



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

**July 13, 2015
6:00 p.m.**

**Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670**

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

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

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

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

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

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

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

4. ORAL COMMUNICATIONS

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

5. MINUTES

Approval of the minutes of the June 22, 2015 Adjourned Planning Commission Meetings.

6. ELECTION OF OFFICERS FOR 2014-2015

The bylaws require the election of Commission Officers.

**7. PUBLIC HEARING – (Continued from the June 8, 2015 Planning Commission Meeting)
Conditional Use Permit Case No. 764**

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

8. PUBLIC HEARING**Development Plan Approval Case No. 892 and Environmental Documents**

A request for approval to allow the construction of an approximately 63,458 sq. ft. concrete tilt-up building and related improvements, on an approximately 2.92-acre site, located at 12140 Altamar Place (APN: 8168-006-056), within the M-2, Heavy Manufacturing, Zone. (Chalmers Equity Group)

9. 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. 606-2**

A request for a compliance review for continued storage, manufacturing, and distribution of lubricating oils (in excess of 100,000 gallons), on the property located at 12402 Los Nietos Road (APN: 8002-021-031) in the M-2, Heavy

Manufacturing Zone and within the Consolidated Redevelopment Project Area. (R & D Schoensiegel Family LLC.)

B. CONSENT ITEM

Conditional Use Permit Case No. 696-2

A request for a compliance review of a 5,179 sq. ft. church facility. The facility is comprised of three units - T, U, and V, within the Valley View Commerce Center at 14515 Valley View Avenue (APN: 8069-006-042), in the C-4 PD, Community Commercial – Planned Development Overlay, Zone. (Together Community Church)

C. CONSENT ITEM

Modification Permit Case No. 1254-1

A request to amend Modification Permit Case No. 1254, to allow for the removal of an additional required parking stall due to the installation of a California Building Standards Code compliant trash enclosure, resulting in a total deficiency of three (3) of thirteen (13) required parking stalls, at 12805 Sunshine Avenue (APN: 8026-020-063), within the M-2, Heavy Manufacturing, Zone. (Robert Honing & Machining Inc.)

10. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

11. 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

July 10, 2015

Date

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
June 22, 2015**

1. CALL TO ORDER

Chairperson Johnston called the Adjourned Meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

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

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Paul Garcia, Planning Consultant
Teresa Cavallo, Planning Secretary

Council: Laurie Rios, Mayor
Richard Moore, Vice Mayor
William Rounds, Councilmember
Jay Sarno, Councilmember

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:02 p.m.

Santa Fe Springs Resident Manny Zavalllos made a statement alleging that Chairperson Johnston had received donations on behalf of the Sister City Committee from the various trash haulers located within the City.

Having no further questions or comments, Chairperson Johnston closed Oral Communications at 6:03 p.m.

5. MINUTES

Approval of the minutes of the June 8, 2015 Planning Commission Meetings.

Commissioner Zamora moved to approve the minutes of the June 8, 2015 meeting; Commissioner Arnold seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING – Cont. from the June 8, 2015 Planning Commission Meeting
Conditional Use Permit Case No. 733, Development Plan Approval Case No. 879, Tentative Parcel Map No. 72288, Modification Permit Case No. 1255, and Environmental Document (Mitigated Negative Declaration/Initial Study)

A request for approval to establish, operate and maintain a Material Recovery Facility (MRF), a Transfer Station (TS), and to construct a 20,000 sq. ft. building associated with the MRF, TS, to subdivide/consolidate the two existing parcels into one parcel, and to not provide all of the required number of parking spaces on the 3.81-acre property at 9010 Norwalk Boulevard (APN: 8168-014-015) and 9016 Norwalk Boulevard (APN: 8168-001-014), in the M-2, Heavy Manufacturing Zone. (Roy Furuto for Universal Waste Systems, Inc.)

City Attorney Steve Skolnik explained the procedural process of a Public Hearing for everyone in attendance.

Chairperson Johnston opened the Public Hearing for Item No. 6 at 6:09 p.m. and called upon Director of Planning Wayne Morrell to present Item No. 6 before the Planning Commission. Mr. Morrell drew the Planning Commissioner's attention to the informational handout being provided to everyone by the applicant Universal Waste Systems.

Present in the audience for Universal Waste Systems were Mark Blackburn, President; Matt Blackburn, Vice President; the Architect; Chip Clemens, Environmental Engineering Consultant; and Brian Hamilton, Environmental Project Planner. Also, present on behalf of the City was Tom Lopez, Traffic Engineer.

Mr. Morrell also recognized Mr. Gerry Villalobos, Chief of the Los Angeles County Solid Waste Management program acting as the Local Enforcement Agency for the proposed Transfer Stations/Material Recovery Facility Case No. 733. The County Solid Waste Management program will be taking a separate action on the issuing of a Solid Waste Facility Permit for the project and is available to answer questions regarding solid waste facilities permitting specifications from the public, other entities or officials in attendance at tonight's meeting.

Mr. Morrell gave a presentation in which he responded to numerous questions which have been raised about the proposed project.

Chairperson Johnston called upon the Commissioners for questions or comments.

Commissioner Arnold commented that the presentation was very informative and he appreciates all the hard work that staff has done to bring this matter before the Planning Commission.

Commissioner Zamora inquired about the wording on the Public Hearing Notice that stated "... The initial maximum tons per day (TPD) will be 750, with 1,500 TPD at maximum capacity." Commissioner Zamora inquired what the timeline/date was for the increase in TPD. Director of Planning Wayne Morrell replied that initially the TPD will be 750 and a timeline/date was not specified because it will be up to the applicant to come back before the Planning Commission to request an increase in the tonnage. The applicant cannot just increase his TPD without coming back before the Planning Commission and should this entitlement be approved it will be for 750 TPD max.

Vice Chairperson Madrigal thanked the Director of Planning Wayne Morrell for his informative presentation and stated that it is all great that the presentation showed the trucks going in and out of the project location but with something like this it is only fair to the residents, who should be our priority, that we show those times that the traffic analysis were taken. On one of those traffic analysis that were taken at 10:00 p.m. at night and I don't know if that was the time it was printed or taken and it was taken twice an hour each time. Why don't you show a little video of traffic at 7:00 a.m. or at 5:00 p.m. Secondly, that area as far as the crossing of Norwalk Blvd.

everybody headed North on Norwalk Blvd. it's great in a sense that nothing bothers the people of Santa Fe Springs but in reality they weren't even informed of it because if they would go South they would raise heck and by going North it was almost seems like if it was kept under the rug and this is another one of his concerns. Right now if you look at Los Nietos Road if you would go there during the day and that road is already packed with trucks backing into the Corrugated business there and you have a third railroad track that has been added in adding more traffic. You mentioned the flooding and that the growth if removed would help with the flooding. Vice Chairperson Madrigal stated that he has lived in the area for over 50+ years and if it was that simple a solution they would have removed the growth a long time ago. Vice Chairperson Madrigal further stated that there are little things like the items he mentioned that need to be addressed and that Mr. Morrell's presentation only presented a positive view but that the reality of the matter was that everyone also had to look at all the negative about this project. Especially, regarding the route that these trucks are supposed to take. Vice Chairperson Madrigal inquired about who would monitor the truck routes since it is not a law that they would have to follow. Vice Chairperson Madrigal also inquired about the tonnage per day beginning at 750 TPD and stated that in reality things are only going to get worse with an increase of tonnage.

Vice Chairperson Madrigal addressed the audience directly and stated if the residents are unhappy with the MRF that they should notify their council and indicate such.

Vice Chairperson Madrigal also indicated that the MRF on Workman Mill Road, less than 6 miles away from the City, is not in danger of closing just the landfill and that there is no reason to bring in this MRF unless the City is hurting for revenue. Vice Chairperson Madrigal further stated that he has heard from the other two trash companies that they are also going to apply for a MRF and used CR&R as an example. If CR&R would be approved for a MRF then their trucks would travel down Bloomfield, down Imperial and North of the City of Norwalk and he believes that the City of Norwalk would not like that but then again the consultant for UWS is Mike Mendez, a Councilmen for the City of Norwalk.

Vice Chairperson Madrigal further stated that the presentation was showing the positive but not the full impact of what is going to happen here at this location. Mr. Madrigal further stated that the reality of the matter is that he is not against a MRF just the location of this MRF.

Director of Planning Wayne Morrell requested to respond to the Planning Commissioner's concerns. Mr. Morrell indicated that in terms of the flooding the proposed MRF was not going to make the flooding better or worse but what the MRF has done is spotlight that there is an issue with flooding at that location and now the City is looking into what can be done to alleviate the flooding in that area. There is a portion of that area that belongs to the County and the City will have to work in conjunction with the County to alleviate the flooding. There is a portion just north of the railroad track, just to the west of Mr. Patsouras' building and at least 4 smaller buildings on the west side of the street that is not Santa Fe Springs, but there is an area by Perkins and where the restaurant is located at is in Santa Fe Springs. The City will have to work with the County to alleviate the flooding problem.

Director of Planning Wayne Morrell also addressed the issue regarding truck traffic. He stated that there are already trucks traveling North on Norwalk Blvd. but what this will do is eliminate a condition that is potentially dangerous right now, to allow the trucks to go South and turn across traffic is not very safe. By adding this condition, it will prohibit that. Now yes indeed it is on paper that is true but I guarantee you that the first time that the applicant's trucks turns right on that street or goes on a street that is not specified there will be someone here to call Luis or call us about it even if we are not out there. The conditions are binding upon the applicant. The

applicant is obligated to do that.

Commissioner Zamora stated that Burke Street route was mention; however, Burke Street only holds 3 tons.

Vice Chairperson Madrigal inquired about a possible rodent problem. Director of Planning Wayne Morrell stated that should someone call in and indicate that they have rodents and they believe that the rodents are coming from Business XYZ an investigation will have to be conducted and if indeed the rodents are coming from that facility then the City will contact the applicant or whomever and say that these are the issues and the applicant will need to address them. Director of Planning Wayne Morrell deferred the question to Mark Blackburn, President of UWS for a reply. Mr. Blackburn stated that if his business caused any rodent problems for nearby properties UWS would be responsible. Mr. Blackburn indicated that he has stated from day one that he would be responsible for anything that happened with this project. He also wanted to make it clear that UWS will not be using Burke Street whatsoever and will strictly be using Norwalk Blvd. which was built for that and rated for that and the number of truck trips have been reduced.

Mr. Blackburn also requested to state that he is unsure that UWS will even reach the 750 TPD as indicated but that they know with the new regulations and new laws, UWS will be recycling not throwing trash away. Over 15 years ago 100% of the trash went to the landfills now only 10-20% goes to the landfills. This facility is really going to be a recycling center.

Vice Chairperson Madrigal indicated that he was told that cities will be required to recycle a certain percentage of our garbage. Mark Blackburn indicated that was correct and that is why facilities are needed like the MRF. Mr. Blackburn further stated that they are already required to divert 75% of all trash but they are currently at 50%. Mr. Blackburn indicated that they will have to take some of the garbage to remove the recyclables to meet the diversion that the State is mandating on all the Cities. It is the only way the City of Santa Fe Springs and the County areas will be able to divert enough waste out of their waste bins.

Vice Chairperson Madrigal stated that he is not against the MRF just the location and that there is already a MRF six miles away. Mr. Blackburn stated that having this facility at this location is an advantage to the City and the County areas.

City Attorney Steve Skolnik instructed Chairperson Johnston to begin calling upon the following persons to address the Planning Commission:

The following persons addressed the Planning Commission opposing the MRF:

Benjamin Martinez, Jr.
Butch Redman
John Hansen
Christine Amira
Steven Vetrone
Isaac Hernandez

Steve Leyva
Jaime Sanchez
Larry Patsouras
Raymond Rojo
Janie Aguirre
Art Escobedo

The following persons addressed the Planning Commission in favor of the MRF:

Ron Saldana
John Pabigian
Tracy Pabigian
Michelle Newsham
Bruce Welsh
Andrea Onate
Roberta Espinoza

Maria Martinez
Gabriela Gonzalez
Carey Merrill
Elvia Rodriguez
Jennifer McBride
Catherine Gutierrez
Ralph Aranda

Having no other members of the public wishing to speak, City Attorney Steve Skolnik called upon Mr. Blackburn and/or one of his representatives wishing to say something regarding this matter.

Chip Clemens, Environmental Engineering Consultant for Universal Waste Systems. Mr. Clemens indicated that he has worked on many of these projects all over the region and there are these types of facilities being built in many of the cities in Los Angeles for the reasons stated tonight. Mr. Clemens further stated that in his experience this is one of the best of these facilities as far as its environmental controls and the rest of those things we talked about but this facility is also one of the smallest facility like this that he has ever worked on because it is for the neighborhood and the community. It is not a big regional facility like the others he has worked on. Mr. Clemens also stated that he has been working on this project for over 3 years with various City Departments and Staff members and each of these departments have closely reviewed this project and are recommending this project be approved. Many of the other regulatory agencies also monitor this MRF from Gerry Villalobos from the Health Department that are present and are probably the number one agency to regulate the MRF. When you think about odors and the things that were brought up it is Mr. Villalobos' agency that makes sure that the MRF is not a nuisance. The MRF cannot be a nuisance. The MRF cannot violate the South Coast AQMD their rules and they are very strict on how UWS operates this site. All the buildings have been designed to meet all the requirements that the AQMD has placed upon UWS. They have made sure that the air is clean, that the air that goes into the building is filtered before it is discharged. One of the other important things about traffic is that during the peak rush hour, someone mentioned that the traffic counts were taken late at night that is incorrect, the traffic counts are taken during the morning and afternoon rush hour when the traffic is most critical. When your kids are going to school and that morning rush hour the traffic is actually going to be less then what it is right now. Universal Waste Systems runs their truck yard out of this location and UWS is relocating these trucks to another facility and most of the traffic that will be coming to this facility will be after rush hour since this facility runs at a different hour.

Mark Blackburn, President of Universal Waste Systems also addressed the audiences' comments and concerns. Mr. Blackburn wanted to clarify that originally UWS was going to recycle Food Waste, it was going to be a processed system, at this site and they are no longer going to do a process Food Waste system but that doesn't mean in your black barrel that you throw away your trash that they are not going to accept that. All that means is that your black barrel's waste is going to be taken from a small truck and placed into a bigger truck and sent to the landfill. That is the difference between food waste processing and any food waste that you put into your trash. Mr. Blackburn also thanked his employees for coming to speak and supporting the project and that is one good thing about his company is that they have quality people working for UWS and UWS does quality programs like the one being offered in Santa Fe Springs. People have legitimate concerns and Mr. Blackburn respects that but UWS has the reports, it wasn't Mr. Morrell that put all the reports together it was a group of consultants, it was

all the people from the County, AQMD, all the people from other agencies that are saying that this is truly a viable good project. Mr. Blackburn stated that Mr. Morrell did a good job presenting and that it wasn't bias but the truth. Mr. Blackburn further commented on the question was where UWS will send their trucks. UWS is sending their trucks to their South Gate location which has a compost facility and consists of 15-acres and the trucks will be housed there. UWS is not bringing outside waste from Vernon, Commerce and all those cities. UWS has a transfer station in Los Angeles that handles that right now and is unsure where that information came from; however, Mr. Blackburn also wanted to make it perfectly clear, to the audience member that commented on communicating with the school board, that Mr. Blackburn has met with Jonathan Vasquez, the Superintendent of the school district at least six or seven times. When UWS made a model of the project, Mr. Vasquez was the first one that UWS took the model to and Mr. Vasquez kept it for a week so he could show the school board. Mr. Blackburn further stated that he emailed Mr. Vasquez last week and asked if he needed anything else or if anyone on the school board wanted to talk to UWS that UWS would meet whenever and wherever.

Having no further questions or comments, Chairperson Johnston closed the Public Hearing from all public comments at 8:26 p.m. for Item No. 6.

City Attorney Steve Skolnik stated that he has been taking notes on some of the questions brought up at the Public Hearing. Mr. Skolnik wanted to clarify to the gentleman who placed into the record the 2013 AQMD comment letter, that it is Mr. Skolnik's understanding, that the 2013 AQMD letter was received very early in the process on the project and subsequently, AQMD has submitted another letter that supersedes the 2013 AQMD letter that indicates that AQMD no longer have any of those concerns stated within the 2013 letter, essentially it is out of date with the current state of the project as it pertains to environmental documents and deferred to Mr. Morrell for further elaboration. Mr. Morrell elaborated that the 2013 AQMD letter referred to the initial study draft mitigated negative declaration that originally was circulated by the State in 2013. This document was recirculated recently in 2015 and AQMD did respond. Mr. Morrell indicated that the response by AQMD was provided to the Planning Commissioners and that some of the items raised in 2013 are not the ones that were raised in 2015. Mr. Morrell further stated that the environmental consultant has responded to all of the comments from AQMD.

Vice Chairperson Madrigal stated that he has no doubt about Mr. Blackburn's integrity and respects him for the man he is, but that was not the problem it has always been about the location and not the situation and that without a doubt if the project was at a different location Mr. Blackburn would have already been building by now. With that being said, Vice Chairperson Madrigal addressed his fellow Planning Commissioners and asked the Commissioners to think about what was said and to think about their vote and the impact it will have whether it goes in favor of the MRF, then the residents have 14 days to file an appeal or if it goes in favor of the residents the applicant has 14 days to file appeal but that regardless of the vote by the Planning Commission's he does not feel that this matter will be over until some level ground has been found.

City Attorney Steve Skolnik explained the appeal process to everyone and that the 14 day clock to file an appeal begins running after the Planning Commission makes a decision.

Chairperson Johnston requested clarification on the mists and if the purpose of the mists was to eliminate the odor or to eliminate the dust. Mr. Blackburn replied that the mists are for both and that UWS uses a biodegradable substance and reclaimed water for their system. However, Mr. Blackburn indicated that the mists are more for dust than odor since it is UWS' intent to clean the floor everyday even though the law states you have 48 hours to take the trash

out but if you get the trash out every day then you don't have rodent or odor issues. The trash comes in, any recyclables get pulled out and/or sorted, and then the trash is placed into a big trailer and taken away. At the end of the day the building is empty.

City Attorney Steve Skolnik clarified what was before the Planning Commission for consideration and that there were several different components to the motion and they all get dealt with in one way or another. Mr. Skolnik then proceeded to read each component that was being requested by the applicant.

Vice Chairperson Madrigal stated that if this is really that great of a project, and Mr. Madrigal knows it is, then UWS should consult with their consultant Mike Mendez, who is a Councilmember for the City of Norwalk, and build their MRF in the City of Norwalk so the City can dump over there.

Commissioner Arnold stated that Mr. Morrell went through all of the questions that were brought before the Planning Commission and has answered all of them. Mr. Arnold further stated that there were 120 Conditions of Approval that goes through not only the Planning Department but the Public Works Department and the Police Services Department then within those conditions there is a mitigation monitoring and reporting program that has to be implemented and other items that need to get done. Commissioner Arnold inquired on how all of these conditions will get done if we do not have anyone to monitor them. Commissioner Arnold also requested Mr. Morrell to go over the mitigation monitoring and reporting program. Director of Planning Wayne Morrell replied that the mitigation monitoring and reporting program is part of the environmental document. Essentially for each of the items that were found out of that list of twenty-something items there were several items including aesthetics, traffic, etc. that had some type of mitigation. With that mitigation there is a mitigation monitoring program that spells out those mitigations and who is responsible for making sure that those mitigations are met and that is part of staff's responsibility. In terms of the 120 conditions of approval, before the project can be signed off, staff has to sign off on all of those conditions of approval. There may be some conditions that are ongoing and are labeled as such, but before the applicant can be signed off by building to occupy any of those buildings or to start the use, Staff has to go through, not only from the Planning Department, but from Police Services, the Fire Department, and the Public Works Departments all have to sign off on those conditions before the applicant can occupy the building and start the use. Commissioner Arnold also inquired that since the City has a monitoring program of all of these conditions of approval and if the neighborhood is inundated with an odor problem, a vector problem and/or a traffic problem where would they go to report the problem. Director of Planning Wayne Morell replied that they would contact staff so that staff can contact the applicant or the appropriate agency. Mr. Morrell also stated that there is a condition that states that the applicant has to place a sign on the property that will list the local enforcement agency, AQMD and the number of the applicant to report any type of issue. Commissioner Arnold further inquired if the applicant has met and/or agreed with all the conditions of approval. Director of Planning Wayne Morrell replied that the applicant has agreed with all the conditions of approval.

City of Attorney Steve Skolnik wanted to point out that if this project is approved and it turns out that some of the concerns that have been expressed are not being mitigated or cannot be mitigated then the ultimate remedy would be to revoke the use permit and stop the project from operating. The Planning Commission and Council would be well within their rights to do so. A business operator is highly incentivized to make sure that everything works the way it is supposed to work because the penalty for not being able to deliver is so extreme potentially and also, so that the community is informed, there is that ultimate safe guard if these concerns come

to be realized.

Commissioner Zamora inquired if a Neighborhood Action Committee could be created in a joint effort with the applicant. Mark Blackburn wanted to state that UWS takes the responsibility and the risk. If UWS builds it that it is on UWS' nickel and should UWS not live up to their commitments then by all means shut UWS down. That is part of UWS' guarantee and promises if UWS can't mitigate it then UWS will lost their money and it is well over \$2 million dollars and Mr. Blackburn doesn't want to lose that money. Mr. Blackburn suggested getting an ad hoc committee together whether it be a Planning Commissioner, Councilmember or anyone that would want to be a part of that committee and have a meeting once a month at UWS' facility on a Saturday between 8:00 a.m. – 12:00 p.m. where anyone is welcomed to join in and take a tour of the property and the operations and come see us with any issue they may have. Mr. Blackburn personally guaranteed that either he or one of his sons will always be at those meetings. Mr. Blackburn further stated that he is 100% guaranteeing that if he doesn't do what he is saying then the City won't have to tell him but that he himself will shut down personally.

Having no further questions or comments, Chairperson Johnston requested a motion and a second for Item No. 6.

City Attorney Steven Skolnik instructed the Planning Commissioners on their motion options.

Commissioner Ybarra moved to approve all the staff's recommendations; Commissioner Arnold seconded the motion which was passed with the following roll call vote: In Favor: Arnold, Ybarra, and Johnston; Opposed: Zamora and Madrigal.

7. ANNOUNCEMENTS

- ♦ Commissioners
None.
- ♦ Staff
None.

8. ADJOURNMENT

At 8:47p.m. Chairperson Johnston adjourned the meeting to Monday, July 13, 2015 at 6:00 p.m.

Chairperson Johnston

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING (Continued from Planning Commission Meeting of June 8, 2015)

Conditional Use Permit Case No. 764 and environmental document

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

RECOMMENDATION

Staff is recommending a continuance of Conditional Use Permit Case No. 764 to the next regularly held Planning Commission meeting on August 10, 2015.

BACKGROUND/DESCRIPTION OF PROPOSAL

T-Mobile is requesting ex-post facto approval to add three new additional antennas for a total of nine (9) antennas, three new RRUs (Remote Radio Units), and an upgrade to the DC power for an existing unmanned wireless telecommunication facility located on a $\pm 142'-0"$ high Southern California Edison transmission tower located at 11213 Telegraph Road Drive (APN: 8006-032-800).

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, this matter was set for Public Hearing. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on May 1, 2015, and published in a newspaper of general circulation (Whittier Daily News) May 1, 2015, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Staff is recommending a further continuance of Conditional Use Permit Case No. 764 and to the next regularly held Planning Commission meeting on August 13, 2015 to allow staff additional time to confirm the conditions of approval with the Applicant, who is on vacation, and thereafter, complete the staff report.

Since this case was set for public hearing, it is recommended that if any members of the public attend the meeting and wish to comment, the Planning Commission should open the public hearing and receive public comments and then take action to continue the project to the next meeting date.


Wayne M. Morrell
Director of Planning



PUBLIC HEARING

Development Plan Approval Case No. 892 and Environmental Documents

A request for approval to allow the construction of an approximately 63,458 sq. ft. concrete tilt-up building and related improvements, on an approximately 2.92-acre site, located at 12140 Altamar Place (APN: 8168-006-056), within the M-2, Heavy Manufacturing, Zone. (Chalmers Equity Group)

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 No. 892, and thereafter close the Public Hearing; and
2. Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
3. Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of Development Plan Approval; and
4. Approve and adopt the proposed Initial Study/Mitigated Negative Declaration which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that Development Plan Approval Case No. 892 will have a significant adverse effect on the environment; and
5. Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the Cambridge Springs development (DPA 892); and
6. Approve Development Plan Approval Case No. 892, subject to the conditions of approval as contained within the Staff Report.

LOCATION/ BACKGROUND

The subject property is located at 12140 Altamar Place (APN: 8168-006-056), in the M-2 (Heavy Manufacturing) Zone and is generally located on the easterly end of Altamar Place, east of Dice Road. The subject site is vacant and is approximately 2.92-acres (126,759 sq. ft.).

On October 23, 1978, the Planning Commission approved Development Plan Approval Case No. 262 to allow a facility for the manufacturing of concrete building panels, including a work yard for the pouring of the panels, an office building and other appurtenant structures. This proposal was not constructed.

On August 20, 2002, the Planning Commission approved Development Plan Approval (DPA) Case No. 745 to allow the construction, operation, and maintenance of a 54,000 sq. ft. speculative concrete tilt-up building on the 2.92 acre site. This proposal was also not constructed. The site remains vacant and currently overgrown with vegetation.

DEVELOPMENT PROPOSAL**Site Plan**

The applicant is proposing to construct a new concrete tilt-up industrial building measuring approximately 63,458 sq. ft. The proposed building will be on the south and east property lines. Parking for employees and patrons will be provided mainly along the north and west property lines. The loading docks are facing north and considered to be on the front elevation of the building; however, due to the property being an end parcel of a cul-de-sac, the loading area will not be readily visible from the street. There are two trash enclosures that will abut the north property line and will be screened from view with a 14 ft. concrete wall that will match the proposed building.

As proposed, the site plan will meet the minimum development standards required for properties within the M-2, heavy manufacturing zone. No modification permits or zone variances are required for the proposed development.

Elevations

The elevations indicate that the proposed building will be roughly 39'-6" feet high and will have a contemporary industrial design. The office entry area is designed with extensive glazing and will be highly visible to the public right-of-way. In addition to the use of varying colors in the building elevations to help break up massing, the canopies over the windows and the metal cornice on the top of the focal portions of the building, the designer has also incorporated clerestory windows to help bring in natural lighting to the warehouse area.

Landscaping Requirements

For maximum value, the majority of the landscaping will be provided along the front of the property adjacent to Altamar Place. Additionally, the provided tabulation for required and provided landscaping show a minimum requirement of 7,492 square feet with the applicant providing 10,191 square feet, exceeding the minimum requirements. Additionally, as required by the Zoning Regulations, the landscaping has been adequately dispersed throughout the parking area. Specifically, at least 6% of the parking area will be provided with landscaping.

Parking Requirements

The plans show the property will be provided with ninety-nine (99) parking spaces; seventy-six (76) of which are standard spaces, nineteen (19) are compact spaces and four (4) are handicap accessible spaces. As shown, the property is required to provide ninety-eight (98) parking spaces. Therefore, the proposed project exceeds the minimum parking requirements set forth in the City's Zoning Regulations.

Loading/Roll-Up Doors

According to the site plan, the proposed building will have a total of eight (8) dock doors along the north wall. All dock doors and trucking activities will be screened from view with a 14' high concrete tilt-up screen wall.

Trash Enclosures

According to the site plan, the applicant is proposing to install a 24' wide by 24' long trash enclosure on the north property line and an additional 17' wide by 24.5' long trash enclosure on the east property line. The proposed trash enclosures will be behind the proposed screen wall and thus, will not be viewable or accessible to the public.

Driveways

Ingress and egress to the site is provided by two driveways along Altamar Place. One of the driveway entrances is 33' wide and the other is approximately 40' wide. Both driveways access all the parking provided on-site.

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.*

Findings:

The proposed project is located within the M-2, Heavy Manufacturing, Zone. Pursuant to Section 155.240 of the Zoning Regulations "The purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses."

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

1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial.
2. Since the proposed development is industrial, rather than residential or commercial in nature, the land is, therefore, being maintained for industrial uses.
3. The proposed industrial project should provide a nice boost to the local job market. The new building, with an approximately 63,458 sq. ft., should net a few more job opportunities for nearby residents.

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

Findings:

The subject site is currently vacant and overgrown with vegetation. The applicant is planning to clear the site and build a brand new contemporary concrete tilt-up building. The architect used multiple variations in height, setback, materials and color. The result is an attractive project with a contemporary building that is comparable to other high quality office/industrial projects here in Santa Fe Springs and thus will enhance the general appearance of the area.

In addition, as proposed, the project meets or exceeds all requirements of the City's Zoning Regulations. The project's overall compliance validates that it is in harmony with the overall intent of the City's Zoning Regulations.

(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.

Findings:

The proposed buildings will contain a warehouse component as well as office facilities. Furthermore, the design of the new building represents high quality architectural design (demonstrated by varying colors in the building elevations to help break up massing, the canopies over the windows and the metal cornice on the top of the focal portions of the building). These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors as well as those traveling along Altamar Place. Therefore, as designed, the new building is completed suitable for all of its intended users, and the distinctive design of the building represents the architectural principles of proportion and harmony.

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

Findings:

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's zoning regulations. For instance, the proposed landscape areas exceed the minimum requirements set forth in the City's Zoning Regulations with the majority of the landscaping provided in the front setback area and where it is mostly visible from the street. Secondly, although there are dock doors proposed on the north elevation, the project has been designed with truck yard areas that will be fully screened with 14' high concrete tilt-up screen walls. Thirdly, the proposed trash enclosures have been strategically placed in the truck yard area, behind the screen wall, and therefore, will not be accessible or visible to the public. And lastly, to encourage alternative transportation and also reduce trip generation related to the project, bike racks will be provided for the development.

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

Findings:

As stated previously, the proposed building is contemporary and attractive. The architect used multiple variations in height, setback, materials and color. The style and architecture of the proposed building is, therefore, consistent with other high quality buildings in the general area.

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

Findings:

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

Staff finds that the new contemporary industrial building is very attractive and thus will be an enhancement to the area. Staff believes that proper attention has been giving to the location, size, and design of the building. This is evident in the project's overall compliance with the Code. As proposed, the project meets or exceeds all requirements of the City's Zoning Regulations.

STAFF REMARKS

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

STREETS AND HIGHWAYS

The subject site has frontage on Altamar Place. Altamar Place is considered a local street within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

Industrially zoned areas generally surround the subject site. Properties to the north, south, east and west are all zoned M-2, Heavy Manufacturing. Additionally, all surrounding properties are developed with various manufacturing, processing or warehouse-type facilities. Nevertheless, any business or tenant that occupies the new building will need to be a principally permitted, accessory, or conditional use listed in the M-2, Heavy Manufacturing, Zone. An activity listed as a conditional use, however, would still need to obtain approval for a Conditional Use Permit prior to the commencement of such activities.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Development Plan Approval Case No. 892 and Environmental Documents 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 July 2, 2015. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on July 2, 2015, and published in a newspaper of general circulation (Whittier Daily News) on July 2, 2015, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment; therefore, the City caused to be prepared and proposes to adopt a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

Phases in the Environmental Review Process:

The implementation of the California Environmental Quality Act (CEQA) entails three separate phases:

1. The first phase consists of preliminary review of a project to determine whether it is subject to CEQA.
2. If the project is subject to CEQA, the second phase involves the preparation of an Initial Study to determine whether the project may have a significant environment effect.
3. The third phase involves the preparation of an Environmental Impact Report (EIR) if the project may have a significant environmental effect or a Negative Declaration or Mitigated Negative Declaration if no significant effects will occur.

Phase 1: The first phase is to determine if the proposed project is subject to CEQA. CEQA applies to an activity that (a) involves the exercise of an agency's discretionary powers, (b) has the potential to result in a direct or reasonable foreseeable indirect physical change in the environment, and (c) falls within the definition of a "project" as defined in CEQA Guidelines Section 15378. City Staff and Blodgett/Baylosis Environmental Planning reviewed the proposal and

determined that the project is subject to CEQA.

Phase 2: The second phase involves the preparation of an Initial Study. An Initial Study is a preliminary analysis to determine whether an EIR or a Negative Declaration or Mitigated Negative Declaration is needed. If the Initial Study concludes that the proposed project may have a significant effect on the environment that cannot be mitigated, an EIR should be prepared. If no potentially significant impacts are identified, then a Negative Declaration can be prepared. If potentially significant impacts are identified that can be mitigated, then a Mitigated Negative Declaration can be prepared with mitigation measures conditioned as part of the project's approval to reduce potentially significant impacts to levels of insignificance.

To facilitate the Commission's determination whether "effects" are potentially significant, the Commission should focus on scientific and factual data. Unfortunately, CEQA does not provide a definitive definition of what constitutes a "significant effect." However, CEQA Guidelines Section 15382 generally defines a "significant effect" as a substantial or potentially substantial adverse change in the physical environment. City Staff and Blodgett/Baylosis Environmental Planning determined, through the preparation of the Initial Study, that there were no potentially significant environmental effects that could not be mitigated to a level of insignificance and, therefore, a Mitigated Negative Declaration was prepared.

Phase 3: A Mitigated Declaration is a written statement, briefly explaining why a proposed project will not have a significant environmental effect and includes a copy of the Initial Study justifying this finding. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and Blodgett/Baylosis Environmental Planning determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because either revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Draft MND Review:

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, Blodgett/Baylosis Environmental Planning, as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review and comments from June 10, 2015 to June 30, 2015. The Notice of Intent to Adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk. A copy of the Initial Study/Mitigated Negative Declaration was also mailed to

surrounding cities for their review and comment.

When reviewing the Mitigated Negative Declaration/Initial Study, the focus of the review should be on the project's potential environmental effects. If persons believe that the project may have a significant effect, they should, (a) Identify the specific effect; (b) Explain why they believe the effect would occur, and; (c) Explain why they believe the effect would be significant.

Individuals who believe there are significant effects as outlined above, should also explain the basis for their comments and submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to CEQA Guidelines, an effect shall not be considered significant in the absence of substantial evidence.

Potentially Affected Environmental Factors:

The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *air quality, geology and soils, hydrology and water quality, and public services*. These factors and their respective pertinent issues are discussed and analyzed within the Initial Study/Mitigated Negative Declaration. Mitigations, where necessary, were implemented to help ensure potential impacts are reduced to a less than significant level. A detailed analysis can be found in the Initial Study/Mitigated Negative Declaration and corresponding Mitigation Monitoring Program.

Mitigation Monitoring:

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in the Mitigation Monitoring and Reporting Program (attachment #9).

Responses to Initial Study/Mitigated Negative Declaration:

To date, staff has not received any correspondence nor has anyone called or came to the counter to provide comments or stating concerns relating to the proposed Initial Study/Mitigated Negative Declaration.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission may grant, conditionally grant or deny approval of a proposed development plan request based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions of Development Plan Approval shall be binding upon the applicants, their successors and assigns; shall run with

the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

CONDITIONS OF APPROVAL:

DEPARTMENT OF PUBLIC WORKS

(Contact: Robert Garcia (562) 868-0511 ext. 7545)

1. That the owner shall pay a flat fee of \$15,800 to reconstruct/resurface the existing street frontage to centerline for Altamar Place.
2. That the owner shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along Altamar Place street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
4. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation.
5. That the owner/developer shall pay \$15,000 to the City for the entire cost of design, engineering, installation and inspection of (1) street light on Altamar Place. The City will design and cause construction of said street light.
6. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications on Altamar Place. Storm drain plans shall be approved by the City Engineer.
7. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.

8. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.
9. 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.
10. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
11. The owner/developer shall pay a storm drain reimbursement fee of \$21,825 (2.91 Acre x \$7,500) for the Dice Road/UPRR storm drain.
12. That the landscape irrigation system shall be connected to reclaimed water, if available, on Dice Road. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.
13. The owner/developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
14. The owner/developer 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 owner and/or developer 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.

15. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
16. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
17. That the owner/developer shall pay the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service.
18. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
19. 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.
20. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit Mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
21. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The owner/developer will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall (562) 868-0511 ext. 3715)

22. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property.

Permits shall be secured prior to beginning work related to the permitted activity.

23. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
24. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, 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.
25. That the owner/operator 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.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION)

(Contact: Brian Reparuk (562) 868-0511 ext. 3716)

26. 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.
27. That the owner shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
28. 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.
29. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.

30. 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.
31. 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.
32. 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.
33. 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.
34. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
35. That the Department of Oil, Gas, and Geothermal Resources (DOGGR) be contacted and a report issued for any findings on the site for any previous oil wells and their abandonments.
36. That a soil gas study for methane shall be provided per City Ordinance 955, Section 117.131.

DEPARTMENT OF POLICE SERVICES:

(Contact: Luis Collazo (562) 868-0511 ext. 3320)

37. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or

a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.

38. 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.
39. 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.
40. 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.
41. 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.

WASTE MANAGEMENT:**(Contact: Teresa Cavallo (562) 868-0511 ext. 7309)**

42. 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.
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 owner/developer 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: Kristi Rojas (562) 868-0511 ext. 7351)**

45. That the Mitigation Monitoring and Reporting Program (MMRP), which was prepared for the proposed project and an essentially component of the Initial Study and Mitigated Negative Declaration (IS/MND), shall be made part of the conditions of approval for Development Plan Approval Case No. 892. Both the IS/MND and MMRP are listed as an attachment to this staff report.
46. That the owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
47. That during construction, the following information shall be made available on a sign posted at the main entrance to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.).

48. That the owner/developer shall provide for appropriate communications systems, including but not limited to telephone and internet services to each building and/or tenant within the proposed project.
49. That the owner/developer shall work with the cable or Internet provider for the City, for the installation of underground cabling and related telecommunications facilities within the project site. Along at least the project's perimeters, along Altamar Place, the owner/developer shall work with the cable or Internet provider for the City for the installation of underground cabling and related telecommunications facilities, and in recognition of the Citywide importance of providing telecommunication facilities along these frontages, the owner/developer shall also install and dedicate to the City separate underground telecommunications conduit adequate to provide opportunity for future telecommunications to the project and for the City's anticipated future needs and services, all to the satisfaction of the Public Works Director.
50. That all parking areas shall be legibly marked off on the pavement, showing the required parking spaces. All compact parking spaces shall be further identified by having the words "compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
51. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Altamar Place, use the public street as a staging area, or to backup onto the street from the subject property.
52. 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.
53. That the owner/developer shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to, the following:
 - a. Current maps, routes and schedules for public transit routes serving the site; and
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 - c. Ridesharing promotional material supplied by commuter-oriented organizations; and

- d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - e. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
54. That preferential parking spaces (not less than 10% and located as close to the employee entrance(s) as practical) shall be reserved for potential carpool/vanpool vehicles without displacing handicapped and customer parking needs. Vanpool space(s) shall be legibly marked off on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. Also, the preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
55. That an area shall be designate for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at a ratio of 4 bicycles for first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
56. That the 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.
57. That the Department of Planning and Development requires that the 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.

58. That the owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
59. That a minimum of 99 parking spaces shall be provided and maintained at all times.
60. That prior to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 1. A roof plan showing the location of all roof-mounted equipment;
 2. Elevations of all existing and proposed mechanical equipment; and
 3. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

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

61. That the owner/developer 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).
62. 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).

63. That upon completion of the landscaping improvements, said 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.
64. That the owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
65. That the electrical plans, which show the location of 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).
66. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
67. That the owner/developer shall provide conduit for fiber optics or other smart technologies for each parcel for Internet access. The conduit shall also be adequate to provide the opportunity for future telecommunications to the Project.
68. That the Department of Planning and Development shall first review and approve all sign proposals for the development prior to installation. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper.

69. 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. Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures shall be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures.
70. 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.
71. 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.
72. That prior to issuance of building permits, the owner/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer 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. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer 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. Owner/developer understands and agrees that it is the responsibility of the owner/developer 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. Owner/developer 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 owner/developer and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the owner/developer may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Owner/developer, 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 owner/developer to comply with such regulatory requirements.
73. That prior to occupancy of the property/buildings, the owner/developer and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
74. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.

75. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
76. That the development shall otherwise be substantially in accordance with the site plan, alternate site plan, floor plans, and elevations presented to the Planning Commission and on file with the case.
77. That the site plan, floor plans 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.
78. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
79. That the owner/developer, Chalmers Equity Group, shall indemnify, protect, defend and hold harmless from and against any and all claims, liabilities and costs, including attorney's fees, arising from CEQA challenges and subsequent environmental review for the Project and any or all entitlements and approvals issued by the City in connection with the Project.
80. That the owner/developer, Chalmers Equity Group, 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, 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.

81. 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. Proposed Site Plan
3. Proposed Floor Plan
4. Proposed Colored Elevations
5. Typical Rendering
6. Development Plan Approval Application
7. Executive Summary for Mitigated Negative Declaration (MND)
8. Final Mitigated Negative Declaration (MND)
9. Mitigation Monitoring and Reporting Program (MMRP)

Q:\Planning\1 Planning Commission Meetings\2015\PC MTG 07-13-2015\DPA 892_ 12140 Altamar.doc

Aerial Photograph

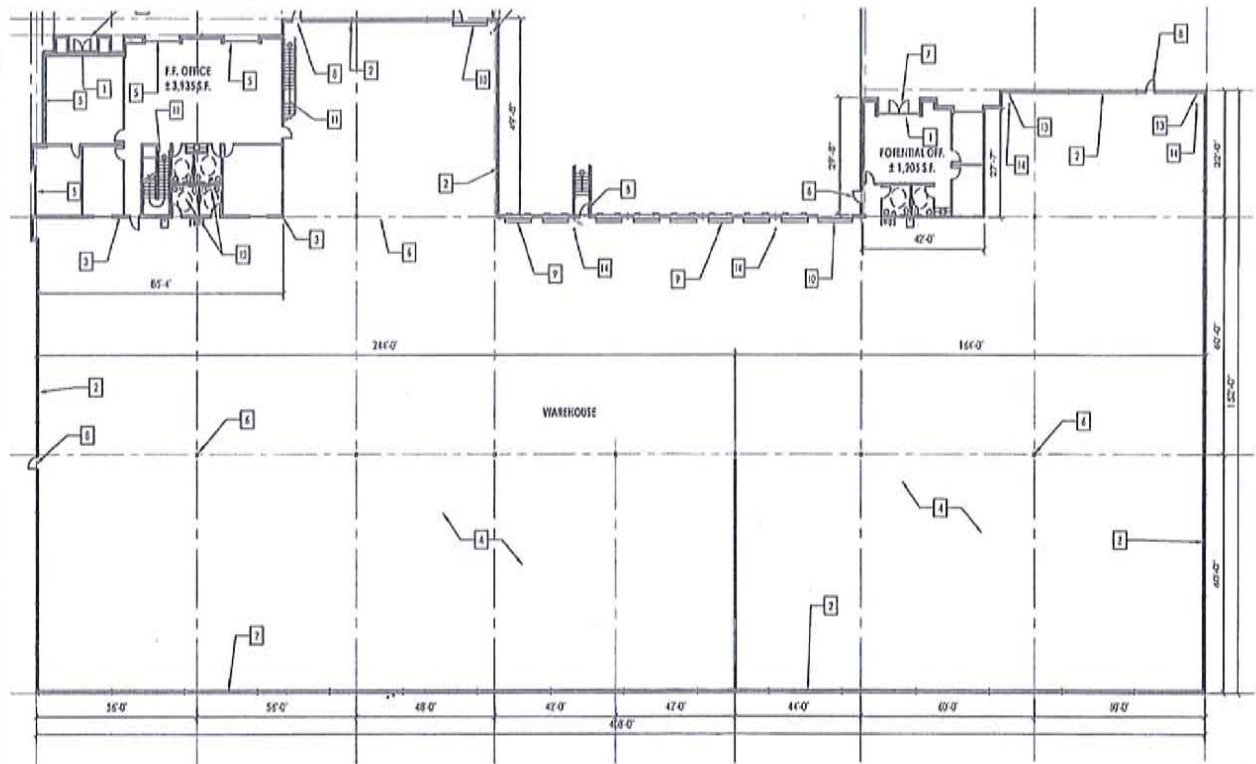


DEVELOPMENT PLAN APPROVAL CASE NO. 892

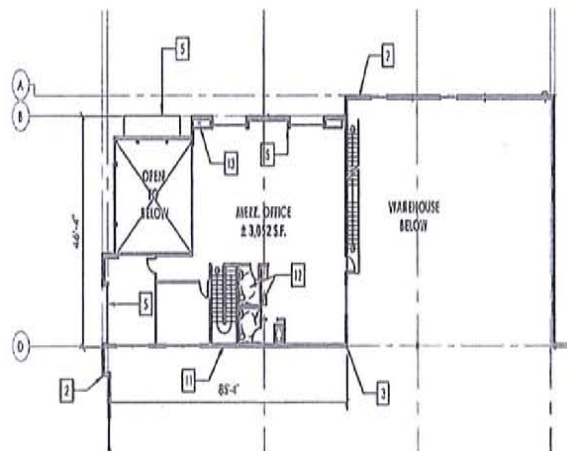
12140 ALTAMAR PLACE (APN: 8168-006-056)

[illegible]

Proposed Floor Plan



First Floor



Mezzanine Plan

The image displays four architectural elevation drawings of a building, arranged in a 2x2 grid. Each drawing includes a scale bar and a north arrow.

- North Elevation (top left):** Shows a long, multi-story building with a central entrance and a large window. The scale is 1/8" = 1'-0".
- West Elevation (top right):** Shows a side view of the building with a central entrance and a large window. The scale is 1/8" = 1'-0".
- South Elevation (bottom left):** Shows a side view of the building with a central entrance and a large window. The scale is 1/8" = 1'-0".
- East Elevation (bottom right):** Shows a side view of the building with a central entrance and a large window. The scale is 1/8" = 1'-0".

Colored Rendering



Development Plan Approval Application



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

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:

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

12130 ALTAMAR PLACE

APN: 8108-000-050

RECORD OWNER OF THE PROPERTY:

Name: CRW LEASING CO. INC. Phone No: (323) 987-0901

Mailing Address: 3109 N. RED RUBIN ST.

ORANGE CA 92669

Fax No: (714) 771-9030 E-mail: SWR92@AOL.COM

THE APPLICATION IS BEING FILED BY:

☐ Record owner of the property

☒ Authorized agent of the owner (written authorization must be attached to application)

Status of Authorized Agent: Engineer/Architect: X Attorney: _____
Purchaser: _____ Lessee: _____
Other (describe): _____

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

(N) 18,500 SF INDUSTRIAL CONCRETE TILT-UP BUILDING
WITH A 67,000 SF FOOT PRINT AND A 3,100 SF MEZZANINE

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

IGNACIO CRESPO

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."

Development Plan Approval Application (Cont.)

DPA Application
Page 2 of 2

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): C R W Leasing
 Mailing Address: 804 N Red Robin St Orange Ca 92869
 Phone No: 714 240 1331
 Fax No: 714 271 9036 E-mail: SJP93@aol.com
 Signature: [Signature] CRW Leasing

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, MRT WALLACE, being duly sworn, depose and say that I am the petitioner in this application for a Development Plan Approval, 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.

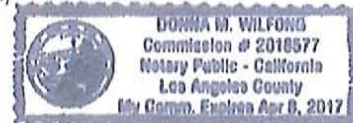
Signed: [Signature]
 (If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

On Nov 25 2014 before me, Donna M. Wilford (Notary)
 Personally appeared Curt Wallace
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

[Signature]
 Notary Public



FOR DEPARTMENT USE ONLY

CASE NO: DPA 892
 DATE FILED: 11/24/14
 FILING FEE: _____
 RECEIPT NO: _____
 APPLICATION COMPLETE? _____

11-26-14 1615375

CHECK 4046.00

Development Plan Approval Application (Cont.)

City of Santa Fe Springs	DISTRIBUTION					
	FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT

(NAME)

(ADDRESS)

(CITY AND STATE)

(DESCRIPTION)

RECEIPT

11-26-14 1CL5375 CHECK 4046.00



City of Santa Fe Springs

Planning Commission Meeting

July 13, 2015

CONSENT ITEM

Conditional Use Permit Case No. 606-2

A request for a compliance review for continued storage, manufacturing, and distribution of lubricating oils (in excess of 100,000 gallons), on the property located at 12402 Los Nietos Road (APN: 8002-021-031) in the M-2, Heavy Manufacturing Zone and within the Consolidated Redevelopment Project Area. (R & D Schoensiegel Family LLC.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued storage, manufacturing, and distribution of oils use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies, and program of the City's General Plan.
2. Require that Conditional Use Permit Case No. 606 be subject to a compliance review in (5) years on or before time July 13, 2020, to ensure that the use is still operating in strict compliance with the conditions of approval as stated within this staff report.

BACKGROUND

Rosemead Oil Products, Inc. was established in 1952 to manufacture and distribute lubricants to transportation and manufacturing companies located in southern California. They have been located in the City of Santa Fe Springs for the past 35 years, with operations occurring at 12912 Lakeland Road the first 30 years.

The Planning Commission, at its meeting of May 28, 2002, initially approved Conditional Use Permit Case No. 606, a request by R & D Schoensiegel Family LLC, to allow for the storage (in excess of 100,000 gallons), manufacturing, and distribution of lubricating oils on property located at 12402 Los Nietos Road. A subsequent three-year extension was granted in March 2007. A five-year extension was later granted in March 2010.

STAFF CONSIDERATIONS

The property is well maintained, and the operation is managed in a clean manner. It is staff's opinion that if the property continues to be maintained and the operation is managed and conducted in a clean manner and in strict compliance with the conditions of approval, then the use will be compatible with the surrounding development and will not pose a nuisance risk to the public or the environment. Staff is therefore recommending that a 5-year extension of the CUP be granted, until July 13, 2020, subject to the conditions of approval as stated in this report.

CONDITIONS OF APPROVAL

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

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 at x3320)

1. That Rosemead Oil Products, Inc. shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(Ongoing)**
2. That the facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by Rosemead Oil Products, Inc. in good repair, free from trash, debris, litter, graffiti and other forms of vandalism. Any litter, graffiti, and or/damage caused from other forms of vandalism shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(Ongoing)**

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact: Michael Crook 562.868-0511 x3701)

3. That interior gates or fences shall not be permitted along the required fire access roadways. All new fences, walls, signs, and similar improvements for the proposed development shall be subject to the approval of the Fire

Department and the Department of Planning and Development.
(Ongoing)

4. That the loading and unloading of tank cars shall comply with the requirements of the California Fire Code as adopted by the City of Santa Fe Springs, including the installation of foam/water sprinkler protection systems. **(Ongoing)**
5. That Rosemead Oil Products, Inc. shall install manual and automatic fire suppression systems for structures that provide coverage for all tank cars that contain Class I flammable or Class II combustible liquids, flammable gases, toxic or highly toxic liquids or gases, extremely hazardous substances as defined by 40 CFR, Part 355, Appendix A, and any other chemicals deemed hazardous by the City of Santa Fe Springs Fire Department that are plumbed for off loading and/or filling. Areas that are covered by weather protection structures used for processing the above listed chemicals shall also be provided with an approved fire suppression system. In certain instances, manually activated monitor nozzles connected to the underground water supply may be provided in lieu of an automatic fire suppression system for rail siding protection. An adequate number of nozzles shall be provided such that all tank cars that are connected for the unloading shall be protected. Nozzles shall be capable of remote activation from a safe location. Automatic fire protection for the tank cars is not required provided that tank cars are not loaded on-site and that unloading is only conducted from the top of the tank car using suction methods. **(Ongoing)**
6. That Rosemead Oil Products, Inc. shall provide and maintain secondary containment for all in-use tank cars (rail cars), piping, pumps and related storage and use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Piping utilized for unloading tank cars and extending beyond the limits of areas provided with secondary containment or drainage shall be provided with liquid receptors that will capture leakage and re-route to an area provided with secondary containment or drainage. Flexible connections used to connect to tank cars shall be mounted at a level above fixed piping and above the top of tank cars so that if a leak in such a connection occurs, liquid will drain from the connecting line into the tank car upon loss of suction. Drainage shall be to an approved location. **(Ongoing)**
7. That loading and unloading of tank vehicles shall comply with the requirements of the California Fire Code as adopted by the City of Santa

Fe Springs, including the installation of foam/water sprinkler protection systems. **(Ongoing)**

8. That Rosemead Oil Products, Inc. shall provide manual and automatic fire suppression systems for structures that provide coverage for all tank vehicles (trucks) that contain Class I flammable or Class II combustible liquids; flammable gases; toxic or highly toxic liquids or gases, extremely hazardous substances as defined by 40 CFR Part 355 Appendix A; and any other chemicals deemed hazardous by the City of Santa Fe Springs Fire Department that are plumbed for off loading and/or filling. Areas that are covered by weather protection structures used for processing the above listed chemicals be provided with an approved fire suppression system. **(Ongoing)**
9. That Rosemead Oil Products, Inc. shall provide secondary containment for all in-use tank vehicles, piping, pumps and related storage and use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Drainage shall be routed to an approved location. **(Ongoing)**
10. That Rosemead Oil Products, Inc. shall install manual and automatic fire suppression systems for structures that provide coverage for all tanks that contain Class I flammable or Class II combustible liquids, flammable gasses, toxic or highly toxic liquids or gases, extremely hazardous substances as defined by 40 CFR, Part 355, Appendix A, and any other chemicals deemed hazardous by the City of Santa Fe Springs Fire Department that are plumbed for off loading and/or filling. Areas that are covered by weather protection structures used for processing the above listed chemicals shall also be provided with a fire suppression system. **(Ongoing)**
11. That Rosemead Oil Products, Inc. shall provide secondary containment for all in-use tanks, drums, tote bins, piping, pumps and related storage and in-use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Drainage shall be to an approved location. **(Ongoing)**
12. That Rosemead Oil Products, Inc. shall complete a Spill Prevention Control and Countermeasure (SPCC) Plan. **(Ongoing)**
13. That Rosemead Oil Products, Inc. shall obtain approved plans for any Underground Storage Tank installation prior to tanks being brought on-site. **(Ongoing)**

14. That Storage tanks which contain class III-B combustible liquids in excess of 10,000 gallons which are not otherwise required to have high level control devices shall be equipped with high level audible and visual alarms. Storage tanks which contain class III-B combustible liquids with a capacity of 10,000 gallons or less and are not otherwise required to have high level control devices may be controlled by flow limiting devices which shut off flow when the required volume has been transferred. Such devices shall be approved by the Fire Chief. All other hazardous material blend and storage tanks that exceed a capacity of 500 gallons shall be equipped with high level alarms and automatic shut-off devices. Alarms shall sound at 90 percent capacity and shut-off devices shall initiate at 95 percent tank capacity. **(Ongoing)**
15. That all tanks shall be seismically anchored in accordance with the California Building Code as adopted by the City of Santa Fe Springs. **(Ongoing)**
16. That Rosemead Oil Products, Inc. shall provide an in-house emergency response system that includes the following:
 - a. Visual and audible alarms connected to fire detection, hazardous gas detection, leak detection, liquid level limit detection, seismic event detection, fire protection systems and to manual emergency stations.
 - b. Liquid level limit alarms on stationary tanks as specified in Condition 15.
 - c. Liquid level limit alarms on stationary tanks as specified in Condition 15.
 - d. Back-up electrical power for emergency alarm systems and required safety systems with a duration in accordance with NFPA 70, Section 701-11.
 - e. Adequately trained manpower and equipment. **(Ongoing)**
17. That Rosemead Oil Products, Inc. shall install and maintain windsocks and placards as required. **(Ongoing)**
18. That Rosemead Oil Products, Inc. shall obtain permits for any current and/or future proposed facility modifications and for the storage and use of materials that have physical and/or health hazards as defined in the California Fire Code. All storage and use of hazardous chemicals shall meet the requirements of the current California Fire and California Building Codes. **(Ongoing)**

19. That Rosemead Oil Products, Inc. shall ensure all drums of hazardous materials that are stored in excess of 6 feet in height shall be secured together and to the pallet on which they are stored. **(Ongoing)**
20. That Rosemead Oil Products, Inc. shall label piping conveying hazardous materials noting their contents and direction of flow. **(Ongoing)**
21. That Rosemead Oil Products, Inc. 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 and California Building Code as adopted by the City of Santa Fe Springs, Certified Unified Program Agency (CUPA) programs, and all other applicable codes and regulations. **(Ongoing)**
22. That prior to generating, storing, treating or discharging any industrial wastewater to the sanitary sewer, Rosemead Oil Products, Inc. shall submit an Industrial Wastewater Discharge Permit Application. **(Ongoing)**
23. That tank vehicles shall be loaded and unloaded only in approved locations. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Eljio Sandoval 562 868-0511 x7356)

24. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
25. That in the event Rosemead Oil Products, Inc. intends to sell, lease or sublease the subject business operation or transfer the business to another party, the Director of Planning and the Director of Police Services shall be notified in writing of such intentions not less than sixty (60) days prior to the signing of the agreement to transfer. **(Ongoing)**
26. 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, unless approved by the Director of Planning. **(Ongoing)**

27. That the applicant shall continually maintain a current business license for the duration of its operation. **(Ongoing)**
28. That Rosemead Oil Products, Inc. shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed. **(Ongoing)**
29. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Ongoing)**
30. That the owner, Richard Schoensiegal, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Reconsideration of Conditional Use Permit 606, when action is brought within the time period provided for in the City's Zoning Regulations, 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 Richard Schoensiegal of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
31. That Conditional Use Permit Case No. 606 shall be valid for a period of five (5) years, until ~~March 22, 2015~~ **July 13, 2020**. Approximately, three (3) months before ~~March 22, 2015~~ **July 13, 2020**, Rosemead Oil Products, Inc. shall request in writing that the City review the circumstances of the case for an extension of the privileges granted. **(Ongoing)**
32. That Conditional Use Permit Case No. 606, shall not be effective for any purpose until the Richard Schoensiegal has filed with the City of Santa Fe

Springs an affidavit stating he is aware of and accepts all the conditions of approval. **(Ongoing)**

33. That it is hereby declare to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, this Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Reconsideration Request Letter

Aerial Photograph



Consent Item: Conditional Use Permit Case No. 606
12402 Los Nietos Road – Rosemead Oil Products, Inc.

Request for Compliance Review**Rosemead Oil Products, Inc.**

Lubricating Oils & Greases • Renewable & Synthetics • Biobased Lubricants
Established 1952

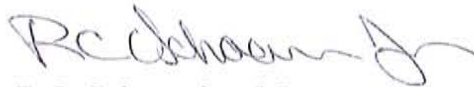
January 13, 2015

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

Mr. Nguyen:

Please accept this letter as our request of a review of Rosemead Oil Products, Inc. [ROP] Conditional Use Permit #606. Since the cities last review operations at ROP nothing has changed significantly to our operations. Business generally is better. We have hired two more associates to bring our total head count to 13. We still manufacturer and distribute only lubricant oil with a Flash Point ASTM D-92 of over 130 Degrees F. We again had no incidents involving any city services. No Fire or Police had to roll to ROP in the intervening years. We have counied Santa Fe Springs as our home for 32 years and we look forward to another 32 years of growth and service to the community.

Sincerely,



R.C. Schoensiegel Jr.

P.O. Box 2645 • 12402 Los Nietos Road • Santa Fe Springs, CA 90670

Phone: (800) 794-8400 • Fax (562) 941-4104

www.rosemeadoil.com

02-02-15 4018678

CHECK

563.00



City of Santa Fe Springs

Planning Commission Meeting

July 13, 2015

CONSENT ITEM

Conditional Use Permit Case No. 696-2

A request for a compliance review of a 5,179 sq. ft. church facility. The facility is comprised of three units - T, U, and V, within the Valley View Commerce Center at 14515 Valley View Avenue (APN: 8069-006-042), in the C-4 PD, Community Commercial – Planned Development Overlay, Zone. (Together Community Church)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation of the church use, if conducted in strict compliance with the conditions of approval, will continue to be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies, and program of the City's General Plan.
2. Require that Conditional Use Permit Case No. 696-2 be subject to a compliance review in five (5) years, on or before July 13, 2020, to ensure that the use is still operating in strict compliance with the conditions of approval as stated within this staff report.

BACKGROUND

The subject site is located on the west side of Valley View Avenue and south of Rosecrans Avenue at 14515 Valley View Avenue, in the C-4 PD, Community Commercial - Planned Development Overlay, Zone. The site currently is developed with a 6-building mixed-use commercial and light industrial complex commonly known as the Valley View Commerce Center.

In accordance with Section 155.153 (Z) of the City's Zoning Regulations, church uses are required to obtain a Conditional Use Permit prior to commencement of such activities:

City of Santa Fe Springs – Zoning Regulations
Section 155.153 – CONDITIONAL USES(Z)

(Z) Churches

In May of 2009, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 696, a request by Together Community Church, to establish, operate and maintain a church use on the subject property. The use has been subject to one compliance review, conducted in May of 2010.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property is performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. During the inspection process, staff was made aware that the church use expanded upon its congregational hours as originally conditioned in condition of approval #3. The applicant submitted written documentation of the expanded hours for review, and approval, of the Director of Planning. Condition of approval #3 has been modified to reflect the new congregational hours. Staff observed no other items that need to be addressed; as such, the church use is operating in full compliance with the existing conditions of approval.

Consequently, staff finds that if the church use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 696-2, be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL:

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

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo at x3320)

1. That the applicant shall provide an updated emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(ongoing)**
2. That the proposed facility, including any lighting, fences, walls, and poles shall continue to be maintained by the applicant in good repair, free from trash,

debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Elijo Sandoval 562.868-0511 x7356)

3. That the church congregational hours shall be limited to Wednesdays, between 7:30 p.m. and 9:30 p.m. and Sunday from 8:00 a.m. to 12:00 p.m. **Additional gatherings for the purpose of conducting church business or prayer are to be temporary and limited to the hours of 6:00am to 7:00am weekdays.** These hours shall also be made part of the applicant's lease agreement, of which a copy shall be provided to the Planning Department. Any deviation from or proposed addition to these hours shall be subject to the prior written approval of the Director of Planning. **(ongoing)**
4. That all vehicles shall be parked on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. **(ongoing)**
5. That all church activities shall be conducted within the subject units at all times. Further, Together Community Church shall actively and continually remind their congregation that loitering within the parking areas after congregational hours is not permitted and may result in the restriction or revocation of privileges granted under this Permit. **(ongoing)**
6. That member's vehicles shall not be allowed to be left in the parking area for more than 24 hours. **(ongoing)**
7. That all noise, music, and other related audible sounds shall be controlled and maintained within the church facility. **(ongoing)**
8. That food shall not be prepared or served at the site at any time without City and/or health department approval. **(ongoing)**
9. That the parking areas shall not be used for special-event activities, e.g., car washing or other fund raising events, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and the Fire Marshall. **(ongoing)**

10. That the facility shall not be used for sleeping, living, or other non-church use activities. **(ongoing)**
11. 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 conditional use permit. **(ongoing)**
12. That the applicant shall not install banners, balloons, or other signs or other advertisement devices unless prior written approval is obtained by the Department of Planning and Development. **(ongoing)**
13. That church services shall only be conducted in the sanctuary as shown on the floor plan submitted by the applicant and on file with this case, i.e., the sanctuary area shall not exceed 2,117 sq. ft. as shown. Additionally, the sanctuary area and fellowship room shall not be used for assembly purposes simultaneously. **(ongoing)**
14. That the applicant shall obtain approval from the Planning, Fire, and Building Departments prior to making any changes to the interior or exterior of the subject property. **(ongoing)**
15. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code, and all other applicable County, State, and Federal regulations and codes shall be complied with. **(ongoing)**
16. That ~~Reconsideration of CUP Case No. 696-2 shall be~~ **subject to a compliance review in** ~~valid for a period three (3)~~ **five (5)** years, ~~until May 24, 2013~~ **on or before July 13, 2020**. Approximately three (3) months before May 24, ~~2013~~ **July 13, 2020**, the applicant shall request, in writing, ~~an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval~~ **that the City review the circumstances of the entitlement for an extension of the privileges stated.** **(ongoing)**
17. ~~That Reconsideration of CUP Case No. 696 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an~~

~~affidavit stating he/she is aware of and accepts all of the required conditions of approval.~~ **(condition has been satisfied)**

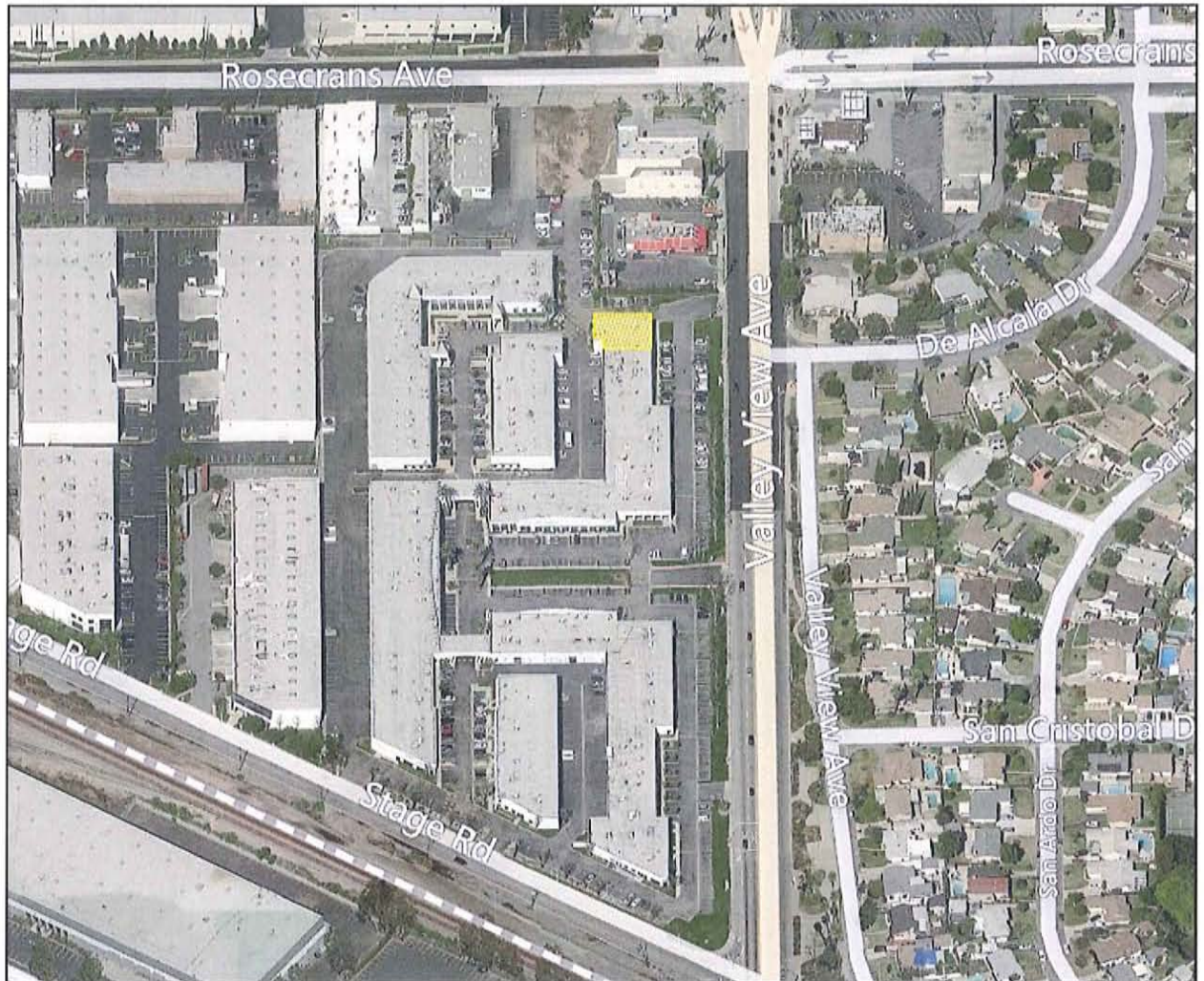
18. That the applicant, Together Community Church, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Reconsideration of Conditional Use Permit Case No. 696, when action is brought within the time period provided for in the City's Zoning Regulations, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(ongoing)**
19. It is hereby declare to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(ongoing)**


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. CUP Extension Request Letter
3. Request for additional Hours
4. Hours of Operation Agreement

AERIAL PHOTOGRAPH



**Reconsideration of Conditional Use Permit
Case No. 696**

14515 Valley View Avenue Units T, U, and V
Together Community Church



CUP EXTENSION LETTER REQUEST



함께하는교회
TOGETHER COMMUNITY CHURCH

14515 Valley View Avenue, Suite T
Santa Fe Spring, CA 90670
(562)404-2111 (562)404-2113(FAX)

July 29, 2013

Conditional Use Permit No. 686

To: Cuong H. Nguyen
Department of Planning and Development
City of Santa Fe Springs

This letter is written to describe the proposed business operations of the Together Community Church as required by the City of Santa Fe Springs, California in fulfillment of the compliance with existing approved conditions at 14515 Valley View Ave. Suite T,U,V, in the Valley View Commerce Center.

Together Community Church was established in November 2008 for the purpose of ministering to the spiritual, emotional, and physical needs of the communities in the Northwest part of Orange County and Southern part of the Los Angeles County. The multi cultural/multi-lingual ministries of the church include Worship, Prayer, Scriptural Learning, community outreach, world-wide missions, youth and young adult outreach, discipleship/addictions counseling, benevolence and much more. We exist to be a help and encouragement to the community around us.

Together Community Church's service hours are Sunday 8:00am – 12:00 pm. We also may have weekday night small group meetings that does not include the gathering of the whole congregation, but merely for the purpose of conducting church business or prayer.

Changes:

We currently have a membership of about 130 (membership grew from 80).

There are no improvements on the building or changes from previously approved conditions required by the City of Santa Fe Springs and Los Angeles County.

It is our privilege to having our church in the City of Santa Fe Springs.

Thank you.

Respectfully Submitted,

Joe Chwan

Director of Operation

RECEIVED
JUL 31 2013
Planning Dept.

REQUEST FOR ADDITIONAL HOURS



함께하는교회
TOGETHER COMMUNITY CHURCH

14515 Valley View Avenue, Suite T
Santa Fe Spring, CA 90670
(213)216-5112 (562)292-3994

February 25, 2015

Conditional Use Permit No. 686 ⁶⁹⁶

RECEIVED

FEB 26 2015

Planning Dept.

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

This letter is written to describe the operation hours of the Together Community Church. Our operating hours of our official congregation meetings include service, prayer, and bible study has not changed. These hours are Sunday 8am to 12pm, and Wednesday 7:30pm to 9:30pm.

Besides these official congregational meetings, Together Community Church members have been coming to church for many reasons. For instance, few of the members want to pray in the weekday morning before they go to work between 5:30am to 6:30am. Also some members prepare packaged foods and clothes on Friday night for Homeless Mission on Saturday morning. These gatherings are incidental and involving very small group of members, usually five to fifteen members on each occasion.

Other than the official church meetings as described above, all the other gatherings are not permanent and does not involve with whole congregation, but merely for the purpose of conducting church business or prayer.

Thank you.

Respectfully Submitted,

Joe Chyun
Director of Operation
Together Community Church

HOURS OF OPERATION AGREEMENT



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

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

May 21, 2015

Together Community Church
 Attn: Joe Chyun
 14515 Valley View Avenue, Suite T
 Santa Fe Springs, CA 90670

Re: Request for additional/change of operating hours
Conditional Use Permit Case No. 696-2

Per condition No. 3 of CUP 696-2, most recently approved on May 24, 2010, any deviation from, or proposed addition to, operational hours shall be subject to prior written approval of the Director of Planning. Current approved schedule is limited to congregational hours on Wednesday's from 7:30 p.m. to 9:30 a.m. and Sunday's from 8:00 a.m. to 12:00 p.m. (Together Community Church)

Requesting the following hours of operation:

Day	Hours			
	Congregation	Daily Prayer	Bible Study	Misc. (Specify)
Sunday	8:00am-12:00pm (same)			
Monday		6:00am-7:00am (additional)		
Tuesday		6:00am-7:00am (additional)		
Wednesday	7:30pm-9:30pm (same)	6:00am-7:00am (additional)		
Thursday		6:00am-7:00am (additional)		
Friday		6:00am-7:00am (additional)		
Saturday		6:00am-7:00am (additional)		

If you agree to the proposed change of hours of operation, please sign below. In doing so, you also agree to be in strict conformance with these hours. Any future change will require prior written approval from the Director of Planning. In some cases, changes may be presented before Planning Commission.

Joe Chyun, Director of Operations
 Applicant Name & Title

[Signature]
 Signature

5/21/15
 Date

 Director of Planning

 Date



CONSENT ITEM

Modification Permit Case No. 1254-1

A request to amend Modification Permit Case No. 1254, to allow for the removal of an additional required parking stall due to the installation of a California Building Standards Code compliant trash enclosure, resulting in a total deficiency of three (3) of thirteen (13) required parking stalls, at 12805 Sunshine Avenue (APN: 8026-020-063), within the M-2, Heavy Manufacturing, Zone. (Robert Honing & Machining Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification Permit.
3. Find and determine that the proposed California Building Standards Code related improvements meet the criteria for "Existing Facilities", pursuant to Section 15301-Class 1 of the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA.
4. Approve Modification Permit Case No. 1254-1, subject to the conditions of approval as stated within this staff report.

LOCATION / BACKGROUND

The subject site is located at the northeast corner of Sunshine Avenue and Greenstone Avenue and within the M-2, Heavy Manufacturing, Zone. The site, comprised of a single parcel (APN: 8026-020-063) of approximately 11,761 sq. ft. (.27 acres), has a single building of 6,365 sq. ft. with an address of 12805 Sunshine Avenue. Industrial land uses are located to the north, east, south, and west.

The 6,365 sq. ft. building, initially constructed in 1969, has supported various industrial uses over the years, and currently is utilized by Robert Honing & Machining, a

machining company. The existing building, along with several others in the vicinity, recently experienced damage due to fire. The structure will be repaired to its previously permitted state, with no additional square footage proposed. It should be noted that the building complied with the provisions of the City Zoning Regulations, Uniform Building Code, Fire Code, and other applicable regulations in effect at the time of construction.

PROJECT DESCRIPTION

At it's meeting of June 6, 2015, the Planning Commission approved Modification Permit (MOD) Case No. 1254, which allowed for the removal of two (2) of (13) thirteen required parking stalls due to the installation of an Americans with Disabilities Act (ADA) compliant handicap stall and related access. Upon submittal, and subsequent Plan Check review of the ADA compliant improvements, the applicant was notified by the Building Department that a trash enclosure was required, per California Building Standards Code.

The Planning Commission will recall that the site is fully developed and cannot accommodate ~~for~~ additional parking stalls; as a result, one (1) required parking stall will be lost due to the installation of the required trash enclosure. The site will now provide ten (10) of the thirteen (13) required parking stalls. Therefore, the previously approved MOD will need to be amended to allow for further reduction of the minimum required parking stalls.

STREETS AND HIGHWAYS

The subject site has frontage on Sunshine Avenue to the south and Greenstone Avenue to west. Both Sunshine Avenue and Greenstone Avenue are considered local streets.

ZONING AND LAND USE

The subject property and all surrounding properties are zoned M-2, Heavy Manufacturing, and are generally occupied by various manufacturing/warehouse type uses.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project would qualify for a categorical exemption pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

As aforementioned, the project entails minor modifications (alterations) required to comply with California Building Standards Code requirements regarding trash enclosures. Staff finds that the project meets the criteria stated above and, consequently, additional environmental analysis is not necessary to meet the requirements of the CEQA. If the Planning 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 Commission.

NOTICE TO ADJACENT PROPERTY OWNERS

As with similar requests, staff mailed a notice, on July 2nd, to adjacent property owners to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission. To date, staff has not received any correspondence concerning the request.

REQUIRED SHOWING

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

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

The trash enclosure is required in order to comply with the California Building Standards Code. If a similar request arose, staff would consider the circumstance of the case and, if the facts presented are similar, staff would also recommend approval for a Modification.

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

The site is fully developed; as such, there is no available space on the subject property to provide the required trash enclosure without impacting existing parking.

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

As previously stated, the building complied with the provisions of the City Zoning Regulations, Uniform Building Code, Fire Code, and other applicable regulations in effect at the time of construction, including required parking standards. The unique circumstance is the repair of the fire-damaged building triggers the requirement to provide a trash enclosure on the built-out site. Nevertheless, staff has imposed a condition to limit the occupancy at peak shift to help ensure the remaining 10 stalls will be sufficient to accommodate employees and visitors.

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

Granting the Modification Permit request would not be detrimental to other persons, properties in the area, or the community in general. Given Robert Honing & Machining Inc. existing employee count of eight (see attached employee roster), the Modification Permit is not expected to result in overflow parking onto the adjacent streets and businesses. Additionally, it should be noted that the business does not generate walk-in traffic. Lastly, the building will now be in compliance with California Building Standards Code requirements regarding trash enclosures.

Nevertheless, staff placed a condition to clarify that any future tenant/owner must provide the Director of Planning with an employee roster confirming the employee count before the Planning Department will approve any future business license applications relating to the subject property. (see condition #4).

STAFF CONSIDERATIONS

For the aforementioned reasons and findings, staff finds that approval of Modification Permit Case No. 1254 will not be detrimental to the surrounding properties or to the community as a whole and is, therefore, recommending approval of the Modification Permit request subject to the conditions of approval as contained in this report.

CONDITIONS OF APPROVAL:

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Paul Garcia 562.868-0511 x7354)

1. That ten off-street parking spaces, as shown on the site plan, shall be made continuously available on the subject site at all times.
2. That the designated remaining parking areas shall not be further reduced or encroached upon for any type of outdoor storage or staging at any time.
3. That the applicant understands that any future expansion to the building shall require prior approval by the Planning Commission for an amendment to this Modification Permit.
4. That there shall be a maximum capacity of nine (9) employees total at peak shift for Robert Honing & Machining Inc. or any future tenants. An employee roster shall be provided by all future tenants to confirm the employee count before Planning Department approval of any future business license applications relating to the subject property.

5. That, in the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking issues.
6. That the subject property shall otherwise be substantially in accordance with the plot plan submitted by the owner and on file with the case.
7. That the applicant shall obtain all necessary Building Permits and related approvals from the Building, Planning and Fire Department for the proposed improvements.
8. That the owner 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.
9. 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.
10. That the applicant, Robert Honing & Machining Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Modification Permit, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
11. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
12. 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 Modification Permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the Modification Permit. Applicant shall be notified prior to any such action by the Director of Planning and/or Planning Commission.

13. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, the Director of Planning may refer the subject Modification Permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject Modification Permit as needed.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Request for Amendment of MOD 1254
3. Employee Roster
4. Set of Plans

Aerial Photograph



Modification Permit Case No. 1254

12805 Sunshine Avenue

Robert Honing & Machining Inc.

REQUEST FOR AMENDMENT OF MOD 1254

Robert's honing & Machining Inc.
12115 Shoemaker Ave.
Santa Fe Springs, Ca. 90670

City of Santa Fe Springs
11710 Telegraph Road,
Santa Fe Springs, Ca. 90670

Attn: Paul Garcia

Date: June 25, 2015

Re: Modification of Permit Case No. 1254

12805 Sunshine Ave., Santa Fe Springs, Ca. 90670

Dear Mr. Garcia:

I would like to amend my previously approved MOD to allow for the installation of a California Building Code compliant trash enclosure. Because of complying with the trash enclosure I will have to use one of my parking spaces. The MOD that I have now allows for a minimum of 11 Parking spaces. Because of being compliant with the California Building Code I will have to decrease my parking spaces down to a minimum of 10 Parking spaces. Please review this as soon as possible.

Sincerely,

Anita Lee

CFO

Robert's Honing & Machining Inc.

Employee Roster

Robert' Honing & Machining, Inc.
12215 Shoemaker Ave.
Santa Fe Springs, CA. 90670

Paul M. Garcia
Contract Planner
City of Santa Fe Springs

Subject: Modification of Property Development Standards
Reduction of Parking Places

Date: 4-17-2015

Employee Manifest

NAME	TITLE	POSITION	SHIFT
Albert Nam	Machinist	Sunnen Honer	4:00PM till 7:00PM
Ayllon Hildebrando	Machinist	Gundriller	7:30AM till 4:30PM
Fernando Bailon	Machinist	Gundriller	7:30AM till 4:30PM
Manuel Ramirez	Machinist	Gundriller	7:30AM till 4:30PM
Robert Ramirez	Machinist	Sunner honer	7:30AM till 4:30PM
Robert Ramirez JR.	Machinist	Vertical Honer	7:30AM till 4:30PM
Anita Lee	CFO / Sales	Owner	Varies
Robert Pirillo	CEO	Owner	Varies

Fridays we are open from 7:30 till 2:00

Closed Weekends

Sincerely,

Anita Lee

CFO
Robert's Honing & Machining, Inc.

Signature