



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

November 9, 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 October 12, 2015 Regular Planning Commission Meetings.

6. PUBLIC HEARING**Development Plan Approval Case No. 899**

A request for approval to demolish an existing approximately 7,000 sq. ft. open shed structure, construct 3 new truck repair bays measuring approximately 4,286 sq. ft. (71' x 60'), and provide new exterior wall finishes to the existing +/- 4,000 sq. ft. metal building and +/- 800 sq. ft. office building on property located at 11831 Shoemaker Avenue (APN: 8026-020-036). The subject property is dual zoned; the first 340± ft. off Shoemaker Avenue is zoned M-1, Light Manufacturing with the remaining portion zoned M-2, Heavy Manufacturing. (West Coast Tank Repair)

7. PUBLIC HEARING**Conditional Use Permit Case No. 757-1**

A request for approval to allow the establishment, operation, and maintenance of a new wireless telecommunications facility (stealth as a 65-foot high tower) and related equipment on the subject property located at 10821 Orr and Day Road (APN: 8017-001-038), within the C-4, Community Commercial, Zone. (AT&T Mobility)

8. PUBLIC HEARING**Reconsideration of Conditional Use Permit Case No. 308-9**

Request for approval to apply an exterior façade to an existing ±8,609 sq. ft. building (Bank of America) at 13415 Carmenita Road, within the Santa Fe Springs Plaza, located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Gunn Avenue, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area. (Stephan Schmidt for Carmenita Plaza, LLC.)

9. PUBLIC HEARING**Development Plan Approval Case No. 900, Conditional Use Permit Case No. 640 and Modification Permit Case No. 1258 and Environmental Document**

A request for approval to demolish an existing $\pm 12,055$ sq. ft. building, consisting of a $\pm 4,055$ sq. ft. real estate office and a $\pm 8,000$ sq. ft. restaurant, and to construct, on the same pad, a 13,885 sq. ft. building consisting of a 2,240 sq. ft. Starbucks restaurant with a drive thru and future retail or restaurant spaces of $\pm 11,645$ sq. ft. The proposed drive-thru would intermittently encroach within the required fifteen foot (15) landscaping area. The 13,885 sq. ft. building will be served by a $\pm 2,158$ sq. ft. trellis patio (15' x 143' 11") that runs the entire length of the building. The proposed development is at 13473 Carmenita Road and 10543 Gunn Avenue, within the Santa Fe Springs Plaza, generally located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Gunn Avenue, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area.

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**Conditional Use Permit Case No. 673-2**

A compliance review of a food processing facility at 13168 Sandoval Street (APN: 8011-014-001), in the M-2, Heavy Manufacturing, Zone.
(Nikko Enterprises Corporation)

11. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

12. 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

November 5, 2015

Date

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

1. CALL TO ORDER

Vice Chairperson Zamora called the study session to order at 6:03 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Zamora led the Pledge of Allegiance.

3. ROLL CALL

Present: Vice Chairperson Zamora
Commissioner Arnold
Commissioner Johnston
Commissioner Ybarra

Staff: Wayne M. Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Paul Garcia, Planning Consultant
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern
Edgar Gonzalez, Planning Intern

Absent: Chairperson Madrigal

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:04 p.m. There being no one wishing to speak, Oral Communications were closed at 6:04 p.m.

5. MINUTES

Approval of the minutes of the September 14, 2015 Regular Planning Commission Meetings.

Commissioner Arnold moved to approve the minutes of the September 14, 2015; Commissioner Johnston seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Zone Determination No. 2015-01

A request that the Planning Commission determine that an automotive repair use is a similar and compatible use with other listed uses permitted in the Freeway Overlay Zone. (Pardo Land Use Consultants for Precise Automotive)

Vice Chairperson Zamora opened the Public Hearing at 6:05 p.m. and called upon Planning Consultant Paul Garcia to present Item No. 6 before the Planning Commission. Present in the audience on behalf of Precise Automotive was owner David Bacchous and a consultant from Pardo Land Use.

Prior to commencing his presentation, Planning Consultant Paul Garcia provided Planning Commissioners with three (3) letters of support on behalf of the applicant.

Commissioner Johnston inquired if there was an oversight or reason why this use was omitted from the code when it was adopted.

City Attorney Steve Skolnik indicated that he had the same question but that it wasn't immediately clear due to the fact that the other uses seem every bit as intensive if not more so but staff cannot reconstruct that detail.

Commissioner Ybarra inquired if painting would be conducted at this location and if so will all necessary permits be acquired by the applicant.

Planning Consultant Paul Garcia indicated that this will be a full service automobile repair business and that the applicant would be required to pull all necessary permits from the Fire and Building Departments.

Director of Planning Wayne Morrell stated that the applicant will not be required to come back to the Planning Commission for a CUP

Having no further questions, Vice Chairperson Zamora closed the Public Hearing at 6:12 p.m. and requested a motion for Item No. 6.

Commissioner Ybarra moved to approve Item No. 6 and Resolution No. 51-2015; Commissioner Johnston seconded the motion which was unanimously approved.

7. PUBLIC HEARING

Conditional Use Permit Case No. 767

A request for approval to allow the establishment, operation, and maintenance of a recycling facility involving electronics (e-waste) within the existing approximately 10,000 sq. ft. industrial building located at 9940 Bell Ranch Road (APN: 8005-023-019), within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Tycoon Materials, Inc.)

Vice Chairperson Zamora opened the Public Hearing at 6:13 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 7 before the Planning Commission. Present in the audience on behalf of Tycoon Materials was James Ignacio.

Commissioner Arnold commented that a lot of the e-waste that is being transported to third world countries and creating health problems in these third world countries. Commissioner Arnold inquired if the e-waste was being handled within the facility and if a special permit from AQMD is required.

James Ignacio addressed Commissioner Arnold's inquiries and stated that although, there have been stories in the news media that report that e-waste is being transported to China and being mishandled by mom and pop operations which endanger their employees, and although, there may be some truth to that, that it is not typically what occurs overseas. Mr. Ignacio stated that there are different types of recycling levels and his business is required by the Department of Toxic Substance Control (DTSC) as well as California Integrated Waste Management Board now known as CalRecycle to acquire the necessary permits and licenses before operating his use. This consists of annual auditing and that Tycoon Materials also adhere to their two

standards that consist of an Environmental Health and Safety Management System. What that System does is monitor and measures the activities for both environmental and health reasons of Tycoon Materials' employees. Mr. Ignacio further stated that the type of recycling that is being conducted at the Bell Ranch location is considered a Tier 1 type recycling which is the disassembling of these of electronics and CIT monitors. There is no crushing of glass which is a concern of DTSC.

Having no further questions, Vice Chairperson Zamora closed the Public Hearing at 6:21 p.m. and requested a motion for Item No. 7.

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

8. NEW BUSINESS

Modification Permit Case No. 1256

Request for a Modification of Property Development Standards to not provide seven (7) required parking stalls and to allow six (6) tandem parking stalls at 13225 Telegraph Road (APN's: 8011-006-017 & 8011-006-018), within the C-4, Community Commercial, Zone. (Abbas Kazemi)

Vice Chairperson Zamora called upon Planning Consultant Paul Garcia to present Item No. 8 before the Planning Commission. Present in the audience was the applicant Abbas Kazemi and the architect for the applicant Seth Bouman of Picard Architects.

Commissioner Ybarra thanked the applicant for bringing an update to an eyesore of a building and inquired about street parking regulations along Los Nietos Road. Planning Consultant Paul Garcia was unaware of the street parking regulations since it was not considered in the parking calculations.

Commissioner Arnold commented on the Telegraph entrance and made various suggestions to possibly improve the flow and inquired about the landscaping calculations for the project site.

Seth Bouman of Picard Architects explained that the driveway will be widened to meet Fire Department clearances and also replied to Commissioner Arnold's landscaping inquiries.

A discussion ensued regarding the Telegraph entrance and project landscaping.

Having no further questions, Vice Chairperson Zamora requested a motion for Item No. 8.

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

9. NEW BUSINESS

Modification Permit Case No. 1257

Request for a Modification of Property Development Standards to allow the re-construction of a 1-car garage, instead of the standard required two parking spaces in a garage or carport for each dwelling unit, on property located at 10122 Jersey Avenue (APN: 8008-027-050), within the R-1, Single-Family Residential, Zone. (Jorge and Mirta Marti)

Vice Chairperson Zamora called upon Senior Planner Cuong Nguyen to present Item No. 9 before the Planning Commission. Present in the audience was the applicant's designer Fernando Miagany.

Commissioner Johnston commented about location of the current post and how it concerned her.

Having no further questions, Vice Chairperson Zamora 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

Conditional Use Permit Case No. 629-3

A compliance review of a public training school involving platform diving instructions for U.S. Olympic Athletes at 15064 Shoemaker Avenue (APN: 7005-002-042), in the M-2, Heavy Manufacturing, Zone. (Amy and Andy Kwan for Pacific Diving Academy)

Since staff reports were sufficient, Vice Chairperson Zamora requested a motion regarding Item No. 7A.

Commissioner Ybarra moved to approve Item No. 10A; Commissioner Johnston seconded the motion which was unanimously approved.

11. ANNOUNCEMENTS

♦ Commissioners

Commission Ybarra rooted Go Dodgers!

Commissioner Arnold announced that he will have eye surgery on the 7th in his left eye to have a cataract removed.

Vice Chairperson Zamora wished everyone a safe Halloween.

♦ Staff

Senior Planner Cuong Nguyen introduced the Planning Department's newest interns Vince Velasco and Edgar Gonzalez. The Planning Commissioners welcomed the interns.

Senior Cuong Nguyen also provided two updates regarding the McMaster-Carr project and the new California Lottery Building.

Director of Planning Wayne Morrell reminded everyone that October is National Planning Month and to take a moment to view the exhibit located in the City's lobby.

12. ADJOURNMENT

At 6:45 p.m. Vice Chairperson Zamora adjourned the meeting to Monday, November 9, 2015 at 6:00 p.m.

Chairperson Madrigal

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING

Development Plan Approval Case No. 899

A request for approval to demolish an existing approximately 7,000 sq. ft. open shed structure, construct 3 new truck repair bays measuring approximately 4,286 sq. ft. (71' x 60'), and provide new exterior wall finishes to the existing +/- 4,000 sq. ft. metal building and +/- 800 sq. ft. office building on property located at 11831 Shoemaker Avenue (APN: 8026-020-036). The subject property is dual zoned; the first 340± ft. off Shoemaker Avenue is zoned M-1, Light Manufacturing with the remaining portion zoned M-2, Heavy Manufacturing. (West Coast Tank Repair)

RECOMMENDATION

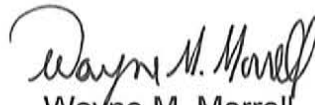
Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Development Plan Approval (DPA) Case No. 899, and thereafter, close the Public Hearing.
2. Accept the applicant's withdrawal of the subject Development Plan Approval (DPA 899).

BACKGROUND

In July of 2014, the applicant submitted an application for a Development Plan Approval (DPA) to re-clad the existing non-confirming building. Staff has been working with the applicant to finalize the proposed plans (site plan, floor plan and elevations) and had recently obtained consensus on the required conditions of approval. The DPA was, therefore, published in the local newspaper as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

On Wednesday, October 28, 2015, staff received a call from the applicant, West Coast Tank Repair, stating that they would like to formally withdraw the DPA application. The applicant explained that after comparing the projected cost of the re-clad project versus the estimated cost to construct a new building, it made more sense to go ahead and construct a new building. Following the call, staff received a follow-up email as written confirmation of the applicant's withdrawal (see provided attachment).


Wayne M. Morrell
Director of Planning

Attachment: Written confirmation of applicant's withdrawal

Written confirmation of applicant's withdrawal

Cuong H. Nguyen

From: Allen Genetti <ag@caltank.com>
Sent: Wednesday, October 28, 2015 1:16 PM
To: Cuong H. Nguyen
Subject: DPA 899

Hi Cuong,

Nice catching up with you this morning glad to hear everyone is doing well.

We would like to withdraw DPA 899 under West Coast Tank Repair. Instead of recladding the existing building we are looking at the cost to build a new building and add tank wash capabilities to the new building.

Take care,

Allen L. Genetti CPA, CFO
California Tank Lines Inc.
Chemical Transfer Co.
Superior Tank Wash Inc.
West Coast Leasing, LLC
PO Box 6036
3105 S. El Dorado St.
Stockton, CA 95206
Phone: (209) 466-3554 Ext.322
Fax: (209) 466-1855
Cell: (209) 482-0079
e-mail: ag@caltank.com



PUBLIC HEARING

Conditional Use Permit Case No. 757-1

A request for approval to allow the establishment, operation, and maintenance of a new wireless telecommunications facility (stealth as a 65-foot high tower) and related equipment on the subject property located at 10821 Orr and Day Road (APN: 8017-001-038), within the C-4, Community Commercial, Zone. (AT&T Mobility)

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. 757-1, and thereafter close the Public Hearing.
2. Find that the existing wireless telecommunication facility and appurtenant equipment, if conducted in strict compliance with the conditions of approval as contained within the staff report, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the goals, policies, and programs of the City's General Plan.
3. Find and determine that the project is a categorically-exempt project pursuant to Section 15302-Class 2 (Replacement and reconstruction of existing structures or facilities on the same site having substantially the same purpose and capacity) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
4. Find and determine that the proposed project is consistent with the City's adopted guidelines regarding cellular and wireless antenna structures.
5. Approve Conditional Use Permit Case No. 757-1, subject to a compliance review in one (1) year, until November 9, 2016, subject to the conditions of approval as contained within this staff report.

BACKGROUND

The subject site, comprised of a single parcel (APN: 8017-001-038) of approximately 1.9-acres, has an address of 10821 Orr and Day Road and is located along the City's westernmost boundary, specifically on the southwest corner of Orr and Day Road and Florence Avenue, within the C-4, Community Commercial, zoning district.

In April of 1995, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 517, to allow the construction of a telecommunications facility (stealth as a 70-foot high tower) and related improvements on the subject property.

In August of 2014, the Planning Commission approved CUP Case No. 757, to allow the establishment, operation and maintenance of a temporary wireless telecommunications facility and related equipment. The Commission also approved Modification Permit Case No. 1245, to allow the temporary wireless facility without a stealth design. The temporary tower allows AT&T to provide uninterrupted cellular service to the surrounding community and to those traveling this section of the I-5 freeway. This past July, with the temporary wireless facility installed and fully operational, the original 70-foot high wireless telecommunications tower was demolished to facilitate the continuation of expansion activities occurring along I-5 Freeway.

REQUEST

The applicant, AT&T Mobility, is now proposing to construct and operate an unmanned permanent telecommunications facility (stealth as a 65-foot high tower) and related improvements on an approximately 594 square foot lease area within the subject property at 10821 Orr and Day Road. Once the new permanent facility is installed and operational, the existing temporary wireless facility will then be decommissioned and removed from the subject site.

DEVELOPMENT PROPOSAL:

As stated previously, the telecommunications facility will be a 65-foot high tower. Details of the proposed project are provided below:

Site Plan (Sheet Z01): The site plan shows that the proposed wireless facility will be located approximately 60 feet south of Florence Avenue, and approximately 164 feet west of Orr and Day Road.

Equipment and Antennas Layouts (Sheet Z03): The antenna layout plan shows the proposed antennas. There are a total of six (6) DC6 surge suppressors with two (2) per sector. The layout also shows twelve (12), 8'-0" tall panel antennas to be mounted inside of the tower. A total of twenty-seven (27), nine (9) per sector, RRU's will be mounted directly behind the panel antennas.

Elevations (Sheet Z04, Z05): According to the proposed elevations, the AT&T telecommunications facility is a 65'-0" high tower designed with three tiers. The top tier, where the antennas will be placed, will be provided with a tile roof. An 8'-0" high CMU wall is proposed around the base of the tower and equipment enclosure.

Although the proposed elevations does depict the City logo on the second tier, it should be noted that City staff is continuing to work with the applicant on an alternative feature. We have, therefore, drafted a condition (#23) to allow ourselves the flexibility to choose said alternative design.

ZONING CODE REQUIREMENT

Pursuant to the procedures set forth in Section 155.153 (EE) of the Zoning Regulations, a Conditional Use Permit (CUP) is required within the C-4 (Community Commercial) Zone for public and quasi-public buildings and uses of a recreational, educational, religious, cultural, or public service nature, including electrical distribution substations, provided that the Planning Commission determines that there is a definite showing of necessity for such uses in the location requested. Storage yards, warehouses or similar facilities shall not be permitted (*see Section Below*).

Section 155.153 (EE)

Section 155.153

Notwithstanding the list of uses set forth in Section 155.153, the following are the uses permitted in the C-4 Zone only after a valid conditional use permit has first been issued:

(EE) public and quasi-public buildings and uses of a recreational, educational, religious, cultural, or public service nature, including electrical distribution substations; provided that the Planning Commission determines that there is a definite showing of necessity for such uses in the location requested. Storage yards, warehouses or similar facilities shall not be permitted.

ZONING AND LAND USE

The subject property is zoned C-4 (Community Commercial). The property has a General Plan Land Use designation of Commercial.

The zoning, General Plan and land use of the surrounding properties are as follows:

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	R-1, Single Family Residential	Single Family Residential	Single Family Residential
South	R-1, Single Family Residential, City of Downey	Single Family Residential	Borders the I-5 Freeway; Adjacent to that are Single Family Residential properties in the City of Downey
East	R-1, Single Family Residential	Single Family Residential	Single Family Residential
West	R-1, Single Family Residential, City of Downey	Single Family Residential	Borders the I-5 Freeway; Adjacent to that are Single Family Residential properties in the City of Downey

STREETS AND HIGHWAYS

The subject site is located on the west side of Orr and Day Road, just south of Florence Avenue. Both Orr and Day Road and Florence Avenue are designated "Major Arterials" within the Circulation Element of the City's General Plan

ENVIRONMENTAL DOCUMENTS

Staff finds the project (CUP 757-1) to be Categorically Exempt pursuant to Section 15302, Class 2 (Replacement or reconstruction of existing structures or facilities on the same site having substantially the same purpose and capacity) of the California Environmental Quality Act (CEQA), because the installation will replace a previous telecommunications tower that is impacted by the I-5 freeway expansion. The purpose and design is similar to the previous tower. The new tower will actually be 5 feet lower in height. Consequently, no other environmental documents are required by law. If the Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission.

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 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 October 29, 2015. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on October 29, 2015, and published in a newspaper of general circulation (Whittier Daily News) October 29, 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 received one (1) inquiry regarding the proposal.

COMMISSION'S CONSIDERATIONS**Conditional Use Permit**

As mentioned previously, Section 155.153 (EE) of the Zoning Regulations, a Conditional Use Permit (CUP) is required within the C-4 (Community Commercial) Zone for the establishment of any public and quasi-public buildings and uses of recreational, educational, religious, cultural, or public service nature.

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 wireless telecommunications 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:

- 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 land line communications are often disrupted, overlooked, 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 facility and proposed appurtenant improvements will be unstaffed, and will not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding community, insofar as, it will not add to the ambient noise level, generate any obnoxious odors or solid waste nor generate additional vehicular traffic once the improvements have been completed.
- The proposed project will help to provide better internet service to the surrounding area, which will allow for greater internet speed and reliability, including the ability to stream movies, play online games, video chat on the go, and download huge presentations from the road in seconds.

- The radio frequency emissions emitted by the proposed facility will fall within the portion of the electromagnetic spectrum that transmits non-ionizing electromagnetic emissions. At the low levels associated with this type of wireless technology, these emissions are not harmful to living cells. Everyday products that have non-ionizing electromagnetic emissions include radios, television broadcasts, CB radios, microwave ovens, and a variety of common security systems. Conversely, items that emit ionizing electromagnetic emissions include ultraviolet light, medical x-rays and gamma rays.

2. That the proposed wireless telecommunications 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:

- The proposed telecommunications facility (stealth as a 65-foot high tower) and related equipment is setback approximately 164 feet from Orr and Day Road and approximately 60 feet from Florence Avenue. The tower, therefore, will not overshadow the neighboring residential homes.
- All antennas will be located inside the proposed telecommunications tower. Additionally, the equipment area will be located behind a CMU wall. All antennas and equipment cabinets will, therefore, be completely screened from public view.
- The tower's three tier design and clay tile roof presents an attractive tower that could remain an independent structure or otherwise may be easily integrated with any future development, should the remnant property (currently owned by Caltrans) be eventually sold to a developer.
- A similar tower previously existed on the subject site. The proposed tower is quite similar to the original tower so the subtle changes should be hardly noticeable to the passerby.

STAFF CONSIDERATIONS:

For the reasons identified in the staff report, Staff finds and determines that the proposed project, if conducted in strict compliance with the conditions of approval, will be consistent with the City's guidelines regarding wireless telecommunication antennae, and also will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general for the reasons mentioned above.

Staff is, therefore, recommending approval of CUP 757-1, subject to a compliance review in one (1) year, on November 9, 2016, to confirm that the telecommunications

facility use is still operating in strict compliance with the conditions of approval as contained within the staff report.

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562.868-0511 x7545)

1. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
2. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Florence Avenue) and Orr & Day Road Storm drain plans shall be approved by the City Engineer.
3. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
4. The applicant 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.
5. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
6. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
7. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
8. That upon completion of public improvements constructed by applicant the applicant's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
9. That the applicant 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. The applicant/ will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.868-0511 x3319)

10. That the applicant, during the construction phase, shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 30 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. Upon the occupancy of the building, each individual tenant shall provide the same information as part of their business license application.
11. That during the construction phase, the main entry gate into the construction site shall have a temporary sign displaying the job address number. The temporary sign may be made of a plywood board no less 24x36 with contrasting numbers either painted or installed on the board. Said sign is to be used for the identification of the site for emergency vehicles responding to the site during an emergency.
12. 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.
13. That the applicant shall test the proposed telecommunication system to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any modification be required to the Police, Fire, or City communications system, the applicant shall pay all costs associated with said modifications.
14. That the applicant shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Fire Chief.

15. That the applicant shall provide a "single point of contact" within 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 or designee and the Fire Chief.
16. That the applicant shall allow public safety personnel to access and use the telecommunication facility's wireless capabilities, for emergency uses, criminal investigative purposes, and for surveillance in cases that are detrimental to the health and welfare of the community, at no cost.
17. That the proposed concrete masonry wall around the perimeter of the tower shall be a minimum of 10"-0".

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Brian Reparuk 562.868-0511 x3701)

18. That Fire access shall be provided and maintained at all times.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562.868-0511 x3715)

19. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

WASTE MANAGEMENT:
(Contact: Teresa Cavallo 562.868.0511 x7309)

20. 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.
21. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

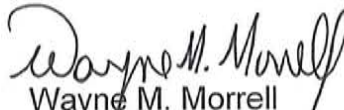
PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Cuong Nguyen 562.868-0511 x7359)

22. That this approval shall allow the applicant, AT&T Mobility LLC, to establish, operate, and maintain a new wireless telecommunications facility (stealth as a 65' high tower) and related equipment located at 10807 Orr and Day Road.
23. That the applicant shall work with staff to ensure that a high-quality city identification or otherwise a clock element is properly located on all four (4) sides of the subject wireless tower. Said city Identification or clock element shall also be provided with a protective coating to ensure it is properly protected from the elements.
24. That the applicant understands that should a clock element be installed, the applicant shall remain fully responsible for the ongoing accuracy of the clock. Any inaccuracies discovered or otherwise reported shall be corrected in a timely manner.
25. That the applicant understands that if, or when, the site is eventually developed, the color scheme for the subject wireless tower may be inconsistent with the new development. The applicant, therefore, understands and agrees to re-paint the subject tower to match any future development. The City will notify the existing wireless carrier, if or, when the need to re-paint arises with the expectation that such painting shall be completed within six (6) months after notification.
26. That any addition or alteration to the subject telecommunications facility and related equipment, including but not limited to the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.), shall require an Amendment of this Conditional Use Permit by the Planning Commission. If said improvements are made by a carrier other than the applicant (co-location), the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans and specifications may be required to be submitted to the Building Division of the City.
27. That no signs, advertisements, logos (excluding the City of Santa Fe Springs logo), messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fences, equipment cabinet or enclosure.
28. That the applicant shall be responsible for maintaining the wireless telecommunication facility (65' high tower and related equipment) in good condition and shall agree to the repair and replacement of equipment, stealth

and structural components, due to damage caused by outdoor exposure and/or inclement weather.

29. That all vehicles associated with the subject telecommunications facility 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 subject telecommunications facility shall not obstruct or impede any traffic.
30. That the subject telecommunications facility shall otherwise be substantially in accordance with the site plan, floor plan, and elevations submitted by the applicant and on file with the case.
31. That upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit (CUP) Case No. 757-1, the applicant (AT&T Mobility LLC) shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall insure that lessee or other user(s) shall comply with the terms and conditions of this CUP. The Department of Planning and Development shall also be notified in writing of any such transfer or lease.
32. That AT&T Mobility LLC shall promptly notify the Director of Planning, in writing, in the event that the use of the subject telecommunication facility is discontinued or abandoned. AT&T Mobility LLC shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at AT&T Mobility LLC and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
33. That the telecommunication facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
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 Conditional Use Permit Case No. 757-1 shall be subject to a compliance review in three (3) years, no later than November 9, 2018, to ensure the subject telecommunications facility is still operating in strict compliance with the conditions of approval as stated in this staff report.

36. That the applicant, AT&T Mobility LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit (CUP Case No. 757), 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 applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
37. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the conditional use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject conditional use permit.
38. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Enlarged Site Plan
4. Equipment and Antenna Layout
5. Elevations
6. Tower Section
7. CUP Application

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS

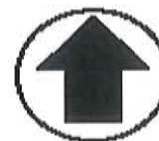


AERIAL PHOTOGRAPH – 10821 ORR AND DAY ROAD

PROJECT: Conditional Use Permit (CUP) Case No. 757-1

REQUEST: New Wireless Telecommunications Facility

APPLICANT: AT&T Mobility



NORTH

REDEVELOPMENT AND POWER CORPORATION 2015. THE INFORMATION IS NOT TO BE USED, DISCLOSED, OR REPRODUCED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION. NOTWITHSTANDING THE ABOVE, "AT&T MOBILITY" HAS THE RIGHT TO USE THE INFORMATION CONTAINED IN THIS DOCUMENT PURSUANT TO CONTRACT 23471 BETWEEN BECHTEL CORPORATION AND "AT&T MOBILITY". ALL RIGHTS RESERVED.

THIS SITE IS TO BE PROTECTED AND SECURED BY THE OWNER.

OVERALL SITE PLAN

CULTURAL LOCATION #2
EL PASO (CL-10107)
1001 S. 10TH AND 10TH ST.
SANTA FE, NM 87505

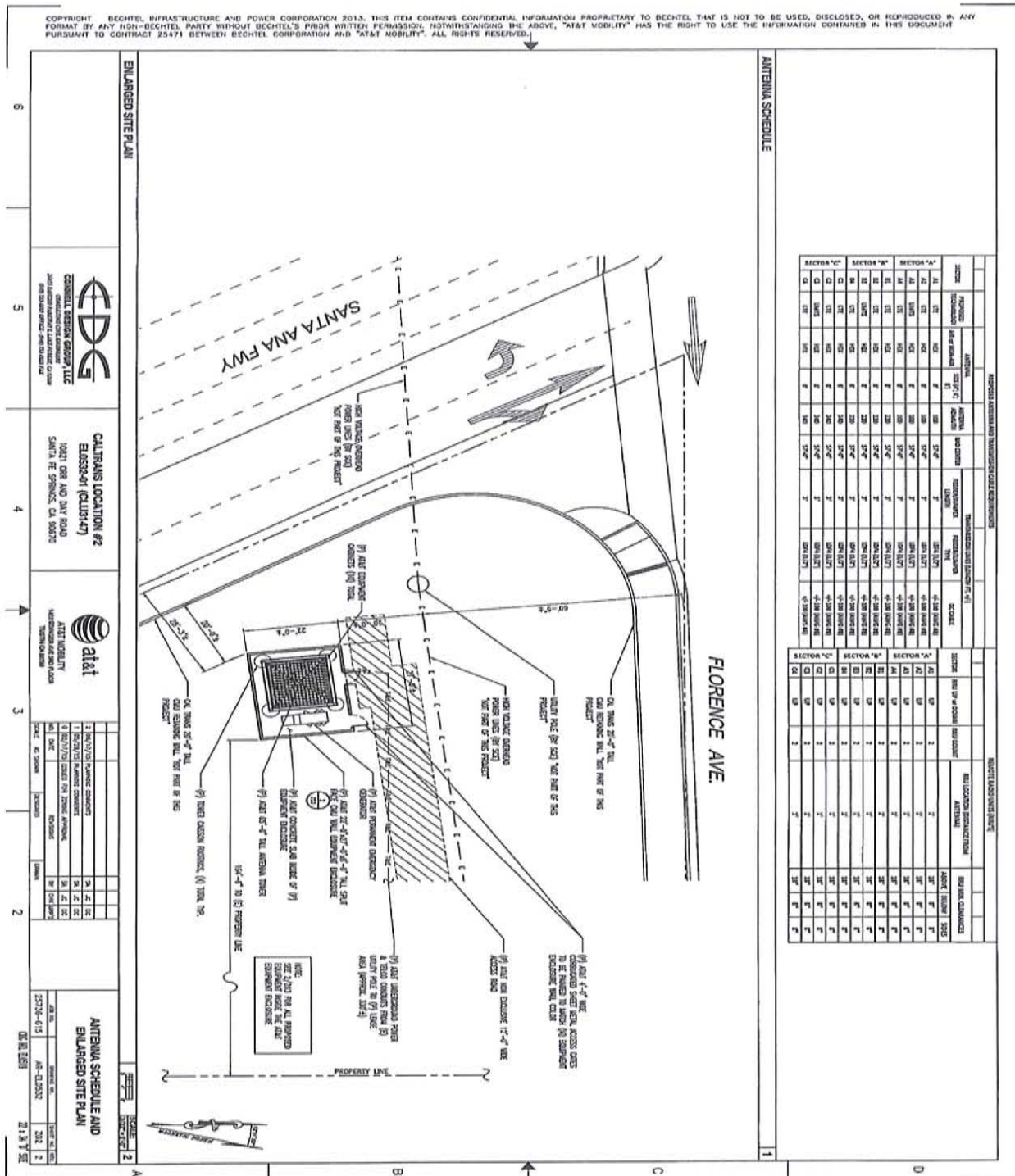
AT&T MOBILITY
1001 S. 10TH AND 10TH ST.
SANTA FE, NM 87505

OVERALL SITE PLAN

LEGEND

NO.	DESCRIPTION	DATE	BY
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3	EXISTING POWER CONDUIT	10/12/15	BE
4	EXISTING POWER CONDUIT	10/12/15	BE
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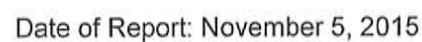
ENLARGED SITE PLAN



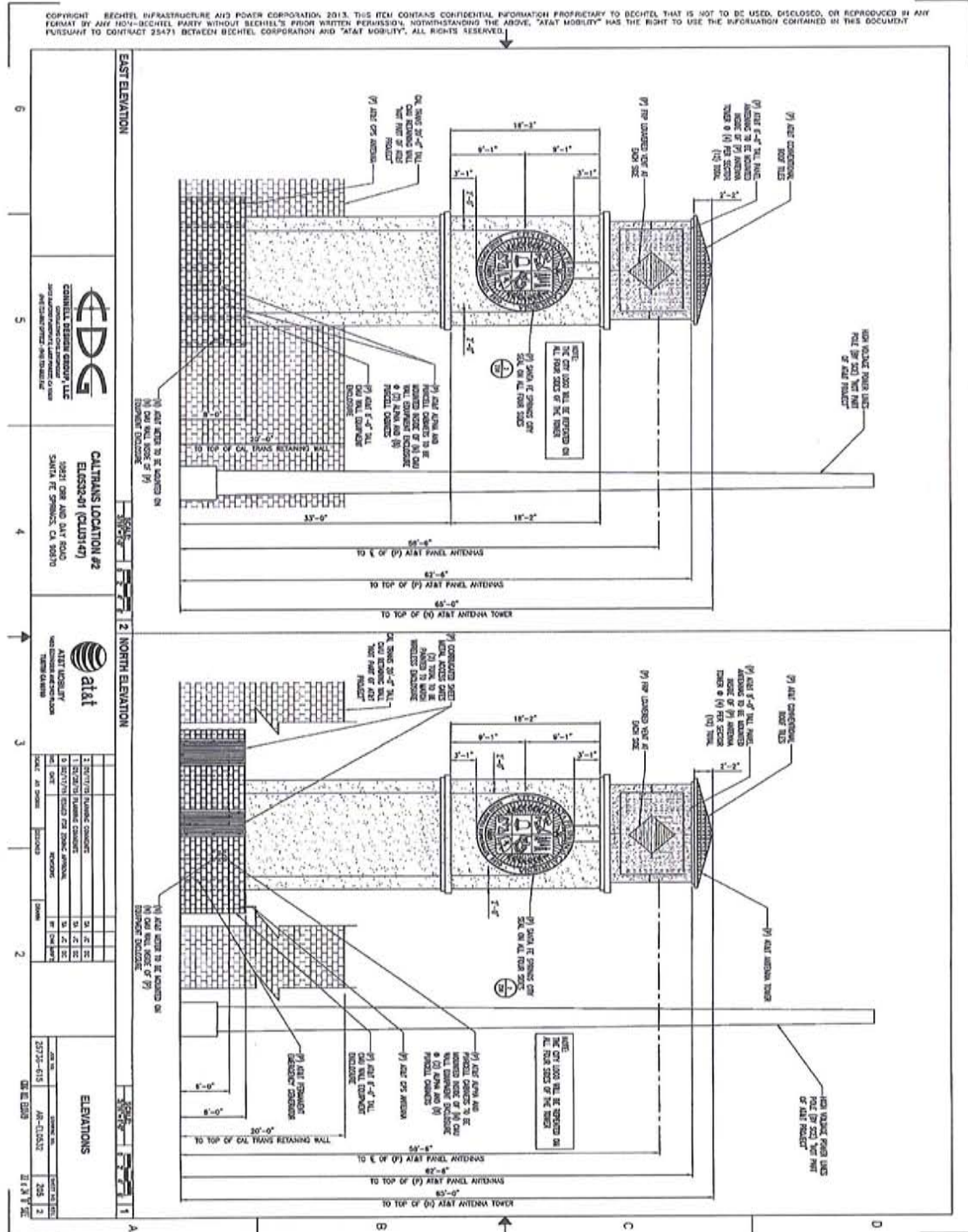
EQUIPMENT AND ANTENNAS LAYOUT



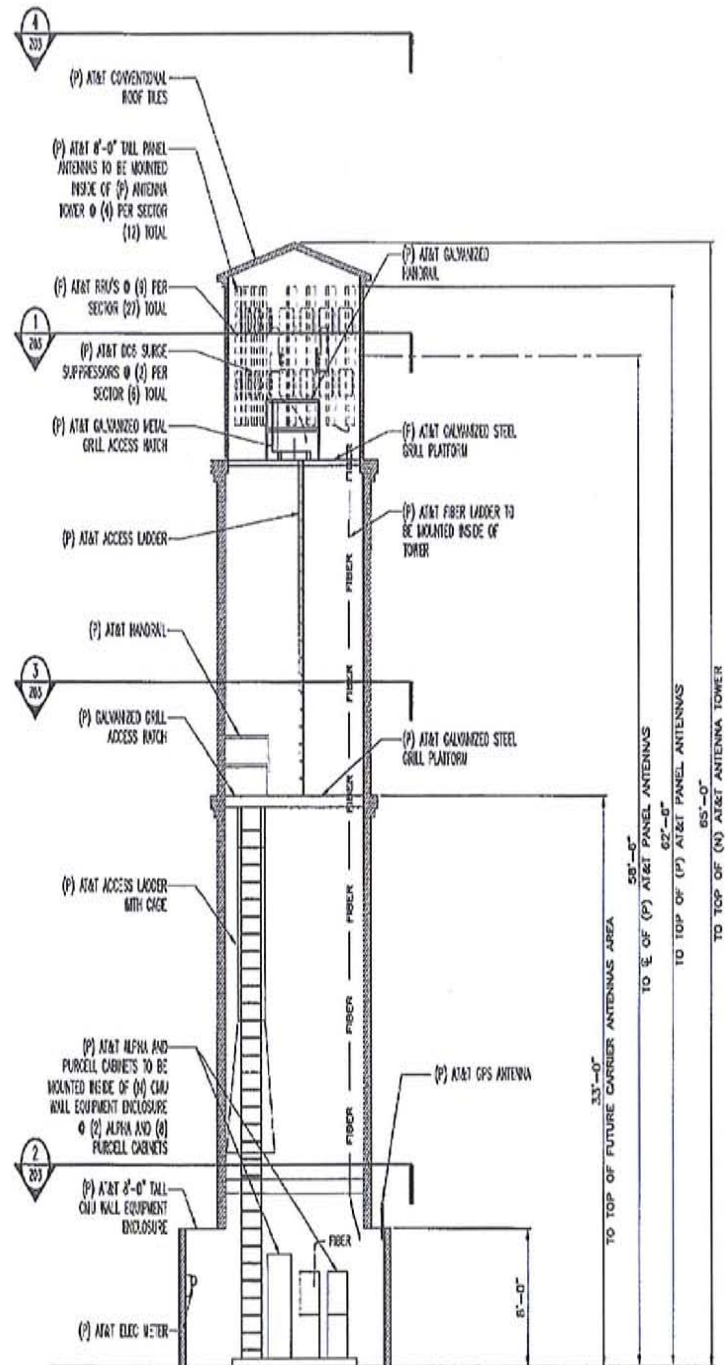
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ELEVATIONS (EAST AND NORTH)



TOWER SECTION



CUP 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): 10821 Orr and Day Road, Santa Fe Springs, CA 906470

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) Abbreviated Description- Sec 1 Twn 3S RNG 12W M R 32-18* POR of SE 1/4 of SW SW 1/4 of Sec 1 T 3S R 12 W
City/Munl/Twp: Region/Cluster:27/27/27

Record Owner of the property: California Department of Transportation

Name: Ramon Cervantes Phone No: 213 897 6534
Mailing Address: 100 S. Main Street, Suite 100, Los Angeles, CA 90012 Date of Purchase: 2014
Fax No: _____ E-mail: ramon.cervantes@dot.ca.gov

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: AT&T Mobility - Tiana Kallenberger Phone No: 949 336 1550

Mailing Address: 1452 Edinger Avenue, Tustin, CA 92780

Fax No: 949 336 6665 E-mail: tkallenberger@coastalbusinessgroup.net

Describe any easements, covenants or deed restrictions controlling the use of the property: An encroachment permit will be obtained by AT&T from the California Department of Transportation to construct a wireless facility on the subject 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): _____
Please see attached project description.

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 proposed wireless facility is essential to this location because it will be the permanent structure that will replace the temporary wireless facility. To have a wireless facility in this location is essential to completing the network of cellular coverage. This coverage is necessary for the businesses and communities of Santa Fe Springs along with the travelers that drive on the I-5 through this 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 proposed wireless facility will continue a strong wireless network, which will allow residents of this area and travelers on the I-5 to have cellular service. This cellular service is essential for business, safety, and communication. The clock tower itself will be aesthetically appealing structure and will not take away from the appearance of the city.

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 only significant disturbance that will occur on the property is during construction. Our construction crews will adhere to the city's guidelines for acceptable practices. After the structure is built there will be infrequent maintenance, that will not disturb the adjoining properties.

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

The proposed wireless facility will not become a hindrance to future quality development or redevelopment of adjoining properties because it is aesthetically pleasing and instead is an attractive design feature for the area. The proposed location of the wireless facility is as close as possible to the I-5 and the on-ramp to the I-5, in order to take up the least amount of footprint as possible, and to not hinder any future development.

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 proposed wireless facility will not impose traffic burdens, it is adjacent to the I-5 freeway and out of the way of major roads. The project is an unmanned telecommunications facility, therefore the use of roads to drive to the site will be limited to infrequent visits for maintenance.

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

AT&T Mobility
1452 Edinger Avenue
Tustin, CA 92780

CUP APPLICATION (Cont.)CUP Application
Page 3 of 3**PROPERTY OWNERS STATEMENT**

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

Name (please print): California Department of Transportation
 Mailing Address: 100 S. Main Street, Los Angeles, CA 90012
 Phone No: 213 897 0530
 Fax No: _____ E-mail: Paul.Lamont@dot.ca.gov
 Signature: C. Paul Lamont
Senior R/W Agent

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)

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? _____

CUP APPLICATION (Cont.)



AT&T Mobility, LLC
12900 Park Plaza Drive
Cerritos, CA 90703

Letter of Authorization

I do hereby authorize AT&T Mobility, LLC and its authorized agent, Coastal Business Group to secure any permits or entitlements with the relevant jurisdiction associated with the installation of a wireless communications facility on the property described below:

AT&T Project Name: EL0519 Cal Trans Location #1

Address: 10821 Orr & Day Road, Santa Fe Springs, CA 90670

APN: 8017-001-038

Owner/Owner's Representative:

C. Paul Hammond

Signature

for California Department of Transportation

Print Name & Title:

*C. Paul Hammond
Senior Right of Way Agent*

Date:

3 March 2015

RECEIVED

MAR 23 2015

Planning Dept.

CUP APPLICATION (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los AngelesOn 03/20/2015 before me, Lydia H. C. Lai, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Charles Paul Lamond aka

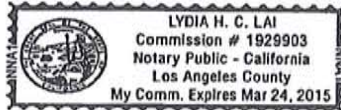
Name(s) of Signer(s)

Charles P. Lamond

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 Lydia H. C. Lai

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

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CUP APPLICATION (Cont.)

City of Santa Fe Springs	DISTRIBUTION				
	FUND	G/L	ACTIVITY	OBJECT	PROJECT
					AMOUNT
	110	397	4110	B000	1,140
	110	397	4110	BH00	662
	110	397	4110	B000	1,140

Damien Richards - Coastal Business Group
(NAME)
16150 Scientific Way
(ADDRESS)
Irvine, CA 92618
(CITY AND STATE)
CUP 917-1 - New clock tower wireless
(DESCRIPTION)

RECEIPT

Facility at
 10821 ORR & Day



NEW BUSINESS

PUBLIC HEARING

Reconsideration of Conditional Use Permit Case No. 308-9

Request for approval to apply an exterior façade to an existing ±8,609 sq. ft. building (Bank of America) at 13415 Carmenita Road, within the Santa Fe Springs Plaza, located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Gunn Avenue, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area. (Stephan Schmidt for Carmenita Plaza, LLC.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Reconsideration of Conditional Use Permit Case No. 308-9, and thereafter close the Public Hearing.
2. Find that Reconsideration of Conditional Use Permit Case No. 308-9 is consistent with the purpose, intent, goals and policies set forth in the City's General Plan.
3. Find that Reconsideration of Conditional Use Permit Case No. 308-9 satisfy the intent and purpose of the PD, Planned Development Overlay Zone District, as set forth in Section 155.325 et. Seq. of the Zoning Regulations.
4. That the Planning Commission approve Reconsideration of Conditional Use Permit Case No. 380-9, subject to conditions of approval contained within this Staff Report.

BACKGROUND/DESCRIPTION OF REQUEST

The 19.5-acre Santa Fe Springs Plaza, otherwise known as the Ralph's Shopping Center, is located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Gunn Avenue, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area. The Plaza is developed with a main building of approximately 140,000 sq. feet and several satellite buildings. The Planning Commission, at its meeting of November 26, 1979, originally approved Conditional Use Permit Case No. 308, which granted approval for the planned development of the commercial shopping center. The original site plan that was approved in 1979 indicated a neighborhood/community oriented commercial shopping center containing approximately 176,400 sq. ft. of building area consisting of a major

supermarket, theatre, and commercial retail units and six satellite buildings. To accommodate new tenants, including El Pollo Loco, Spires, Acapulco Restaurant and a movie theater several revisions to the original site plan occurred in 1979, 1981, 1982 and 1988.

The center's current configuration and approximately ±184,243 sq. ft. of building area was the result of a major remodel of the center in 2012, that consisted of a façade application to the main building, except the area of the former theater, the demolition of several buildings, including Spires, a façade application to an existing building that housed Auto Zone and the Mandarin Inn, and the construction of two new buildings.

In March of 2013, the Planning Commission approved Reconsideration of Conditional Use Permit Case No. 308-9, a request to apply an exterior façade to the existing 6,000 sq. ft. Bank of America Building. The proposed façade treatment was part of the aforementioned major remodel of the center in 2012. The façade improvements, however, were not done. As a result, the entitlement, pursuant to Section 155.721 (Expiration) of the Zoning Regulations, became null and void.

Code Section:	Expiration
155.1721(K)	Unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized within 12 months from the effective date shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

The owner is now requesting approval to proceed with the façade improvements. Please see attachment for previous staff report.

CONDITIONS OF APPROVAL:

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

1. The applicant shall pay for the removal and construction of one driveway per City Standard R-6.4A and inspection.
2. The applicant shall pay for the removal and construction of an ADA compliant

sidewalk adjacent to the proposed driveway per City Standard R-2.2 and inspection.

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.409.1850 x3319)

3. That the applicant shall comply with the Financial Code Section 13041 as it refers to lighting around the automated teller machine (ATM), which requires an unobstructed lighting of 10 candle foot (minimum) power at the ATM(s) and 5'-0" outward. Thereafter, a minimum 2 candle foot (minimum) power shall be provided and maintained 50'-0" from the face of the ATM outward. The parking areas serving the ATM(s) shall provide and maintain a minimum 2 candle foot power from dusk to sunrise.
4. That "No Parking" signs shall be installed and a red line shall be painted on the ground in front of the ATMs to prevent consumers from parking in front of the bank building.
5. That the digital cameras shall be relocated to provide coverage to the ATM users and the customers coming in and out of the bank building. The applicant shall install additional cameras if required to satisfy this condition.
6. That the applicant and/or his employees 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.
7. That the applicant shall be responsible for maintaining control of their litter/trash on the subject property and any that may migrate onto adjacent properties as a result of the business. This may be controlled by installing trash receptacles within strategic areas.
8. That the applicant shall maintain digital video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
9. 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.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Wayne M. Morrell 562.868-0511 x7362)

10. That the applicant 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)*
11. That the 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. A business license application can also be downloaded at www.santafesprings.org.
12. 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.
13. 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.
14. That the applicant, Stephan Schmidt on the behalf of owners, Carmenita Plaza, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Reconsideration Conditional Use Permit Case No. 308-9, 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 applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
15. That unless otherwise specified in the action granting development plan approval and or conditional use permit approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date

shall become null and void. Also the abandonment or nonuse of a development plan approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

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.


Wayne M. Morrell
Director of Planning

Attachments:

1. Previous Staff Report



PUBLIC HEARING

Conditional Use Permit Case No. 308-9

Request for approval to apply an exterior facade to an existing ±8,609 sq ft building (Bank of America) at 13415 Carmenita Road, within the Santa Fe Springs Plaza, located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Gunn Avenue, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area. (Stephan Schmidt for Carmenita Plaza, LLC.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. That the Planning Commission finds that CUP Case No. 308-9 is consistent with the purpose, intent, goals and policies set forth in the City's General Plan and the Consolidated Redevelopment Project Area.
2. That the Planning Commission finds that CUP Case No. 308-9 does satisfy the intent and purpose of the PD, Planned Development Overlay Zone District, as set forth in Section 155.325 et seq of the Zoning Regulations.
3. That based on the findings set forth in the staff report, the Planning Commission find that the applicant's request meets the criteria set forth in Section 155.325 et seq of the City Regulations for the granting of a Conditional Use Permit.
4. That the Planning Commission find that approval of CUP 308-9 is pursuant to and in furtherance of the Redevelopment Plan for the Consolidated Redevelopment Project and is within the scope of the Program EIR and Final Subsequent EIR which was prepared for said Redevelopment Plan and that no new significant effects could occur or no new mitigation measures or environmental document would be required.
5. That the Planning Commission approves CUP Case No. 308-9, subject to conditions of approval contained within this Staff Report.

BACKGROUND/DESCRIPTION OF REQUEST:

The 19.5-acre Santa Fe Springs Plaza, otherwise known as the Ralph's Shopping Center, is located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Gunn Avenue, in the C-4-PD, Community

Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area. The Plaza is developed with a main building of approximately 140,000 sq feet and several satellite buildings.

The Planning Commission, at its meeting of November 26, 1979, originally approved CUP No. 308, which granted approval for the planned development of the commercial shopping center. The original site plan that was approved in 1979 indicated a neighborhood/community oriented commercial shopping center containing approximately 176,400 sq ft of building area consisting of a major supermarket, theatre, and commercial retail units and six satellite buildings. The Center's current configuration and approximately 184,286 sq ft of building area was the result of several revisions to the original site plan in 1979, 1981, 1982, 1988, 2006 and 2008 to accommodate new tenants, including El Pollo Loco, Spires, Acapulco Restaurant, a movie theater, Chase Bank, T-Mobile, Auto Zone and several eateries.

Recent entitlements include:

Entitlement:	Proposal	Approval Date	Status
CUP 640	New 4,250 sq ft multi-tenant building	2/14/2006	Completed
CUP 308	New facade to main shopping center	2/14/2006	86% complete**
CUP 670	New 4,700 sq ft multi-tenant building	10/27/2007	On Hold
CUP 682	New facade to 6,000 sq ft building	02/14/2006	Completed
CUP 683	New 5,000 sq ft single-tenant building	04/14/2008	Completed
** Tenants:	Area of theater has old exterior		

The Applicant is currently requesting approval to apply an exterior facade to the existing 8,609 sq ft Bank of America Building. The proposed facade and landscape improvements are consistent with architecture and landscaping within the center.

DEVELOPMENT PROPOSAL

Site Plan: The applicant is proposing to apply an exterior facade to the existing 8,609 sq ft building Bank of America Building that is centrally located within the center.

Parking: No changes to the existing parking is proposed.

Floor Plan: No changes to the existing parking is proposed

Landscaping: The landscaping at the east and west sides of the building will be improved to include metal lattices for trailing vines or plans such as bougainvillea.

Elevations: The architectural elevations submitted for the proposed facade reflects a contemporary design using painted exterior plaster, decorative foam cornice, anodized aluminum storefront system, and ledge stone. Additionally, there are landscape trellises on the east and west elevations. Decorative light fixtures are mounted on all elevations of the buildings. The building is articulated with various vertical and horizontal pop outs on all four sides. The color scheme matches the rest of the shopping center and the various colors are used to emphasize the articulation of the pop out elements.

STREETS AND HIGHWAYS

The shopping center is located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Gunn Avenue and Lanett Avenue. The Bank of America building has frontage on Telegraph Road. Telegraph Road is identified as a "Major Highway" within the Circulation Element of the City's General Plan Map.

ZONING AND LAND USE

The subject property is zoned C-4-PD, Community Commercial-Planned Development and is developed with a variety of retail/commercial uses, including a bank, theater, restaurants, medical, professional, business and administrative offices. The subject property interfaces with a single-family residential neighborhood to the north and east. The neighborhood is characterized by one-story single-family residential dwellings located on approximately 5,000 sq ft lots. The interfacing residential lots to the north back onto the subject property. Both neighborhoods are located in the Los Angeles County unincorporated area and are zoned R-1.

The property to the south, across Telegraph Road, is zoned M-1, Heavy Manufacturing. A small area at the southeast corner of Carmenita Road and Telegraph Road is located in the City of Santa Fe Springs; the larger area is located in the Los Angeles County unincorporated area. The property at the southwest corner of Carmenita Road and Telegraph Road is zoned C-4, Community Commercial and is developed with the Gateway Shopping Center. The property at the northwest corner of Carmenita Road and Telegraph Road is also zoned C-4,

Community Commercial and is developed with commercial/retail uses including a gas station and a small commercial center. The property directly to the north of the gas station and small retail center is R-3, Multiple-Family Residential and is developed with apartment complexes.

ENVIRONMENTAL DOCUMENT

Because the proposed development is located within the Consolidated Redevelopment Project for which an Environmental Impact Report was previously prepared as required by law, further environmental documents are not required if it is determined that the proposed project is:

1. Pursuant to, and furtherance of the adopted Redevelopment Plan;
2. Within the scope of the Program EIR and Final Subsequent EIR which was prepared for said Redevelopment Plan; and
3. That no new significant adverse effect could occur or no new mitigation measures or environmental document would be required.

Staff finds that the proposal meets the aforementioned conditions.

CONDITIONAL USE PERMIT APPROVAL - COMMISSION'S CONSIDERATION.

Pursuant to Section 155.716 of the Zoning Regulations, before granting a conditional use permit, the Commission shall 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. 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.

1. Compatibility with adjoining properties/uses and surrounding areas

The proposed facade will not change the use of the building as a bank. The bank is located within a commercial shopping center with various retail uses and at least one other financial institution (Chase Bank). To the west of the bank is a drive-thru ATM for Chase. Additionally, the properties at the northwest and southwest of Telegraph Road and Carmenita Road are also similarly zoned and developed with various commercial uses.

The proposed facade will be architecturally compatible with the existing center and individual buildings within the center. Elements of the facade include: painted exterior plaster, decorative foam cornice, ledge stone, decorative light fixtures, vertical and horizontal pop-outs, and landscape trellises. All these elements currently exist within the center. Additionally, parking and circulation within the center will remain the same.

2. **Consistency with goals, policies and programs of the General Plan criteria**

The subject property has a General Plan land use designation of "Commercial" and a zoning designation of C-4-PD, Community Commercial-Planned Development. The facade will not change the land General Plan land use designation or zoning designation of the property. The improvements area in conformance with both the General Plan and Zoning designation.

Approval of the Conditional Use Permit Case No. 683 would promote a number of specific General Plan Goals and Policies as described in "Table 1" below:

Table 1
General Plan Consistency Analysis

<u>General Plan Element</u>	<u>Goal</u>	<u>Project Consistency/Comment</u>
Land Use	9.6 Work with property owners who wish to upgrade and expand their facilities.	Consistent: Because of the recent architectural upgrades within the center, the building's elevation appears to be incongruent with the rest of the center. The new facade will make the building similar to the other buildings
	12. Encourage high quality, appropriate private investment in commercial areas of Santa Fe Springs.	Consistent: Capital from Private investment will provide the mechanism for the high quality facade design and construction.
Open Space/Conservation	4. Continue to add to the collection of permanent outdoor sculptures by actively enforcing the Heritage Artwork in Public Places Program	Consistent: The improvements are subject to the City's Heritage Artwork in Public Places Program.

STAFF REMARKS

Staff believes that the development is consistent with and in furtherance of the policies and goals set forth in the City General Plan and will meet the purposes and intent of the PD, Planned Development Zone and is therefore recommending approval of CUP No. 308-9.

CONDITIONS OF APPROVAL:**FIRE DEPARTMENT-FIRE PREVENTION DIVISION:**
(Contact: Alex Rodriguez 562.868-0511 x3701)

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

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

7. 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.
8. 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, Anita Jimenez at (562) 868-0511.

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Wayne M. Morrell 562.868-0511 x7362)**

9. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
10. That 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.
11. That the ledge stone proposed for the building shall be Honey Mountain Ledge Smooth Natural Stone. ***It is the responsibility of the owner to ensure that the application of the ledge stone is done in a manner that is acceptable to the City. To this end, the owner/contractor shall consult with the Planning and Public Works Departments to review the scope of the work and shall be responsible for coordinating the inspection of all work. Any application of the ledge stone that is not acceptable to the City shall be completely removed and the work re-done until such time that it is acceptable to the Planning and Public Works Departments.***
12. That pursuant to Section 35.095(4a and b) of the Municipal Code, all general contractors and sub-contractors, prior to the start of any work related to the subject project, shall obtain a business license from the City of Santa Fe Springs. A copy of the said business license certificate shall be submitted to the general contractor and maintained at the project site at all times. Contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527, to obtain a business license application or one can be downloaded at www.santafesprings.org.

13. That the Applicant shall require 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.
14. That the Applicant shall be responsible for reviewing and/or providing the required conditions of approval to his/her architect, engineer, contractor, 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.***
15. That the final site plan and elevations for the proposed facade and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.
16. 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.
17. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable regulations shall be complied with.
18. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.
19. That the Applicant agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning CUP No. 308-9, 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.

FUTURE REQUEST: (Planning Commission Meeting: Tentative April 9, 2012)

CUP No. 308-10 Request to apply an exterior facade to the existing 21,658-sq ft multi-tenant building. Acapulco Restaurant (8,744 sq ft) and Century 21 (4,170 sq ft) formerly occupied the building. The Mandarin Inn currently occupies the Acapulco area of this building. The area formerly occupied by Century 21 which is presently vacant, but soon will be occupied by Denny's Restaurant.



Paul R. Ashworth
Director of Planning and Development

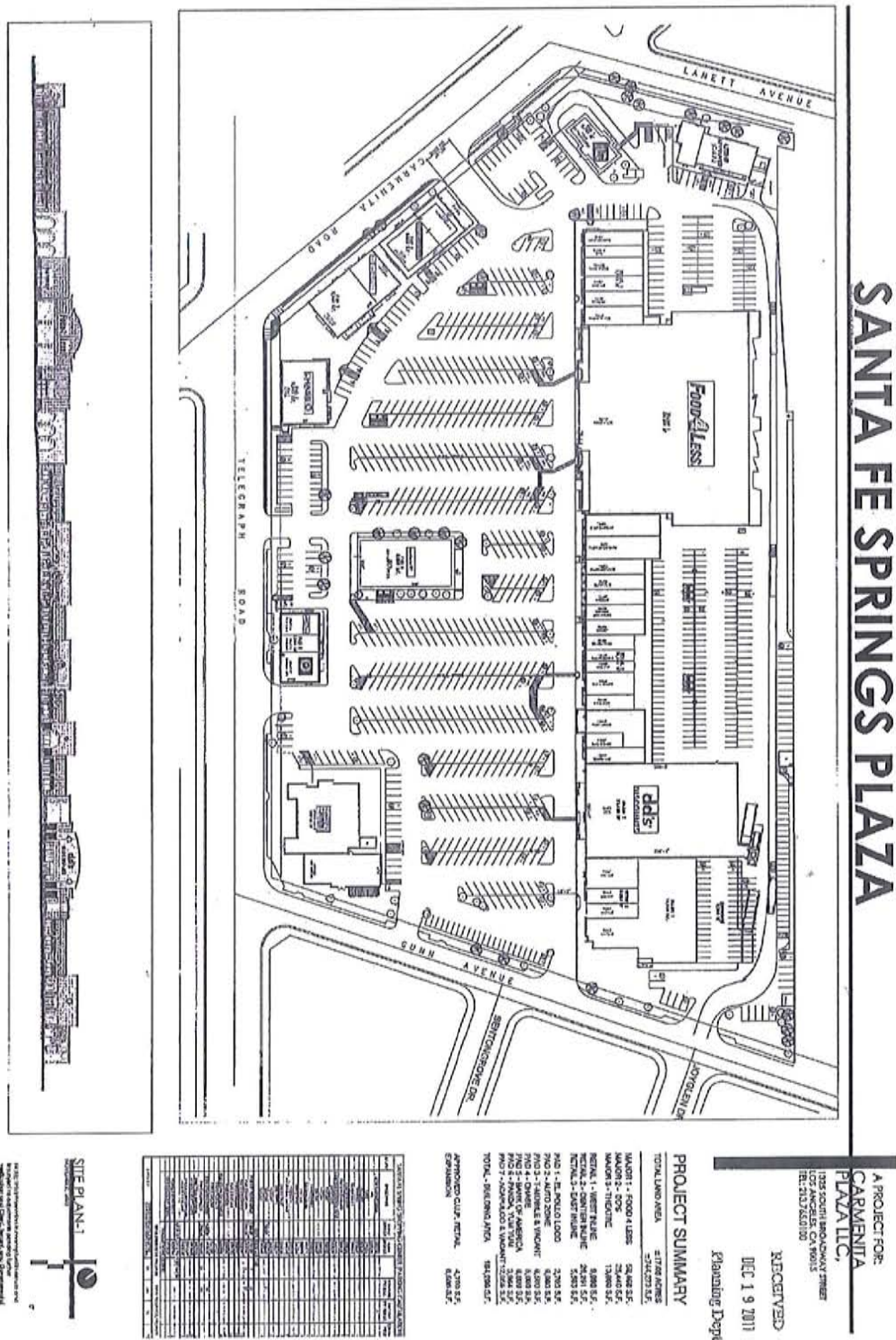
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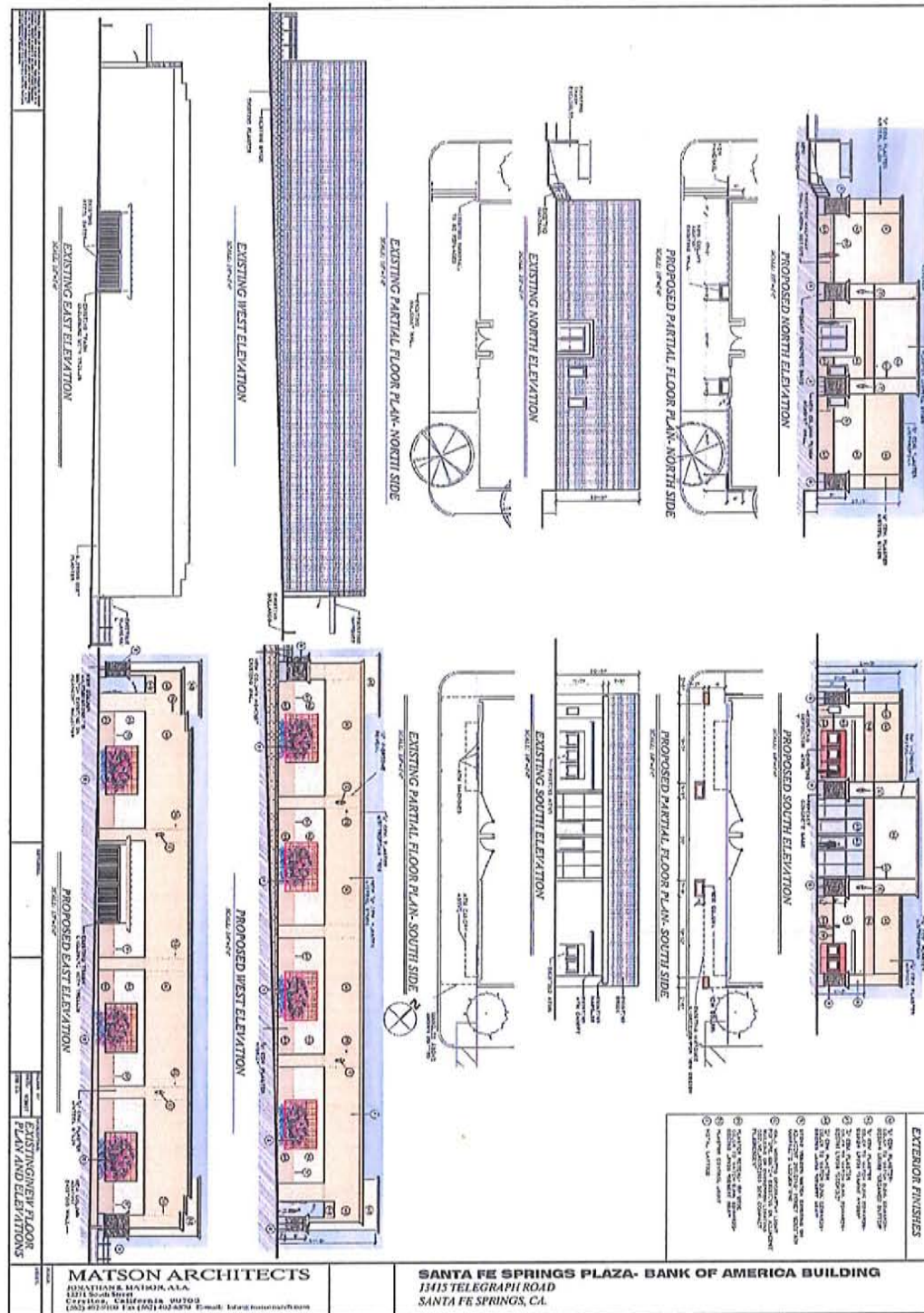
1. Location Aerial - Aerial Photograph
2. Site Plan
3. Elevations
4. E-Mail Regarding Facade

Q:\Planning\1 Planning Commission Meetings\2012\PC MTG 3-26-2012\CUP 308-9 Pc Report-Bank of America Facade\3/22/2012 9:38:27 AM WMM

CONDITIONAL USE PERMIT CASE NO. 308-9
Proposal: Application of Façade to Bank of America Building







From: Stephan Schmidt [mailto:Stephan@neman.com]
Sent: Thursday, March 22, 2012 8:55 AM
To: Wayne M. Morrell
Subject: Re: Acapulco and Denny's

Wayne

As you are aware we are in the final phases of the renovation at the plaza , we plan to update and enhance the exterior of the Bank of America building to match the architectural theme of the center that was been renovated in the past few years. We then are planning on breaking ground on the Acapulco building in the next few months . I thank you and your staff for diligently working with us

Stephan Schmidt
Development & Construction Director
1525 S Broadway St
Los Angeles, Ca 90015
stephan@neman.com
323.509.7411

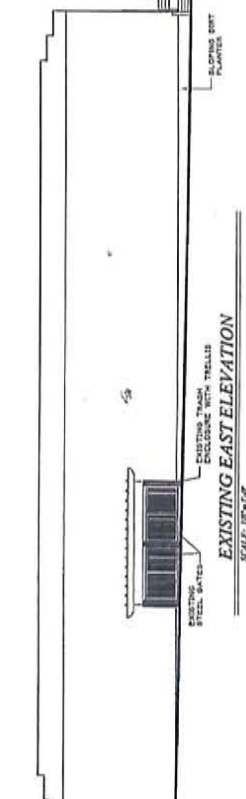
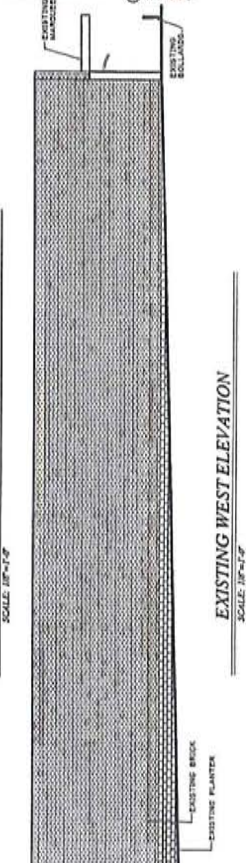
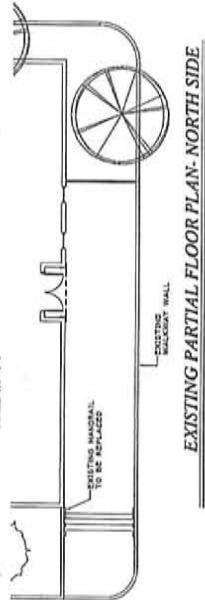
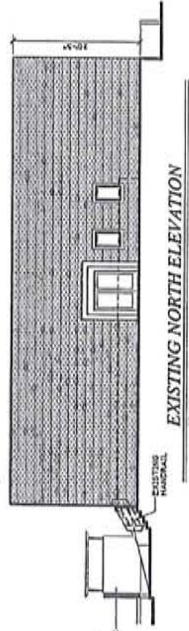
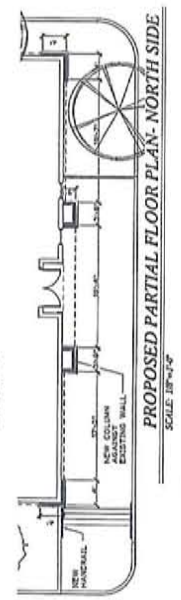
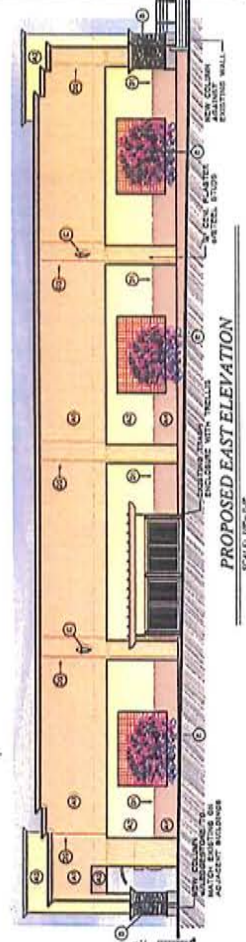
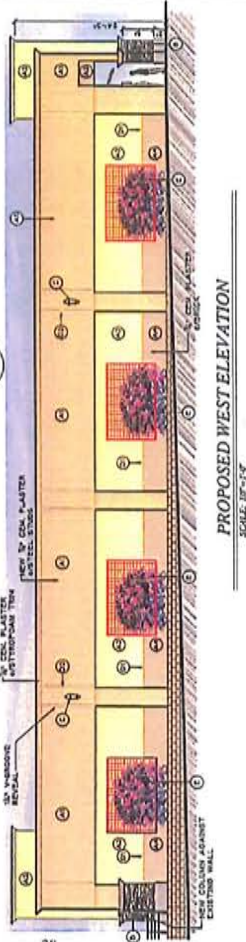
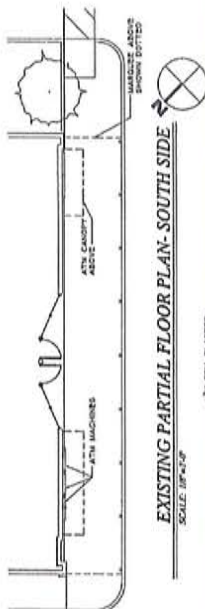
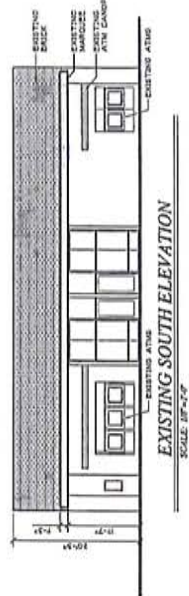
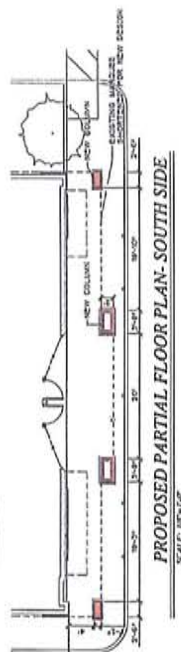
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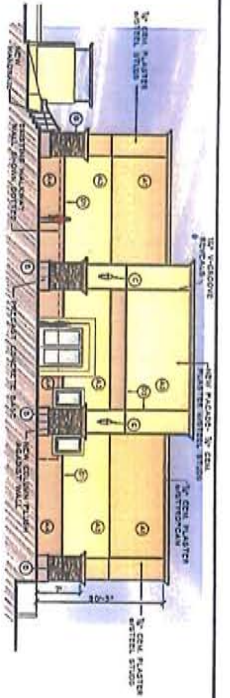
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Planning Dept

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13415 TELEGRAPH ROAD
SANTA FE SPRINGS, CA.

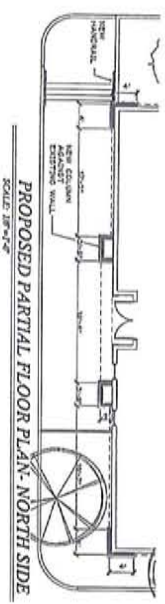
MATSON ARCHITECTS
JONATHAN B. MATSON, AIA
1271 South Street
Corvallis, California 97330
(503) 403-9100 Fax (503) 403-6570 E-mail: info@matsonearch.com

EXISTING/NEW FLOOR
PLAN AND ELEVATIONS

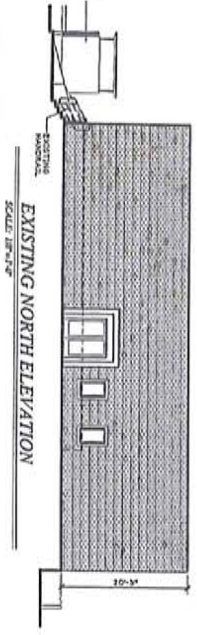




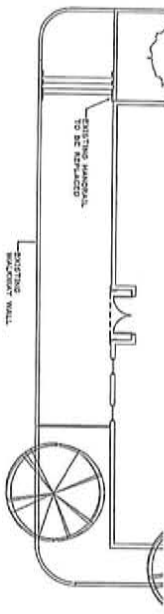
PROPOSED NORTH ELEVATION
SCALE 1/8"=1'-0"



PROPOSED PARTIAL FLOOR PLAN - NORTH SIDE
SCALE 1/8"=1'-0"



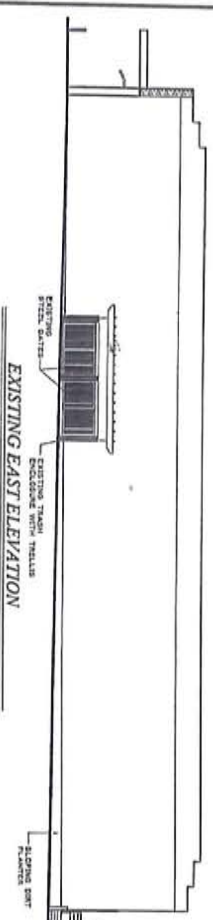
EXISTING NORTH ELEVATION
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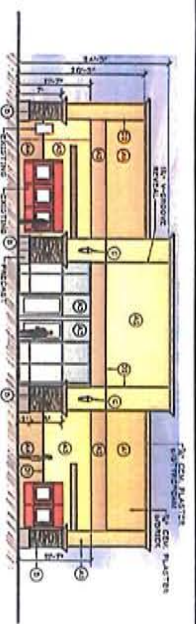
EXISTING PARTIAL FLOOR PLAN - NORTH SIDE
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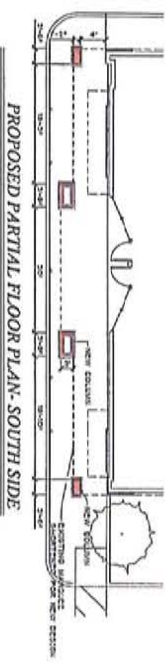
EXISTING WEST ELEVATION
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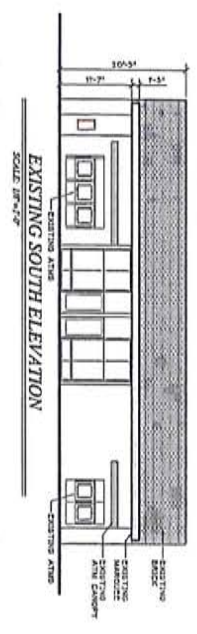
EXISTING EAST ELEVATION
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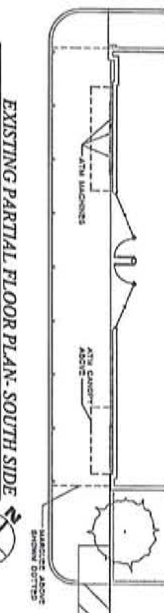
PROPOSED SOUTH ELEVATION
SCALE 1/8"=1'-0"



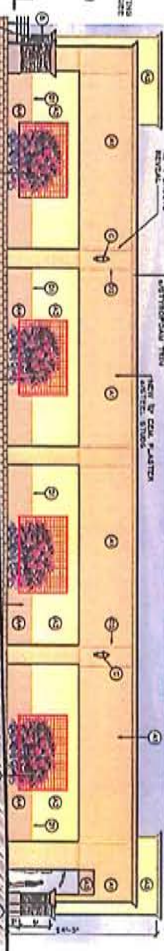
PROPOSED PARTIAL FLOOR PLAN - SOUTH SIDE
SCALE 1/8"=1'-0"



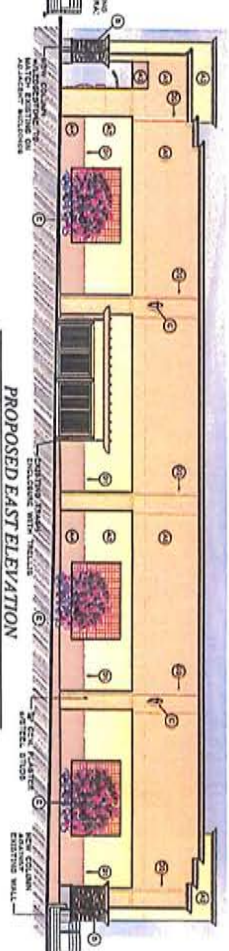
EXISTING SOUTH ELEVATION
SCALE 1/8"=1'-0"



EXISTING PARTIAL FLOOR PLAN - SOUTH SIDE
SCALE 1/8"=1'-0"



PROPOSED WEST ELEVATION
SCALE 1/8"=1'-0"





PUBLIC HEARING

Development Plan Approval Case No. 900, Conditional Use Permit Case No. 640 and Modification Permit Case No. 1258 and Environmental Document

A request for approval to demolish an existing $\pm 12,055$ sq. ft. building, consisting of a $\pm 4,055$ sq. ft. real estate office and a $\pm 8,000$ sq. ft. restaurant, and to construct, on the same pad, a 13,885 sq. ft. building consisting of a 2,240 sq. ft. Starbucks restaurant with a drive thru and future retail or restaurant spaces of $\pm 11,645$ sq. ft. The proposed drive-thru would intermittently encroach within the required fifteen foot (15) landscaping area. The 13,885 sq. ft. building will be served by a $\pm 2,158$ sq. ft. trellis patio (15' x 143' 11") that runs the entire length of the building. The proposed development is at 13473 Carmenita Road and 10543 Gunn Avenue, within the Santa Fe Springs Plaza, generally located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Gunn Avenue, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area.

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case Nos. 900, Conditional Use Permit Case No. 768 and Modification Permit Case No. 1257, and thereafter close the Public Hearing.
2. Find that Development Plan Approval Case Nos. 900, Conditional Use Permit Case No. 768 and Modification Permit Case No. 1257 Conditional Use Permit Case No. 640 are consistent with the purpose, intent, goals and policies set forth in the City's General Plan.
3. Find Development Plan Approval Case Nos. 900, Conditional Use Permit Case No. 768 and Modification Permit Case No. 1257 do satisfy the intent and purpose of the PD, Planned Development Overlay Zone District, as set forth in Section 155.325 et. seq. of the Zoning Regulations.
4. Find and determine that the applicant's request meets the criteria set forth in Section 155.695 of the City Zoning Regulations for the granting of modifications.

RECOMMENDATIONS –Continued

5. Find and determine that the project is categorically exempt pursuant to Section 15302 (b), Class 2 (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), in that it involve replacement of a commercial structure with a new structure of substantially the same size, purpose and capacity.
6. Approve Development Plan Approval Case Nos. 900, Conditional Use Permit Case No. 768 and Modification Permit Case No. 1257, subject to conditions of approval contained within this Staff Report.

BACKGROUND/DESCRIPTION OF REQUEST

The 19.5-acre Santa Fe Springs Plaza, otherwise known as the Ralph's Shopping Center, is located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Gunn Avenue, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area. The Plaza is developed with a main building of approximately 140,000 sq. feet and several satellite buildings. The Planning Commission, at its meeting of November 26, 1979, originally approved Conditional Use Permit Case No. 308, which granted approval for the planned development of the commercial shopping center. The original site plan that was approved in 1979 indicated a neighborhood/community oriented commercial shopping center containing approximately 176,400 sq. ft. of building area consisting of a major supermarket, theatre, and commercial retail units and six satellite buildings. To accommodate new tenants, including El Pollo Loco, Spires, Acapulco Restaurant and a movie theater several revisions to the original site plan occurred in 1979, 1981, 1982 and 1988.

The center's current configuration and approximately $\pm 184,243$ sq. ft. of building area was the result of a major remodel of the center in 2012, that consisted of a façade application to the main building, except the area of the former theater, the demolition of several buildings, including Spires, a façade application to an existing building that housed Auto Zone and the Mandarin Inn, and the construction of two new buildings.

The same owner is requesting development plan approval to demolish the existing $\pm 12,055$ sq. ft. building, consisting of a $\pm 4,055$ sq. ft. real estate office and a $\pm 8,000$ sq. ft. restaurant, and to construct, on the same pad, a 13,885 sq. ft. building consisting of a 2,240 sq. ft. Starbucks restaurant with a drive thru and future retail or restaurant spaces of $\pm 11,645$ sq. ft. Concurrent with the development plan approval, for the new building, is conditional use permit approval to allow the drive-thru component of the proposed Starbucks restaurant. Additionally, because the drive-

thru of the Starbucks intermittently encroaches into the required 20 foot front and side yard area, a modification of property development standard is required.

The building to be demolished was once occupied by a Century 21 real estate office, the Acapulco restaurant and most recently, the Mandarin Inn restaurant.

DEVELOPMENT PLAN APPROVAL- AUTHORIZATION:

Pursuant to section 155.735 (AUTHORIZATION) of the Zoning Regulations, the Planning Commission shall have the authority, subject to the procedures set forth in this subchapter (Zoning-Chapter 155), to grant development plan approval when it has been found that said approval is consistent with the requirements, intent and purpose of this chapter (Zoning-Chapter 155).

Purpose:

Pursuant to section 155.736 (PURPOSE) 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.

The applicant is, therefore requesting Development Plan Approval Case No. 900, to construct the new 13,885 sq. ft. building and appurtenant improvements.

DPA CASE NO. 900

DEVELOPMENT PROPOSAL

Existing and New Partial Site Plans (Sheet A-2.1): The applicant is proposing to demolish an existing $\pm 12,055$ sq. ft. building, consisting of a $\pm 4,055$ sq. ft. real estate office and a $\pm 8,000$ sq. ft. restaurant, and to construct, on the same pad, a 13,885 sq. ft. building consisting of a 2,240 sq. ft. Starbucks restaurant with a drive thru and future retail or restaurant spaces of $\pm 11,645$ sq. ft. The restaurant/retail space is divisible into six (6) individual units. The proposed drive-thru, which can accommodate more than eight (8) queuing cars, intermittently encroaches within the required fifteen foot (15) landscaping area, particularly at the curvature at the intersection of Telegraph Road and Gunn Avenue. The 13,885 sq. ft. building will be served by a $\pm 1,905$ sq. ft. trellis patio that runs the entire length of the building.

Floor Plan: According to the floor plan, the 13,885 sq. ft. building is divisible into the following areas: (1) Starbucks- 2,123 sq. ft. general area with a 117 sq. ft.-electrical room and a 307 sq. ft. patio (2) Future retail/restaurant space of 11,645 sq. ft. divisible into six units. Unit 1 of 1,396 sq. ft.; Unit 2 of 1,396 sq. ft.; Unit 3 of 1,557 sq. ft.; Unit 4 of 1,557 sq. ft.; Unit 5 of 1,647 sq. ft. and Unit 6 of 1,852 sq. ft. The six units share

a patio area of 1,600 sq. ft.

Elevations: The architectural elevations submitted for the building at the intersections of Telegraph Road and Gunn Avenue consist of a contemporary design through the use of painted exterior plaster, decorative foam cornice, anodized aluminum storefront system, and ledgerstone veneer. Additionally, there are landscape lattice elements on the street facing elevations along with spandrel glass storefronts to soften the building's appearance. Decorative light fixtures are mounted on all four elevations of each building. The building is articulated with various vertical and horizontal reveal lines, pop-outs, and tower elements that frame the pedestrian entrance from the public sidewalk from the street corner. The paint color scheme matches the rest of the shopping center and the various colors are used to emphasize the articulation of the pop-out elements. The overall architecture is consistent with the existing buildings within the shopping center.

Parking: Twenty-eight (28) parking spaces are shown. Of those, four are accessible spaces. With a public area of 800 sq. ft., the proposed Starbucks would require 29 parking spaces (One (1) parking space for each 35 square feet of floor area in the public portion of the building, plus one parking space for each two (2) employees on the largest shift. Notwithstanding, the parking for the 13,885 sq. ft. commercial building would be distributed throughout the commercial center, since parking is shared.

Landscaping: The project will provide a 20 foot landscape setback along Telegraph Road and Gunn Avenue, except at the curvature of the drive-thru where the landscaping is 10'-4". Notwithstanding, the property provides 9,743 sq. ft. of landscaping. The Code requires 4,593 sq. ft.

Trash Enclosures:

Trash enclosures for the project are provided north of the proposed development, within the larger parking area for the center. While somewhat inconvenient for the prospective tenants, but based on the design of the building with a trellis patio occupying the entire length of the building, placing the trash enclosures away from the patio area, where people will be eating, is most appropriate.

Driveways

Ingress and egress for the proposed project are provided by existing driveways along Telegraph Road and also along Gunn Avenue. Both driveways are capable of two-way traffic.

STREETS AND HIGHWAYS

The shopping center is located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Gunn Avenue. The proposed building is at the southwest corner of Gunn Avenue and Telegraph Road. Telegraph Road and Carmenita Road are both designated as a "Major Highway" on the City's

General Plan Map. Gunn Avenue is a local street.

ZONING AND LAND USE

The subject property is zoned C-4-PD, Community Commercial-Planned Development and is developed with a variety of retail/commercial uses, including a bank, theater, restaurants and medical, professional, business and administrative offices. The subject property interfaces with a single-family residential neighborhood to the north and east. The neighborhood is characterized by one-story single-family residential dwellings located on approximately 5,000 sq. ft. lots. The interfacing residential lots to the north back onto the subject property. Both neighborhoods are located in the Los Angeles County unincorporated area and are zoned R-1. The properties east, south and south east of the proposed building are in the Los Angeles County unincorporated area and developed with various commercial uses.

The property to the south, across Telegraph Road, is zoned M-1, Heavy Manufacturing. A small area at the southeast corner of Carmenita Road and Telegraph Road is located in the City of Santa Fe Springs; the larger area is located in the Los Angeles County unincorporated area. The property at the southwest corner of Carmenita Road and Telegraph Road is zoned C-4, Community Commercial and is developed with the Gateway Shopping Center. The property at the northwest corner of Carmenita Road and Telegraph Road is also zoned C-4, Community Commercial and is developed with commercial/retail uses including a gas station and a small commercial center.

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 (Zoning Regulation).

Finding:

The C-4-PD zone allows for a variety of retail establishments offering convenience and shoppers' goods for the community and local neighborhood including, music stores, supermarkets, cafes, coffee shops and restaurants, theaters, financial institutions, post offices, retail bakeries, and administrative offices, real estate offices, clinics, doctors and other professional offices.

The proposed uses of the commercial building are consistent with the uses allowed in the C-4-PD zone, in that coffee shops, retail and restaurants are permitted uses in the C-4-PD zone

The proposed development is consistent with the purpose of the M-2 Zone in the following manner:

1. The land is appropriate for commercial uses based on its zoning, C-4-PD, Community Commercial-Planned Development and its General Plan Land Use designation of Commercial.
2. Since the proposed development is commercial, rather than residential or industrial in nature, the land is being preserved for commercial uses, and harmonize with the surrounding commercial uses.
3. If the property is improved, for example by demolishing old buildings and constructing a new building, the assessed value of the property is likely to change, leading to an increase in property values. Simply put, any improvement to a property may affect the assessed value and, by association, the property value.
4. The construction of a new commercial building provides an opportunity to attract and encourage potential new businesses to the City.
5. The proposed project will generate new jobs in the City.

(B) That the architectural design of the proposed structures are such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter (Zoning-Chapter 155)..

Finding:

The new building will represent a significant enhancement in the appearance of the property. The area of the building formerly occupied by the real estate office has been vacant since 2009. The Mandarin Inn ceased operation in 2013. The only buildings within the shopping center that still have the old architecture are said building, the El Polo Loco restaurant building and the Bank of America building. Demolishing the existing building and constructing a building that is architecturally similar to the architectural style of the shopping center represents a significant enhancement in the appearance of the property.

(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.

Finding:

The proposed building has been designed to serve as a functional coffee shop and as future restaurant or retail space. With respects to the Starbucks, 60% of new locations opened in the U.S. will have drive-thru's. Drive thru locations realize higher margins for Starbucks, and allow the company to expand into different areas. The proposed building has a patio that runs the entire length of the building. A well-designed and well equipped outdoor patio can be a boon for restaurants guests and owners alike by

offering a pleasant dining experience and an opportunity to boost traffic and revenues. Finally, the proposed building incorporates some of the design elements and materials already found within the center, including painted exterior plaster, decorative foam cornice, anodized aluminum storefront system, and ledgerstone veneer.

(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 (Zoning Chapter 155).

Finding:

Except for the drive-thru, the entire area between the property lines will be landscaped. Landscaping is proposed between the edge of the building and the drive-thru, and along the perimeter of the building. Additionally, landscaping in front of walls facing the street, projections, recesses, pop-outs, awnings, color and textures are used to reduce the visual size of unglazed walls. All the landscaping will be consistent with the State's Model Water Efficiency Landscape ordinance.

(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.

Finding:

Staff's goal was to depict a contemporary and attractive building that was consistent with the development standards and the newer architectural style of the shopping center. The new building would incorporate many of the design elements and materials (painted exterior plaster, decorative foam cornice, anodized aluminum storefront system, ledgerstone veneer) and therefore would be harmonize with the center. The paint color scheme also matches the rest of the shopping center and the various colors are used to emphasize the articulation of the pop-out elements.

(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.

Finding:

The design plans for the new building were not significantly restricted or curtailed by the requirements of the City's Zoning Regulations. City Staff made suggestions and presented options to the architect to further enhance the appearance of the proposed building and to make the building consistent with the existing contemporary architectural style of the center. Accordingly, the new proposed project is both a functional facility for the operational needs of a coffee shop and retail/restaurant uses, and promotes the architectural design principles seen as important by the City.

Conditional Use Permit Case No. 758

ZONING REGULATION REQUIREMENTS

Pursuant to 155.153 (K) of the Zoning Regulations, drive-in restaurants, ice cream and refreshments stands with limited or no indoor customer seating area shall be permitted in the C-4, Zone only after a valid conditional use permit has first been issued.

Code Section:	Conditional Uses
155.153(K)	Drive-in restaurants, ice cream and refreshment stands with limited or no indoor customer seating area.

CONDITIONAL USE PERMIT APPROVAL - COMMISSION'S CONSIDERATION.

Pursuant to Section 155.716 of the Zoning Regulations, before granting a conditional use permit, the Commission shall 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. 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.

(A) Compatibility with adjoining properties/uses and surrounding areas**Finding:**

The proposed multi-tenant building will be compatible and harmonious with other uses in the surrounding area. The retail and restaurant components of the proposed development will complement the commercial land uses already existing within the shopping center. Additionally, the properties at the northwest and southwest of Telegraph Road and Carmenita Road are also similarly zoned and developed with similar commercial uses, including the Gateway Plaza Shopping Center. The properties to the south and to the east, although outside of the City, are developed with retail and restaurant uses.

(B) Consistency with goals, policies and programs of the General Plan criteria**Finding:**

The subject property has a General Plan land use designation of "Commercial" and a zoning designation of C-4-PD, Community Commercial-Planned Development. The proposed development is in conformance with both the General Plan and Zoning designations. In addition, the property is already improved as a commercial shopping center.

Finding:

Approval of the Conditional Use Permit Case No. 758 would promote a number of specific General Plan Goals and Policies as described in "Table 1" below:

Table 1
General Plan Consistency Analysis

<u>General Plan Element</u>	<u>Goal</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	9.3 Assist, to the greatest extent possible, the transition of existing buildings to contemporary building standards.	Consistent: The new building will be constructed in conformance with the most current building standards.
	9.6 Work with property owners who wish to upgrade and expand their facilities.	Consistent: The new building will be larger by approximately 1,850 sq. ft. The elevations will also be more contemporary and in line with the overall shopping center.
	12. Encourage high quality, appropriate private investment in commercial areas of Santa Fe Springs.	Consistent: Capital from private investment will provide the mechanism for the high quality façade treatment of the center and for the construction and building upgrade of the new building.
<u>Noise Element</u>	3.2 Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity.	Consistent: Construction hours will be limited to between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day.

MODIFICATION PERMIT CASE NO. 1258

As previously mentioned, because the drive-thru of the Starbucks intermittently encroaches into the required 20 foot yard area, a modification of property development standard is required.

MODIFICATION PERMIT-AUTHORIZATION

Pursuant to Section 155.690 of the Zoning Regulations, when it is found that a strict or literal interpretation of the property development standards set forth in this chapter would cause undue difficulties and unnecessary hardships inconsistent with the purpose and intent of this chapter, the Planning Commission shall have the authority, in accordance with the procedures of this subchapter, to grant modifications from the requirements of said property development standards.

Code Section:	Modifications –Authorization
155.690	When it is found that a strict or literal interpretation of the property development standards set forth in this chapter would cause undue difficulties and unnecessary hardships inconsistent with the purpose and intent of this chapter, the Planning Commission shall have the authority, in accordance with the procedures of this subchapter, to grant modifications from the requirements of said property development standards..

Additionally, the property is located within a PD, Planned Development Overlay, Zone. The PD zone permit minor deviations from the development standards of the underlying zone (C-4) where it can be determined the resulting development will be beneficial and will be in compliance with the purpose and intent of the Planned Development Overlay Zone. One principal purpose of the PD Zone is to encourage a creative approach in the development of land and improvements and to allow variety and flexibility while at the same time maintaining high standards of design and quality of improvements, even though to achieve this purpose it may be necessary to permit deviation from certain requirements of this chapter.

REQUIRED SHOWING

In accordance with Section 155.695 of the City's Zoning Regulations, a nonresidential Modification may be granted if the applicant shows the following:

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

Finding:

By granting the modification request, the Planning Commission would not grant special privileges to the applicant not enjoyed by other property owners in the area, since the Planning Commission has granted other similar modification requests in the past.

Case No.	Site Address	Approved Setback	Code Requirement	Date Approved
1200	9630 Norwalk Blvd.	25'- 9" (front yard)	30'	2008
1193	12940 Imperial Hwy.	26'- 6" (front yard)	30'	2007
1193	12940 Imperial Hwy	17'- 0" (front yard)	20'	2007
1186	11584 Perkins Ave	17'- 0" (front yard)	20'	2006
1149	.12115 Pacific Street	20'- 0" (front yard)	30'	2003

2. That the subject property cannot be used in a reasonable manner under the existing regulations.

Finding:

The existing buildings were constructed in 1983 and 1989, respectively, and are incompatible with the overall architectural scheme of the shopping center. Moreover, the space previously occupied by the real estate office has been vacant since 2009. The space occupied by Mandarin Inn is also vacant. . The shopping center and satellite buildings were improved with a new façade treatment, with the exceptions of the Bank of America building, the El Pollo restaurant, and said building. It should be noted that the Bank of America and the El Pollo Loco buildings are scheduled to be improved with a similar façade as the shopping center.

Under the existing regulations, the drive-thru could not be constructed within the yard area. As previously mentioned, sixty percent (60%) of all new Starbucks locations opened in the U.S. will have drive-thru's. Drive-thru locations realize higher margins for Starbucks, and allow the company to expand into different areas.

3. That the hardship involved is due to unusual or unique circumstances.

Finding:

The circumstances are that the building's architecture is disjointed and both the architecture and buildings are antiquated. Without the drive-thru Starbucks would not occupy the site and although there have been several proposals throughout the years to develop the site, including a Denny's restaurant and Golden Coral restaurant, none of the proposals have materialized.

4. That the modifications, if granted, would not be detrimental to other persons or properties in the area, nor be detrimental to the community in general.

Finding:

As demonstrated by Finding #1, the Planning Commission has granted similar modification requests in the past, and the proposed building would be compatible architecturally and the proposed uses would be similar to other uses within the center and the surrounding areas to the east, west and south..

Summary of Findings:

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 DPA Case No. 900, CUP Case No. 758 and MOD Case No. 1258, subject to the conditions of approval as contained within the staff report.

That based on the findings set forth in the staff report, Staff finds that the applicant's request meets the criteria set forth in Sections 155.695 of the City Zoning Regulations for the granting of a Modification, and is therefore, recommending approval of MOD 1258, subject to the conditions of approval as contained within the staff report.

ENVIRONMENTAL DOCUMENTS

The proposed project meets the criteria for a categorical exemption pursuant to the California Environmental Quality Act (CEQA Section 15302 (b), Class 2 (Replacement or Reconstruction), in that it involve replacement of a commercial structure with a new structure of substantially the same size, purpose and capacity. 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 project 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, published in a newspaper of general circulation (Whittier Daily News), and also posted in Santa Fe Springs City Hall, the City Library and Town Center on October 29, 2015, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia ext. 7545)

1. That the applicant shall pay a flat fee of \$40,698.00 to reconstruct/resurface the existing street frontage to centerline for Telegraph Road and Gunn Avenue.
2. 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 applicant shall pay the actual cost of sign installation.
3. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

4. The applicant shall pay for the removal and replacement of (2) driveway approaches per City Standard R-6.4C on Telegraph Road and Gunn Avenue.
5. The applicant shall pay for the removal and replacement of (2) sidewalk panels adjacent to driveway approach on Telegraph Road, (approximately 20 feet) per City Standard R-2.2.
6. The applicant shall pay for the removal of existing crosswalk ramp and replace with A.D.A. compliant access ramp and associated sidewalk improvements with black truncated domes to be constructed at North West corner of Telegraph Road and Gunn Avenue. Construction shall be paid for by the applicant.
7. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph road and Gunn Avenue. Storm drain plans shall be approved by the City Engineer.
8. 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.
9. All new and existing buildings shall be connected to the sanitary sewers with separate connections.
10. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
11. The applicant 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.
12. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on

the study, the applicant shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

13. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
14. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, if the applicant cannot meet the mitigation requirements, the applicant shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
15. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
16. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
17. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
18. That upon completion of public improvements constructed by applicant, the applicant's civil engineer shall submit Mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer (Required for final sign off needed to attain "Certificate of Occupancy").
19. That the applicant 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. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brian Reparuk 562.868-0511 x3701)

20. That all buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.

21. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
22. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs.
23. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
24. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
25. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
26. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
27. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
28. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562.868-0511 x3715)

29. Permits and approvals. That the applicant 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 prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
30. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
31. That the applicant shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.
32. That the applicant shall obtain a City Industrial Waste Disposal Permit from the Environmental Protection Division for the existing grease interceptor.

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.409.1850 x3319)

33. That the dining area and other interior public areas of the store shall be closed to the public during the hours provided by the Applicant, but those hours shall not exceed 11:30 p.m. to 4:30 a.m. the following day, every day.
34. That the outside perimeters of the drive-through driveway fronting on Telegraph Road and Gunn Avenue shall be planted with Ligustrum Japonicum, or equal, to screen light generated from the queued vehicles to the adjoining properties across the two mentioned streets. The species, spacing and size of the plant material shall be reviewed and approved by the Department of Police Services prior to its installation.
35. That "STOP" lettering at the end of the drive-through driveway shall be painted. Contact the Police Services Department to assist in identifying the location.
36. That the new proposed "THANK YOU" sign shall also have a "STOP" sign fastened to the same post. The STOP sign shall be installed at an elevation higher than the proposed THANK YOU sign.
37. 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.

38. 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.
39. 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.
40. 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.
41. That prior to requesting a final inspection by the Building Department, 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. The location and the coverage of the video cameras shall be reviewed and approved by the Department of Police Services; the Applicant may be subject to adding additional

cameras if it is determined that additional video coverage is warranted.

42. 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)

43. 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.
44. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Wayne M. Morrell 562.868-0511 x7362)

45. That the applicant shall ensure that 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. This condition requires the submittal of a drive-thru monitoring plan that documents how excess stacking will be managed.
46. That a traffic engineer or a professional capable of analyzing traffic patterns shall be hired to provide a report regarding the circulation patterns with the center and the vicinity of the proposed uses, and how such traffic patterns could impact the uses and/or vice versa.
46. That the subject site shall be monitored daily and cleared of any trash, junk, litter, and debris. This condition requires the submittal of a litter control plan that documents how refuse and litter generated from the site will be managed.
47. That directional signage shall be placed at the drive-thru entrance and at the exit to help direct customers.
48. That any temporary or grand opening signage shall comply with the City regulations (as per Section 155.530).
49. That the applicant understands and agrees that installation of exterior

newsstands, pay phones, or vending machines shall be prohibited.

50. That all awnings shall match in color and design with the awning within the commercial shopping center.
51. That fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp of 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
52. That the Department of Planning and Development require and proposed double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
53. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
54. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
55. That prior to submitting plans to the Building Division for plan check, the applicant 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 shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
56. That the applicant 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).*

57. 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).*
58. That upon completion of the new landscaping, 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.
59. That the electrical plans, which show the location of any proposed electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) A copy of the Guideline is available at the Planning Department).
60. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall be consistent with the approved Sign Program for the commercial center.
61. 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.
62. 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. The enclosure shall be provided with a trellis that is consistent with the trellis of the patio.

63. 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.

64. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:

a. Covenants.

1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.

c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits,

approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

65. 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).
66. That the applicant 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)*
67. That the 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. A business license application can also be downloaded at www.santafesprings.org.
68. 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.
69. 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.

70. That Conditional Use Permit Case No. 758 shall be subject to a compliance review in one (1) year, on or before November 9, 2016. Approximately three (3) months before November 9, 2016, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
71. That the applicant, Stephan Schmidt on the behalf of owners, Carmenita Plaza, LLC, understands and 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 Development Plan Approval (DPA 900), Conditional Use Permit (CUP 768) and Modification Permit (MOD 1258), 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 applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
72. 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.
73. That unless otherwise specified in the action granting development plan approval and or conditional use permit approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
74. 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.

75. That the applicant understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.


Wayne M. Morrell
Director of Planning

Attachments:

1. Location Aerial
2. Overall Site Plan
3. Partial Site Plan
4. Floor Plan
5. Elevations
6. Rendering
7. Applications
8. Letter of Authorization

- Development Plan Approval Case No. 900
- Conditional Use Permit Case No. 768 & Modification Permit Case No. 1258



○ Proposed Project:

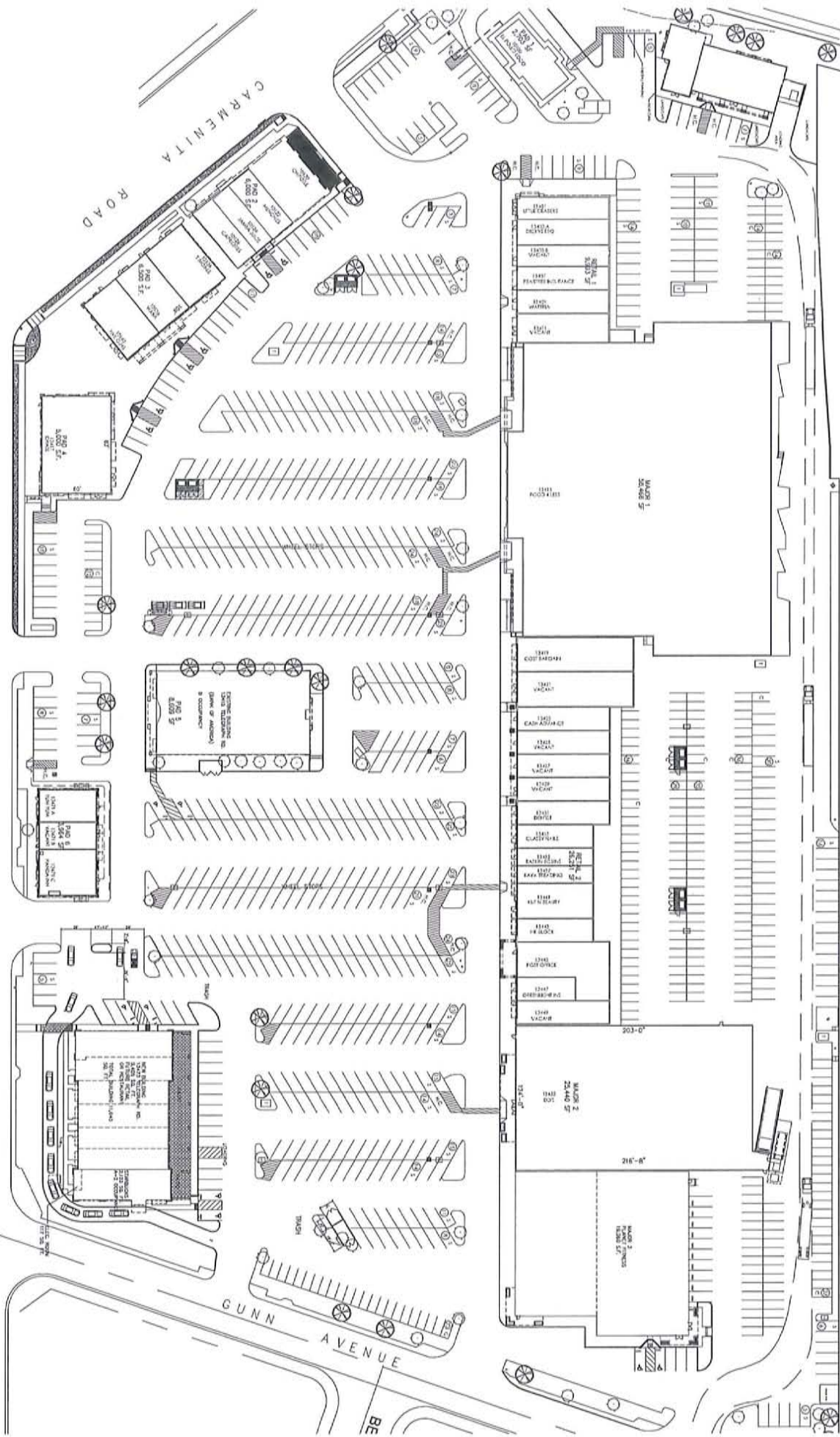
- Demolish existing building and construct new building

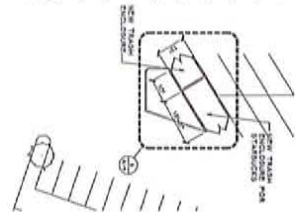


SANTA FE SPRINGS PLAZA
 13473 TELEGRAPH ROAD
 SANTA FE SPRINGS, CA.

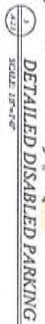
TELEGRAPH ROAD

PROPOSED OVERALL SITE PLAN
 SCALE: 1"=40'-0"

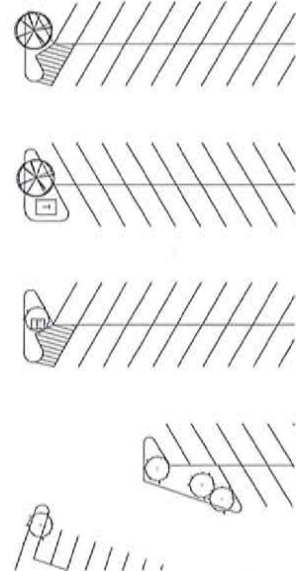




NEW SITE PLAN
SCALE: 1"=30'-0"



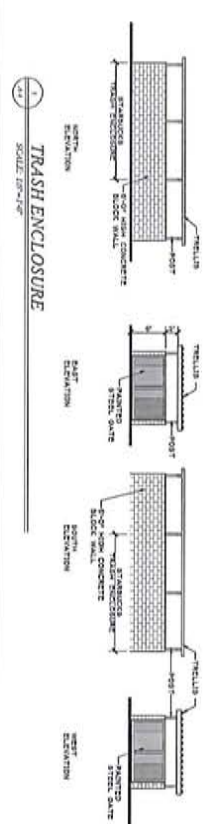
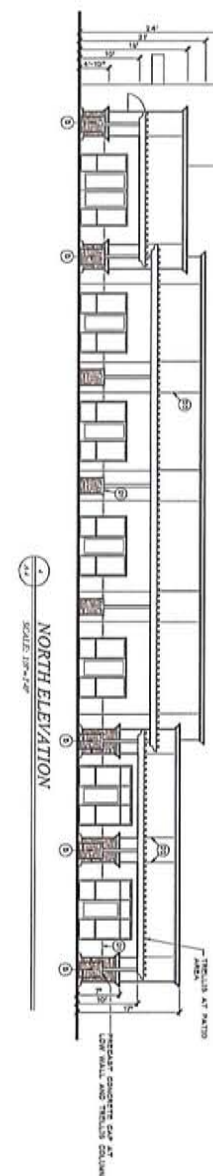
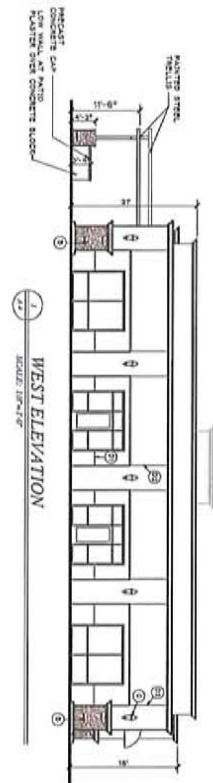
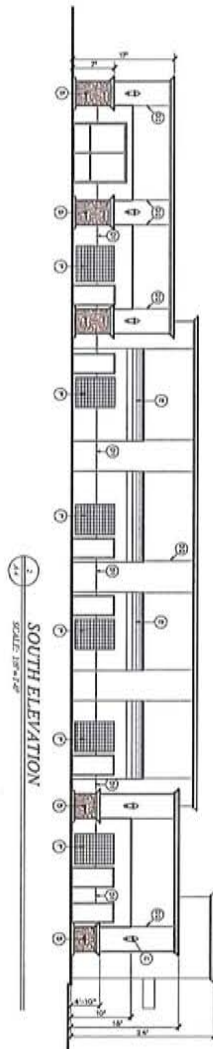
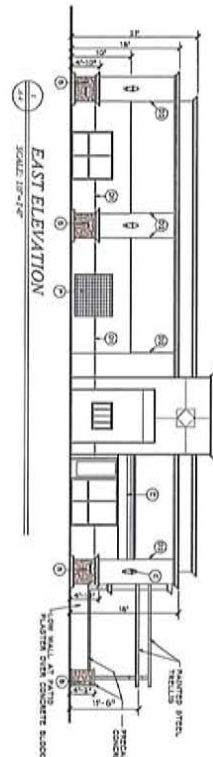
EXISTING SITE PLAN FOR REFERENCE ONLY
SCALE: 1"=30'-0"



EXISTING SITE PLAN FOR REFERENCE ONLY
SCALE: 1"=30'-0"



DATA IN SPREAD SHEET FOR PAYING CALCULATION									
No	Date	Description	Unit	Rate	Amount	Tax	Total	VAT	Net Total
1	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
2	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
3	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
4	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
5	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
6	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
7	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
8	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
9	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
10	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
11	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
12	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
13	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
14	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
15	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
16	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
17	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
18	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
19	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
20	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
21	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
22	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
23	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
24	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
25	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
26	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
27	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
28	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
29	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
30	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
31	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
32	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
33	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
34	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000
35	2018/01/01	Initial Investment	1	1000000	1000000	0	1000000	0	1000000



EXTERIOR FINISHES

1. 3/4" CMU, PLASTER, COLORED TO MATCH DUNE SAND, 5/8" DIA. REINFORCING BARS, 1/2" DIA. ANCHORS.
2. 3/4" CMU, PLASTER, COLORED TO MATCH DUNE SAND, 5/8" DIA. REINFORCING BARS, 1/2" DIA. ANCHORS.
3. 3/4" CMU, PLASTER, COLORED TO MATCH DUNE SAND, 5/8" DIA. REINFORCING BARS, 1/2" DIA. ANCHORS.
4. 3/4" CMU, PLASTER, COLORED TO MATCH DUNE SAND, 5/8" DIA. REINFORCING BARS, 1/2" DIA. ANCHORS.
5. 3/4" CMU, PLASTER, COLORED TO MATCH DUNE SAND, 5/8" DIA. REINFORCING BARS, 1/2" DIA. ANCHORS.
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7. 3/4" CMU, PLASTER, COLORED TO MATCH DUNE SAND, 5/8" DIA. REINFORCING BARS, 1/2" DIA. ANCHORS.
8. 3/4" CMU, PLASTER, COLORED TO MATCH DUNE SAND, 5/8" DIA. REINFORCING BARS, 1/2" DIA. ANCHORS.
9. 3/4" CMU, PLASTER, COLORED TO MATCH DUNE SAND, 5/8" DIA. REINFORCING BARS, 1/2" DIA. ANCHORS.
10. 3/4" CMU, PLASTER, COLORED TO MATCH DUNE SAND, 5/8" DIA. REINFORCING BARS, 1/2" DIA. ANCHORS.

CARMENITA PLAZA
13473 TELEGRAPH ROAD
SANTA FE SPRINGS, CA.

MATSON ARCHITECTS INC.
JONATHAN S. MATSON, A.L.A.
13771 South Street
Cerritos, California 90703
(562) 402-9100 Fax (562) 402-6570 E-mail: information@matsonarch.com

PROPOSED ELEVATIONS



CARMÉNITA PLAZA
13474 TELEGRAPH ROAD,
SANTA FE SPRINGS, CALIFORNIA

ARCHITECT: MATSON ARCHITECTS, LLP



City of Santa Fe Springs

Application for

DEVELOPMENT PLAN APPROVAL (DPA)

The undersigned hereby petition for Development Plan Approval:

APN: 8157-011-025
13415

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:

CORNER of GUNN AVE & TELEGRAPH
13473 TELEGRAPH ROAD.

RECORD OWNER OF THE PROPERTY:

Name: CARMELITA PLAZA L.L.C. Phone No. 213.765.0100 x 208
Mailing Address: 1525 S. BROADWAY LA CA 90015

Fax No. 213.763.8958 E-mail: LEON@DEMAN.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: _____ Attorney: _____
Purchaser: _____ Lessee: _____
Other (describe): Representative.

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

New Development Consisting of Petan Shop
& Drive Thru Coffee Shop, Exterior
Enhancements to Existing Bank of America
Building.

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

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."

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On May 18, 2015 before me, Elena K. Safaei, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Stephan Schriest
 Name(s) of Signer(s)

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 _____
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____



STARBUCKS

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). SANTA FE SPRINGS PLAZA, CORNER
of GUM AVE & TELEGRAPH ROAD FORMER
ACAPULCO BUILDING ADDRESS BEING
13473 TELEGRAPH ROAD.

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) LOT 5 of GUM GROVE TRACT CITY OF
SANTA FE SPRINGS AS PER MAP RECORDED IN BOOK 13
PAGES 166 & 167 of MAPS IN SAID COUNTY

Record Owner of the property: CARMELITA PLAZA LLC
Name: LEON NEMAN Phone No: 213.765.0100 x 208
Mailing Address: 1525 S. BROADWAY, LA 90015 Date of Purchase: 2009.
Fax No: 213.763.8958 E-mail: LEON@NEMAN.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: STEPHAN SCHMITZ Phone No: 323.509.7411
Mailing Address: 1525 S. BROADWAY LA CA 90015
Fax No: 213.763.8958 E-mail: STEPHAN@LEGENDREM.COM
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): 24/7
DRIVE THRU OPERATIONS IN CONNECTION WITH
NEW STARBUCKS ALONG WITH EXTERIOR
PATIO SEATING FOR NEW BUILDING
LOCATED CORNER OF GUM & TELEGRAPH.

NOTE

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

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.

CURRENT CONDITION OF BUILDING IS VACANT & OUTDATED
THIS REQUEST WILL RE-DEVELOP CONDITION TO
CURRENT DESIGN STANDARDS OF THE CENTER &
BRING A NEEDED DRIVE THRU USE TO THE COMMUNITY &
CITY.

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.

PROPOSED USE DOES NOT DEVIATE FROM CURRENT
SURROUNDING USES & IS IN SIMILAR SCALE
OF EXISTING 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?

WORKING CLOSELY WITH THE CITY OF SAN RAFAEL
TO ADDRESS & CONDITION APPROPRIATELY TO
MITIGATE & CONTROL DEVELOPMENT EXPOSURE.

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

PROPOSED USE WILL BE COHESIVE WITH
ALL FUTURE USES BASED ON CURRENT
ZONING & GENERAL PLAN FOR THIS PROPERTY.

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.

PROPOSED USE IS AT SAME SCALE OF
CURRENT BUILDING & CURRENT PARKING &
INGRESS/EGRESS WILL NOT BE AFFECTED.

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

STARBUCKS & CARMELITA PLAZA L.L.C.

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): Leon Nemas
Mailing Address: 15255 S. BROADWAY, LA CA 90015
Phone No: 213-765-0100 x208
Fax No: 213-763-8958 E-mail: LEON@NEMAS.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, Stephen Sum. Jr., 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 _____ 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

see attached

FOR DEPARTMENT USE ONLY

CASE NO: _____
DATE FILED: _____
FILING FEE: _____
RECEIPT NO: _____
APPLICATION COMPLETE? _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

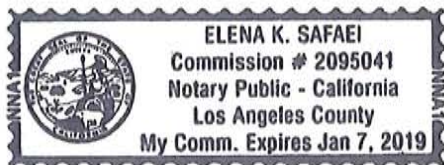
On May 18, 2015 before me, Elena K. Safaei, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Stephen Schmiot
Name(s) of Signer(s)

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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____



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

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

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection): 13473 TELEGRAPH ROAD
SANTA FE SPRINGS, CA
N.W.C. of TELEGRAPH & GUNN AVE.

Legal description of property: SANTA FE SPRINGS PLAZA.
Portion of Lot 5 Gunn Grove TRACT
Book 13 pages 166 & 167.

Record Owner of Property:
Name: CARMENITA PLAZA LLC. Phone No: 213.765.0100 x 208
Mailing Address: 1525 S. BROADWAY LA CA 90015

Fax No: 213.768.8958 E-mail: STEPHAN S @ LEGENDREM.COM.
The application is being filed by:

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

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): _____
Owner's Representative.

Describe the modification requested: REDUCTION 10 SIDEYARD
SETBACK FOR PROPOSED DRIVEWAY
LANE, 1/2 THE DISTANCE REQUESTED
LANDSCAPING TO BE PROVIDED WITHIN
SETBACK AREAS PER CITY STANDARDS.

NOTE

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

JUSTIFICATION STATEMENT

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

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

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

N/A Project is Commercial Zone

2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

N/A Project is Commercial Zone

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

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations.

Will encroach into no build zone of DD District & will reduce the size of the proposed patio & outdoor seating area for proposed retail stores.

4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.

The ocean architectural proportions will be scaled back & will greatly affect the presence it currently is designed for.

5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area.

Similar conditions exist in surrounding areas, this is not a enclosed structure rather a drive thru lane

6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.

Modification does not encroach onto public way. Modification request does not harm or pose threat to public, located on private property within main property line

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): Stephan Schmitt
Mailing Address: 1525 S. Broadway, LA CA 90015
Phone No: 323-509-7411
Fax No: 213-763-8958 E-mail: STEPHANSGLEGEND@EM.COM
Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.

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

Signed: _____

(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: _____

FILED FEE: _____

RECEIPT NO: _____

APPLICATION COMPLETE? ☐



CARMENITA PLAZA, L.L.C.

June 17, 2015

Mr. Wayne Morrell
Planning Department
City of Santa Fe Springs
Santa Fe Springs, Ca 90670

Dear Mr. Morrell:

We are pleased to present our submittal package for consideration and approval by the City of Santa Fe Springs. This request consists of the exterior remodel of the Bank of America building within the Santa Fe Springs Plaza. Exterior enhancements of stone, stucco and trellis work will take place. The following is a current usage breakdown for Bank of America

Bank of America

1. Hours

9-6, M-F; 9-2 Sa; Closed Su.

2. Banking Activities

3. 8-10 Employees

PREVIOUSLY APPROVED
308-9

Sincerely:

Stephan Schmidt

1525 S Broadway, Los Angeles Ca 90015
T 213-765-0100 x 207; F 213-746-7026



CARMENITA PLAZA, L.L.C.

June 15, 2015

DPA 900

Mr. Wayne Morrell
Planning Department
City of Santa Fe Springs
Santa Fe Springs, Ca 90670

Dear Mr. Morrell:

We are pleased to present our submittal package for consideration and approval by the City of Santa Fe Springs. This request consists of the remodel of the Acapulco building in the Santa Fe Springs Plaza into a drive-through use along with retail shops of approx 9000 s.f. Below is a summary of the operations.

Starbucks Store

Starbucks Drive Through

1. Hours

4:30 am 11:30 pm
Seven days a week.

24 Hours M-Sun

2. Coffee, Tea, Beverages, Fresh Food

3. 4-5 employees per shift, 15 employee's total

1525 S Broadway, Los Angeles Ca 90015
T 213-765-0100 x 207; F 213-746-7026



CONSENT ITEM

Conditional Use Permit Case No. 673-2

A compliance review of a food processing facility at 13168 Sandoval Street (APN: 8011-014-001), in the M-2, Heavy Manufacturing, Zone. (Nikko Enterprises Corporation)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a food processing facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 673, be subject to a compliance review on or before, March 8, 2020, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

The 1.35-acre property is located at 13166 Sandoval Street within the Painter Business Park in the M-2, Heavy Manufacturing Zone. Before the 16-building Painter Business Park was developed, the site was known as Ashland Chemical. The property is developed with a 16,754 sq. ft. building that was constructed in 2004 under Development Plan Approval Case No. 769.

All of the buildings that comprise the Painter Business Park are "use restricted." The use restriction, which is a recorded document, states that the property may not be used for any residential purposes or for day-care, nursing homes, or hospitals. The Property Use Restrictions run with the land, is binding upon all present and future owners of the property and their successors, personal representatives, and assigns.

The current occupant and owner of the property, Nikko Enterprises Corporation (NEC), is requesting conditional use permit approval to utilize a 3,142 sq. ft. portion of the building for food processing. As part of its growth plans, NEC proposes at adding hot Asian foods to its menu offerings, prepared and served on-site at the stores in which it operates sushi bars. In this regard, the company is looking at setting up and operating a test kitchen facility in which to develop, formulate and test recipes,

cooked foods and sauces. A separate area has been designated for this purpose and for which a Conditional Use Permit and a separate business license is required.

City of Santa Fe Springs – Zoning Regulations**Section 155.243 - CONDITIONAL USES (D)(5)**

The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(D) Animal, food or beverage processing of the following kinds:

(5) Meat or fish products packaging, canning or processing.

On July 23, 2007, Nikko Enterprises, Company was initially granted Planning Commission approval to establish, operate, and maintain a food processing facility on the subject property. Three (3) subsequent compliance reviews have been conducted since the original CUP approval.

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 approval prior to bringing the matter back to the Planning Commission. Following the recent inspection, the applicant was directed to comply with the following:

- Remove and discontinued existing outdoor storage activities found in the easterly dock well area.

Staff recently verified that the applicant has completed the above-referenced items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff finds that if the food processing facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 673 be subject to a compliance review in five (5) years from the date the last compliance review was required, March 8, 2015, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL:**POLICE SERVICES DEPARTMENT:**

(Contact: Margarita Munoz 562.868-0511 x3319)

1. That the building and any structures, including any lighting, fences, walls, cabinets, etc., within the parcel owned by the applicant/owner, 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 adjacent surfaces. **(condition is ongoing)**

2. That the owners shall work with the Department of Police Services to maintain a plan to prevent the illegal dumping of materials on the subject property. Nevertheless, any illegal dumping on the property shall be properly disposed of within 48 hours of occurrence. **(condition is ongoing)**

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION:

(Contact: Tom Hall 562.868-0511 x3715)

3. That the applicant/owner shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(condition is ongoing)**

PLANNING DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

4. That the meat (or fish) processing use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of the objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operations in a timely manner. This may include, but not limited to, modification of the meat processing procedures, installation of new processing equipment, scrubber equipment, and so forth. **(condition is ongoing)**
5. That no portion of the required off-street parking and loading areas shall be used for outdoor storage, manufacturing, or similar uses at any time. **(condition is ongoing)**
6. That any waste generated by the use shall be disposed of in an approved manner on a regular basis and shall not be stored outdoors on the property. **(condition is ongoing)**
7. ~~That the billboard located on the subject property shall be removed within six (6) months (by January 23, 2008) from the date of approval of the entitlement by the Planning Commission. (No longer applicable – the property owner does not have control of the billboard)~~

8. That the meat (or fish) processing use shall comply with all requirements of the City Zoning Ordinance, Building Code, Property Maintenance Ordinance, Fire Code and all other applicable County, State, and Federal regulations, as well as other governmental authorities, that regulate the processing of meats. **(condition is ongoing)**
9. 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 signage shall be in conformance with the approved Sign Program that was developed for the multi-building development.* **(condition is ongoing)**
10. ~~That prior to occupancy, all tenants shall submit a business license application to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval.~~ **(condition has been satisfied)**
11. That Conditional Uses Permit Case No. 673 shall be **subject to a compliance review** in valid for a period of one (1) year, until **on or before July 23, 2008 March 8, 2020**. Approximately three (3) months before July 23, 2008 **March 8, 2020**, the applicant/owner shall request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(revised - condition is ongoing)**
12. ~~That Conditional Use Permit Case No. 673 shall not be valid for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all conditions of the Permit.~~ **(condition has been satisfied)**
13. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(condition is ongoing)**
14. The applicant shall comply with all requirements of local, state or federal health authorities, as well as other governmental authorities, with respect to the occupancy of the building. **(condition is ongoing)**

15. That the applicant, Nikko Enterprises Corporation, 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. 673, 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. **(condition is ongoing)**


Wayne M. Morrell
Director of Planning

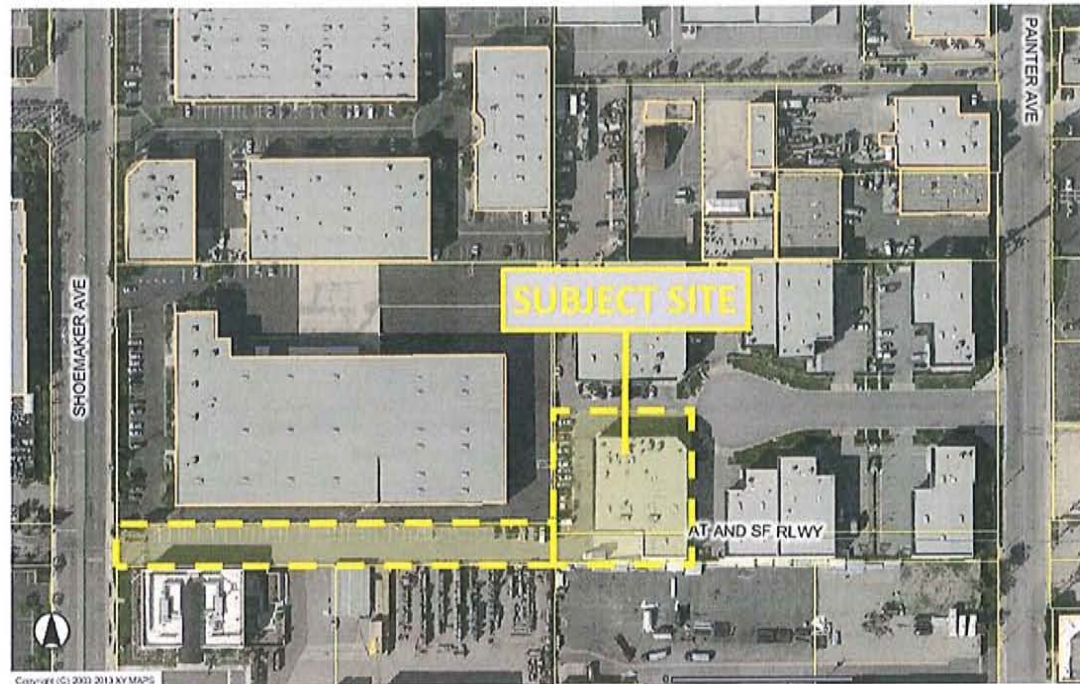
Attachment(s)

1. Aerial Photograph
2. CUP Extension Request Letter

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 673

13168 Sandoval Street

(Applicant: Nikko Enterprises Company)



NORTH

CUP Extension Request Letter

13168 Sandoval Street
Santa Fe Springs, CA 90670

Phone: 562-941-6080
Fax : 562-941-6067

www.nccsushi.com

August 19, 2015

Conditional Use Permit (CUP) Case No. 673

To: Elijo Sandoval
Department of Planning and Development
City of Santa Fe Springs

This letter is written to describe the business operations of Nikko Enterprise Corporation as required by the City of Santa Fe Springs, California - in fulfillment of the compliance with existing approved conditions at 13168 Sandoval Street Santa Fe Springs, CA 90670.

Nikko Enterprise Corp. is a food manufacturing company that specializes in making and delivering sushi fresh every day to its customers. Nikko operates 358 days of the year (with the exception of 7 recognized holidays). With 2 shifts (morning and night), the hours of operation are 6:00am – 2:00am.

There are a total of 22 production employees, and an average of 15 employees working each day. There are a total of 8 office employees, who generally work Monday – Friday from 8:00am – 5:00pm.

Changes (since last review):

- ❖ The total number of employees has not changed from previously approved conditions.
- ❖ There are no improvements on the building or changes from previously approved conditions.

As the primary contact for Nikko Enterprise Corporation, please feel free to contact me with any questions, comments, or concerns. I can be reached via e-mail, telephone, fax, or mail information provided below.

Sincerely,

Casey Yoshitake

Nikko Enterprise Corporation
Plant Operations Manager
13168 Sandoval Street
Santa Fe Springs, CA 90670

Office: (562) 941-6080
Work Cell: (626) 890-5111
Fax: (562) 941-0208
E-Mail: casey@nccsushi.com