact with the infrastructure and hardscape. It is clear that the tree removal criteria need to be updated to reflect this evolving condition.

Having said that, it is important that the Council not lose sight of the objective and purpose of the existing policy. The City has recognized the benefits of maintaining a large and robust tree population. Some of those benefits include, the fact that trees improve our air by reducing carbon dioxide; trees provide shade and can help cool homes by up to 20 degrees in the summer; trees provide privacy and help reduce noise and glare; trees provide a pleasant ambiance to neighborhoods, thus increasing property valuation; and, crime levels in communities are reduced when there are extensive street tree systems and well-landscaped parks. The City's existing policy reflects the desire to realize these benefits to the fullest. Over the years, the City has gone to great lengths to preserve and maintain its tree stock and has been rewarded for its effort through its designation as a "Tree City USA." Any revision to the tree removal policy should balance the preservation of the City's tree stock with the practical concerns of its residents.

At the request of the Committee, staff analyzed the tree removal policies of several surrounding cities, including, Brea, Cerritos, Downey, Irvine, La Mirada, Long Beach, Norwalk, Pasadena and Whittier. Most provided for some variation of "Dead, Dying and Diseased" as its criteria, and all seemed to struggle with the balance between preservation and practicality mentioned above. After careful consideration, two main deficiencies in our policy emerged. Firstly, the removal criteria are too narrowly defined.(i.e.,staff feels hamstrung by the criteria); secondly, the lack of an appeals process does not allow for mutually satisfactory resolution of disputes.

The proposed revisions that follow strive to mitigate the problems that stem from the two

deficiencies described above. They don't, however, remedy all of the concerns raised by residents in the recent past, a matter that shall be addressed in more detail below. This is primarily due to the fact that the revisions are, in essence, a compromise between preservation and practicality. However, it is a compromise that gives staff more leeway and discretion in making administrative decisions by broadening the removal criteria to include dangerous, damaged beyond restoration, damaging certain structures and non-conforming to the existing Master Street Tree Plan, and by allowing staff to make decisions in the field. Likewise, the revisions allow for a more mutually satisfactory appeals process by giving the Planning Commission the ability to adjudicate appeals of administrative decisions to deny removal of trees. This will provide a mechanism whereby residents can voice their concerns outside of the bureaucratic realm, in front of a panel of their peers. While this will not satisfy each and every resident who has a complaint about a tree, it will confer upon those residents the respect and satisfaction of an official hearing in front of an official body of the City, and hopefully convey to those persons the complexity and broader aspects of the City's Tree Removal Policy in a way that is mutually satisfactory.

The following is a list of proposed revisions to the City's Tree Removal Policy:

1. BROADENING OF REMOVAL CRITERIA

Criteria for Removal of Parkway Trees:

Dead, dying, diseased, dangerous, damaged beyond restoration, damaging certain structures or non-conforming to the existing Master Street Tree Plan.

NOTE:

- 1) "Dangerous" shall mean conditions such as but not restricted to:
 - A tree whose limbs are growing into power lines which cannot reasonably be trimmed and are an immediate hazard.
 - A tree that is leaning to the point of being unstable in heavy winds.
 - A tree that has experienced extensive root pruning, making it a hazard.
 - A tree that is blocking any traffic control device and simple trimming cannot remedy the visibility problem.
 - A tree that presents a hazard to the general public or causes a liability to the City.
- 2) "Damaging certain structures" refers to trees that cause damage to structures as follows:
 - Sidewalks, curbs, drives, buildings and other structures, such that the cost to repair the damage exceeds the appraised value of the tree (using the appraisal method established by the International Society of Arboriculture).
 - Damage to sewer and underground utilities is not a grounds for removal but may be considered under "Resident Removal" criteria. Proof of damage to sewer lines shall be evidenced by the submission of three plumber's invoices denoting root blockage for at least twelve months. In cases of damage to sewer lines, the City

may provide a one (1) time root destroyer. Future root destroyer will be the resident's responsibility.

2. INCORPORATION OF THE PLANNING COMMISSION INTO THE APPEALS PROCESS

City Removal of Trees:

The City may remove a City tree and bear all the costs entailed if the Director of Public Works determines that the suspect tree meets the removal criteria.

Appeals:

Appeals of the Director's decision will be heard by the Planning Commission. In adjudicating appeals of the Director of Public Works tree removal decision, the Planning Commission is authorized to either reverse the Director's decision, whereby the City would pay for the removal of the tree if funds are available, or, if it is determined that non-removal places a burden on the property owner substantially greater than the benefit to the public, the Planning Commission is authorized to grant a "Resident Removal Permit", which allows a resident to remove the tree in question at the resident's expense.

Resident Removal:

A "Resident Removal Permit" allows a resident to remove a "parkway tree" at his/her own expense. Removal shall include extraction of the tree's stump. A City inspector shall inspect the tree and surrounding infrastructure before and after the removal of the tree. The resident will be liable for any damage to the infrastructure incurred during removal. The planting of a City approved replacement tree is required unless the resident petitions the City to not replace the removed tree. The Planning Commission may grant such a permit in the manner described above, or the City's Director of Public Works may issue such a permit upon reasonable proof of damage to the resident's property. Twenty such permits will be allowed each year.

3. WHAT THE REVISED POLICY DOES NOT ADDRESS

There are two scenarios that the proposed revisions to the City's Tree Removal Policy will not assuage: (1) The adamant resident who cannot comprehend the broader benefit of tree preservation and whose tree does not meet either City removal or resident removal criteria; and, (2) the resident whose tree meets the resident removal criteria, but is unwilling to bear the cost of removing the tree.

The resident in the first scenario will never be completely satisfied, unless we change the tree

policy such that preservation is no longer a concern at all. This resident's parkway tree may indeed be a nuisance. But, the question is, is that nuisance greater than the benefit that the community as a whole reaps from the city-wide tree stock. If the policy is revised to appease this type of situation, the bar will be lowered such that it obligates the City to remove all of the resident's neighbors' trees who have similar nuisance level problems. If the City wants to maintain and promote the abundance of the Citywide tree stock, then it must indiscriminately enforce the removal criteria. That said, the proposed revisions to the tree policy do allow for a greater level of citizen participation in the process and provides a forum where the disgruntled resident can air her concerns to her peers in a non-bureaucratic setting; the Planning Commission.

The second scenario is similarly unaffected by the proposed revisions. The City's current policy allows for resident removal at resident cost. The problem has been, and will continue to be, that removing the tree is either cost prohibitive for the resident or the resident is adverse to paying for removal as a matter of principle.

The latter is somewhat related to the first scenario where the resident is unappreciative of the broader benefits that trees yield. The cost-prohibitive problem, although not addressed in these revisions, might be ameliorated through a program either analogous to or subsumed by the City's Home Repair Program. The use of housing-set-aside money to remove trees that are doing damage to property is consistent with the current use of those funds.

FISCAL IMPACT STATEMENT

The Director of Public Works and the Director of Finance and Administrative Services do not anticipate that the recommended policy will exceed this year's tree removal budget authorization, due to the timing of implementation. However, a budget adjustment may be necessary for FY 2000/2001 if, as we expect, more trees are removed as a result of the new policy. Any such revision will be brought to the City Council along with other revisions in June.

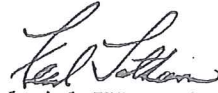
*assign tree removal
project number.*

INFRASTRUCTURE STATEMENT

Staff expects that the implementation of the proposed revisions will have the long term effect of reducing infrastructure damage and repair costs, due to the ongoing and periodic removal of overgrown trees.

RECOMMENDATION

- 1) Adopt the proposed revisions to the tree removal criteria
- 2) Place the responsibility for tree removal appeals and related issues under the purview of the Planning Commission.
- 3) Authorize staff to investigate the feasibility of broadening the scope of the Home Repair Program to include tree removal.



Frederick W. Latham
City Manager

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PUBLIC WORKS

2015 JUL 13 PM 12:19

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

PARKWAY TREE REMOVAL REQUEST FORM
SOLICITUDE PAR REMOVER ARBOLES LOCALIZADOS EN LA AVENIDA RESEDENCIAL

DATE OF REQUEST: 7/13/15
FECHA DE SOLICITUD: 7/13/15

☐ RES. ☐ BUS. ☐ CELL

NAME: FLORA ROMA
NOMBRE: FLORA ROMA

PHONE: (562) 864-3248
TELEFONO: (562) 864-3248

ADDRESS: 11718 Garretal
DOMICILIO: 11718 Garretal

NUMBER
AND TYPE OF TREE(S):

NUMERO Y TIPO DE ARBOL(ES):

1 - PINE

REASON FOR REMOVAL OF TREE(S):

RAZON PARA REMOVER ARBOL(ES): TREE ROOTS ARE GROWING INTO
HER HOUSE - SHE WOULD LIKE TREE REPLACED
OR REMOVED. PLUMBER INDICATED THAT LOW WATER
PRESSURE MAY BE AS A RESULT OF ROOTS GETTING
INTO HER PIPES. SHE IS A WIDOW & CAN'T AFFORD
THIS EXPENSE.

SIGNATURE/FIRMA

DATE/FECHA

For office use only. Para uso de oficina unicamente. Reviewed by Director of Public Works: Revisado por el Director de Obras Publicas: ☐ Approved/Aprobado ☒ Denied/Rechazado
--

Comments/Comentarios:

The parkway tree at 11718 Garretal is a Carrotwood
tree. This tree is healthy and in good condition.
This tree does not fit the criteria for removal.
This removal request is denied due to our removal
policy. Eric Romo tree worker Specialist.



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

July 21, 2015

Flora Roma
11718 Garetal Street
Santa Fe Springs, CA 90670

Dear Mrs. Roma:

We have received your request to remove a parkway tree in front of 11718 Garetal Street. The City's Tree Specialist has inspected the tree and surrounding area. After careful consideration, it has been determined that the tree in question does not meet the criteria for removal, and as such your request cannot be approved at this time.

In accordance with the City of Santa Fe Springs' Parkway Tree Removal Policy, you may appeal this decision to the City Planning Commission, whose decision will be final. The Planning Commission has the authority to have the City remove the tree if funds are available, or to issue a permit for a contractor to remove the tree at the permittee's expense.

If you choose to appeal, the appeal must be received no later than 15 days from the date of this letter. The appeal form is enclosed for your convenience.

Very truly yours,


For

Noe Negrete
Director of Public Works

Enclosure

CITY OF SANTA FE SPRINGS
TREE REMOVAL APPEAL FORM

RECEIVED
CITY OF SANTA FE SPRINGS
PUBLIC WORKS

2015 JUL 28 AM 11:01

Completed form must be submitted to the Public Works Department no later than fifteen (15) days following the decision of the Public Works Director.

Date of Appeal: 7-28-15

Name: Flora C. Roma

Phone: 562-869-3248

Address: 11718 Garetal Street, Santa Fe Springs, CA.

I appeal the decision of the Director of Public Works to deny removal of the parkway tree located at 11718 Garetal St SFS. for the following reason:

The roots of tree are growing toward the house very close to the underneath pipes and can be broken and it's happened I can't afford to fix those pipes because my income it's small now, that my husband passed away last may. and also the roots are growing the grass in the side of tree and the grass doesn't grow anymore, I just have dirt.

Thank you for attention

Flora Roma

I understand that the decision of the Planning Commission is final.

7-28-15
Date

For office use only:

Reviewed by the Director of Public Works:

☐ Original Decision Reversed

☐ Referred to Planning Commission

Comments:



City of Santa Fe Springs

Planning Commission Meeting

September 14, 2015

CONSENT ITEM

Conditional Use Permit Case No. 754-1

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

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued trade school use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and 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.
2. Require that Conditional Use Permit Case No. 754-1, be subject to a compliance review in five (50 years, on or before September 14, 2020, to ensure that the trade school is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.183(C) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of public or quasi-public use of an educational or recreational nature in the ML, Limited Manufacturing Zone.

The Planning Commission granted the initial CUP approval to Southern California Resilient Floor & Decorative Covering Crafts Joint Apprenticeship and Training Committee ("SCRF&DCC JATC"), to allow the establishment, operation and maintenance of a trade school use on the subject site in July of 2014.

The applicant has operated a trade school use on the subject site for just a little over a year without incidents. However, as stated in the original approval, the CUP was subject to a compliance review after a one (1) year period.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approvals prior to bringing the matter back to the Planning Commission. Upon our recent inspection, staff found the property to be well maintained, and the operation is managed in a clean manner. It is therefore staff's opinion that, if the property continues to be maintained and the operation is managed and conducted in a clean manner and in strict compliance with the conditions of approval, then the use will be compatible with the surrounding development and will not pose a nuisance risk to the public or the environment. Staff is therefore recommending that a 5-year extension of the CUP be granted, until **September 14, 2020**, subject to the conditions of approval as stated in this report.

CONDITIONS OF APPROVAL

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

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Kristi Rojas 562.868-0511 x7354)

1. That the total maximum number of students enrolled in the trade school shall be limited to 180 students. Additionally, SCRF&DCC JATC shall further limit student population to a maximum of 15 students on a daily basis. **(Ongoing)**
2. That given the proximity to residential zone/properties and the city noise ordinance, the trade school shall conduct classroom activities only during the first hour. **(Ongoing)**
3. That the trade school activities shall only occur between the following hours (notwithstanding special events and/or graduation ceremonies identified in conditions # 5 & # 6): **(Ongoing)**
 - a. Monday through Saturday: 6:00am-3:30pm
 - b. Sunday: Closed
4. That the subject trade school use shall otherwise be substantially in accordance with the plot plan and floor plans submitted by the applicant and on file with the case. **(Ongoing)**
5. That the use of any resource center and computer labs shall be limited to students, teachers, and administrative staff. **(Ongoing)**

6. That the Department of Planning and Development shall first review and approve all **new** sign proposals for the trade school use. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the City's Sign Guidelines. **(Modified - Ongoing)**
7. That all activities shall occur inside the existing building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall. **(Ongoing)**
8. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
9. That the owner/developer shall not sublet, lease or rent the proposed development without prior approval from the Director of Planning and Development. **(Modified – Ongoing)**
10. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org). **(Satisfied)**
11. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
12. That this Conditional Use Permit No. 745 shall allow for a trade school use on property located in an M-L, Limited Manufacturing, Zone. The Conditional Use Permit shall expire if it is not utilized within 12 months from the date of approval by the Planning Commission, or in the event the use is abandoned or ceases to exist for a period of 12 consecutive months. **(Modified - Ongoing)**

13. That Conditional Use Permit Case No. 745-1 shall be valid for a period of one ~~(1) year~~ **subject to a compliance review in five (5) years**, until ~~July 14, 2015~~ **on or before September 14, 2020**. Approximately three (3) months before ~~July 14, 2015~~ **September 14, 2020**, the applicant/owner shall request, in writing, an ~~extension of the privileges granted herein~~, **seeking said compliance review to confirm that** ~~provided that the use has been continuously maintained in strict compliance with these conditions of approval.~~ **(Modified - Ongoing)**
14. That the applicant, Southern California Resilient Floor & Decorative Covering Crafts Joint Apprenticeship and Training Committee ("SCRF&DCC JATC"), agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 745-1, 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. **(Modified - Ongoing)**
15. That if there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the Conditional Use Permit (CUP) back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the CUP. **(Ongoing)**
16. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**

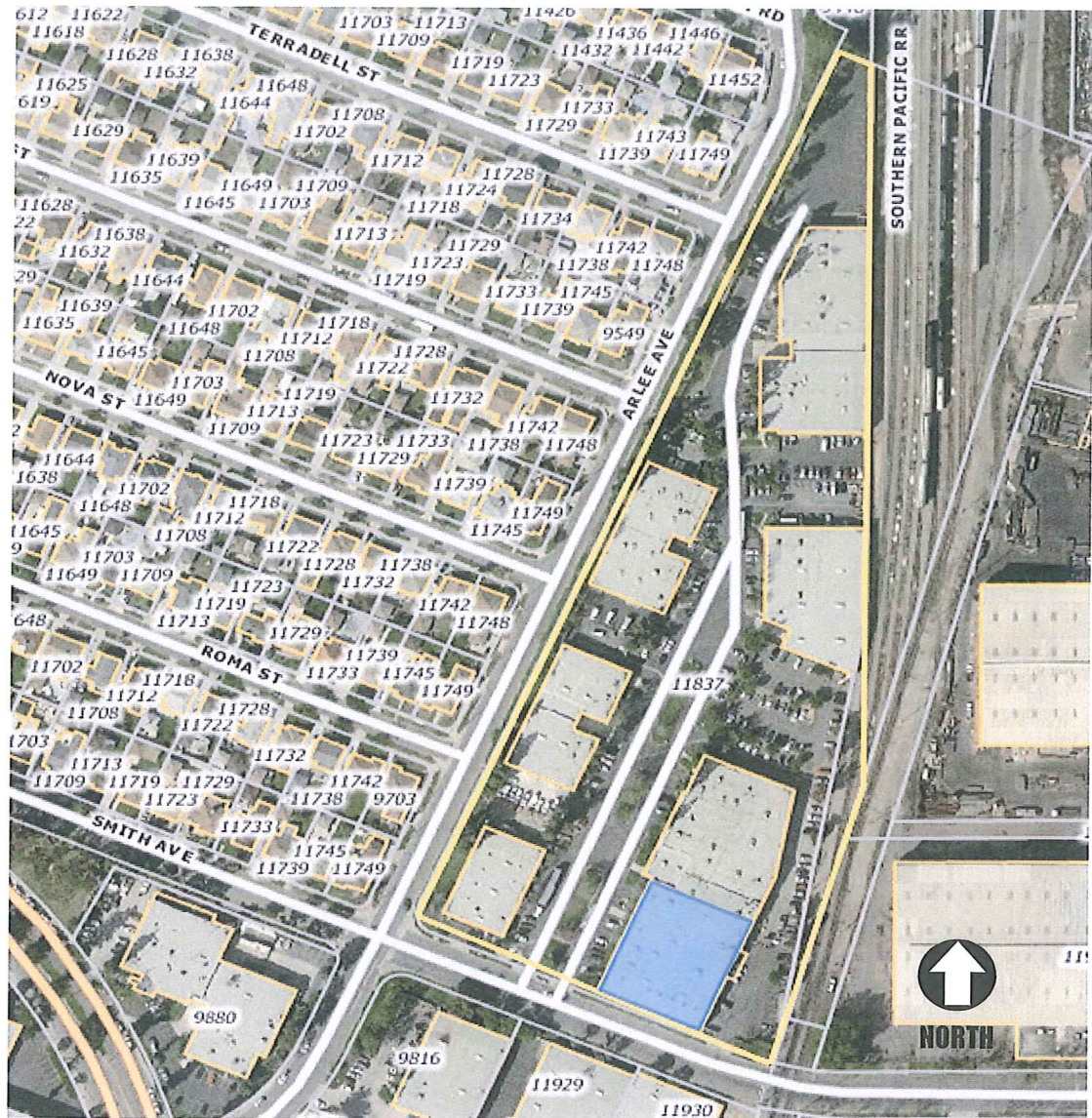


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Reconsideration Request Letter

Aerial Photograph



Conditional Use Permit Case No. 754-1

11841 Smith Avenue – Southern California Resilient Floor & Decorative Covering
Crafts Joint Apprenticeship and Training Committee

Request for Compliance Review



SOUTHERN CALIFORNIA FLOOR COVERING CRAFTS
JOINT APPRENTICESHIP & TRAINING COMMITTEE

11843 Smith Avenue
Santa Fe Springs, CA 90670

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

floorcoveringjtc@dc36.org

May 20, 2015

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

Re: Conditional Use Permit (CUP) Case No. 754

Mr. Eljio Sandoval:

Our business operation remains unchanged as defined in our Conditional Use Permit application and is awaiting a review of compliance from the City of Santa Fe Springs.

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

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

Sincerely,

David H. Romero
Apprenticeship Coordinator
DR/dg

RECEIVED

MAY 27 2015

Planning Dept.

05-27-15 1015173 CHECK 563.00