



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

April 10, 2017

6:00 p.m.

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

**Ken Arnold, Chairperson
Gabriel Jimenez, Vice Chairperson
Ralph Aranda, Commissioner
John Mora, Commissioner
Frank Ybarra, Commissioner**

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

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

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

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

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

Commissioners Aranda, Arnold, Jimenez, Mora, and Ybarra.

4. ORAL COMMUNICATIONS

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

5. MINUTES

Approval of the minutes of the March 13, 2017 Planning Commission

6. NEW BUSINESS

Modification Permit Case No. 1276

Request for a Modification of Property Development Standards to allow the reduction of 18 required parking stalls related to the recent re-configuration of the lot that was required for the I-5 freeway expansion and Carmenita overpass on property located at 13360 Molette Street*, in the M-2 FOZ, Heavy Manufacturing – Freeway Overlay, Zone. (Ore International Inc.) *Previous Address: 15319 Carmenita Road

7. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 495-6

A compliance review of an existing dance studio and theatrical arts school, located at 9730 Alburdis Avenue, in the ML, Limited Manufacturing, Administration and Research, Zone. (SFS Performing Arts Center by Jason and Lisa Weiss)

B. CONSENT ITEM

Conditional Use Permit Case No. 642-3

A compliance review to allow the continued operation and maintenance of a 50' high monopalm antenna and related equipment located at 13808 Imperial Highway (APN: 8044-030-009), within the M-1-PD, Limited Manufacturing – Planned Development, Zone. (SBA Communications Corporation)

C. CONSENT ITEM

Conditional Use Permit Case No. 718-1

A compliance review of an auto parts recycling (tires, rims, radiators, etc.) facility within the existing structures on property located at 13039 Los Nietos Road, within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (RC Metals)

8. PLANNING UPDATES

9. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

10. ADJOURNMENT

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

Teresa Cavallo
Commission Secretary

April 6, 2017
Date



APPROVED:

MINUTES OF THE REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

March 13, 2017

1. **CALL TO ORDER**

Chair Arnold called the meeting to order at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chair Arnold called upon Commissioner Aranda to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Arnold
Vice Chairperson Jimenez
Commissioner Aranda
Commissioner Mora
Commissioner Ybarra

Staff:

Steve Skolnik, City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Luis Collazo, Code Enforcement Officer
Teresa Cavallo, Planning Secretary
Camillia Martinez, Planning Intern

Members absent:

None

4. **ORAL COMMUNICATIONS**

No speakers.

5. **MINUTES**

Approval of Minutes

Approval of the minutes of the February 6, 2017 Planning Commission

Recommendation: That the Planning Commission approve the minutes as submitted.

It was moved by Commissioner Mora, seconded by Commissioner Aranda to approve the minutes with changes, by the following vote:

Ayes: Arnold, Aranda, Mora, Jimenez and Ybarra
Nayes: None
Absent: None

PUBLIC HEARINGS

PUBLIC HEARING

6. Alcohol Sales Conditional Use Permit Case No. 70

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 70, and thereafter, close the Public Hearing.
- Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
- Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit Case No. 70 subject to the conditions of approval contained within this report.

Chair Arnold opened the Public Hearing at 6:02 p.m. There were no public comments received. Code Enforcement Officer Luis Collazo presented Item No. 6. Present in the audience was the applicant Atanacio Cortez for Carniceria La Estrella.

Chair Arnold closed the Public Hearing at 6:08 p.m. It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve Alcohol Sales Conditional Use Permit Case No. 70, and the recommendations regarding this matter, which passed by the following vote:

Ayes: Arnold, Aranda, Mora, Jimenez and Ybarra
Nayes: None
Absent: None

PUBLIC HEARING

7. Conditional Use Permit Case No. 774

Recommendation: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Conditional Use Permit Case No. 774, and thereafter, close the public hearing; and
- Find that the proposed wireless telecommunications facility use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Approve and adopt the proposed Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed

- project will have a significant adverse effect on the environment; and
- Approve CUP No. 774, subject to a compliance review in ten (10) years, on or before March 13, 2027, to ensure that the telecommunications facility use is still operating in strict compliance with the conditions of approval as stated within the staff report.

Chair Arnold opened the Public Hearing at 6:08 p.m. Planning Consultant Laurel Reimer presented Item No. 7 and distributed a response to comments received from the County of Los Angeles Department of Public Health. County of Los Angeles Department of Public Health added a Condition that was approved by the applicant and was distributed to the Planning Commissioners. Present in the audience was the applicant's representatives Bill and Lisa Desmond of Delta Groups Engineering, Inc.

Chair Arnold closed the Public Hearing at 6:24 p.m. It was moved by Commissioner Aranda, seconded by Vice Chair Jimenez to approve Conditional Use Permit Case No. 774, and the recommendations regarding this matter, which passed by the following vote:

Ayes: Arnold, Aranda, Mora, Jimenez and Ybarra
Nayes: None
Absent: None

CONSENT ITEM

8. CONSENT ITEM

A. Conditional Use Permit Case No. 605-4

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a school of interpretation 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 purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Approve extension of CUP Case No. 605-4, subject to a compliance review in five (5) years, to ensure the use is still operating in strict compliance with the conditions of approval.

B. Conditional Use Permit Case No. 751-2

Recommendation: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 751, 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.
- Approve a one (1) year time extension of Conditional Use Permit Case No. 751 (until March 13, 2018), subject to the conditions of approval as contained within this staff report.

It was moved by Commissioner Ybarra, seconded by Commissioner Aranda to approve Consent Item Nos. 8A and 8B and the recommendations regarding these items, which passed by the following vote:

Ayes: Arnold, Aranda, Mora, Jimenez and Ybarra
Nayes: None
Absent: None

ANNOUNCEMENTS

9. The following announcements were made:

Commissioners made the following announcements:

- Commissioner Ybarra wished everyone a Happy St. Patrick's Day.
- Vice Chair Jimenez reminded everyone of the City's upcoming 60th Anniversary events.
- Commissioner Mora also noted all the upcoming Parks and Recreation events.
- Chair Arnold noted that his wife has completed her chemo treatments and thanked everyone for their prayers.

Staff made the following announcements:

- Senior Planner Cuong Nguyen introduced newly hired Planning Intern Camilla Martinez.
- Director of Planning Wayne Morrell announced that Salt and Pepper Restaurant will be opening the end of March.

ADJOURNMENT

10. Chair Arnold adjourned the meeting at 6:30 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Ken Arnold
Chairperson

Date



NEW BUSINESS

Modification Permit Case No. 1276

Request for a Modification of Property Development Standards to allow the reduction of 18 required parking stalls related to the recent re-configuration of the lot that was required for the I-5 freeway expansion and Carmenita overpass on property located at 13360 Molette Street*, in the M-2 FOZ, Heavy Manufacturing – Freeway Overlay, Zone. (Ore International Inc.)

*Previous Address: 15319 Carmenita Road

RECOMMENDATION: That the Planning Commission:

- 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.
- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones.
- Find that pursuant to Section 15301, Class 1 (Existing facilities), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorical Exempt.
- Approve Modification Permit Case No. 1276, subject to the conditions of approval as contained within this staff report.

BACKGROUND

The subject property is located along the south side of Molette Street, just west of Carmenita Road, at 13360 Molette Street. The subject property is zoned M-2 FOZ (Heavy Manufacturing - Freeway Overlay Zone) with a General Plan land use designation of Industrial. The property is comprised of a single parcel (APN: 7005-004-050) that measures approximately 80,824 sq. ft. (1.88-acres) and is currently developed with a 38,042 sq. ft. industrial building occupied by Ore International, Inc.

DESCRIPTION OF REQUEST

Approximately 3 years ago, Caltrans acquired the east portion of the subject parcel for construction related to the I-5 freeway expansion and Carmenita overpass. Prior to the acquisition by Caltrans, the primary access to the site was on Carmenita Road.

With the new Carmenita overpass, however, access from Carmenita Road is no longer possible. As such, the property is now accessed from Molette Street.

Although, parking stalls may exist on the east side of the building, there is currently no access to them. Until Caltrans has finalized their plans for the east portion of Molette Street, the applicant cannot physically drive to the east side of the building. The applicant has re-configured the parking area on the west side of the building to maximize the parking capacity. However, without the ability to access and otherwise utilize the stalls along the east side of the building, the subject property is deficient 18 parking stalls. Ore International Inc. is, therefore, seeking approval of the subject Modification Permit to allow the reduction of 18 required parking stalls related to the recent re-configuration of the lot that was required for the I-5 freeway expansion and Carmenita overpass.

The Planning Commission should note that staff has added a condition to ensure that the easterly parking area is reserved for parking purposes. This will help ensure that once Caltrans has finalized their plans, necessary improvements related to said parking and related driveways could then be provided and the need for the subject Modification Permit would then go away.

ZONING REGULATION REQUIREMENTS

Parking Requirements

City of Santa Fe Springs – Zoning Regulations

Section 155.481 – REQUIRED PARKING – INDUSTRIAL USES

Section 155.481 REQUIRED PARKING

(D) Industrial Uses

(1) Industrial uses, including incidental office uses.

- (a) 0 - 20,000: one parking space per 500 square feet.
- (b) 20,001 - 100,000: one parking space per 750 square feet.
- (c) 100,001 - 200,000: one parking space per 1,000 square feet.
- (d) 200,001 and above: one parking space per 2,000 square feet.
- (e) Truck parking shall be required as per § 155.487(F).

- (2) Notwithstanding the above, multi-tenant industrial units or buildings shall provide one space for each 500 square feet of gross floor area for the first 40,000 square feet of gross building area. Additionally, incidental office area exceeding 15% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.

STREETS AND HIGHWAYS

The subject property is located along the south side of Molette Street, just west of Carmenita Road. Carmenita Road is designated as a "Major" arterial within the Circulation Element of the City's General Plan while Molette Street is a local industrial street.

ZONING AND LAND USE

The subject property is zoned M-2 FOZ (Heavy Manufacturing - Freeway Overlay Zone) with a General Plan land use designation of Industrial. The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use
North	M-2 FOZ, Heavy Manufacturing – Freeway Overlay Zone	Industrial	Building supply warehouse (<i>Fry Steel Company</i>)
South	M-2 FOZ, Heavy Manufacturing – Freeway Overlay Zone	Industrial	Various light manufacturing type uses (<i>Carmenita Properties Industrial Center</i>)
East	M-2 FOZ, Heavy Manufacturing – Freeway Overlay Zone	Industrial	Process, sale, distribution of nut oil (<i>Liberty Vegetable Oil</i>)
West	M-2 Heavy Manufacturing	Industrial	Design print company (<i>Grafico Inc</i>)

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project would qualify for a categorical exemption pursuant to Section 15301, Class 1 (Operation, repair, maintenance, or minor alterations of existing structures or facilities not expanding existing uses), of the California Environmental Quality Act (CEQA) since it simply involves re-configuring the parking lot to maximize the potential for parking along the westerly parking lot and various interior tenant improvements (shipping office, restrooms, electrical room, and re-inforce the temporary building wall on the east side of the building). Staff finds that additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. If the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the project by the Planning Commission.

NOTICE TO ADJACENT PROPERTY OWNERS

The Planning Commission should note that, as with similar requests, staff mailed notices to the adjacent property owners (north, south, east and west) to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission. A total of 5 notices were mailed out to said property owners on Monday, March 27, 2017. To date, staff has not received any correspondence from the surrounding property owners that received the notice.

REQUIRED SHOWING

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

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

Granting a parking modification for the subject property would not be considered a special privilege not enjoyed by other property owners in the area. Other Modification Permits have been granted when freeway improvements have had a direct impact on such properties. Further, the Freeway Overlay Zone recognizes that, on a case-by-case basis, reduction of specific development standards may be necessary to help retain existing businesses in their current locations as future freeway improvements were expected. Moreover, the re-orientation of the building from Carmenita Road to Molette Street was not at the property owner's request. Rather, it was a circumstance that was imposed upon the owner as a result of the I-5 freeway expansion and Carmenita overpass.

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

Until Caltrans finalizes their plans for the east portion of Molette Street, there is no vehicle access to the east side of the property. As such, only parking along the west side of the building is available. Although the applicant's architect had re-designed the westerly parking lot to help maximize the number of parking stalls, the area was only able to accommodate a maximum of 47 stalls. This would mean the existing building must be further reduced to 25,250 sq. ft. to be in compliance with the City's Zoning Regulations.

It should be noted that as part of the acquisition by Caltrans, the subject building, which was previously 76,256 sq. ft. has already been reduced by more than half of its original size. A further reduction of 12,792 sq. ft. from its current size of 38,042 sq. ft. would be a significant impact to the usability of the building as a warehouse use.

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

Approximately 3 years ago, Caltrans acquired the east portion of the subject parcel for construction related to the I-5 freeway expansion and Carmenita overpass. Prior to the acquisition by Caltrans, the primary access to the site was on Carmenita Road. With the new Carmenita overpass, however, access from Carmenita Road is no longer possible. As such, the property is now accessed from Molette Street.

Although, parking stalls may exist on the east side of the building, there is currently no access to them. Until Caltrans finalize their plans for the east portion of Molette Street, the applicant cannot physically drive to the east side of the building. The fact

that the entire easterly parking lot is currently unusable is due to Caltrans' plans for the I-5 freeway expansion and Carmenita overpass and is not a condition that was requested, or otherwise, created by the applicant.

(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.*

As proposed, a 38,042 square foot building with 47 parking stalls will remain on the subject property. Although the property would be deficient 18 parking stalls, the deficiency is only expected to be temporary. Once Caltrans finalize their plans for the east portion of Molette Street, there is a very high likelihood that access to the easterly parking area would become available once again. To preserve the easterly parking area for future parking, staff has placed a condition (#2) to ensure that the area is not developed unless alternative parking is provided.

In addition, as evident from the attached floor plan, the subject building will be mainly utilized for a warehouse distribution operation with very limited office space (220 sq. ft. or .57% of the overall square footage). The applicant, Ore International only anticipates having 4-5 employees on the largest shift. Given the employee to available parking ratio (5 employees: 47 parking stalls), staff therefore finds that approval of Modification Permit Case No. 1276 would not be detrimental to other persons or properties.

STAFF CONSIDERATIONS

For the aforementioned reasons and findings, staff finds that approval of Modification Permit Case No. 1276 will not be detrimental to the property of others or to the community as a whole and is, therefore, recommending approval of the Modification Permit request subject to the conditions of approval as contained in this report.

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-0511 x7545)

1. The applicant shall submit plans and obtain approval for the design of the future driveway and associated ingress/egress to the easterly parking area prior to construction.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

2. That the applicant understands and agrees that the lack of an attractive front façade is simply to allow the current business to occupy the building while Caltrans finalize plans for the east portion of Molette Street as well as the adjacent remnant parcel to the north. The applicant further understands and agrees that within 1 year from the date that a formal resolution from Caltrans

has been made, the applicant shall obtain approval for a new front façade with enhancement features to include items such as: entry augmentations, horizontal offsets, change in roofline, unique corner treatment, building and façade pop-outs, window frames, etc.

3. That the applicant understand and agrees that, unless alternative parking is provided elsewhere, the easterly parking area shall be reserved for parking purposes. The applicant further understands and agrees that within 1 year from the date that a formal resolution from Caltrans has been made on the future of Molette Street, necessary improvements related to said parking and related driveway access shall be provided.
4. That the project shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case.
5. That the applicant shall obtain all necessary permits and approvals prior to the commencement of any construction work.
6. That all other applicable requirements of the City's Zoning Regulation, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.
7. That the applicant, Ore International 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 owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
8. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

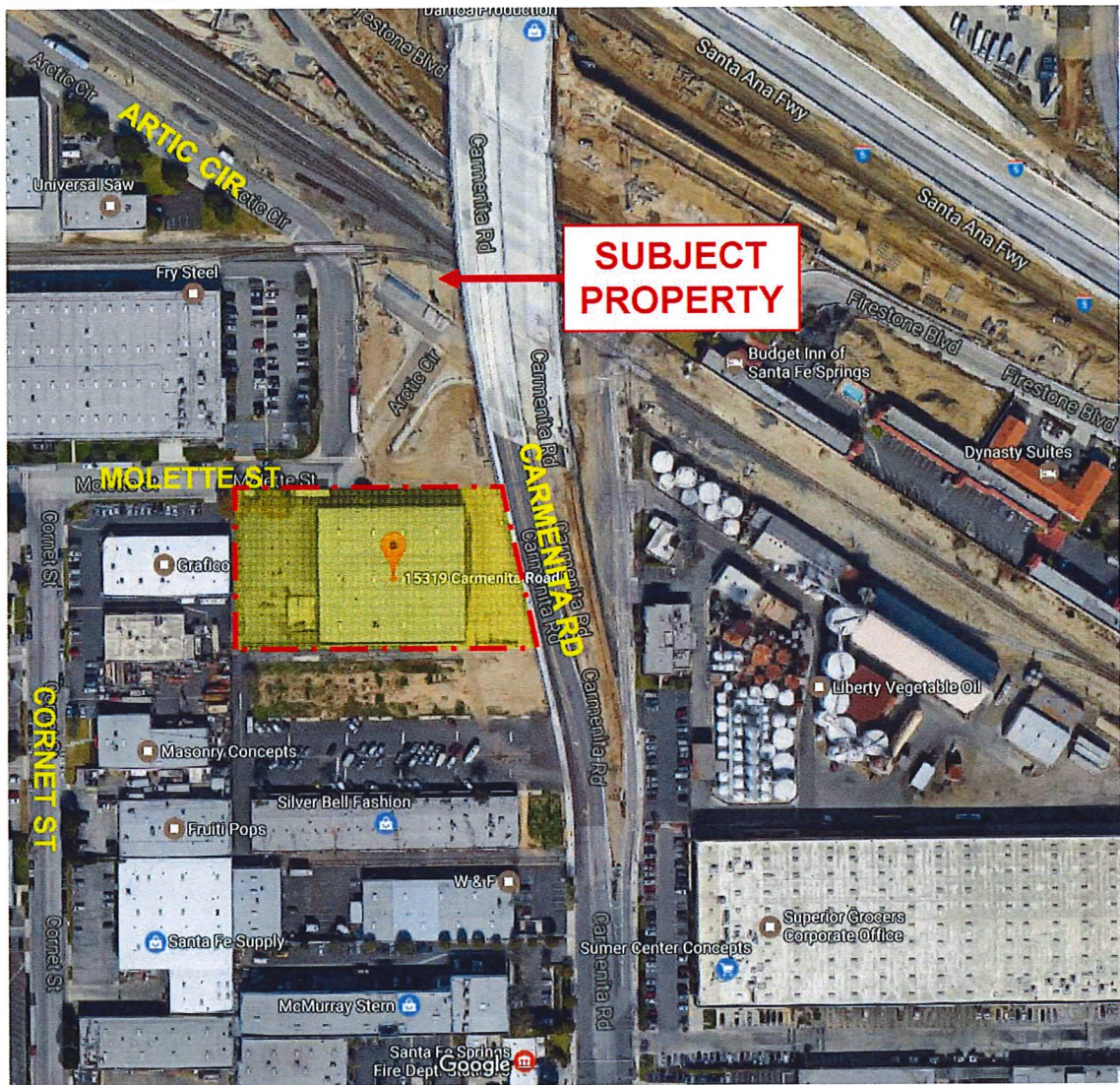
Attachments:

1. Aerial Photograph
 2. Site Plan A (without access to easterly parking area).
 3. Site Plan B (with access to easterly parking area).
 3. Floor Plan
 4. Elevations
 5. Modification Permit Application (MOD 1276)
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Aerial Photograph



CITY OF SANTA FE SPRINGS

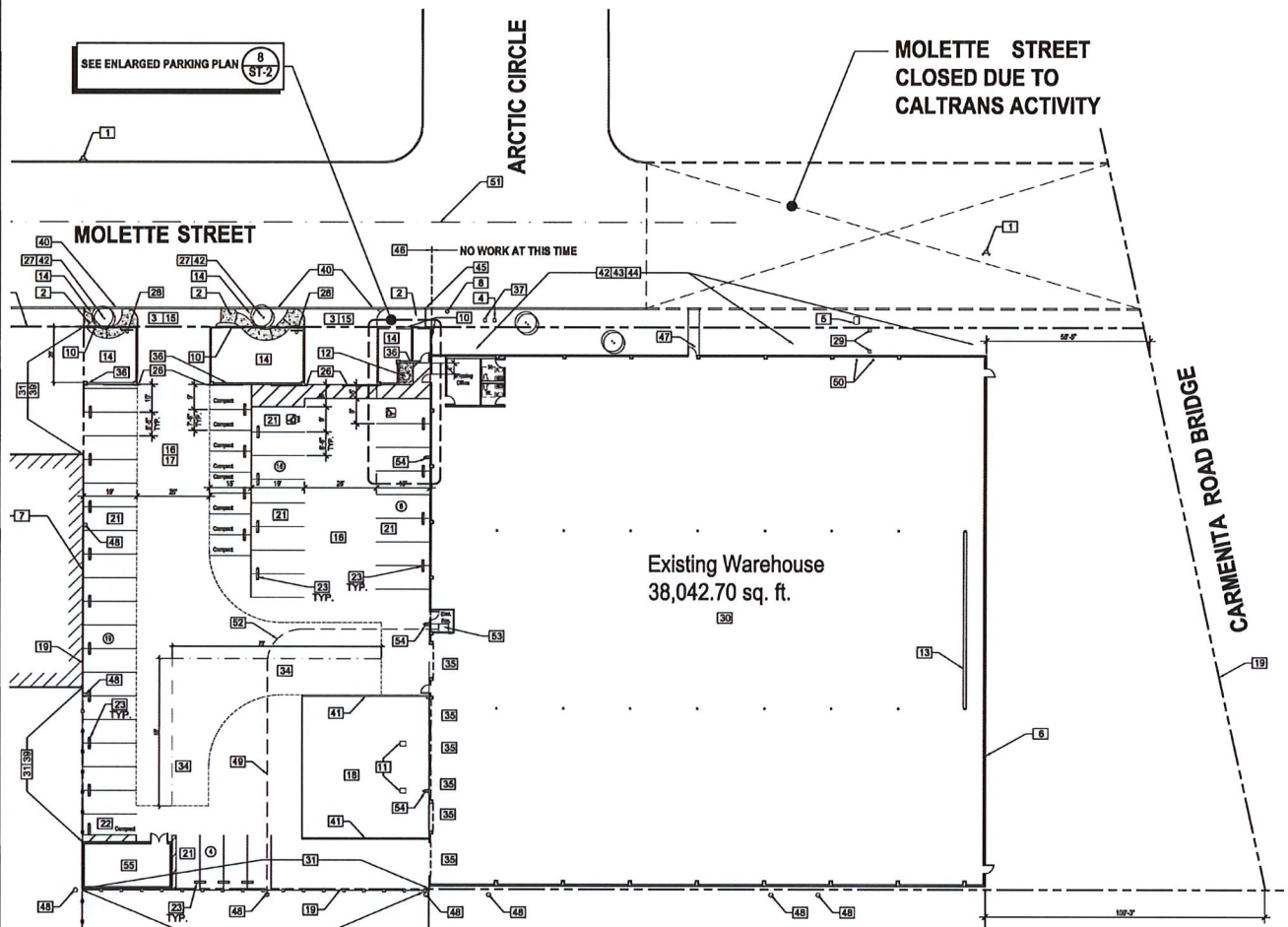


AERIAL PHOTOGRAPH

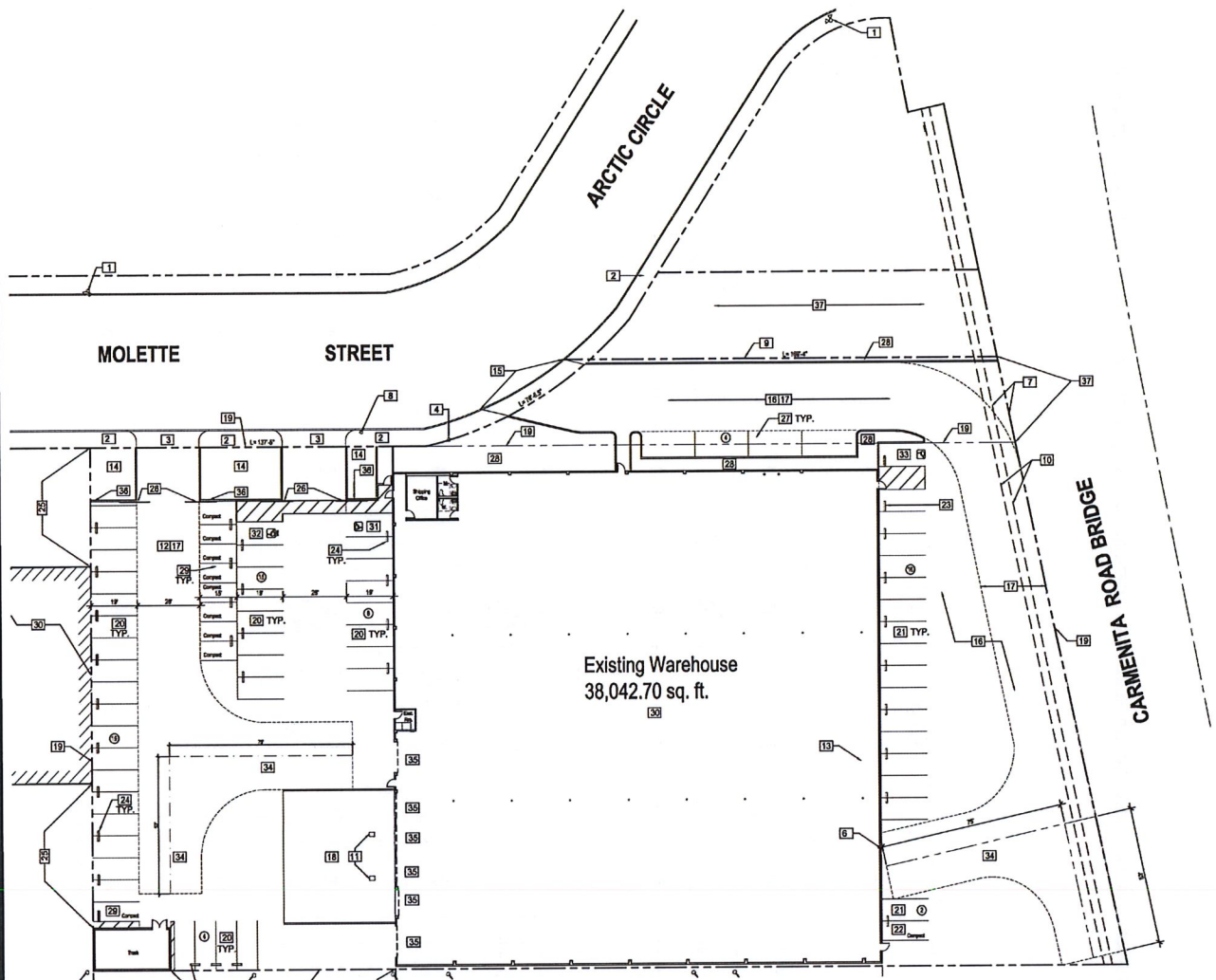


MODIFICATION PERMIT CASE NO. 1276

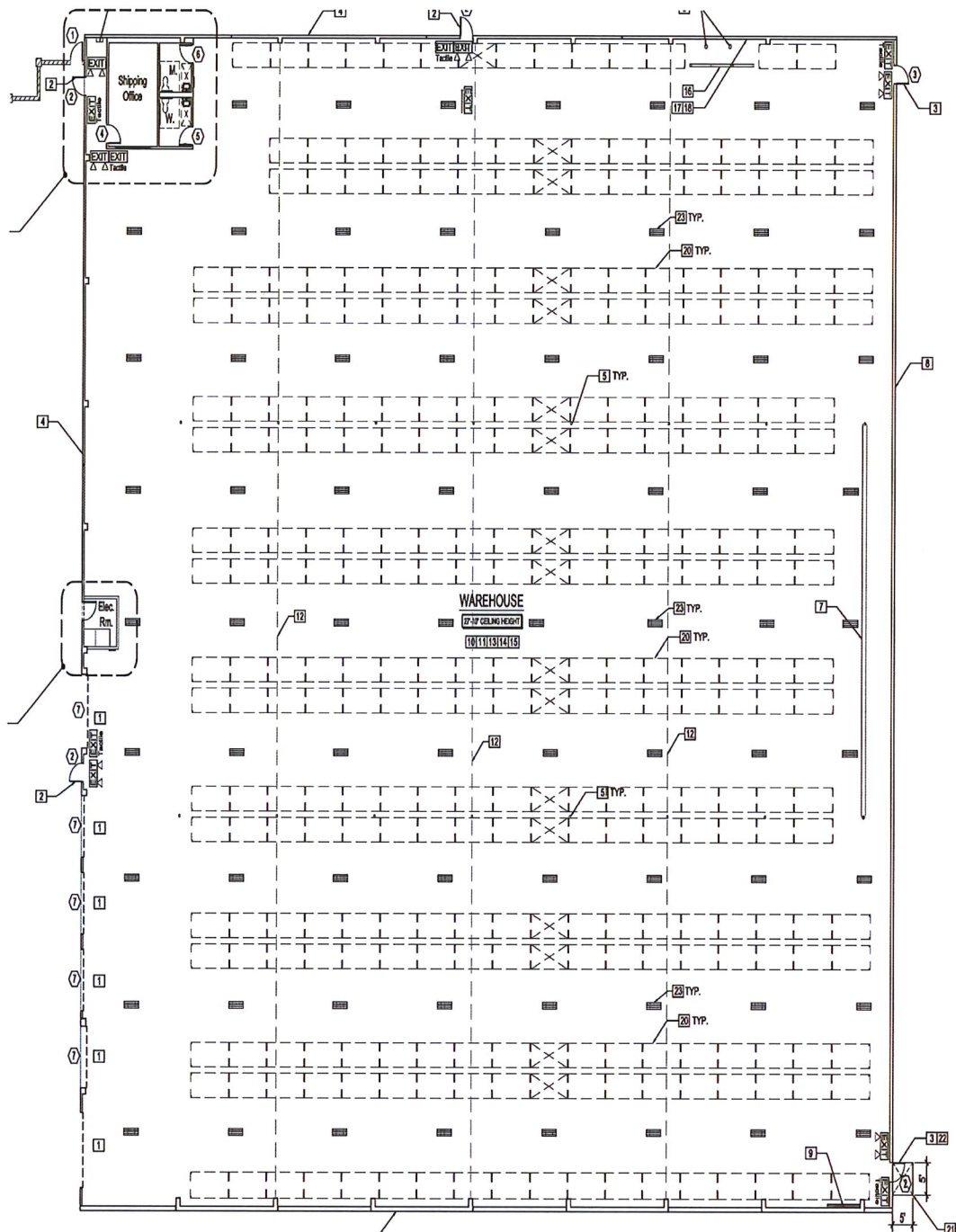
13360 Molette Street

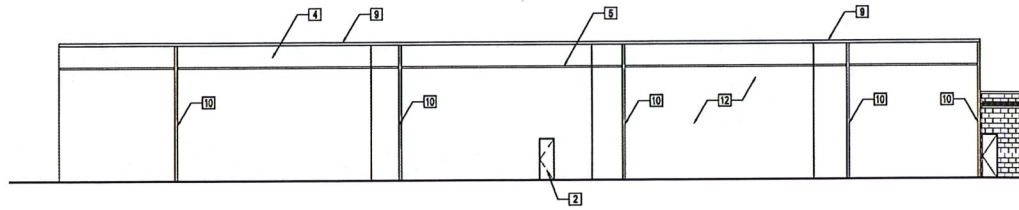
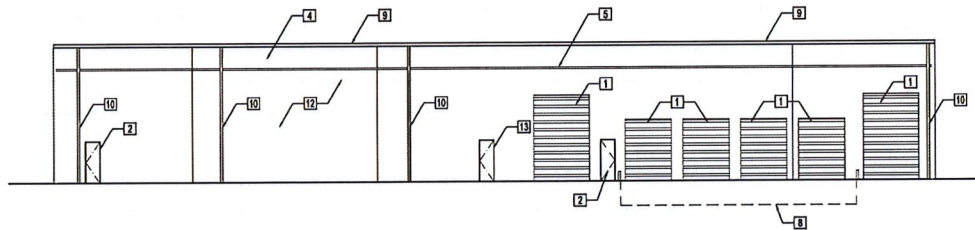
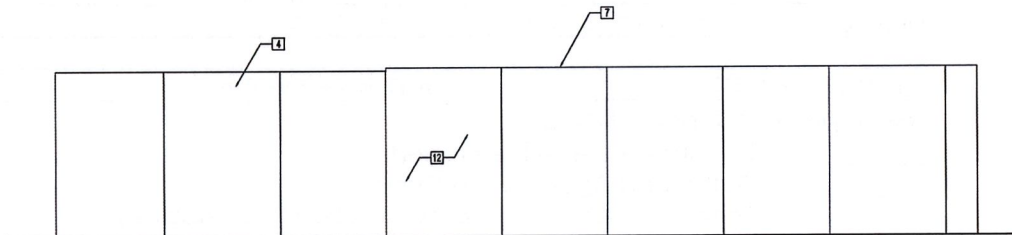
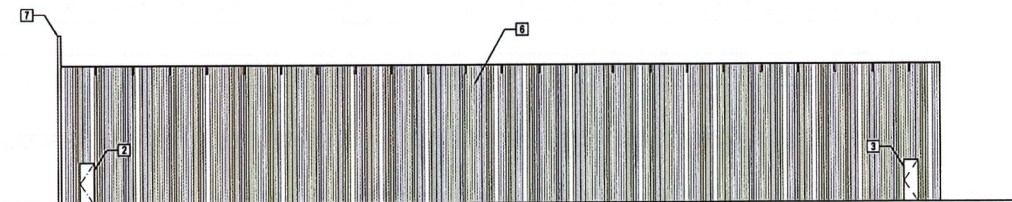
Site Plan A (without access to easterly parking area)

Site Plan B (with access to easterly parking area)



Floor Plan



Elevations**NORTH ELEVATION****1"=10'-0"****WEST ELEVATION****1"=10'-0"****SOUTH ELEVATION****1"=10'-0"****EAST ELEVATION****1"=10'-0"**

MOD 1276 Application

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

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

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection): 13360 Molette Street, Santa Fe Springs, California 90670

Nearest street Carmenita Road

Legal description of property: _____

See EXHIBIT "B"

Record Owner of Property:

Name: Michael Wang Phone No: 562-921-8288

Mailing Address: 16026 Manning Way, Cerritos, California 90703-2221

Fax No: 562-921-8388 E-mail: michael@oreintl.com

The application is being filed by:

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

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

Architect

Describe the modification requested: Request for a Modification of property Developments Standards to allow the reduction of 18 parking stalls related to the recent re-configuration of the lot that was required for the I-5 freeway expansion and Carmenita overpass on property located at 13360 Molette Street, in the M-2 FOZ, Heavy Manufacturing - Freeway Overlay, Zone

NOTE

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

MOD 1276 Application (Cont.)

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

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

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

N.A.P.

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

N.A.P.

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

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

See EXHIBIT "A" see page 1

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

See EXHIBIT "A" see page 1

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

See EXHIBIT "A" see page 2

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

See EXHIBIT "A" see page 2

MOD 1276 Application (Cont.)MOD Application
Page 3 of 3**PROPERTY OWNERS STATEMENT**

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

Name (please print): Michael Wang
 Mailing Address: 16026 Manning way, Cerritos, California 90703-2221
 Phone No: 562-921-8288
 Fax No: 562-921-8388 E-mail: michael@oreintl.com
 Signature: *Michael Wang*

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

On 03/16/17 before me, CHIA C. CHOU, Notary Public (seal)
 personally appeared MICHAEL WANG
 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

SEE ACKNOWLEDGEMENT
 Notary Public CHIA C. CHOU

FOR DEPARTMENT USE ONLY

CASE NO: MOD 1276
 DATE FILED: 3/16/17
 FILING FEE: \$1,170
 RECEIPT NO: _____
 APPLICATION COMPLETE? _____

03-16-17 10:00 AM CHECK 1540.00

MOD 1276 Application (Cont.)

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } S.S.

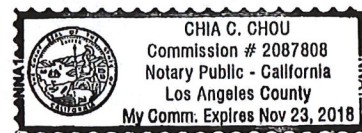
On MARCH 16, 2017, before me, CHIA C. CHOU, Notary Public,
personally appeared MICHAEL WANG

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

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

WITNESS my hand and official seal.

Signature Chia C. Chou (Seal)



OPTIONAL INFORMATION

Description Of Title Of The Attached Documents:

PROPERTY OWNERS STATEMENT
CITY OF SANTA FE SPRINGS

Number of Pages:

Document Date:

Individual(s): (1)

Other: (Signatures Not Notarized):

MOD 1276 Application (Cont.)**EXHIBIT A (Ore International)**

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

Because of the of the 5 Freeway and the Carmenita Road bridge expansions the previous Molette Street which ran along the Northern frontage of said property was cut short and now only services only 25% of said Northern property now. By blocking vehicle access to the Eastern vacant side of said property, there is no way to develop the remaining property and provide the required parking for the present remaining building to zoning code requirements.

Pursuant to California State Zoning Laws, a property owner may seek relief from strict interpretation of certain development standards by means of a Modification of Property Development Standards as provided in the SFS Zoning Ordinance. The concept is not that the basis zoning standard is being changed, but that the property owner is allowed to use its property in a manner basically consistent with the established regulations, with minor variations that will place the owner in parity with other property owners in the same zone. In effect, this is a constitutional safety valve to permit administrative adjustments when application of a general regulation could be confiscatory in nature or produce unique hardships.

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

Because of the of the 5 Freeway and the Carmenita Road bridge expansions the previous Molette Street which ran along the Northern frontage of said property was cut short and now only services only 25% of said Northern property now. By blocking vehicle access to the Eastern vacant side of said property, there is no way to develop the remaining property and provide the required parking for the present remaining building to zoning code requirements.

MOD 1276 Application (Cont.)**EXHIBIT A (Ore International)**

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

The site, if provide the continuation of Molette Street or access would provide the required the development of the site and the parking development standards required by the zoning ordinance. In essence, no access is provided to this area would serve no useful purpose to the public in general. Therefore, compliance with the parking requirements in the subject parking area, as described here, would cause an unreasonable hardship to the applicant.

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

The applicant is seeking parity and equal adherence of the parking requirements that are currently being enjoyed by other persons and properties in the area. Therefore, the requested modification would not be detrimental to other persons or properties, nor to the public welfare in general.

MOD 1276 Application (Cont.)**EXHIBIT B****LEGAL DESCRIPTION**

THAT PORTION OF THE REVERSION OF THE ACREAGE OF THE LAND FORMERLY HENRY O. DOUGHERTY'S TO CARMENITA, IN THE CITY OF SANTA FE SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF WESTMINSTER AVENUE (NOW CARMENITA ROAD) 60 FEET WIDE, DISTANT NORTH 0 DEGREES 24 MINUTES 05 SECONDS WEST 1098.65 FEET FROM THE CENTERLINE OF ARTESIA AVENUE (NOW ALONDRA BOULEVARD) 60 FEET WIDE, AS SAID AVENUES ARE SHOWN ON SAID MAP; THENCE SOUTH 89 DEGREES 20 MINUTES 45 SECONDS WEST 30 FEET TO THE TRUE POINT OF BEGINNING. SAID POINT BEING IN THE WEST LINE OF SAID CARMENITA ROAD; THENCE CONTINUING SOUTH 89 DEGREES 20 MINUTES 45 SECONDS WEST 488.00 FEET; THENCE PARALLEL WITH SAID CARMENITA ROAD; NORTH 0 DEGREES 24 MINUTES 05 SECONDS WEST 234.35 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTESL THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 20 MINUTES 45 SECONDS EAST 488.00 FEET TO SAID WEST LINE OF CARMENITA ROADL THENCE ALONG SAID WEST LINE SOUTH 0DEGREES 24 MINUTES 05 SECONDS EAST 234.35 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM 10 PERCENT OF ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ALL KINDS LYING BELOW 500 FEET FROM THE SURFACE OF SAID LAND WITH NO RIGHT OF SURFACE ENTRY, AS RESERVED BY RUTH BABAJIAN, A MARRIED WOMAN, IN DEED RECORDED JANUARY 3, 1973 AS INSTRUMENT NO. 1496.

ALSO EXCEPT THEREFROM 60 PERCENT OF ALL OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ALL KINDS LYING BELOW 500 FEET FROM THE SURFACE OF SAID LAND WITH NO RIGHT OF SURFACE ENTRY, AS RESERVED BY DEMOS SHAKARIAN AND ROSE SHAKARIAN, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 3, 1973 AS INSTRUMENT NO. 1497.

MOD 1276 Application (Cont.)

ALSO EXCEPT THEREFROM ALL MINERAL RIGHTS, AS EXCEPTED IN THE DEED FROM BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, AS EXECUTOR OF THE ESTATE OF FLORENCE SUKIASIAN ALSO KNOWN AS FLORENCE LALAIAN, DECEASED, RECORDED JANUARY 3, 1973 AS INSTRUMENT NO. 1501. AT THE DATE OF HER DEATH, SAID DECEDENT OWNED AN UNDIVIDED 10 PERCENT INTEREST IN SAID LAND.

EASEMENTS

THE FOLLOWING ARE EASEMENTS FROM PROVIDENT TITLE COMPANY, TITLE REPORT NO. 11353583, DATED JULY 28, 2014.

NOTE: NUMBERS IN CIRCLES ARE NUMBERS PER SAID REPORT.

AN EASEMENT GRANTED TO LOS ANGELES COUNTY FOR PUBLIC ROAD AND HIGHWAY, RECORDED APRIL 29, 1955 IN BOOK 47641, PAGE 309 OF OFFICIAL RECORDS. (SAID EASEMENT WITHIN CARMENITA RD. PUBLIC RIGHT-OF-WAY).

AN EASEMENT FOR ROAD AND PUBLIC UTILITY, RECORDED MARCH 1, 1956 IN BOOK 50473, PAGE 274 OF OFFICIAL RECORDS. (SAID EASEMENT WITHIN PUBLIC RIGHT-OF-WAY).

AN EASEMENT GRANTED TO THE CITY OF SANTA FE SPRINGS FOR STREET, PUBLIC UTILITY, AND MUNICIPAL PURPOSES, RECORDED APRIL 20, 1973 AS INSTRUMENT NO. 3682 OF OFFICIAL RECORDS. (SAID EASEMENT WITHIN MOLETTE ST. AND CARMENITA RD. PUBLIC RIGHT-OF-WAY).

AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR POLES, CONDUITS, AND CABLES RECORDED MAY 21, 1973 AS INSTRUMENT NO. 1973 OF OFFICIAL RECORDS.

ANY EASEMENT OR LESSER RIGHT FOR POLES AND INCIDENTAL PURPOSES.
(NO RECORDED INSTRUMENT PROVIDED BE TITLE COMPANY)

A PENDING COURT ACTION AS DISCLOSED BY A RECORDED NOTICE ENTITLED AS EMINENT DOMAIN BETWEEN STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION AS PLAINTIFF, TED R. COOPER PROPERTIES, A CALIFORNIA CORPORATION SUCCESSOR BY MERGER TO WEST ALONDRA BOULEVARD CORPORATION; THE 15319 CARMENITA ROAD BUILDING, A COPARTNERSHIP AS DEFENDANT, CASE NO. BC442956 RECORDED AUGUST 3, 2010 AS INSTRUMENT NO. 20101074174 OF OFFICIAL RECORDS.



City of Santa Fe Springs

Planning Commission Meeting

April 10, 2017

CONSENT ITEM

Conditional Use Permit Case No. 495-6

A compliance review of an existing dance studio and theatrical arts school, located at 9730 Alburdis Avenue, in the ML, Limited Manufacturing, Administration and Research, Zone. (SFS Performing Arts Center by Jason and Lisa Weiss)

RECOMMENDATION: That the Planning Commission:

- Find that the continued operation and maintenance of the existing dance studio and theatrical arts school, 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
- Approve extension of Conditional Use Permit Case No. 495-5, subject to a compliance review in five (5) years, on or before, April 10, 2022, to ensure the use is still operating in strict compliance with the conditions of approval.

BACKGROUND

At their respective meetings of December 14 and December 22, 1992, the Planning Commission and the Community Development Commission initially approved Conditional Use Permit Case No. 495, a request to establish, operate and maintain a dance studio and theatrical arts school in a 6,840 sq ft unit located within a four-acre office and light manufacturing multi-tenant complex at 9730 Alburdis Avenue. The original approval was for a period of two years. The Planning Commission has since granted five time extensions, each for a five-year period, with the last five-year period ending in October of 2011.

The dance studio and theatrical arts school conducts classes in tap, jazz, ballet, acrobatics, voice, piano, and musical theater. The dance studio has approximately 150 students enrolled. Although, no more than approximately 30 students are present at one time. Hours of operation are 3:00 pm – 10:00 pm Monday-Friday, with Saturday hours of 8:00 am – 10:00 pm. The dance studio has scaled back their hours of operation since the original approval; Condition of Approval No. 2 allows for hours of operation beyond what the dance studio is currently utilizing. It should be noted that, if desired, the dance studio may still operate within the time frames outlined in Condition of Approval No. 2.

STAFF CONSIDERATIONS

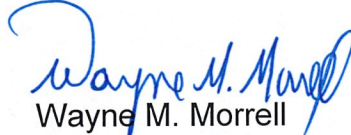
As standard practice for all compliance reviews, an inspection of the property was conducted by staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. The recent inspection confirmed that the use is operating in full compliance with all conditions of approval. In fact, the use remains unchanged from its original approval and has not been a detriment to persons and/or property in the immediate vicinity. Staff is, therefore, recommending that the Planning Commission approve an extension of the entitlement, subject to a compliance review in five years.

CONDITIONS OF APPROVAL (ORIGINAL)

***NOTE:** Staff did not change or add any additional Conditions of Approval, except for the compliance review date on #4.*

1. That, except for the off-street parking, all other aspects of the subject dance studio and theatrical school shall be conducted inside the enclosed building at all times. At no time shall any activity be conducted outside of the building without first obtaining the written approval of the Director of Planning and Development. **Condition is ongoing.**
2. That the hours of operation for the dance studio and theatrical school shall be Monday through Friday, beginning from 3:00 pm until 10 pm, and Saturday and Sunday no earlier than 8:00 a.m. and until 10:00 p.m. except on holidays when the school may operate from 8:00 a.m. until 10:00 p.m., if desired. **Condition is ongoing.**
3. The operation for the dance studio and theatrical school shall be established and conducted in accordance with all of the applicant requirements of the Building Code, Fire Code, Zoning Regulations, Property Maintenance Ordinance, and all other applicable regulations. **Condition is ongoing.**
4. That Conditional Use Permit Case No. 495 shall be subject to a compliance review in five years to ensure the dance studio is still operating in strict compliance with the **on or before April 10, 2022**, conditions of approval. **Condition is ongoing.**
5. ~~That Conditional Use Permit Case No. 495 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs, an affidavit stating that he is aware of all conditions of approval.~~ **Condition has been satisfied.**

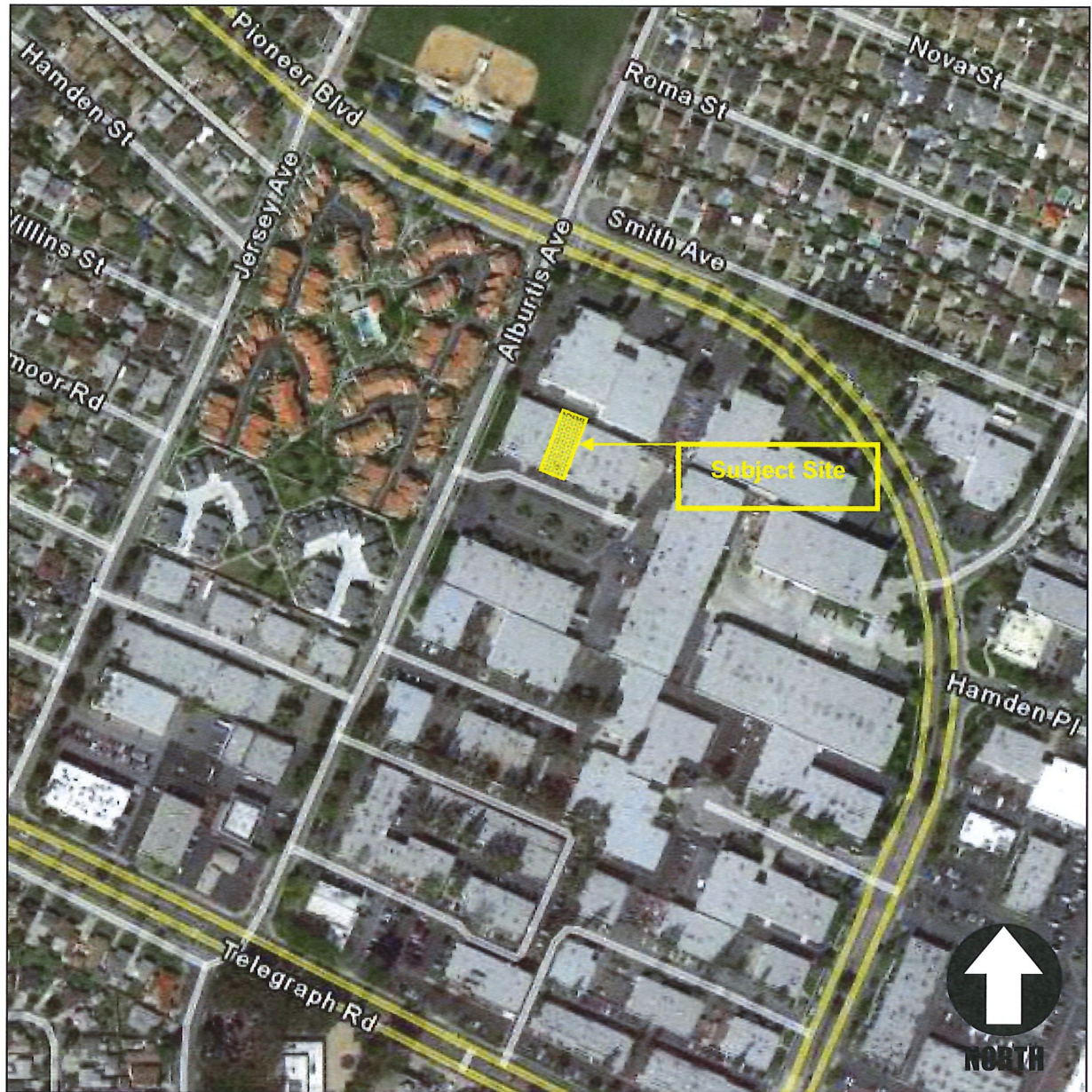
6. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.
Condition is ongoing.


Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Letter requesting compliance review

Aerial Photograph



Conditional Use Permit Case No. 495 9730 Alburdis Avenue

Compliance Review Letter

From:
Showcase Studio, Inc.
Dba: Santa Fe Springs Center For the Performing Arts
9730 Alburdis Ave.
Santa Fe Springs, CA 90670

To:
City Of Santa Fe Springs
Department of Planning and Development

Re: Conditional Use Permit (CUP) Case No 495

Dear Department of Planning and Development:

This Letter is a request for a review for compliance of the subject permit.

Showcase Studio / Santa Fe Springs Center For the Performing Arts Center is a Performing Arts Center that offers Dance instruction to children ages 3 to 23. Are hours are Monday thru Friday from 4:30 pm. To 9:00 p.m. And Saturdays from 9:00 a.m. to 2:00 p.m.

There have been no particular changes or alterations to the use permit since the last review.

Sincerely,



Jason Weiss
Manager, Santa Fe Springs Center



CONSENT ITEM

Conditional Use Permit Case No. 642-3

A compliance review to allow the continued operation and maintenance of a 50' high monopalm antenna and related equipment located at 13808 Imperial Highway (APN: 8044-030-009), within the M-1-PD, Limited Manufacturing – Planned Development, Zone. (SBA Communications Corporation)

RECOMMENDATION: That the Planning Commission:

- Find that the continued operation and maintenance of a 50' high monopalm and related equipment, 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.
- Require that Conditional Use Permit Case No. 642, be subject to a compliance review in ten (10) years, on or before, April 10, 2027, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In July of 2005, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 642, a request by Sprint PCS to establish, operate and maintain a Wireless Telecommunication Facility (WTF) stealth as a 50'-high monopalm and related equipment for Sprint PCS on the property located at 13808 Imperial Highway, in the M-1-PD, Light Manufacturing – Planned Development Overlay, Zone. The Permit was granted for an initial one-year, until July 25, 2006. In compliance with Government Code Sections 65960-65964, a ten year duration, until April 9, 2017, was granted in April 9, 2007.

ZONING CODE REQUIREMENT

Pursuant to the procedures set forth in Section 155.329 of the Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any use, structure or improvement, or the change of any use in a Planned Development Zone.

City of Santa Fe Springs – Zoning Regulations **Section 155.329 – REQUIREMENTS (A)**

A Conditional use Permit shall be required for the establishment of any use, structure or improvement or the change of any use in a Planned Development Zone.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission.

An initial inspection of the property, conducted on February 23, 2017, revealed that the business was in violation of conditions of approval #4, #9 and #12. During our inspection, Staff explained the violations to the applicant and requested that the violations be corrected immediately. Specifically, the applicant was directed to comply with the following:

- Remove all trash from inside of the electrical area.
- Repair damaged area of monopalm.
- Maintain live palms.
- Repaint electrical box and conduits on the exterior of the block wall.

A follow-up inspection, conducted on April 3, 2017, revealed that the violations have been corrected.

With the business now in full compliance with the existing conditions of approval, staff finds that if the indoor café with drive-thru 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 642 be subject to a compliance review in ten (10) years, on or before, April 10, 2027, 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 562-409-1850 x3320)

1. That the applicant shall maintain the equipment at all times, this includes but is not limited to removing any graffiti that might be on the monopalm, equipment, structures, etc. **(ongoing)**
2. ~~That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the Police Services Department of the City within 30 days from the date of approval by the Planning Commission. The photometric plan shall be designed to provide adequate lighting (minimum of 2 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.~~ **(condition has been satisfied)**

3. ~~That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department within 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.~~ **(condition has been satisfied)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco at 562-868-0511 x7353)

4. ~~That the dead palm tree shall be removed, but not replaced, and the existing.~~ **That the** two live trees shall be properly maintained and kept in healthful condition. Should either palm tree need to be replaced, its replacement shall be of comparable height. **(revised – ongoing)**
5. That the applicant shall permit the City of Santa Fe Springs to install a communication device or related equipment on the subject monopalm for the public safety and welfare of the City. The City will ensure that such device does not interfere with the signals of the proposed monopalm antenna. **(ongoing)**
6. That the Sprint PCS antenna is maintained in full compliance with the U.S. standards for radio frequency emissions as published by the American National Standards Institute (ANSI). **(ongoing)**
7. That maintenance vehicle(s) associated with the telecommunication facility shall parked in the designated parking stall as shown in the approved site plan on file with the case. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the telecommunication facility shall not obstruct or impede any traffic. **(ongoing)**
8. That the proposed telecommunication facility shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. Any addition or alteration to the monopalm antenna and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.), shall require prior approval by the Planning Commission of the City of Santa Fe Springs and/or approval by the Director of Planning and Development, unless

in compliance with the Middle Class Tax Relief and Job Creation Act.
(ongoing)

9. That any material on the monopalm and related equipment shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
(ongoing)
10. That no signs, advertisements, logos, messages, banners, clocks or similar identification improvements shall be permitted on the antenna structure, equipment cabinet or enclosure. **(ongoing)**
11. That the antenna facility shall be continually operated in accordance with all applicable State and Federal regulations governing such operations.
(ongoing)
12. 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)**
13. That the applicant, Sprint PCS, 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 Uses Permit Case No. 642- 2 **3**, 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. **(revised – ongoing)**
14. That ~~Reconsideration of~~ Conditional Use Permit Case No. 642 shall be valid for a period of ten (10) years, until ~~April 9, 2017~~ April 10, 2027, Approximately, three (3) months before ~~April 9, 2017~~ April 10, 2027, the applicant shall request in writing that the City review the circumstances of the case for an extension of the privileges granted. **(revised – ongoing)**

15. 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

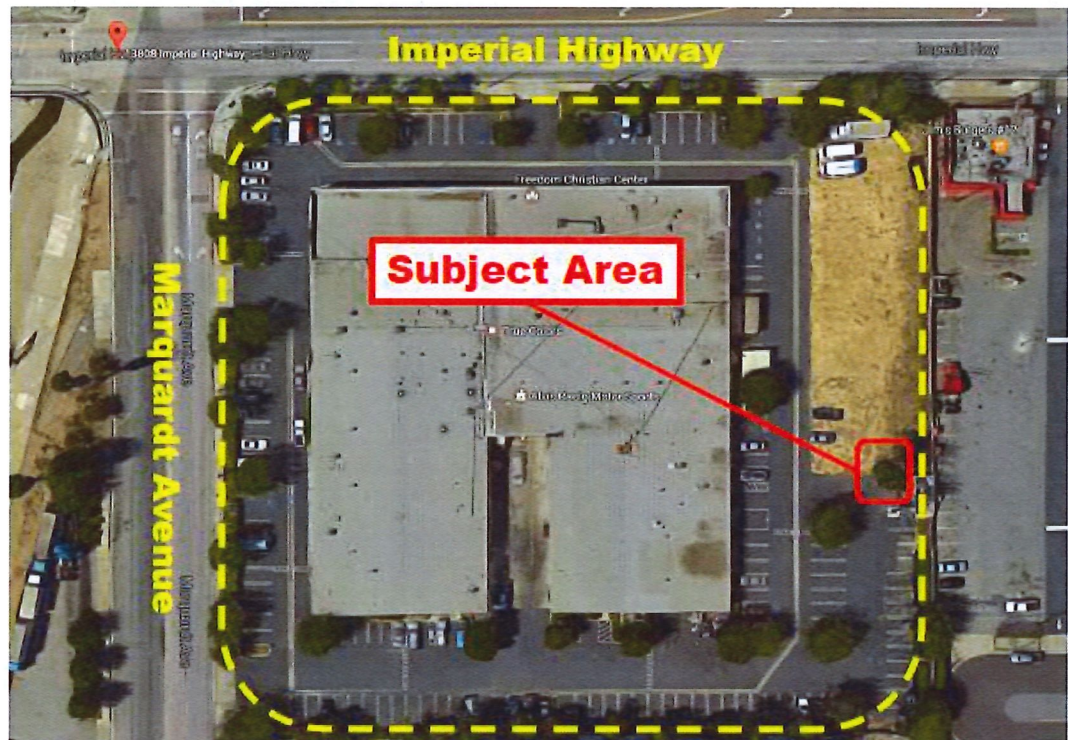
Attachments:

1. Aerial Photo
2. CUP Compliance Review Request/ Receipt

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 642



13808 Imperial Highway
(Applicant: SBA Communications Corporation)

CUP Compliance Review Request Letter/ Receipt



RECEIVED

FEB 03 2017

Planning Dept

SBA Communications Corporation
8051 Congress Avenue
Boca Raton, FL 33487-1307

T + 561.995.7670
F + 561.995.7626

sbsite.com

January 31, 2017

City of Santa Fe Springs
Planning Department
ATTN: Mr. Cuong Nguyen
11710 Telegraph Road
Santa Fe Springs, CA 90670

Re: Compliance Review Request
SBA Site: East Imperial Commerce/ CA45880-A (CUP 642)

Dear Mr. Nguyen:

SBA 2012 TC Assets, LLC (SBA) is the owner of the telecommunications tower located at 13808 E. Imperial Highway in the City of Santa Fe Springs. This is SBA's formal request to review for compliance this tower's Conditional Use Permit (CUP) for reconsideration of an additional ten year term (Case No. CUP 642). The original Planning Commissioners decision to grant the CUP for the tower was approved on 7/25/2005. It was renewed on 4/9/2007 with a permit expiration date of 4/9/2017.

Please be advised SBA is submitting this application letter for approval to allow the continued operation and maintenance of a 50' high monopalm tower. Sprint PCS Assets, L.L.C., whom is the only tenant (or carrier) on this tower, is not the operator of this facility. SBA purchased this tower in 2012 from TowerCo. The only changes to the structure that SBA is aware of are upgrades to Sprint's equipment, which was permitted by the City. I have included a Structural Analysis to show the current equipment installed on the monopalm maintains the integrity of the structure. Also enclosed is the processing fee in the amount of \$563.00.

We respectfully request that the permit's expiration date be renewed for another ten (10) years.

If you have any questions or concerns, please feel free to contact me at (561) 322-7817. Thank you for your time and assistance with this matter.

Sincerely,

Ashley Masuda
Zoning & Compliance Supervisor

Enclosures
Cc: Vince Velasco

City		DISTRIBUTION			
FUND	GL	ACTIVITY	OBJECT	PROJECT	AMOUNT
310	2017	4110	2550		563.00

City of Santa Fe Springs

SBA 2012 TC Assets, LLC
(NAME)

8051 Congress Ave
(ADDRESS)

Boca Raton, FL
(CITY AND STATE)

Compliance Review (CUP 642)
(DESCRIPTION)

RECEIPT

92-23-17 10.0344 CUP 642 563.00



CONSENT ITEM

Conditional Use Permit Case No. 718-1

A compliance review of an auto parts recycling (tires, rims, radiators, etc.) facility within the existing structures on property located at 13039 Los Nietos Road, within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (RC Metals)

RECOMMENDATION: That the Planning Commission:

- Find that the continued operation and maintenance of auto parts recycling facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Approve extension of Conditional Use Permit Case No. 718-1, subject to a compliance review in five (5) years, on or before, April 10, 2022, to ensure that the auto parts recycling facility is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

The subject property is located at 13039 Los Nietos Road (APN: 8167-005-003), in the M-2 (Heavy Manufacturing) zoning district and within the Consolidated Redevelopment Project Area. The site is developed with two existing structures: a 310 sq. ft. office building along the front portion of the site and a 1,131 sq. ft. industrial building along the rear.

On February 28 2011, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 718, to allow the applicant (RC Metals) to establish, operate, and maintain of an auto parts recycling (tires, rims, radiators, etc.) facility on the subject property. The auto parts recycling facility, therefore, has operated on the subject property since 2011 (approximately 6 years). The operation remains unchanged. The hours of operation is still Monday through Sunday from 6am to 5pm.

STAFF CONSIDERATIONS

As standard practice for all compliance reviews, an inspection of the subject property was conducted by City staff to ensure continued compliance with the conditions of

approval prior to the bringing the matter back to the Planning Commission. The recent inspection confirmed that the subject use is operating in full compliance with all conditions of approval.

The Planning Commission should note that, as required by condition #18, the applicant completed numerous deferred maintenance items. The new paint, stone veneer, and drought tolerant landscaping has all contributed to significantly improving the property's curb appeal. Staff is therefore recommending that the Planning Commission approve an extension of the entitlement, subject to a compliance review in five years.

CONDITIONS OF APPROVAL

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallman 562.868-0511 x3710)

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. **(Condition is ongoing)**
2. That Knox access is required for the building. In addition, all entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates. **(Condition is ongoing)**

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

3. Permits and approvals. That the Applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity. **(Condition is ongoing)**
4. That the Applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Condition is ongoing)**
5. ~~That the Applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire Rescue, Environmental Protection Division and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating,~~

~~storing, treating or discharging any industrial wastewater to the sanitary sewer.~~
(condition has been satisfied)

6. That the Applicant shall prevent any off-site odor problems emanating from the site from becoming a nuisance as defined under applicable law. **(Condition is ongoing)**
7. That the Applicant shall provide full cost reimbursement to the City for all City resources used for complaint investigations and hazardous material emergency responses related to the site as deemed necessary by the Fire Chief. **(Condition is ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868-0511 x7361)

8. That the Applicant shall not knowingly transport loads containing more than 10% residue. **(Condition is ongoing)**
9. That the Applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 892, passed 4-22-99) Penalty, see § 10.97 **(Condition is ongoing)**
10. That the Applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition #9. **(Condition is ongoing)**
11. 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. **(Condition is ongoing)**
12. ~~That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Anita Jimenez at (562) 868-0511 x7361.~~ **(Condition satisfied – work done did not exceed \$50,000)**

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

POLICE SERVICES DEPARTMENT:

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

14. ~~That the Applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.~~ **(Condition has been satisfied)**
15. ~~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 vehicles and indicate that 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. RC Metals 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.~~ **(Condition has been satisfied)**
16. That the subject site, including any lighting, fences, walls, cabinets, and poles shall be maintained by the Applicant 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 adjacent surfaces. **(Condition is ongoing)**
17. That the Applicant shall apply for **continue to maintain a valid** a Recyclable Dealers permit through the Department of Police Services. The said permit shall be obtained prior to conducting any recycling activities. Contact: Margarita Munoz, Police Services Center (562) 409-1850. X3319 **(Condition Revised)**

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

18. That ~~prior to occupancy, the Applicant shall:~~
- a. ~~Remove the existing parking stall in front of the front building, landscape the front setback area, and re-stripe the parking stalls (as shown on the provided site plan on file with this case).~~
 - b. ~~Complete the installation of the stone veneer along the front planter area.~~
 - c. ~~Paint or replace the existing slats (on existing 8' high chain link fence and gate) with a color to match the existing office building fronting Los Nietos Road.~~
 - d. ~~Remove the extensions to the existing block wall along the westerly property line.~~
 - e. ~~Replace existing metal fencing along the westerly property line with a minimum 6' 0" high block wall.~~
 - f. ~~Re-paint the existing rear building to match the color of the front office building.~~
 - g. ~~Fill existing hole along the north side of the rear building and paint to match. (condition has been satisfied)~~
19. That ~~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).** (condition has been satisfied)~~
20. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(Condition is ongoing)**
21. That all vehicles associated with the Applicant 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. **(Condition is ongoing)**

22. That all fences, walls, gates and similar improvements for the subject site shall be subject to the **prior** approval of the Fire Department and the Department of Planning and Development. **(Condition is ongoing)**
23. That the Department of Planning and Development shall first review and approve all sign proposals for the Applicant. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Regulations and the Sign Guidelines of the City. **(Condition is ongoing)**
24. That the Applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Los Nietos Road, use street(s) as a staging area, or to back up onto the street from the subject property. **(Condition is ongoing)**
25. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Condition is ongoing)**
26. ~~That prior to occupancy of the property/building, the Applicant 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).~~ **(condition has been satisfied)**
27. That at no time shall canopies and tents be permitted on site. **(Condition is ongoing)**
28. That all building walls, including loading doors, shall be maintained in a state of good appearance and condition at all times. **(Condition is ongoing)**
29. That as stated in the business description of the CUP application, and on file with case, the recycling activities shall consist of bulk purchase from wholesalers or junkyards only. **(Condition is ongoing)**

30. That the Director of Planning and Development shall be notified in writing prior to any additional auto parts being recycled that are not described within the application on file. **(Condition is ongoing)**
31. That the subject recycling facility shall be limited to Monday through Sunday from 6am to 5pm and that said operations shall occur within the existing buildings. **(Condition is ongoing)**
32. That no outdoor storage of recyclable materials shall occur within the rear yard areas without prior written approval from the Department of Fire-Rescue and the Department of Planning and Development. **(Condition is ongoing)**
33. That the subject site shall be monitored daily and cleared of any trash, junk, litter, and debris. **(Condition is ongoing)**
34. That the areas where recyclable materials are processed or stored shall be pressure washed on a monthly basis. **(Condition is ongoing)**
35. That no outdoor work shall be performed. **(Condition is ongoing)**
36. That the subject recycling facility shall not emit objectionable smoke, noise, odors, or other adverse impacts on adjoining properties or the City. **(Condition is ongoing)**
37. ~~That CUP Case No. 718 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)**
38. That CUP Case No. 718 shall be valid for a period of **five (5) years, until April 13, 2022**. Approximately three (3) months prior to **April 10, 2022**, 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. **(Condition Revised)**

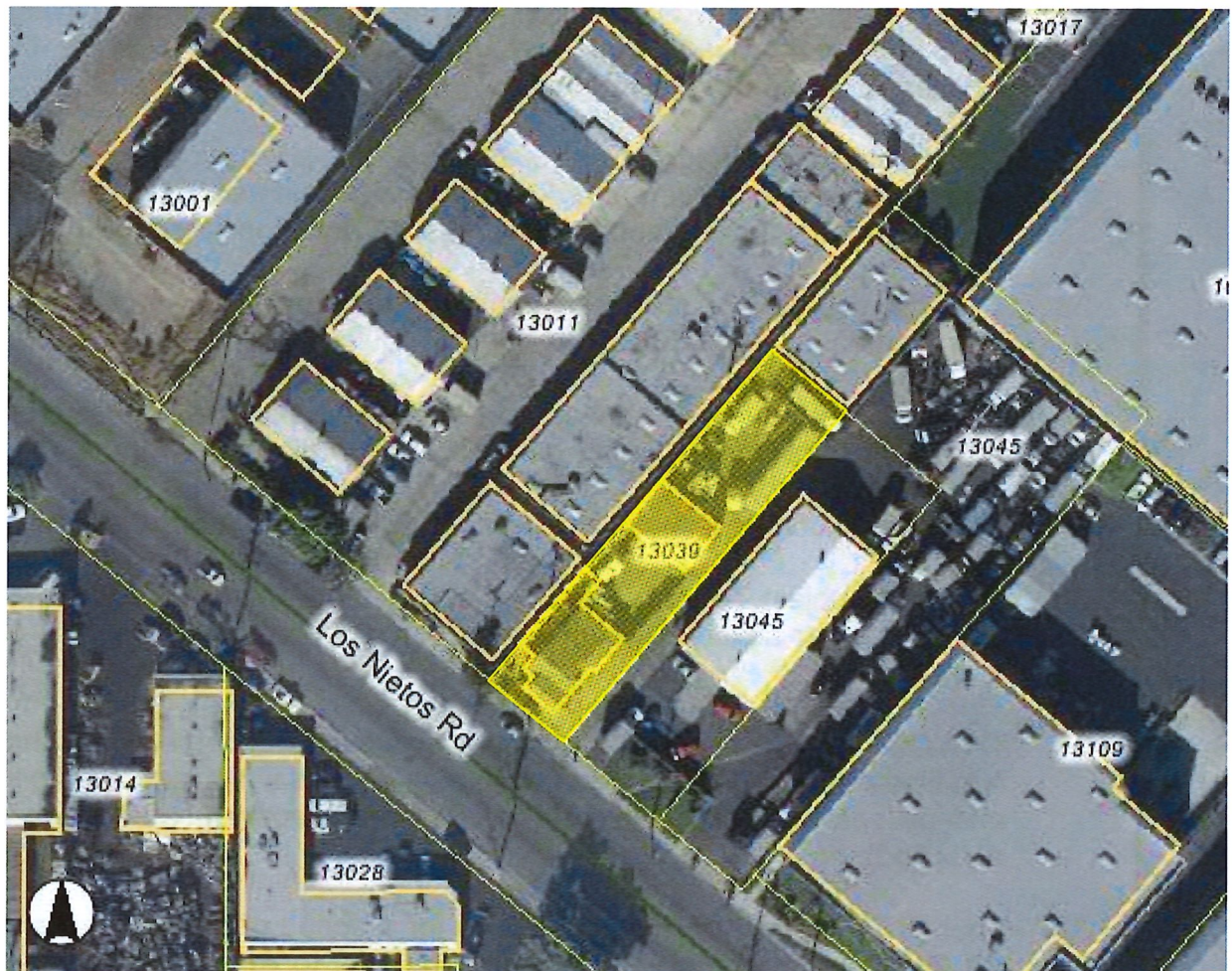


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. CUP Compliance Review Request/ Receipt

Location Map - Aerial Photograph



CUP Case No. 718
13039 Los Nietos Road
Applicant: RC Metals

Compliance Review Letter

July 24, 2015

RC Metals

13039 Los Nietos Road

Santa Fe Springs Ca, 90670

RE: Conditional Use Permit (CUP) Case No. 718

13039 Los Nietos Road, Santa Fe Springs, CA 90670

To: City of Santa Fe Springs Planning Department

RC Metals in compliance for the City of Santa Fe Springs to review our Application of a Conditional Use Permit and grant us a Permanent Un Conditional Use Operations Permit. RC Metals has Complied over the past 5 years with the conditions and we have met every request issued by the city's Planning Department. RC Metals strives to be a productive business Partner of the community and we operate a safe public and environment work place.

Our Day to Day operations at RC Metals consists of separating and sorting of Metals by use of hand held power tools, materials are then sorted into bins and containers where they are then delivered to various Recycling & Processing businesses in and around the City of Santa Fe Springs. Our main source of Business relies on the purchase of bulk materials to sort and turn around for profit, our business does not use any chemicals, agents, solvents or heavy machinery or equipment to operate our day to day activities. The use of hand held power tools, fork lift and hand labor plus the use of light duty trucks to deliver and pick up materials is the basics of our day to day operations.

RC Metals asks the City of Santa Fe Springs today that you allow us to operate our business as a permanent business partner and member of the community, in return RC Metals will strive to meet and comply with existing and new requests from planning department.

Thank You very much,

We Pray that you grant us the opportunity to obtain a Permanent Operations Business Permit

Sincerely

Mike Rico



RC Metals

13039 Los Nietos Road, Santa Fe Springs

Cell 562-704-0469

07-27-15 1018966 CHECK 543.00