



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

July 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. ELECTION OF OFFICERS FOR 2017-2018

The bylaws require the election of Commission Officers.

6. PUBLIC HEARING

Conditional Use Permit Case No. 783

Request to allow the operation and maintenance of a massage use at 11416 Washington Boulevard, in the Community Commercial (C4) Zone, and within the Washington Boulevard Redevelopment Project Area.
(Garrett Biggs for Mi Amor Massage)

7. PUBLIC HEARING

Development Plan Approval Case No. 923 and Lot Line Adjustment Case No. 2017-01

DPA Case No. 923: A request for approval to allow the construction of a ±26,250 square feet concrete tilt-up industrial building addition; and LLA Case No. 2017-01: A request for approval to re-configure the property lines, result in consolidating two existing parcels (APN: 8059-027-401 and 405) into a single parcel measuring 146,914 square feet (3.37 acres) at 8940 Sorensen Avenue (APN: 8059-027-401 and 405), within the M-2, heavy manufacturing, zone. (Aptus)

8. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 641-3 & Zone Variance Case No. 68-3

A request for a time extension of Conditional Use Permit Case No. 641: A request for approval to allow the establishment, operation, and maintenance of an open storage yard use for RV storage; and Zone Variance Case No. 68: A request for approval to deviate from the provision of Section 155.451 (that industrial lots have frontage on a public street and that the use of a private access easement through a servient tenement parcel to a public street shall not qualify in meeting a requirement for frontage on a public street) and Section 155.639 (that an open

storage yard use shall not be allowed where the premises exceeds an area of one acre) of the Zoning Regulations on the subject 7.49-acre property generally located between the San Gabriel River Freeway (I-605) to the east and the San Gabriel River Flood Control Channel to the west (APN: 8177-029-811), within the M-2, Heavy Manufacturing, Zone. (Premier RV Storage SFS, LLC)

B. CONSENT ITEM

Conditional Use Permit Case No. 770-1 & Modification Case No. 1265

A request for a time extension of Conditional Use Permit Case No. 770: to allow the establishment, operation, and maintenance of an indoor banquet hall facility; and Modification Case No. 1265: to not provide forty-two (42) required parking stalls related to the proposed use on the subject property at 12215 Slauson Avenue (APN: 8168-014-025), in the M-1, Light Manufacturing, and the M-2, Heavy Manufacturing, Zones. (Azar Event Center)

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

July 7, 2017
Date



City of Santa Fe Springs

Planning Commission Meeting

July 10, 2017

PUBLIC HEARING

Conditional Use Permit Case No. 783

Request to allow the operation and maintenance of a massage use at 11416 Washington Boulevard, in the Community Commercial (C4) Zone, and within the Washington Boulevard Redevelopment Project Area. (Garrett Biggs for Mi Amor Massage)

RECOMMENDATION:

That the Planning Commission take the following action:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 783, and thereafter close the Public Hearing; and
- 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; and
- Deny the request for Conditional Use Permit Case No. 783 based on the findings within this report in accordance with Section 155.724 (E) of the Santa Fe Springs Zoning Code.

BACKGROUND AND FINDINGS

On August 22, 2016, Mr. Garret Biggs, the Applicant and owner of Mi Amor Massage, applied for and was granted a business license (Exhibit A) to maintain and operate a massage business at 11416 Washington Boulevard (it should be noted that the business license contains an error on the location. The business license shows the location as 11414 Washington Boulevard). During this time, Mr. Biggs represented to the Planning Department that he would be using masseuse(s) certified by the State of California, under the California Massage Therapy Council ("CAMTC"). Considering that the masseuses would operate under a CAMTC certification, in accordance with Chapter 115 of the City Code, a conditional use permit would not be required.

On October 17, 2016, code enforcement inspector Luis Collazo ("CEI Collazo") conducted a routine inspection of the operation to determine if the business had obtained a business license. Upon finding the door unlocked, CEI Collazo entered the premises and encountered a male individual who voluntarily identified himself as the receptionist; he claimed that they were open for business, that he was alone, and that a license masseuse was not at the facility (a violation of Section 115.09(C) and (D). Considering that the business was open and operating without a licensed masseuse present on the site, CEI Collazo issued a Notice of Violation (Exhibit B), and instructed the receptionist to close the business and cease all operations until a valid CUP was obtained from the City. A few days later, Mr. Garrett Biggs appealed the closure of the

business to the City Manager. Based on the appeal, it was decided to allow the use to continue to operate while Mr. Biggs applied for and obtained a valid CUP. Mr. Biggs was instructed to continue the operation, but within strict compliance of the CAMTC regulations.

On January 13, 2017, Fire Department Inspectors (Christa King and Tiffany Shedrick) attempted to conduct a routine inspection of the premises but found the business in an abandoned condition; only a male individual who identified himself as a customer was in the premises. Fire personnel immediately suspended their inspection. The inspection was later rescheduled, however, Fire personnel requested that Code Enforcement and Whittier Police Officers accompany them in the rescheduled inspection.

On February 2, 2017, the joint inspection was conducted by Fire Inspectors King and Shedrick, WPD Officer Brad White, and CEI Collazo. Upon entry to the lobby of the facility, City Staff immediately heard a door open to the rear of the premises. A male receptionist (identified as Jose Zaragoza) greeted the inspection group at the lobby of the establishment. City Staff introduced themselves and requested consent to conduct the Fire inspection. The receptionist voluntarily granted permission to conduct the inspection. While King and Shedrick conducted their inspection, Officer White and CEI Collazo made their way to the rear of the premises where they found the rear door of the establishment wide open. From inside of the premises standing within the rear door area, they witnessed a female (later identified as Ngoc Bich Chau) ("Ms. Chau") sitting in a parked vehicle directly behind the establishment wearing a black see-through lingerie teddy. Officer White and CEI Collazo approached the vehicle and conducted a voluntary interview of Ms. Chau. She identified herself as a masseuse for the establishment. After a few general questions, Ms. Chau requested to return to the establishment because she had left her two-phones inside of the establishment. Upon returning to the establishment, CEI Collazo requested to see her personal identification and her CAMTC card or certificate. Ms. Chau claimed that she did not have an identification or a driver's license, but presented a CAMTC card. CEI Collazo scanned the card and it came back as invalid (Exhibit C). The premises had two CAMTC certificates framed and displayed on the lobby wall (Exhibits D and E), neither of the certificates belonged to the female masseuse. It should be noted that Ms. Chau's attire, a black see-through lingerie teddy, is a direct violation of Section 115.09 (A). It should also be noted that a second female was in the premises inside one of the massage rooms. She identified herself as Taryn Leigh Calkum ("Ms. Calkum") and claimed that she was there waiting for another masseuse. Once the Fire inspectors concluded their inspection, all City personnel left the establishment. No action was taken on the findings or encounters.

In response to a call for service, on February 7, 2017, Whittier Police Detectives John Draper ("Officer Draper") and Jesse Benavente ("Officer Benavente"), and CEI Collazo conducted an unannounced inspection of the facility. Draper and Benavente waited to the rear of the establishment while CEI Collazo obtained consent to enter the premises

and conduct the inspection. Upon entering, CEI Collazo recognized the receptionist (Jose Zaragoza) from the previous inspection. CEI Collazo re-introduced himself and requested consent to perform a follow-up inspection. The receptionist granted the consent to enter, but mentioned that two of the rooms were currently occupied by masseuses and their respective customers. Immediately after that conversation with the receptionist, Ms. Calkum (female from the previous inspection) came out of one of the rooms along with her male customer. Ms. Calkum was dressed in a thong underwear and brazier. The customer was fully dressed. CEI Collazo walked Ms. Calkum back to the massage room that she came out from and requested that she put on her clothes; Ms. Calkum's clothes were on the floor of the massage room. While walking back to the massage room, a second female, later identified as Jung Ho ("Ms. Ho"), came out of another massage room and ran to the rear of the premises where she exited the rear door of the establishment. As Ms. Ho attempted to flee out the backdoor wearing a lingerie teddy, she was met by Whittier Police Officers Draper and Benavente. After Ms. Calkum dressed, the massage room was photographed to show that there was no evidence of massage oils or other massage ointments normally used for massages. Ms. Calkum nevertheless stated that she had just completed a massage on the male individual that walked out. What was visible in the room were rolls of paper towels and soiled towels (Exhibit F). Ms. Calkum was walked back to the rear area of the facility where she provided a voluntary interview to Officer Benavente. During the interview Officer Benavente noticed that Ms. Calkum was holding a tissue. When she was questioned about the tissue, Ms. Calkum opened her hand and exposed that the tissue contained an unraveled condom. While Officer Benavente was interviewing Calkum, Officer Draper interviewed Ms. Ho, who had attempted to flee through the backdoor of the establishment upon Collazo's entry as indicated above. During Ms. Ho's exit she was wearing a lingerie-teddy outfit, however, she either removed it while running out, or it came off of her. Officers' Draper and Benavente both found Ms. Ho exiting the establishment covering her exposed breasts with her hands and arms. Ms. Ho was escorted back into the establishment and told to dress in her street clothes. Officer Draper attempted to interview Ms. Ho, but there was a language barrier and Officer Draper was unable to continue; Ms. Ho's primary language is Vietnamese. CEI Collazo requested CAMTC cards or certificates from Mr. Calkum and Ms. Ho. Neither was able to produce a CAMTC card/certificate or personal identification.

Because neither of the females who were operating as a masseuse could provide a CAMTC card or certificate, and because of their attire, it was determined that the massage activities were operating in violation of the City's Codes and the California Massage Therapy Council. Collazo issued a Notice of Violation (Exhibit G) and instructed the receptionist to cease all further operation until a valid Conditional Use Permit was obtained.

Upon returning to the Police Services Center, Mr. Biggs, the owner of the establishment, was waiting for Collazo. Collazo explained to Mr. Biggs that the business was ordered to cease operation because none of his employees could

produce a CAMTC certification, and that the certificates on the wall did not belong to any of the employees at the premises. This finding was a violation of the State laws and the City Codes, additionally, this was a breach of the condition imposed by the City Manager. Mr. Biggs was instructed to cease all further operation of the establishment until a valid CUP was obtained.

A further inquiry of the premises revealed that Mr. Biggs did or cause to be done interior construction of the premises without a Building Permit. A letter dated February 9, 2017 (Exhibit H), was mailed to Mr. Biggs explaining the findings.

STREETS AND HIGHWAYS

The subject site is located within a strip mall on the southeast corner of Washington Boulevard and Broadway Avenue. Both main access roads, Washington Boulevard and Broadway Avenue, are classified as Major Highways within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject massage establishment is part of strip mall which is zoned Community Commercial (C4), and fronts on Washington Boulevard and Broadway Avenue, with a general plan land use designation of "Commercial." The Zoning, General Plan, and Land Use of the surrounding properties are as follows:

Surrounding Zoning, General Plan Designation			
Direction	Zoning District	General Plan	Land Use
North	Commercial	NA	Commercial Uses in the Los Angeles County Unincorporated area.
South	Residential	Residential	Residential single-family dwellings in the Los Angeles County Unincorporated area.
East	C-4	Commercial	Pep Boys Auto Parts
West	C-4	Commercial	Chris and Pitts Restaurant and service type retail establishments.

ENVIRONMENTAL DOCUMENTS

Staff finds and determines that because the building to which the Applicant is occupying was previously built, this proposed project (use) 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.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Conditional Use Permit 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 June 29, 2017, (a copy of this list is available upon request). The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on June 30, 2017. To date, Staff has not received any inquiries regarding the proposal.

ZONING ORDINANCE REQUIREMENTS

The subject property is located in the Community Commercial (C-4) Zone and within the Washington Redevelopment Project Area. Section 155.153 (KK) of the Santa Fe Springs Municipal Code lists Massage parlors and similar uses, as defined in Section 155.003 of Chapter 155 as a conditional use activity within the Community Commercial (C-4) Zone. Additionally, applications for a massage establishment must comply with Chapter 115 of the Santa Fe Springs Municipal Code.

STAFF COMMENTS

It should be noted that the business continues to remain closed, and that tenant improvement permits from the Building Department have not been obtained. The Applicant has submitted construction plans to the Building Department for plan check.

Based on the above facts, the Applicant was found to be in violation of several provisions of the City of Santa Fe Springs Municipal Code including but not limited to Sections 115.04, 115.09(A), (C), (D), (O), & (Q), 115.30, 115.31, and 155.724(E) that serve as a basis for denial. These municipal code provisions and facts in support of denial are set as follows:

SECTION 115.04 COMPLIANCE WITH LICENSE. Section 115.04 requires a license to any person to commence, engage in, or carry on massage establishment without first having obtained a license/operator's permit from the City of Santa Fe Springs.

On or about October 20, 2016, the City Manager ordered the business owner, Garrett Biggs, to obtain a conditional use permit to operate Mi Amor Massage. However, prior to obtaining a conditional use permit, the operator must obtain a license/operator's permit. Between October 2016 and February 2017, the Applicant failed to comply with the City Manager's decision and operated without a license/operator's permit as required by Section 115.04.

SECTION 115.09(A) CONDUCT OF BUSINESS. Section 115.09(A) requires all employees and massage technicians to wear garments that provide a complete covering, by fully-opaque material, of the genitals, genital area, buttocks and female breasts of such employees, massage technicians and attendants.

On or about February 2nd, 2017 and February 17th, 2017, massage technicians Chau, Calkum and Ho were observed during inspections by CEI Collazo, Officers White, Draper and Benavente dressed in lingerie, bikini thongs and/or completely undressed while working at the premises.

SECTION 115.09(C) CONDUCT OF BUSINESS. Section 115.09(C) requires supervision by the operator or manager of the business at all times.

On or about February 2nd, 2017 and February 17th, 2017, during inspections by CEI Collazo, and Officers White, Draper and Benavente, the owner and/or supervisor failed to properly supervise massage technicians working at the premises.

SECTION 115.09(D) CONDUCT OF BUSINESS. Section 115.09(D) requires each massage establishment to have at least one person who has a valid massage technician's license on the premises at all times while the establishment is open for business.

On or about October 17th, 2016, January 13th, 2017, February 2nd & 17th, 2017, during inspections by CEI Collazo and/or Officers White, Draper and Benavente, Mi Amor Massage failed to maintain a massage technician on the premises with a valid CAMTC permit.

SECTION 115.09(O) CONDUCT OF BUSINESS. Section 115.09(O) requires each massage establishment to display in an open and conspicuous manner on the business premises the license issued therefor and a true and correct copy of the license of each and every massage technician employed therein, and shall provide to every patron who so requests the information contained in such licenses.

On or about February 2nd & 17th, 2017 Mi Amor Massage failed to display a valid massage technician license for Chau, Calkum and/or Ho.

SECTION 115.09(Q) CONDUCT OF BUSINESS. Section 115.09(Q) prohibits the knowingly cause, allow or license any agent, employee, or any other person under his control or supervision to perform acts prohibited by state or local laws or ordinances. **KNOWINGLY** includes both actual and constructive knowledge.

On or about February 2nd & 17th, 2017, the owner and/or supervisor allowed massage technicians working at the premises to perform acts prohibited by state or local laws.

SECTION 115.31 LICENSE REQUIRED. Section 115.31 requires any massage technician to obtain a massage technician license/permit as required by § 115.03.

Massage technicians Chau, Calkum and Ho, while working as massage technicians for Mi Amor Massage failed to obtain a massage technician license as required by

Section 115.31.

SECTION 155.724(E) CONDITIONAL USE PERMIT FOR MASSAGE PARLORS AND SIMILAR USES. Section 155.724(E) provides that the Planning Commission and City Council shall deny an application made pursuant to division (B) if it is found that, based on the investigation conducted pursuant to division (D), there is substantial doubt regarding the Applicant's likelihood of complying with such conditions as may be imposed in a conditional use permit."

Based on the findings during the inspections, and noted within this report, Staff believes that the owner of the massage establishment has no intention of operating this establishment in compliance with the City's laws, and with the State's CATMC regulations. While inspectors and/or officers did not witness any illegal activities, Staff believes that it is without a doubt that the females found in the premises, based wholly on their attire, were either involved or about to engage in illegal sexual activities. Staff from the Fire and Rescue Department and the Police Service Department will be prepared to provide verbal testimonials of their observations during the listed inspections.

Based on the foregoing, staff is recommending denial of the Conditional Use Permit request by the Applicant, as a result of the findings listed within this report.



Dino Torres
Director of Police Services

Attachments:

1. Vicinity Map
2. Location Pictures
3. Exhibits

Vicinity Map



Conditional Use Permit Case No. 782
Mi Amor Massage
11416 Washington Boulevard



Front view of location



Rear view of location

Exhibit A

CITY OF SANTA FE SPRINGS

Finance and Administrative Services
11710 Telegraph Rd.
Santa Fe Springs, CA 90670
562.868.0511 • FAX 562.868.7112 • www.santafesprings.org

BUSINESS LICENSE APPLICATION-Business Operation Tax Certificate

Office Use Only:
Business License #: _____ Date Applied: _____ Received By: _____

This application is a public record pursuant to the California Public Records Act. In the event that the City receives a request for inspection or copying of this record, the City will comply, except that the City will not provide Social Security numbers and/or confidential financial records.

BUSINESS NAME/DBA Mi Amor Massage
(Please Print)
CORPORATE NAME _____
(If Applicable)
BUSINESS ADDRESS 11414 Washington Ave, Santa Fe Springs
MAILING ADDRESS 26447 Basswood Ave, Rancho Palos Verdes CA 90275
(If different from business address)
BUSINESS PHONE 310-721-5256 ON-SITE CONTACT Garnett Biggs
E-MAIL ADDRESS biggs90275@gmail.com

BUSINESS DESCRIPTION (Describe in detail the activity of the proposed business)
provide facial, foot massage & full body massage
Business Start Date at Address Listed Above: 4/1/2016

BUSINESS OWNER Garnett Biggs Alternate Phone No. 310 721 5256
(President Name if a Corporation/LLC)
BUSINESS OWNER _____
(2nd if applicable)
RESIDENCE ADDRESS 26447 Basswood Ave Rancho Palos Verdes 90275
(P.O. Box/Business Address is not valid-only one owner's information is needed)
OWNERSHIP TYPE ☐ Corporation ☐ LLC ☐ Partnership ☒ Sole Proprietor/Driver's License # 5586078
(Check One)
FEDERAL TAX ID# _____ SOCIAL SECURITY # 561-83-0220

SALES TAX # _____ STANDARD INDUSTRIAL CLASSIFICATION (SIC) # _____
(Sales Tax may apply to your business activities. You may seek written advice regarding the application of tax to your particular business by contacting the State Board of Equalization) (Match American Industry Classification System (NAICS) # also acceptable based on the activity of your business)

TRASH HAULER* ☐ Consolidated Disposal Service ☐ CR & R ☐ Serv-Well Disposal Company *Businesses may only contract with one of the following authorized Solid Waste Contractors

The above information is true and correct to the best of my knowledge and belief. I am aware and understand that any false information may be grounds for revocations under Municipal Code Section 113.08

SIGNATURE: Garnett Biggs Title: owner
PRINT NAME: Garnett Biggs Date: 2/22/2016

Before issuance of a Business License, approval must be obtained from the Department of Planning and Development to verify if the proposed use is permitted by the City Zoning Ordinance.

Office Use Only:
Planning and Development Approval by: Pawm. S. Date: 8/22/16
Zone: C-A Code Section: CAMTC All permits must be CAMTC certified

Exhibit B

CITY OF SANTA FE SPRINGS
DEPARTMENT OF POLICE SERVICES

NOTICE OF VIOLATION

The City of Santa Fe Springs, in a continuing effort to improve the image of the community, is seeking your cooperation in correcting the following violation(s):

- ☐ SFSMC 35.073 City Business License Required
- ☐ SFSMC 52.04 Illicit Disposal Into Storm Drain
- ☐ SFSMC 72.05 Parking for Purposes of Washing, Greasing, and the like
- ☐ SFSMC 72.50 Parking on Unpaved Areas Prohibited
- ☐ SFSMC 80.15 Abandonment or Leaving of Vehicles in Excess of Five Days
- ☐ SFSMC 95.03(8) Deteriorated or Disrepair of Building, Fixtures, Etc.
- ☐ SFSMC 95.03(9) Playground Equipment Visible from Public Right-of-Way
- ☐ SFSMC 95.03(12) Outdoor Placement of Merchandise or Products
- ☐ SFSMC 95.03(17) Overgrown Vegetation
- ☐ SFSMC 95.03(21) Trash Cans Visible from Public Right-of-Way
- ☐ SFSMC 95.03(23) Vehicles Exceeding the Vehicle Weight
- ☐ SFSMC 95.03(30) Causing, Maintaining or Permitting Graffiti
- ☐ SFSMC 155.518 Sign Permit Required
- ☐ SFSMC 155.549 Failure to Maintain Landscaping
- ☒ Other A REGULATORY PERMIT IS

CONDITIONAL USE PERMIT ARE
REQUIRED.

We encourage you to correct the conditions on your property as follows:

CEASE ALL BUSINESS UNTIL
APPROVED PERMITS ARE OBTAINED

If the conditions on your property continue to exist during our next inspection an Administrative Citation may be issued. To avoid fines and penalties please correct the violations by: IMMEDIATELY

Address: 11416 WASHINGTON

Date Issued: 10-17-16

COLLAZO #139
Issued By (562) 499-1850

Exhibit C



Exhibit D



Exhibit E



Exhibit F



Exhibit G

CITY OF SANTA FE SPRINGS
DEPARTMENT OF POLICE SERVICES

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- ☐ SFSMC 72.50 Parking on Unpaved Areas Prohibited
- ☐ SFSMC 90.15 Abandonment or Leaving of Vehicles in Excess of Five Days
- ☐ SFSMC 95.03(8) Deteriorated or Disrepair of Building, Fixtures, Etc.
- ☐ SFSMC 95.03(9) Playground Equipment Visible from Public Right-of-Way
- ☐ SFSMC 95.03(12) Outdoor Placement of Merchandise or Products
- ☐ SFSMC 95.03(17) Overgrown Vegetation
- ☐ SFSMC 95.03(21) Trash Cans Visible from Public Right-of-Way
- ☐ SFSMC 95.03(23) Vehicles Exceeding the Vehicle Weight
- ☐ SFSMC 95.03(30) Causing, Maintaining or Permitting Graffiti
- ☐ SFSMC 155.518 Sign Permit Required
- ☐ SFSMC 155.549 Failure to Maintain Landscaping

☒ Other 115.09(2) No Gate w/

A VALID CAMTC CERTIFICATE

We encourage you to correct the conditions on your property as follows:

CEASE ALL OPERATION UNTIL

A C.U.P. IS OBTAINED.

If the conditions on your property continue to exist during our next inspection an Administrative Citation may be issued. To avoid fines and penalties please correct the violations by: IMMEDIATELY

Address: 11416 WASHINGTON

Date Issued: 2-7-17

17-000054

COLLAZO #789
Issued By (562) 409-1850

Exhibit H



11576 Telegraph Road · CA · 90670-9928 · (562) 409-1850 · Fax (562) 409-1854 · www.santafesprings.org
POLICE SERVICES CENTER

February 9, 2017

Garett Biggs
Mi Amor Massage
26447 Basswood Avenue
Rancho Palos Verdes, CA 90275

Subject: 11416 Washington Boulevard

On February 2, 2017, a joint inspection of the premises you occupy at 11416 Washington Boulevard was conducted by the Fire Department and Code Enforcement. The inspection revealed that the individuals named on the California Massage Therapy Council (CAMTC) certificates, hanging on the wall (Kali Silvana Dourron and Sumira Yang), did not belong to the working technician named Ngoc Bich Chau. Moreover, the personal CAMTC card provided to us by Ms. Chau came up invalid. Consequently, the business was operating in violation of our City Codes and the CAMTC regulations.

After our inspection, we requested that your receptionist contact you and make you aware that the massage business is to operate in full compliance with the City and State codes, and that we would conduct a follow-up inspection.

On February 7, 2017, the follow-up inspection revealed that two working technicians could not produce personal identification and/or proof that they maintain a valid CAMTC certificate. As a result, a Notice of Violation was issued requiring that the massage operation cease all massage activities immediately, and to close the business. A follow up review of our records also revealed that the tenant improvements to the location were conducted without Building Permits.

The privileges of occupying real property in the City carry responsibilities. Business operators must maintain their premises in compliance with the Santa Fe Springs Municipal Codes and all applicable laws at all times. To allow the massage business to re-open, you are to first obtain Building Permits for the improvement to the location, and obtain a valid Conditional Use Permit. Thereafter, all working massage technicians will be required to show proof that they have valid CAMTC certificates prior to initiating in any type of massage activities. Should you operate the premises without first obtaining both mentioned permits, the City will classify the premises as a danger to the public safety, Red-Tag the premises, and secure them with our own locks. Entry back into the premises will only be allowed when the property owner has contacted us to correct the violations.

You may contact me at (562) 409-1850, ext. 3320, if you have any questions concerning this matter.


Luis Collazo
Code Enforcement
Department of Police Services

cc: Dino Torres, Director of Police Services
Margarita Matson, Assistant to the Director of Police Services



PUBLIC HEARING

Development Plan Approval Case No. 923 and Lot Line Adjustment Case No. 2017-01

DPA Case No. 923: A request for approval to allow the construction of a ±26,250 square feet concrete tilt-up industrial building addition; and *LLA Case No. 2017-01:* A request for approval to re-configure the property lines, result in consolidating two existing parcels (APN: 8059-027-401 and 405) into a single parcel measuring 146,914 square feet (3.37 acres) at 8940 Sorensen Avenue (APN: 8059-027-401 and 405), within the M-2, heavy manufacturing, zone. (Aptus)

RECOMMENDATIONS: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Development Plan Approval Case No. 923, Lot Line Adjustment Case No. 2017-01, and thereafter, close the public hearing; and
- 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
- Find that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of Development Plan Approval; and
- Find that Lot Line Adjustment No. 2017-01 is consistent with the City's General Plan, Zoning Regulations and Building Code, and will not create a greater number of parcels than originally existed; and
- Find and determine that the project is categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA); therefore, no additional environmental analysis is required by law; and
- Find that Lot Line Adjustment No. 2017-01 meets the criteria for "Minor Alterations to Land Use Limitations", pursuant to the California Environmental Quality Act (CEQA). Specifically, the proposed project is a categorically-exempt project, pursuant to Section 15305, Class 5, of CEQA; consequently, no other environmental documents are required by law; and

- Approve Development Plan Approval Case No. 923 and Lot Line Adjustment Case No. 2017-01, subject to the conditions of approval as contained within the staff report.

LOCATION / BACKGROUND

The subject property, located at 8940 Sorensen Avenue, is comprised of two parcels (APN: 8059-027-401 and 405), measuring 146,914 square feet (3.37 acres), is located at east side of Sorensen Avenue. The site is zoned M-2 (Heavy Manufacturing) and is currently developed with a 47,323 square feet concrete tilt-up industrial building. Industrial uses are generally located to the north, east, south, and west of the property.

The applicant, Aptus, is proposing to construct a new ±26,250 square feet concrete tilt-up industrial building addition to an existing 47,323 square feet industrial building. In accordance with the City, a Development Plan Approval is required for the construction of any new structure, addition or alternation to an existing structure. It should be noted that the applicant is concurrently requesting consideration and approval of a Lot Line Adjustment to allow for the consolidation of two (2) parcels (APN: 8059-027-401 and 405) that make up the subject property into one parcel.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Development Plan Approval (DPA 923): Request for approval to allow for the construction of a new ±26,250 square feet concrete tilt-up industrial building addition at 8940 Sorensen Avenue.

Lot Line Adjustment (LLA 2017-01): Request for approval to re-configure the property lines, result in consolidating two existing parcels (APN: 8059-027-401 and 405) into one parcel measuring 146,914 square feet (3.37 acres).

DEVELOPMENT PLAN APPROVAL (DPA 923)

As stated previously, the applicant is requesting approval of Development Approval (DPA) Case No. 923: to allow for the construction of a new ±26,250 square feet concrete tilt-up industrial building addition on the subject property.

Site Plan

The applicant is proposing to construct a new ±26,250 square feet concrete tilt-up industrial building addition located at 8940 Sorensen Avenue (APN: 8059-027-401 and 405). As a result, the overall square footage of the industrial building will be 73,573 square feet. The proposed addition will be setback a minimum 477' from the

street facing property line along Sorensen Avenue. The proposed development will utilize the existing 30' wide driveway along Sorensen Avenue for ingress and egress access. Parking for the subject property is designated along the south and west portion of the property. The site plan meets the minimum development standards required for properties within M-2, heavy manufacturing, Zone.

Floor Plan

According to the floor plan, the proposed industrial building will consist of 24,250 square feet of warehouse area, 1,000 square feet of first floor office area, and 1,000 square feet of mezzanine area.

Elevations

The elevations indicate that the proposed building will have a contemporary industrial design. The entry to the office area (south elevation) is provided with extensive glazing, pop-outs, and material used. The remaining elevations have been provided with a combination of the aforementioned architectural treatments, which results in an aesthetically pleasing building. It should be noted that the proposed addition was designed to have similar architectural style as the existing building for consistency.

Landscaping Requirements

As required by the Code, the applicant will landscape at least 6% of the parking area. The minimum landscape requirements for the entire site, based on the overall street frontage of 223' is 5,575 square feet. According to the plan, the applicant will be providing an overall total of 8,854 square feet of landscaping throughout the entire site. The project, therefore, does meet the minimum requirement set forth in the City's Zoning Regulation.

Parking Requirements

A total of 125 parking stalls will be provided for the entire site: 90 standard stalls, 31 compact stalls, 3 accessible stalls, and 1 stall for an accessible van. As proposed, the project is required to provide a total of 125 parking stalls.

- 73,573 square feet of warehouse: 1 stall per 500 square feet for the first 40,000 square feet = 80 stalls, and 1 stall per 750 square feet for the next 33,573 square feet = 45 stalls.

The proposed project, therefore, meets the minimum parking requirements set forth by the City's zoning regulations.

Loading Doors

The proposed building will have a total of five (5) loading doors, one (1) grade level door and four (4) dock high doors, along the south elevation. All loading doors are strategically placed so that they will not be directly visible from Sorensen Avenue.

Per City Zoning Regulation, all off-street truck loading areas, zone, ramps, doors, wells or docks shall be designed to provide and maintain a minimum unobstructed area of 120 feet to allow for proper truck maneuvering on-site. According to the site plan, the grade level roll up door does not have a minimum unobstructed area of 120 feet. Staff is, therefore, planning to require, as a condition of approval, that the said grade level loading door cannot be utilize for truck larger than 25 feet in length for loading/unloading activities.

Trash Enclosures

According to the site plan, one (1) 9'-8" x 15' (145 square feet) trash enclosure will be constructed along the west property line. With the addition of the proposed trash enclosure the entire site will contain a total two trash enclosures.

LOT LINE ADJUSTMENT (LLA 2017-01)

As part of their request, the applicant requesting approval to re-configure the property lines, result in consolidating two existing parcels (APN: 8059-027-401 and 405) into one parcel measuring 146,914 square feet (3.37 acres). As shown in Exhibit A and B (attached), the lot line adjustment involves removal of property lines for parcel 1 and 2. The result will be one (1) new parcel shown as Parcel 1 as shown in Exhibit B.

The existing parcels are currently as follows (See Exhibit A):

Parcel 1 = 103,367 square feet (2.38 acres)

Parcel 2 = 43,547 square feet (0.99 acres)

If approved, the resulting parcels will be as follows (See Exhibit B):

Parcel 1 = 146,914 square feet (3.37 acres)

Subdivision Map Act Requirement

Section 66412 of the State's Subdivision Map Act provides that Lot Line Adjustments between four or fewer existing adjoining parcels are exempt from the provisions of the Map Act provided that the Lot Line Adjustment will not create a greater number of parcels than originally existed, that the Lot Line Adjustment is consistent with the City's General Plan, Zoning and Building ordinances, and that the Lot Line Adjustment is approved by the Planning Commission of the City.

Please note that a local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the

relocation of existing utilities, infrastructure, or easements.

COMMISSION'S CONSIDERATIONS

DEVELOPMENT PLAN APPROVAL (DPA 923)

In accordance with Section 155.739 of the City's Zoning Regulations, before granting a 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.
- B) That the architectural design of the proposed structure is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.
- C) That the proposed structure will 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.
- 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.
- 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.
- 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.

Staff believes that the applicant's request meets the criteria required by Section 155.739 of the City's Zoning Ordinance for the granting of a Development Plan Approval.

The reasons for the findings are as follows:

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

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 (concrete tilt-up industrial buildings) is industrial, rather than residential or commercial in nature, the land is, therefore, being maintained for industrial uses.
3. Because the project involves the construction of a new and attractive industrial building on a site that is currently vacant, the assessed value of the property will significantly improve thus leading to an increase in property values for both the subject property and neighboring properties.
4. The proposed industrial project will provide a positive contribution to the local job market as the 26,250 square feet development should bring in several new 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:

The subject parcel has been vacant and essentially undeveloped for years. The proposed project/building will be a significant improvement to the subject site. The proposed building has been designed with variation in the provided setback, height, materials, and color. The result is an attractive project with a contemporary building that is comparable to other high quality industrial projects in Santa Fe Springs.

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

The design of the new addition provide quality architectural design (demonstrated by glazing, pop-outs, materials, and color). These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors. Therefore, as designed, the new buildings are suitable for all of its intended users, and the distinctive design of the building represents the architectural principles of proportion. In addition, the proposed elevation features similar architectural designs to

the existing industrial building in order to create harmony and consistency.

(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:

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. For instance, the existing landscape areas meet the minimum requirements set forth in the City's Zoning Regulation with the majority of the landscaping provided in the front setback area and where it is mostly visible from the street. Additionally, the proposed trash enclosure has been strategically placed on the south side of the property and will not be accessible or directly visible to the public.

(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:

As stated previously, the proposed buildings are contemporary and attractive. The architect used setback, materials and color. The style and architecture of the proposed building is 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:

Pursuant to Section 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."

The proposed industrial project will be constructed on a site that is currently both under-utilized and vacant. Staff finds that the new contemporary industrial building is attractive and thus will be an enhancement to the overall area. Staff believes that proper attention has been given to the location, size, and design of the proposed building.

LOT LINE ADJUSTMENTS CASE (LLA 2017-01)

In accordance with Section 66412(d) of the State's Subdivision Map Act provides that Lot Line Adjustments between four or fewer existing adjoining parcels are exempt from the provisions of the Map Act provided that:

- A) The proposed Lot Line Adjustment will not create a greater number of parcels than originally existed.
- B) The proposed lot line adjustment is consistent with the City's General Plan, Zoning, Building Ordinance and any local Specific or Coastal Plan.

Staff believes that the applicant's request meets the criteria required by Section 66412(d) of the State's Subdivision Map Act for the proposed Lot Line Adjustments to be exempt from the provisions of the Subdivision Map Act.

The reasons for the findings are as follows:

(A) That the proposed Lot Line Adjustment will not create a greater number of parcels than originally existed:

The proposed lot line adjustment is between two (2) parcels, with a total combined area of 3.37-acres. If approved by the Planning Commission, the lot line adjustment will reconfigure the 3.37-acre site, consisting of two (2) existing parcels, and create one (1) new parcel. The proposed lot line adjustment, therefore, will not result in a greater number of parcels than originally existed.

(B) That the proposed lot line adjustment is consistent with the City's General Plan, Zoning, Building Ordinance and any local Specific or Coastal Plan.

General Plan – The General Plan land use designation for the subject site is "Industrial" and the zoning designation is M-2, Heavy Manufacturing. Both the General Plan and land use designation will remain unchanged. The M-2 zone is primarily intended for heavy industrial uses. The site is undeveloped; however, as aforementioned, the subject site is proposed to be develop with a new industrial building, which will come before the Planning Commission. The proposed industrial project, therefore, will be in conformance with the General Plan land use designation for the site.

Zoning – The primary zoning consideration for a subdivision is that the proposed lot or lots meeting the required minimum lot area, width and depth. As proposed, the lot line adjustment will create one (1) parcel measuring 146,914 square feet (3.37 acres). Pursuant to the development standard for the M-2 (Heavy Manufacturing) Zone, the minimum lot size shall be 7,500 square feet. The proposed lot, therefore, exceeds the minimum lot area required for an M-2 zoned property.

Per the Zoning Regulations, specifically Section 155.452 (B), lot width "shall mean the average horizontal distance measured at right angles to the lot depth at a point

midway between the front and rear lot line." As such the width of the proposed parcel, when measured from a right angel to the midpoint of the depth of the lot is approximately 738'. The proposed lot, therefore, exceed the minimum lot width required for an M-2 zoned property

Lastly, the proposed lot line adjustment will eliminate an existing non-conforming land-locked parcel (Parcel 2 on Exhibit A).

Building Ordinance/Code – The proposed lot line adjustment is merely to re-configure the existing lot lines to create one (1) new parcel. All building codes will be required to be met through the plan check process prior to construction of the proposed development of the subject site.

Specific Plan/Coastal Plan –The proposed project area is not located within a Specific or Coastal plan.

In addition to the above, the proposed lot line adjustment has been reviewed by the Department of Public Works. Staff is, therefore, recommending that the Planning Commission approves Lot Line Adjustment Map No. 2017-01, subject to the conditions of approval as contain within this staff report.

STAFF REMARKS

Based on the findings set forth in the staff report, Staff finds that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Regulations and Section 66412(d) of the State Subdivision Map Act, for the granting of a Development Plan Approval and Lot Line Adjustment, respectively.

STREETS AND HIGHWAYS

The subject site has frontage on Sorensen Avenue. Sorensen Avenue is designated as a 2-lane undivided secondary highways within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	RR, Rail Road, Zone	Rail Road Right-of-way	<u>Rail Road</u> N/A
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (8956 Sorensen Ave)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Edison</u> (9005 Sorensen Ave)

West	M-2, Heavy Manufacturing, Zone	Industrial	Restaurant/Bar (9200 Sorensen Ave)
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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, Modification Permit and related 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 June 29, 2017. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on June 29, 2017, and published in a newspaper of general circulation (Whittier Daily News) on June 30, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of date of this report, staff has not received any comments and/or inquiries regarding the proposal.

ENVIRONMENTAL DOCUMENTS**DEVELOPMENT PLAN APPROVAL (DPA 923)**

Staff finds that pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA), this project is categorically exempt and has determined that additional environmental analysis is, therefore, not necessary to meet the requirement of the California Environmental Quality Act (CEQA).

The project involves the construction of a 26,250 square feet industrial building addition. The proposed project is consistent with the general plan; the project site is less than 5-acres; project has no value as habitat for endangered, rare or threatened species; the project will not result in any significant effects relating to traffic, noise, air quality or water quality; and the site can be adequately served by all required utilities and public services. In fact, the proposed development will be an enhancement to the property and surrounding properties.

LOT LINE ADJUSTMENT (LLA 2017-01)

Staff also find that the proposed Lot Line Adjustments meet the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15305-Class 5 (Minor Alterations to Land Use Limitations). Consequently, no further environmental documents are required for the proposed Lot Line Adjustment Map.

15305. Minor Alterations in Land Use Limitations

Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to:

(a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel;

(b) Issuance of minor encroachment permits;

(c) Reversion to acreage in accordance with the Subdivision Map Act.

For the reasons mentioned, 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 proposed project by the Planning Commission.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a Development Plan Approval when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny approval of a proposed development plan based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan.

CONDITIONS OF APPROVAL**ENGINEERING / PUBLIC WORKS DEPARTMENT:**

(Contact: Robert Garcia ext. 7545)

1. That the applicant shall pay a flat fee of \$ 19,152 to reconstruct/resurface the existing street frontage to centerline for Sorensen Avenue.
2. That the applicant shall design and construct the removal and replacement of driveway approach, curb and gutter per City standard R-6.4C on northerly and southerly driveway approach along Sorensen Avenue.
3. The applicant shall pay for the removal and replacement of (10) sidewalk panels adjacent to westerly most of the property on Sorensen Avenue, (approximately 130 feet) per City Standard R-2.2. Complete panels shall be removed and replaced from existing back of radius curb to score line.
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 applicant shall pay the actual cost

of sign installation.

5. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
6. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Sorensen Avenue. 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 applicant 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 (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
9. All buildings shall be connected to the sanitary sewers.
10. 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.
11. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
12. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
13. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation

measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant 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.

14. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
15. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
16. That the applicant 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.
17. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
18. 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.
19. 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.
20. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

POLICE SERVICES DEPARTMENT:**(Contact: Luis Collazo 562.409-1850 x3320 or Margarita Matson at x3319)**

21. That the Applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
22. 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, signs not less than 17" wide by 22" long. The signs 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(s) shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the signs 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.
23. 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.
24. That prior to obtaining a final building inspection, the Applicant shall comply with Section 155.497 and restripe the parking lot to clearly show all parking markings and the handicap parking spaces.
25. That within 30-days from the approval of this Permit, the Applicant shall remove the broker sign located to the front of the property and comply with the Santa Fe Springs Sign Ordinance, and Sign Guidelines.
26. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the

temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address

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

27. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
28. 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.
29. 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.
30. 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.
31. 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.
32. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
33. Prior to the issuance of a building permit, the owner/developer must complete a Construction Site Well Review with the Department of Conservation, Division of Oil, Gas, & Geothermal Resources (DOGGR). Additional requirement for oil well abandonment, venting, and/or methane mitigation may be required by the Department of Fire-Rescue based on the Construction Site Well Review and the location of the proposed building.

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

34. 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.
35. 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.
36. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Jimmy Wong 562.868-0511 x7451)**

37. That approval of the subject Development Plan Approval (DPA) Case No. 923 is still contingent upon approval of Lot Line Adjustment (LLA) Case No. 2017-01 to re-configure the property lines, result in consolidating two existing parcels (APN: 8059-027-401 and 405) into one parcel measuring 146,914 square feet (3.37 acres).
38. That the owner/developer agrees and understands that the proposed grade level roll-up door on the easterly side of the building shall not be utilized for truck larger than 25' in length for loading and unloading activities at any time.
39. 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.
40. That during construction, the following information shall be made available on a sign posted at the main entrance(s) 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.)
- 41. That the owner/developer agrees and understands that all existing overhead utilities within the development shall be placed underground.
- 42. 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 Deputy Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
- 43. That the applicant 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 organization; 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, bicyclist, 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.
- 44. That the owner/developer understands and agrees that compliance with condition of approval number 43 must be obtained prior to issuance of a certificate of occupancy.
- 45. That prior to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the

architecture of the building and approved by the Director of Planning or designee.

- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A 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.

46. That prior to submitting plan to Building Division for plan check, owner/developer must coordinate with City's Public Work Department for final Lot Line Adjustment checking.
47. That 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. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)

48. 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).*
49. That upon completion of the new landscaping, 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.

50. That any damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-stripped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.
51. 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.
52. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
53. 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).
54. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval from both the Fire and Planning Departments.
55. That the Planning Department shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on a minimum 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
56. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*).

57. 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.
58. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Sorensen Avenue, use street(s) as a staging area, or to backup onto the street from the subject property.
59. 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.
60. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
61. That a minimum of 125 parking stalls shall be provided and continually maintained on-site at all times. Said parking stalls shall be legibly marked off on the pavement, showing the required parking spaces. Additionally, all compact 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.
62. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
63. That the owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
64. 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. Applicant or 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 applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state

and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.

2. Applicant or owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of their knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant and owner/developer understand and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant and owner/developer understand and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
65. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).

66. That the applicant or 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.*
67. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
68. That the applicant and owner/developer agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, 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.
69. That all otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
70. 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.

71. 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.
72. That the owner/developer understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
73. That the owner/developer shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.

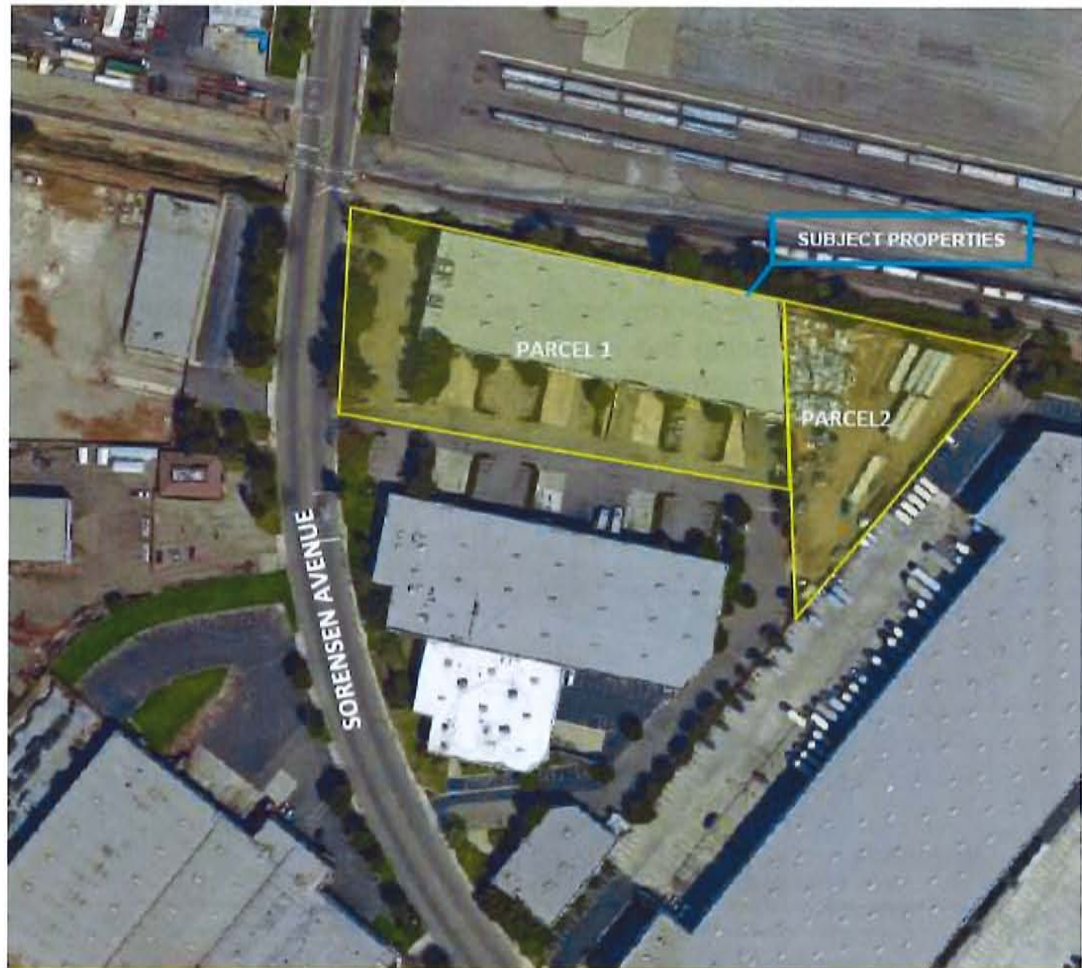

Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Exhibit A
3. Exhibit B
4. Site Plan (Parcel 2)
5. Site Plan (Parcel 1)
6. Overall Site Plan
7. Truck Circulation Plan
8. Floor Plan
9. Color Elevation
10. Color Rendering
11. Lot Line Adjustment Map
12. Development Plan Permit Application
13. Lot Line Adjustment Application
14. Public Hearing Notice/Postcard
15. Radius Map for Public Hearing Notice

Q:\Planning\Staff\Jimmy\8940 Sorensen Ave\DPA 923 & LLA 2017-01_PCStaffReport.doc

Aerial Photograph



Development Plan Approval Case No. 923 & Lot Line Adjustment Case No. 2017-01 8940 Sorensen Avenue Aptus

Exhibit A

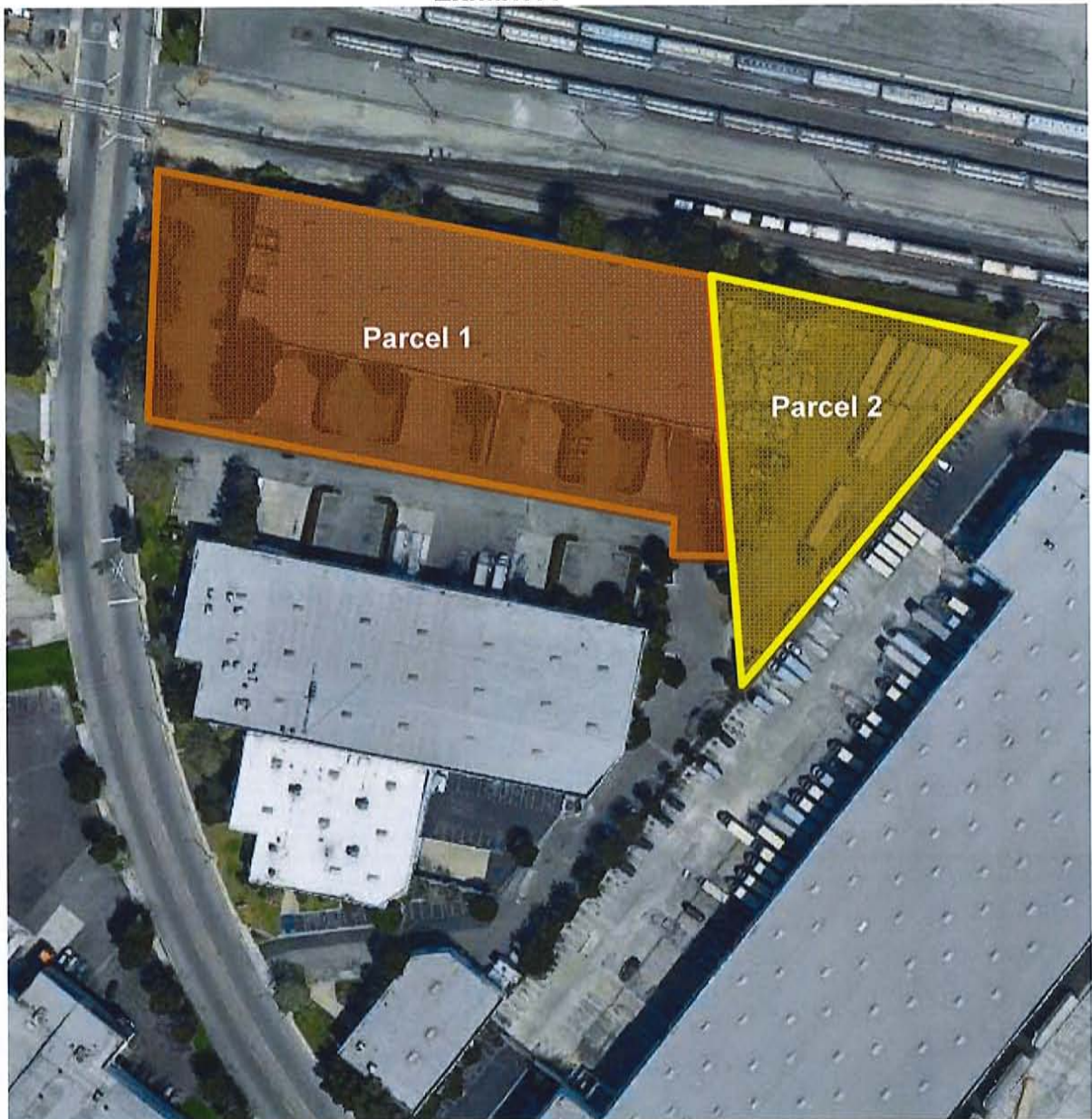
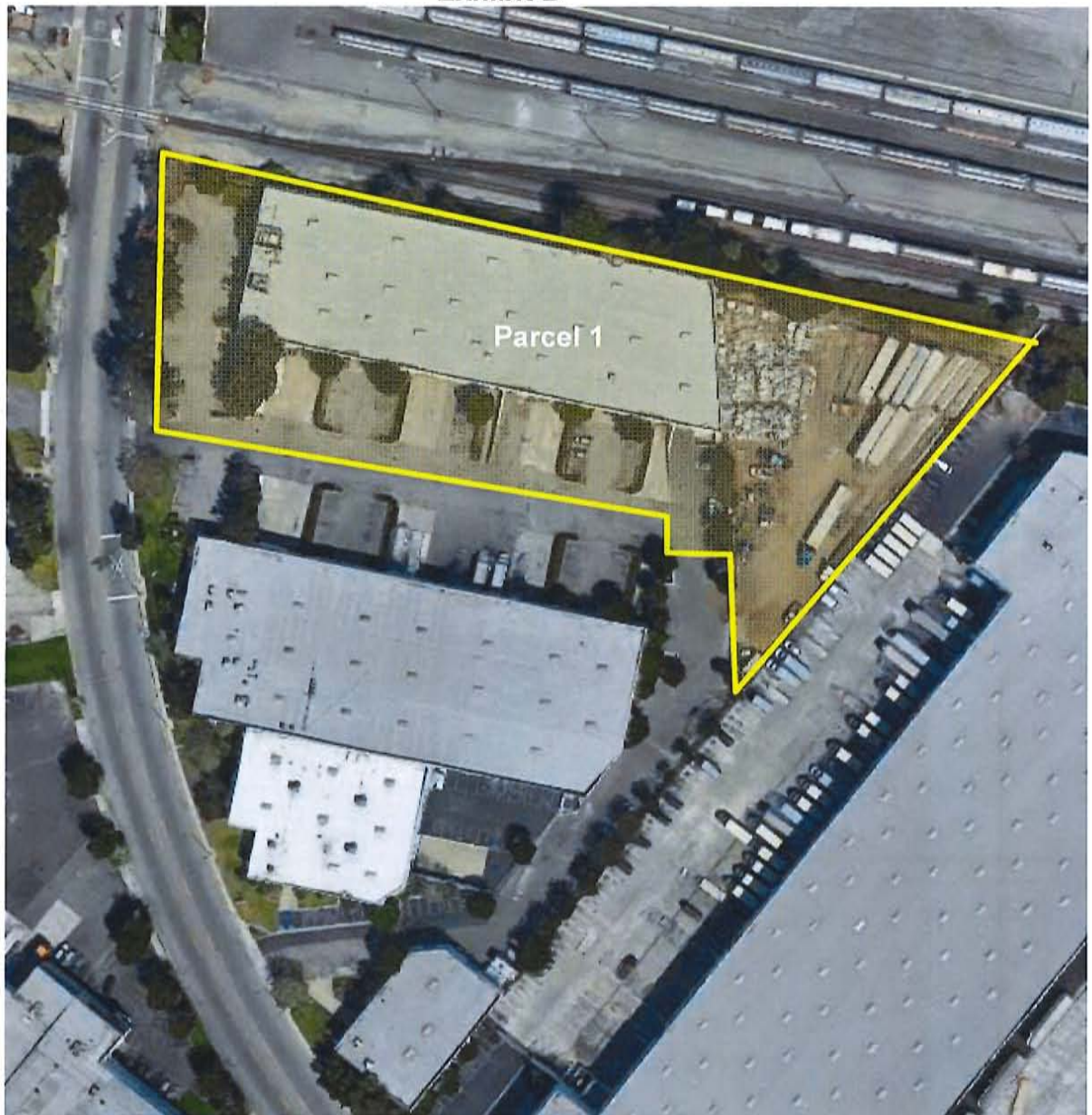
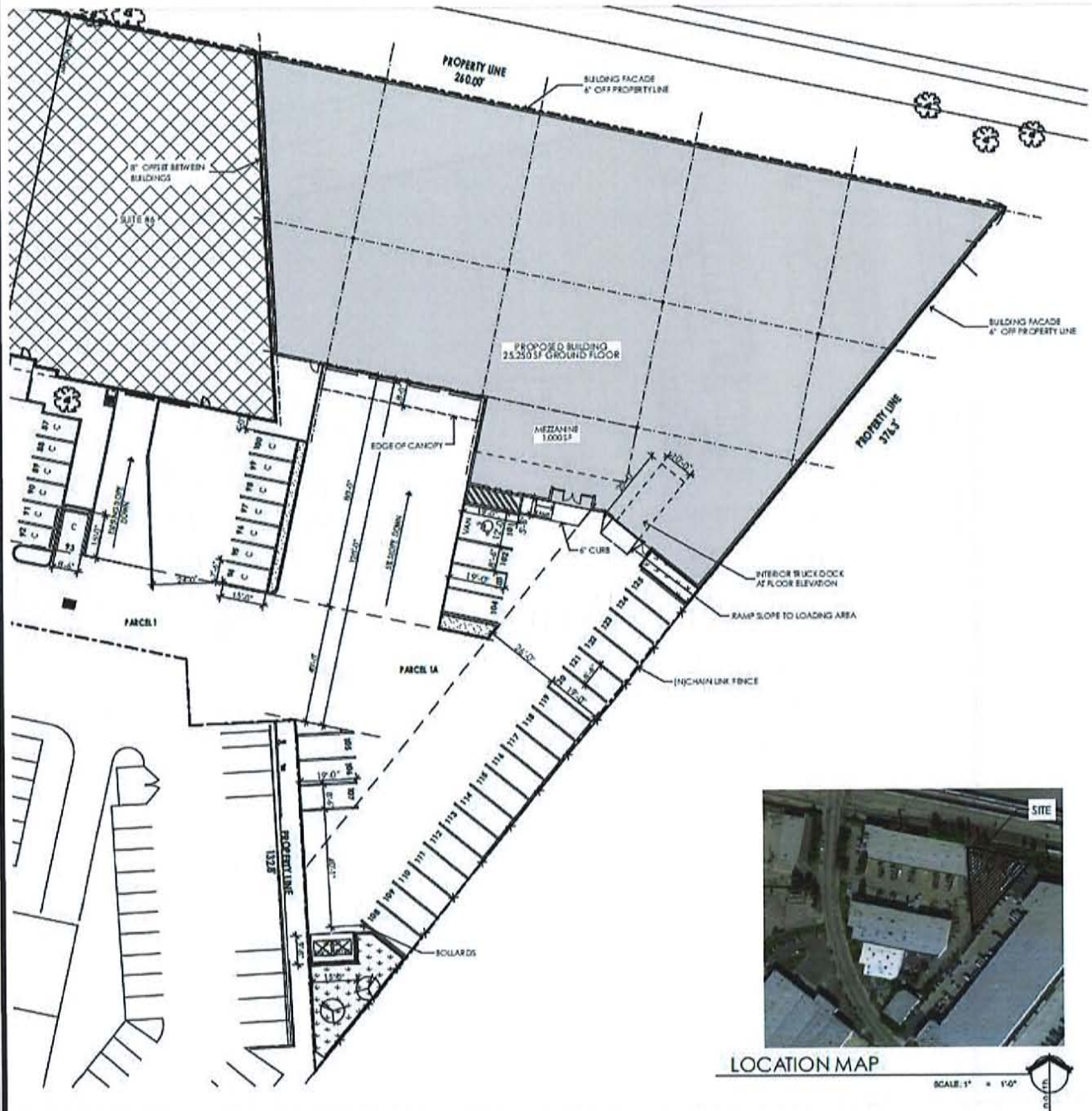


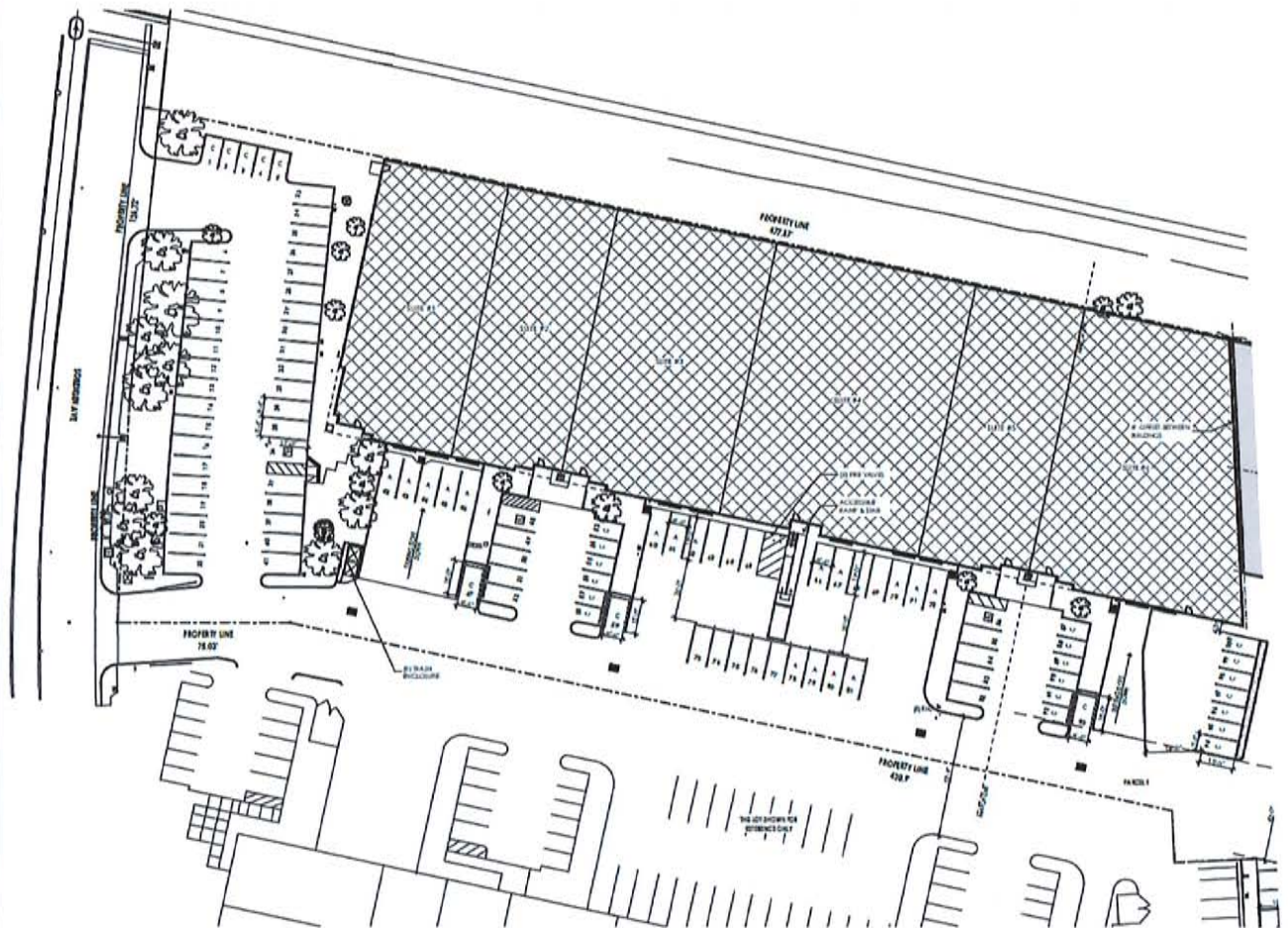
Exhibit B



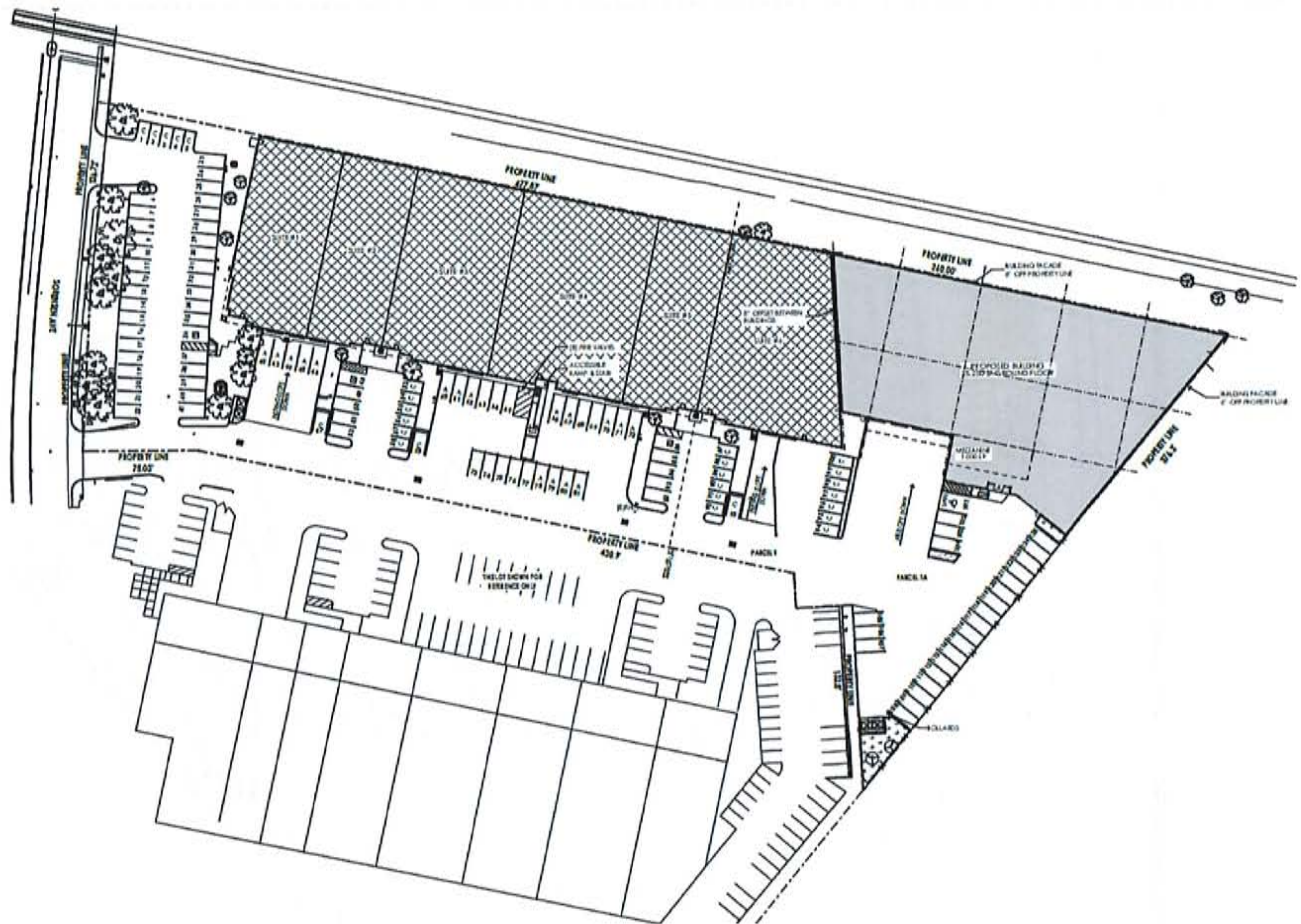
Site Plan (Parcel 2)



Site Plan (Parcel 1)



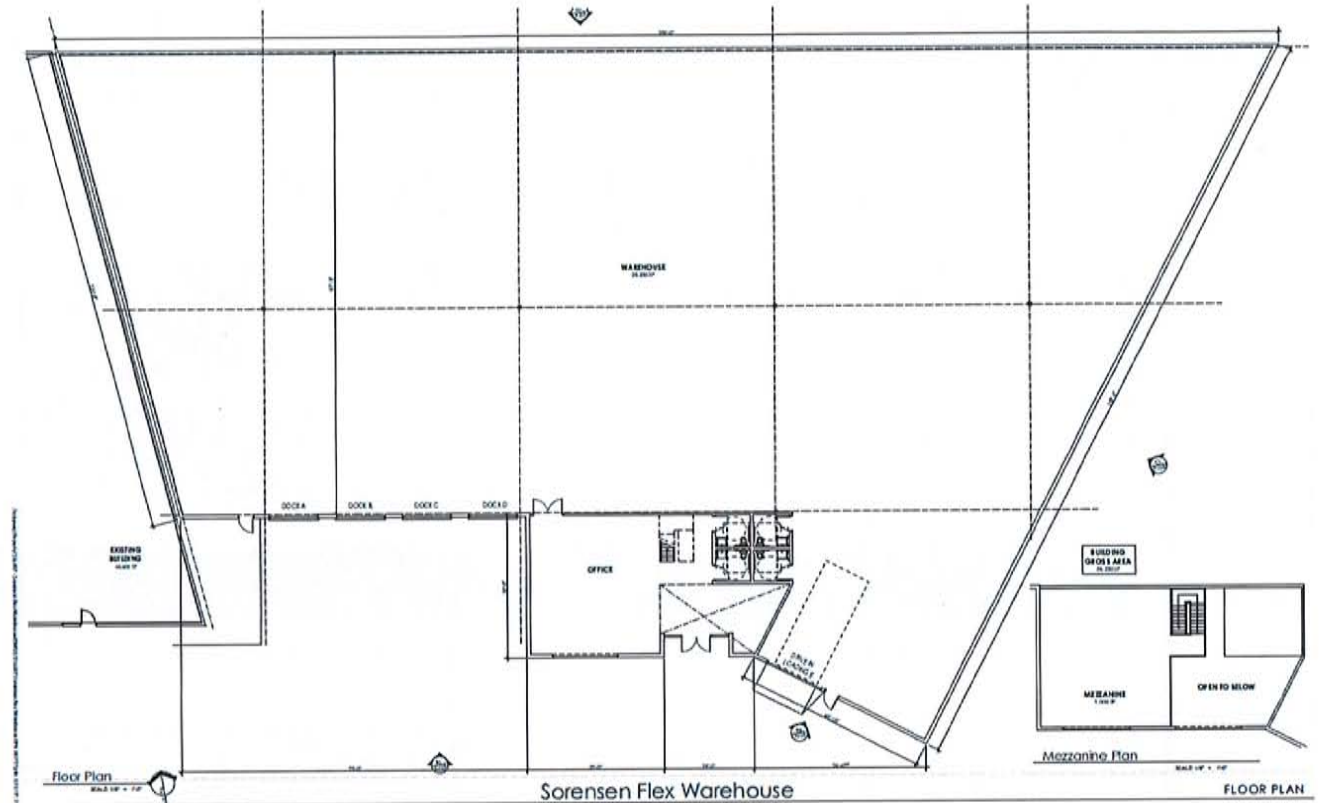
Overall Site Plan



Truck Circulation Plan



Floor Plan



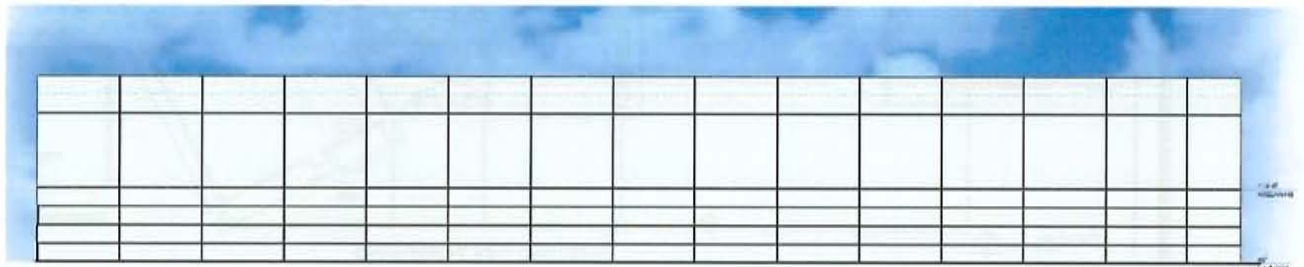
Color Elevations



(B1) FRONT ELEVATION



(C1) SIDE ELEVATION

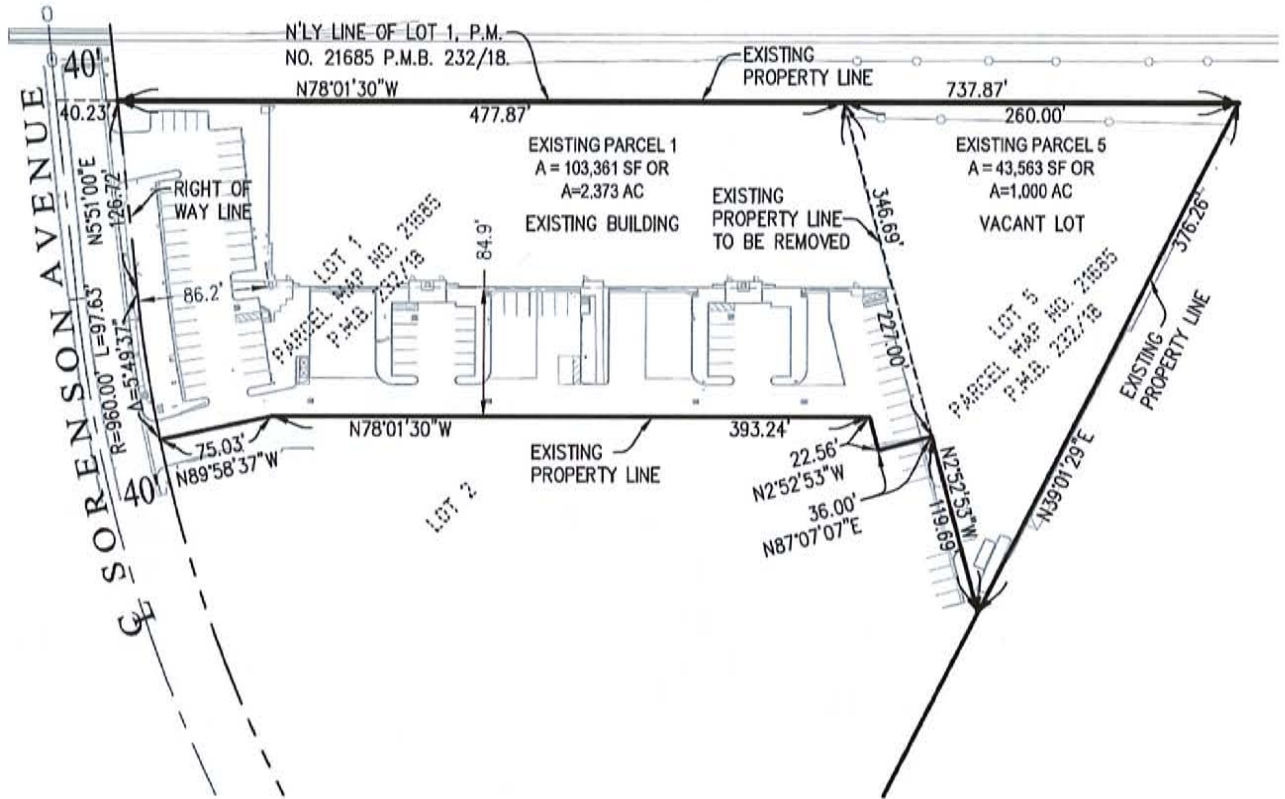


(D1) REAR ELEVATION

Color Rendering



Lot Line Adjustment Map



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:

8940 Sorenson Avenue Santa Fe Springs, California 90670
Parcel Number - 8168-027-401 and 405

RECORD OWNER OF THE PROPERTY:

Name: Alan & Mansoor Hashlemian / Michael & Marvam Rashtchi Phone No: 949-697-0177
Mailing Address: 2808 Willis Street Santa Ana, California 92705

Fax No: _____ E-mail: alanh@dreamworksknitting.com / rashtchi@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: _____ Attorney: _____
Purchaser: _____ Lessee: _____
Other (describe): Property Manager

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

New 26,250 sf warehouse building on an approximate 1 acre parcel. Parcel adjacent to an existing 2.38 acre site with an existing 47,323 sf warehouse building. Parcels to be combined.

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

Timothy Hickok

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.)

RECEIVED

MAR 07 2017

Planning Dept.

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): Alan Hashemian /
 Mailing Address: 2808 Willis Street Santa Ana, California 92705
 Phone No: 949-697-0177
 Fax No: _____ E-mail: alanh@dreamworksknitting.com
 Signature: _____

Name (please print): Michael Mehran Rashtchi
 Mailing Address: _____
 Phone No: _____
 Fax No: _____ E-mail: rashtchi@aol.com
 Signature: [Signature]

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, MICHAEL RASHTCHI, 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)

SEE ATTACHED CALIFORNIA CERTIFICATE- MARKED: PAGE 2 of 2

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

WITNESS my hand and official seal

Notary Public

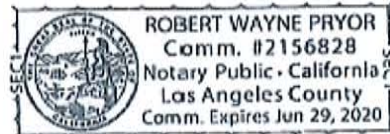
FOR DEPARTMENT USE ONLY	
CASE NO:	<u>DPA 923</u>
DATE FILED:	<u>3/2/17</u>
FILING FEE:	<u>\$7,000</u>
RECEIPT NO:	_____
APPLICATION COMPLETE?	_____

Development Plan Approval Application (Cont.)

Page 2 of 2**California Jurat**
(in compliance with CA Gov't. Code §8202)

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)SS:Subscribed and sworn to (~~affirmed~~) before me on this 3RD day of
MARCH, 2017,by MICHAEL MEHRAN RASHCHIproved to me on the basis of satisfactory evidence to be the person(s) who appeared
before me.Robert Wayne Pryor Seal
Notary PublicThis page is only valid when attached to the previous ONE page(s) of a document described as"PROPERTY OWNERS STATEMENT"

Lot Line Adjustment Application



City of Santa Fe Springs

LOT LINE ADJUSTMENT APPLICATION AND OWNER'S STATEMENT

AREA: What is the total area of the land to be divided? 146,367 sf / 3.37 acres
 Number of lots proposed? 1 lot combined
Parcel 1 - 2.38 acres Parcel 1A .99 acres

USE: Proposed use of the lots: General Warehouse

GRADING: Is any grading of lots contemplated? N (If yes, show details on the tentative map)

WATER: What provisions are being made to provide an adequate water system? _____
Utilities to be extended to new development parcel

SEWERS: What provisions are being made to provide an adequate sewer system? _____
Utilities to be extended to new development parcel

GAS and: Are the appropriate utility companies being contacted to ensure service to the subject
 ELECTRICITY property? _____

STREETS: Will each resulting parcel or lot front on a dedicated and improved street? yes
 Have you discussed street improvement requirements with the Department of Public
 Works? No

DEED: State nature of deed restriction, existing and proposed: Access easement

RESTRICTIONS: _____

THE APPLICATION IS BEING FILED BY:

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

STATUS OF AUTHORIZED AGENT (engineer, attorney, purchaser, developer, lessee, etc.): _____

I HEREBY CERTIFY, under penalty of law, that the facts, statements and information furnished above are true and correct to the best of my knowledge and belief.

SIGNED: _____

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

RECORD OWNER

Name: Alan Hashemian/ Michael Rashtchi
 Contact Person: Alan Hashemian/ Michael Rashtchi
 Address: 2808 Willis Street
 City: _____
 State: _____ Zip: _____
 Phone: (949) 697-0177

OWNER'S AGENT

Name: Penta Pacific
 Contact person: Tim Hickox
 Address: 9500 Norwalk Blvd
 City: Santa Fe Springs
 State: CA Zip: 90670
 Phone: (562) 235-0538

ENGINEER OR LICENSED SURVEYOR

Name: CRF Engineering
 Contact Person: Cesar Ramirez
 Address: 6782 Stanton Avenue Ste A
 City: Buena Park
 State: CA Zip: 90621-3620
 Phone: (714) 522-2266

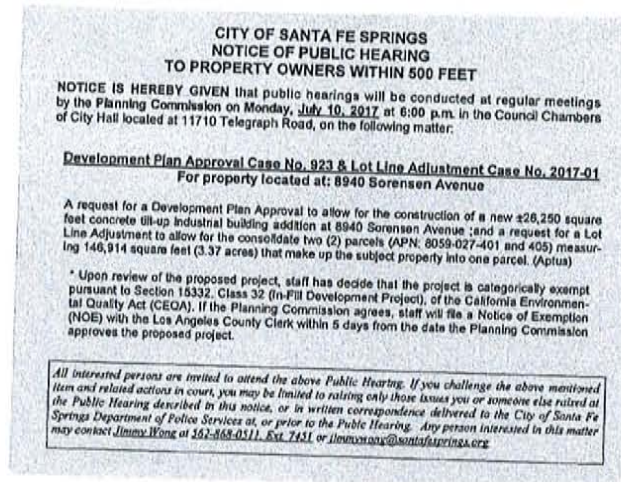
FOR DEPARTMENT USE ONLY

TRACT/PARCEL MAP NO: 2017-01
 DATE FILED: 6/12/2017
 FILING FEE: \$3,592
 RECEIPT NO: 1014629
 APPLICATION COMPLETE? Yes

Last Updated: 8/27/2010

Q:\Planning\Database\Planning Handouts\Application for Lot Line Adjustment.doc

Public Notice



Advertising Order Confirmation

<u>Ad Number</u>	<u>Ad Size</u>	<u>Color</u>	<u>Production Color</u>
0010972722-01	4 X 73 LI		
<u>External Ad Number</u>		<u>Pick Up</u>	<u>Ad Type</u>
			Legal Liner

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING DEVELOPMENT PLAN APPROVAL CASE NO. 923 & LOT LINE ADJUSTMENT CASE NO. 2017-01

NOTICE IS HEREBY GIVEN: that a Public Hearing will be held before the City of Santa Fe Springs Planning Commission for the following:

DEVELOPMENT PLAN APPROVAL CASE NO. 923: to allow for the construction of a new ±26,250 square foot concrete fill-up industrial building addition at 8940 Sorensen Avenue.

LOT LINE ADJUSTMENT CASE NO. 2017-01: A request for approval to consolidate two (2) parcels (APN: 8059-027-401 and 405) measuring 146,914 square feet (3.37 acres) that make up the subject property into one parcel.

APPLICANT / PROJECT LOCATION: Aptus / 8940 Sorensen Avenue (APN: 8059-027-401 and 405)

CEQA STATUS: Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development Project), of the California Environmental Quality Act (CEQA). If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date the Planning Commission approves the proposed project.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, July 10, 2017 at 6:00 p.m.

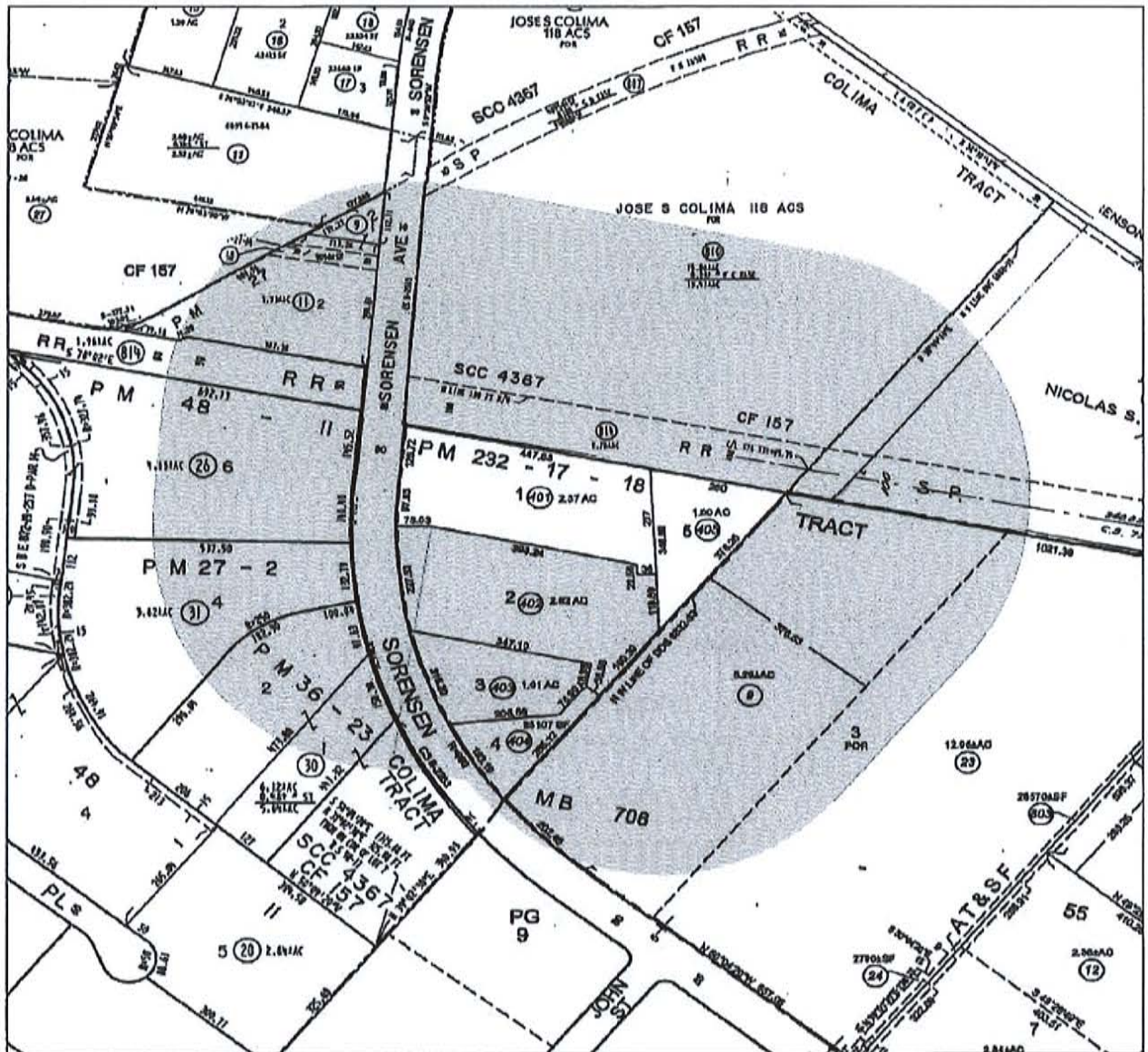
ALL INTERESTED PERSONS are invited to attend the Public Hearings and express opinions upon the items listed above. If you challenge the nature of this proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs City Clerk, Planning Commission or City Council at, or prior to the Public Hearing.

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7451, JimmyWong@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Published: June 29, 2017 Whittier Daily News Ad#972722

Radius Map





CONSENT ITEM

Conditional Use Permit Case No. 641-3 & Zone Variance Case No. 68-3

A request for a time extension of Conditional Use Permit Case No. 641: A request for approval to allow the establishment, operation, and maintenance of an open storage yard use for RV storage; and Zone Variance Case No. 68: A request for approval to deviate from the provision of Section 155.451 (that industrial lots have frontage on a public street and that the use of a private access easement through a servient tenement parcel to a public street shall not qualify in meeting a requirement for frontage on a public street) and Section 155.639 (that an open storage yard use shall not be allowed where the premises exceeds an area of one acre) of the Zoning Regulations on the subject 7.49-acre property generally located between the San Gabriel River Freeway (I-605) to the east and the San Gabriel River Flood Control Channel to the west (APN: 8177-029-811), within the M-2, Heavy Manufacturing, Zone. (Premier RV Storage SFS, LLC)

RECOMMENDATIONS: That the Planning Commission:

- Approve a five (5) year extension of time for CUP Case No. 641 and ZV Case No. 68 until July 10, 2022, subject to the conditions of approvals as contained within the latest approval dated July 24, 2012.

BACKGROUND

The subject 6.49-acre property, commonly referred to as the "Balloon Track" (because of its balloon-like shape) is generally located between the San Gabriel River Freeway (I-605) to the east; the San Gabriel River Flood Control Channel to the west; Rivera Road and the Southern Pacific Railroad (SPRR) tracks to the north; and Pioneer Boulevard and the western extension of Los Nietos Road are located south of the project site. The property is further bounded on all sides by railroad tracks. The property is zoned M-2, Heavy Manufacturing, with a General Plan land use designation of "Industrial."

Proposed Project

The project was proposed to be constructed in a single phase and would result in the development of the site with open and covered storage, an office, and a manager's apartment. The proposed project would allow for a total of 348 recreational vehicles (RVs) to be parked on the site. A total of 124 of the 348 RVs will be provided as covered storage within two buildings: one measuring 16,630 sq. ft. and another measuring 28,058 sq. ft. As part of the project, the applicant will pave the entire site, thus, a total of 224 additional RVs may be provided as open storage on the subject site.

Required Entitlements

Pursuant to Section 155.243(j) (18) of the City's Zoning Regulations, open storage yard uses are listed as a conditional use permit activity in the M-2, Heavy Manufacturing Zone. Consequently, on June 9, 2008, the Planning Commission initially approved Conditional Use Permit Case No. 641, to allow the establishment, operation, and maintenance of an open storage yard use for RV storage.

However, under Section 155.639 of the City's Zoning Regulations, a conditional use permit shall not be granted where the premises exceeds an area of one acre or where such uses would be incompatible with or have an adverse effect on existing or proposed development in the adjacent area. Additionally, Section 155.451 requires that all industrial lots have frontage on a public street, and that the use of a private access easement through a servient tenement parcel to a public street shall not qualify in meeting the access requirement.

As a result, concurrent with Conditional Use Permit Case No. 641, the applicant applied for and was granted approval for Zone Variance Case No. 68, a request to not adhere to the provision of Sections 155.451 and 155.639 of the Santa Fe Zoning Regulations. Without approval by the Planning Commission of Zone Variance Case No. 68, the RV storage facility would not be permitted.

Requirement for Time Extension

Section 155.745 of the City's Zoning Regulations specifies that a development plan approval which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action (see Code Section below).

City of Santa Fe Springs – Zoning Regulations**Section 155.745 – Expiration**

Unless otherwise specified in the action granting development plan approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall be null and void. Also the abandonment or nonuse of a development plan approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

Section 155.682 of the City's Zoning Regulations specifies that a zone variance, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action (see Code Section on the following page).

City of Santa Fe Springs – Zoning Regulations
Section 155.682 – Expiration

Unless otherwise specified in the action granting a variance, said variance which has not been utilized within 12 months of the effective date, shall become null and void. Also the abandonment or nonuse of a variance for a period of 12 consecutive months shall terminate said variance and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

According to the applicant, they have diligently continued to pursue the development of the RV storage facility. Initially, there was very limited interest (investors, banks, etc.) as the economy struggled to regain its footing from the Great Recession. The applicant has also looked into several alternative uses (transfer station, metal recycling facility, industrial building, etc.) which had some promise, but none fully materialized. Moreover, the applicant faced several other challenges including managing the homeless population and resulting debris, as well as the progression of his father's illness.

As stated previously, DPAs and ZVs become null and void if not utilized within 12 months or otherwise granted an extension of time by the Planning Commission or City Council. With the economy now much improved, the applicant has seen a recent uptick in interest towards the property. The applicant is, therefore, seeking a 5-year time extension of both DPA 641 and ZV 68 to allow their team to continue to negotiate a deal with the right team to develop the property. Providing the applicant with their requested time extensions will keep the entitlements valid and, thus, help facilitate the eventual development of the underutilized subject site.

It should be noted that the entitlements were previously extended by the Planning Commission in June 22, 2009, for an additional three (3) years, and again on July 23, 2012, for an additional five (5) years, until July 2017.

STAFF CONSIDERATIONS

Based on the reasons mentioned, Staff believes that the applicant's request for a time extension of Conditional Use Permit Case No. 641 and Zone Variance Case No. 68 is justifiable and reasonable and that the extension of the permit will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is recommending an extension of the Conditional Use Permit Case No. 641 and Zone Variance Case No. 68 for five (5) years, until

July 10, 2022, subject to the conditions of approvals as contained within the latest approval letter dated July 24, 2012 (provided as an attachment to this report).



Wayne M. Morrell
Director of Planning

Attachments:

1. Letter Requesting Time Extension
2. Aerial Photograph
3. Overall Site Plan
4. Preliminary Landscape Plan
5. Managers Building Elevations
6. RV Storage Buildings Floor Plan & Elevations
7. Current Site Photo (July 5, 2017)
8. Approval letter dated July 24, 2012

Time Extension Request Letter

Premier RV Storage SFS, LLC
2445 W. Whittier Blvd., Suite 202
Montebello, CA 90640

May 1, 2017

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Re: Request To Approve Time Extension of Conditional Use Permit Case No. 641-2 and Zone
Variance Case No. 68 For An Additional Five (5) Years

Dear Mr. Morrell:

I am writing to request that the Santa Fe Springs Planning Commission approve a time extension of Conditional Use Permit Case No. 641-2 and Zone Variance Case No. 68 for an additional five (5) years, beyond its current expiration date of July 23, 2017, to establish an open storage yard use for RV storage.

Thank you for your time and attention on this matter. If you have any questions, please contact me at (323) 303-9565.

Raffi Minasian

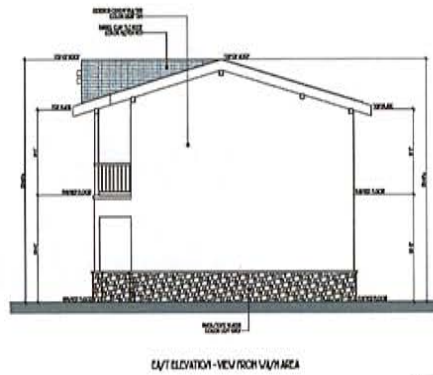
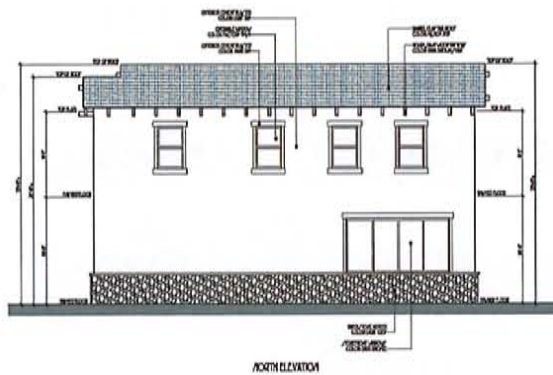
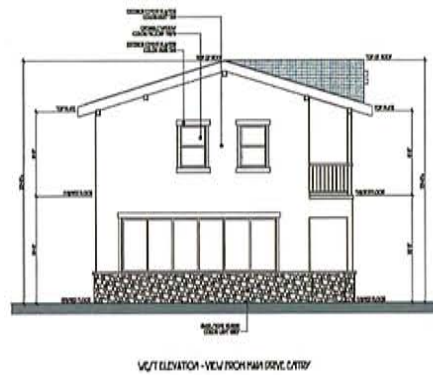
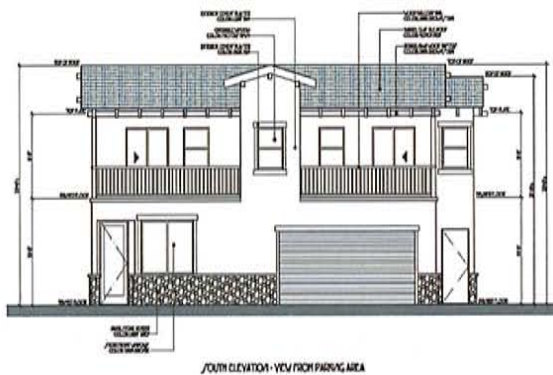
Aerial Photograph



(APN: 8177-029-811)

CITY OF SANTA FE SPRINGS

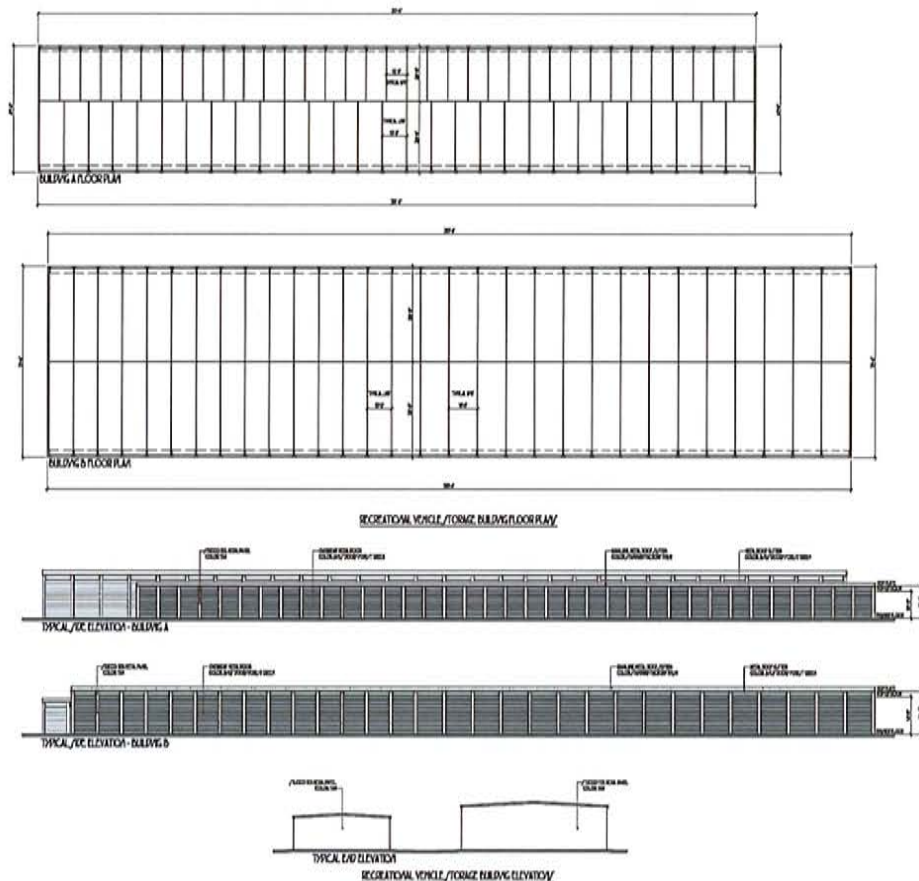
Managers Building Elevations



MANAGER'S BUILDING ELEVATIONS
PREMIER RV STORAGE
PIONEER BOULEVARD AND 605 FREEWAY, SANTA FE SPRING, CALIFORNIA

5

RV Storage Buildings Floor Plan & Elevations



RV STORAGE BUILDING FLOOR PLANS & ELEVATIONS
PREMIER RV STORAGE
PIONEER BOULEVARD AND 605 FREEWAY, SANTA FE SPRING, CALIFORNIA

6

Current Site Photo



Approval letter dated July 24, 2012



Michael Minasian
2445 W. Whittier Blvd., #202
Montebello, CA 90640

Re: Conditional Use Permit Case No. 641-2 and Zone Variance Case No. 68 and
Environmental Documents - 1801.12 (506)
Commonly referred to as Balloon Track, Santa Fe Springs, CA 90670

Dear Mr. Minasian:

The Planning Commission, at their meeting on July 23, 2012, took action on your request for Conditional Use Permit Case No. 641-2 and Zone Variance Case No. 68 and Environmental Documents - 1801.12 (506) to approve a time extension for an additional five (5) years, until July 2017, to establish an open storage yard use for RV storage.

The Planning Commission approved your requested entitlement, subject to the following conditions:

CONDITIONS OF APPROVAL:

ENGINEERING/PUBLIC WORKS DEPARTMENT:
(Contact: Noe Negrete 562.868-0511 x7611)

1. That the owner shall execute an affidavit agreeing to the addition of a cost-of-living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County and will not exceed 3% per year.
2. That the owner must show how he intends to drain the site and the methods that will be utilized to treat and infiltrate runoff on the site. One method of indicating how this will be done is by the preparation of a grading/drainage plan and hydrology study that includes flows, elevations, drainage appurtenances, and runoff treatment and infiltration devices. Also, the developer must indicate what

Approval letter dated July 24, 2012 (Cont.)

provisions will be made to handle storm conditions when the runoff exceeds the rate of infiltration.

3. That Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications. Storm drain plans shall be approved by the City Engineer.
4. That the owner/developer shall make arrangements with San Gabriel Valley Water Company, for water service and fire service/hydrants and shall pay all costs therefore. Fire hydrants shall be installed at the owner/developer's cost as required by the Fire Department.
5. 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.
6. 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.
7. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
8. 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, if 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.
9. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
10. 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.
11. 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.

Approval letter dated July 24, 2012 (Cont.)

12. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit Mylar record drawings and AutoCAD 2000 drawing files to the office of the City Engineer.
13. 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 Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to mitigate (infiltrate or treat) the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.
14. That the owner and/or developer shall install Portland cement concrete or asphaltic concrete pavement drive approach satisfactory to the City Engineer for the entire width of the driveways for a minimum distance of 50 feet from the back of the driveway location installed by the developer.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Alex Rodriguez 562.868-0511 x3701)

15. 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.
16. That the office/manager building shall be protected by an approved automatic fire sprinkler system.
17. 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.
18. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.

Approval letter dated July 24, 2012 (Cont.)

19. That 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.
20. 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.
21. That prior to submitting plans to the Building Division or Planning Commission, 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.
22. 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.
23. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

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

24. That prior to issuance of building permits, the owner/developer shall comply with the applicable conditions below and obtain written certification from the Santa Fe Springs Fire Department that all applicable conditions have been met:
 - a. Phase I Environmental Audit. Owner/developer has retained a qualified, certified and licensed environmental consultant to perform a Phase I Site Assessment and any soils, geologic, hydrogeologic, engineering and other tests necessary in order to determine if any crude oil, hazardous substances or hazardous wastes, as defined in state or federal law, have been released on, under or about the Property. The owner/developer shall provide the Santa Fe Springs Fire Department with copies of the Phase I Site Assessment and any other assessment information for review and approval. If the site assessment identifies a release, or potential release at the site, the owner/developer must comply with part b.
 - b. Phase II Site Assessment/Remedial Action Plan and Report. A Phase II Site Assessment, prepared in accordance with the City's Soil Assessment and Remediation Guidelines for Commercial/Industrial Sites, may be required based on the information presented in the Phase I Site

Approval letter dated July 24, 2012 (Cont.)

Assessment. The Phase II report must be reviewed and approved by the Santa Fe Springs Fire Department Environmental Protection Division (EPD). Should the Phase II Site Assessment indicate that contaminate levels exceed the City's remediation standards or other regulatory agency guidelines, remedial action will be required. A remedial action workplan must be approved by the EPD and/or another authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved.

- c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and soil remediation during site development activities may be required. If required, the SMP shall be submitted to the Santa Fe Springs Fire Department for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the Fire Department for final approval. Building plans will not be approved until the SMP report has been approved by the Environmental Protection Division.
25. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.
26. 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.
27. 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, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
28. That the owner/operator shall submit plumbing plans to the Santa Fe Springs Fire Department and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:

(Contact: Dino Torres 562.409-1850 x3329 or Phillip De Rousse at x3319)

29. That the owner/developer shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the Police Services Department of the City. The photometric plan shall be designed to provide adequate lighting (minimum of 2-foot candlepower) throughout the subject

Approval letter dated July 24, 2012 (Cont.)

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.

30. That a tubular/steel fence, a minimum of 8-feet tall, shall be provided at the perimeter of the property. Said fence shall be subject to the approval of the Director of Police Services.
31. That the owner/developer 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. The emergency contact information shall be updated annually at the beginning of each year.
32. That only currently licensed and operable recreational vehicles, boats, and trailers shall be stored on the property. At no time shall the property be used for the storage of unlicensed, abandoned, wrecked, dismantled or inoperative vehicle or part thereof.
33. That the applicant shall install new digital cameras throughout the property and also along the perimeter of all buildings. The digital cameras shall be capable of recording the perimeter of the property and be able to record during the night and day. The manager's building shall possess equipment capable of monitoring all cameras.
34. That the pick-up and drop-off of recreational vehicles, boats, trailers, etc., shall be limited to the following hours: Monday through Sundays between the hours of 8:00 a.m. and 8: 00 p.m.
35. 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.
36. That ingress to and egress from the site shall be via automatic gates that equipped with a keypad system with a unique code. The 24-hour access code shall be provided to the Director of Police Services so that police personnel can enter the property when patrolling and responding to calls of service.
37. That a "state of the art" security system shall be installed to detect intrusion throughout the site.

Approval letter dated July 24, 2012 (Cont.)

38. That the owner/developer shall install a warning system in the Manager's building that would inform the manager when the entry gate has been opened.
39. That bollards or some other form of protective safety devise shall be installed at the end of each parking space to prevent vehicles from damaging the perimeter fence.

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

40. That the Mitigation Monitoring Program (State Clearinghouse No. 2006071108 (SCH No. 2006071108) shall be made part of the conditions of approval for Conditional Use Permit Case No. 641and Zone Variance Case No. 68. The Mitigation Monitoring Program is listed in the Appendices as Appendix I.
41. That if the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or any other materials, the screening shall only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Screening is prohibited in front of the wheels of the valves. Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
42. 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.
43. 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.
44. That the owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
45. That all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development. Contractor shall provide a line-of-sight drawing showing that the equipment will not be visible at a height of 6 feet from a distance of 300 feet.
46. That the owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City.

Approval letter dated July 24, 2012 (Cont.)

Said landscape plan shall indicate the location and type of all plant materials to be used.

47. That the entire site shall be paved. Such paving shall consist of suitable base material, topped with hard, durable, plant-mix asphaltic paving or Portland cement. The surface shall be graded and drained so as to dispose of all surface water.
48. That the owner/developer shall make arrangements with San Gabriel Valley Water Company, (818) 448-6183, for water service and fire service/hydrants and shall pay all costs thereof.
49. That a minimum of ten (10) parking spaces shall be provided for customers, visitors and employees. The on-site parking shall not be used reduced or encroached upon in any manner.
50. That as stipulated by the Public Utilities Commission, the owner/developer shall install new Private Crossing signs and Stop signs at all private at-grade crossings. The placement of the signs shall be pursuant to Commission General Order 75-D, Section 7.3 and Section 7.4.
51. That as stipulated by the Public Utilities Commission, the owner/developer shall place and maintain stop lines at both approaches. Pursuant to the California Manual on Uniform Traffic Control Devices (CA MUTCD) section 8B.21 (Guidance): The Stop Line should be a transverse line at a right angle to the traveled way at a point where a vehicle is to stop or as near to the point as possible. The stop line should be placed approximately 2.4m (8 feet) in advance of the gate (if present), but no closer than 4.6m (15 feet) from the nearest rail.
52. That as stipulated by the Public Utilities Commission, the owner/developer shall install "DO NOT STOP ON TRACKS" signs (defined as R8-8 in the California Manual on Uniform Traffic Control Devices (CA MUTCD) at both approaches to the crossing.
53. That as stipulated by the Public Utilities Commission, the owner/developer shall reduce the crossing approach grades. The American Association of State Highway and Transportation Officials (AASHTO) Policy on Geometric Design of Highway and Streets (p. 733) recommends the following: **Vertical Alignment:** The crossing should be at the same plane as the top of the rails for a distance of .6m (2 feet) outside the rails. The surface of the highway should also not be more than 75mm (3 inches) higher or lower than the top of the nearest rail at a point 9m (30 feet) from the rail unless track super elevation makes a different level appropriate....
54. That conditions No. 50, 51, 52 and 53, by the Public Utilities Commission are contingent on train traffic remaining at two movements per night after facility operating hours. Should train operations change, the Commission's Rail

Approval letter dated July 24, 2012 (Cont.)

Engineering Section (RCES) shall be contacted to re-evaluate the two private crossings.

55. That the owner shall provide written documentation indicating that the facility operation hours shall be limited to the periods during which no train traffic is present. According to letters by Union Pacific Railroad, (See attachment) two trains per day pass through the crossing between the hours of 8:00 p.m. and 8:00 a.m. and that they do not plan to block the existing and proposed crossings for any great length of time. Furthermore, if a train had to park at the location, it could be cut as not to block the crossing.
56. That the letters mentioned in conditions #55 shall be recorded with the County Registrar-Recorder office.
57. That the owner shall install signage, at the entry and throughout the property, stating that two trains per day pass through the crossing between the hours of 8:00 p.m. and 8:00 a.m. and as a result, access, including emergency access, to and from the site may not be possible during these hours. Said signage shall also include the DOTC # of each crossing and the toll free number (888-877-7267) for Union Pacific's Response Management Communication Center (RMCC). In an emergency situation whereby access to and from the site is blocked by a train, callers shall be instructed to call the RMCC, identify the crossings and state the nature of the emergency. The RMCC will then contact the train to have the train speed-up to cross the tracks or have the train broken-up at the "knuckle" to allow access.
58. That emergency call boxes shall be installed at the entry and throughout the property with the DOTC # of each railroad crossing and the toll free number (888-877-7267) for Union Pacific's Response Management Communication Center (RMCC). Instructions regarding contacting the RMCC shall be posted within the call boxes.
59. That each rental contract shall include wording stating that two trains per day pass through the crossing between the hours of 8:00 p.m. and 8:00 a.m. and as a result, access, including emergency access, to and from the site may not be possible during these hours. The rental contract shall also include the toll free number (888-877-7267) for Union Pacific's Response Management Communication Center (RMCC) and instructions regarding contacting the RMCC in the event a train blocks access to or from the site.
60. That posted in the manager's office shall be the DOTC # of each crossing and the toll free number (888-877-7267) for Union Pacific's Response Management Communication Center (RMCC). All personnel shall be instructed in the procedure for contacting the RMCC in the event a train blocks access to or from the site.
61. That the crossings though the adjacent mini-warehouse property shall remain locked at all times and will only be used by emergency vehicles.

Approval letter dated July 24, 2012 (Cont.)

62. That the owner shall provide written documentation indicating that he has received permission from the owner of the mini-warehouse property to allow access to the emergency vehicle only crossing. The path to the crossing shall remain unobstructed at all times.
63. That prior to submitting plans to the Building Division or Planning Commission, the owner/developer shall submit to the Department of Planning and Development a preliminary site plan that is approved by the Public Utility Commission's Rail Engineering Section.
64. That prior to any construction activities a jurisdictional delineation by a licensed biologist shall be conducted to determine if any area(s) of the site is considered a wetland. If determined to be a wetland, mitigation at a ratio of 3:1 or preservation of the area(s) shall be required. Prior to any mitigation measures, authorization from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Game is required. Concurrence from the Corps and the California Department of Fish and Game shall be required as part of Section 404 of the Federal Clean Water Act, and Section 1600 et seq. of the California Department of Fish and Game code.
65. That a nest survey shall be required prior to tree removal to avoid take of protected birds that may be actively nesting in the trees. Under California Fish and Game code, an active bird nest cannot be disturbed. If nests with eggs or young are found, an avoidance buffer of 250 to 500 feet may be required by California Department of Fish and Game.
66. That a pre-construction survey shall be required to determine if discing or mowing of the site has created suitable habitat for the burrowing owl. If the owl is found to be present, consultation with California Department of Fish and Game is required.
67. That if the development requires the installation of transformers, the owner/developer shall submit, for approval, the electrical plans that show the location of all proposed transformer(s).
68. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the approval of the Fire Department and the Department of Planning and Development.
69. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (Plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 26" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. Pole Signs and A-Frame signs are prohibited.

Approval letter dated July 24, 2012 (Cont.)

70. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning and Development.
71. That the railroad tracks shall not be blocked at any time. Signs and markings as required by the Public Utilities Commission shall be installed as shown on the site plan on file for this case.
72. 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.
73. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. 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 applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 2. 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 applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.

Approval letter dated July 24, 2012 (Cont.)

- 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 applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
74. That prior to occupancy, the owner/operator shall submit a business license application to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval.
75. 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. The conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Plans shall not be accepted for plan check unless without the conditions of approval as stated.
76. That the owner/developer understands that current City Codes prohibit metal buildings; consequently, the two (2) storage buildings that are proposed to be constructed of "Stucco-Tek Metal panel" may not be allowed. An "alternative" type of construction maybe required.
77. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.
78. That the development shall otherwise be built substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Any modification, addition, color change, texture change, or design change, shall be subject to the prior written approval of the Director of Planning and Development.
79. 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 shall be complied with.
80. That CUP 641-2 and ZV 68, shall be extended for an additional five (5) years until July, 2017. If said entitlements have not been utilized by July 2017, any privileges granted herein, shall become null and void. An extension of time, however, may be granted by Commission or Council action.

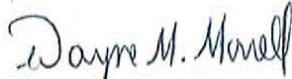
Approval letter dated July 24, 2012 (Cont.)

81. That Conditional Use Permit Case No. 641 and Zone Variance Case No. 68 shall not be effective for any purpose until the owner/developer 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. **(completed)**
82. That the owner, Premier RV Storage SFS, LLC. agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 641-2 and Zone Variance Case No. 68, 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.
83. That the City initially intended that the owner construct a grade separation between the roadway and the UPRR rail crossing, due primarily to concerns that a train might prevent emergency vehicles from obtaining access to the property. The owner has determined that due to several factors, including a low water table, encroachment into the vertical clearance of Edison's power line, not possessing ownership of the adjacent property and not possessing the minimum required length to construct an overpass is not feasible. As a result, the City will not impose the grade separation condition. In return for the City's removal of such intended condition, the owner, on behalf of itself and all successors in interest, hereby agrees to defend, indemnify and hold harmless City, its officers, employees and agents, against any and all claims, suits, losses, damages or expenses of any kind, including reasonable attorneys' fees and litigation expenses, which arise from or are related to, whether directly or indirectly, access issues pertaining to the railroad or the failure to construct such grade separation.
84. That the site shall be used only for the storage of recreational vehicles, boats and trailers and shall not be used for other uses, including that of a mini-warehouse facility.
85. 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.

The Zoning Ordinance sets forth an appeal period of fourteen (14) days, beginning with the date you receive this letter, during which any party aggrieved by the Commission's action can appeal the matter to the City Council. You are hereby notified that the time within which judicial review must be sought is governed by the provisions of California Code of Civil Procedure, Section 1094.6.

Approval letter dated July 24, 2012 (Cont.)

If you have any questions, please call me, at (562) 868-0511 x7362, or e-mail at waynemorrell@santafesprings.org.



Wayne M. Morrell
Director of Planning

cc: City Council (Electronically)
Thaddeus McCormack, City Manager (Electronically)
Dino Torres, Director of Police Services (Electronically)
Phillip De Rouse, Management Assistant I (Electronically)
Noe Negrete, Director of Public Works (Electronically)
Robert Garcia, Associate Civil Engineer (Electronically)
Alex Rodriguez, Fire Chief (Electronically)
Tom Hall, Deputy Director of Environment Services (Electronically)
Wayne Morrell, Director of Planner (Electronically)
Teresa Cavallo, Planning Program Assistant (Electronically)
File Copy (2)



CONSENT ITEM

Conditional Use Permit Case No. 770-1 & Modification Case No. 1265

A request for a time extension of Conditional Use Permit Case No. 770: to allow the establishment, operation, and maintenance of an indoor banquet hall facility; and Modification Case No. 1265: to not provide forty-two (42) required parking stalls related to the proposed use on the subject property at 12215 Slauson Avenue (APN: 8168-014-025), in the M-1, Light Manufacturing, and the M-2, Heavy Manufacturing, Zones. (Azar Event Center)

RECOMMENDATION: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 770, 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. 770 (until July 10, 2018), subject to the conditions of approval as contained within this staff report.

BACKGROUND/ DESCRIPTION OF REQUEST

The subject property is located between Chetle Avenue and Secura Way at 12215 Slauson Avenue (APN: 8168-014-025), in the M-1, Light Manufacturing, and the M-2, Heavy Manufacturing, Zones. The property measures approximately 33,537 sq. ft. (1.02-acres) and is currently developed with an approximately 6,282 sq. ft. single-story building designed for a restaurant use. The applicant is proposing to make several improvements to the existing building and subject site, including an interior remodel, a new exterior façade treatment, and a 920 sq. ft. addition. The 920 sq. ft. addition will result in a total of 7,202 sq. ft. of building area. The applicant, Azar Event Center, purchased the property with the intent to utilize the subject site for a banquet hall facility. Specifically, the proposed use will accommodate full-service events for corporate meetings, school events, rehearsal dinners, weddings, and other similar affairs.

On March 14, 2016, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 770 to allow the applicant, Azar Event Center, to establish a banquet hall facility. In accordance with Section 155.721 of the City's Zoning Regulations (see Code Section on the following page), a conditional use permit,

which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action.

City of Santa Fe Springs – Zoning Regulations**Section 155.721 – Expiration**

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

Plan check related to various tenant improvements to the building, in preparation of the banquet hall use, has taken longer than anticipated; therefore, the applicant has requested that a year time extension of the original CUP be granted.

Items that are still outstanding are as follows:

1. Finalizing corrections for the Mechanical and Structural drawings.
2. Implementation of all approved work to renovate the building.

STAFF CONSIDERATIONS

The Commission should note that plans have been plan checked and the building permits are in the process of being issued by the City. Staff believes the applicant has diligently worked to keep this project moving forward. Staff is confident that the project will continue to move forward and all remaining items will be completed in the upcoming year. Staff, therefore, is recommending that the subject CUP be extended for an additional year, until July 10, 2018. At which time, staff will conduct a compliance review of the banquet hall facility.

CONDITIONS OF APPROVAL

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

ENGINEERING / PUBLIC WORKS DEPARTMENT

(Contact: Robert Garcia 562.868-0511 x7545)

1. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay the actual cost of sign installation.

2. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
3. All existing buildings shall be connected to the sanitary sewers.
4. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
5. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant cannot meet the mitigation requirements, the applicant shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)**(Contact: Richard Kallman 562.868-0511 x3710)**

6. That Knox access shall be provided for main entrance and all exterior gates.
7. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
8. Keep clear and maintain fire lanes at all times.
9. Inspect, service, and maintain existing kitchen hood suppression system.

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

10. 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.
11. That the applicant shall obtain a City Industrial Waste Disposal Permit from the Environmental Protection Division of the Santa Fe Springs Department of Fire-Rescue for the disposal of industrial wastewater through the existing grease interceptor.

POLICE SERVICES DEPARTMENT:**(Contact: Margarita Munoz 562.409.1850 x3319)**

12. That the Applicant shall obtain a valid License from the Department of Alcoholic beverage Control (ABC) and an Alcohol Sales Conditional Use Permit and from the Department of Police Services prior to commencing any banquet events offering alcoholic beverages.
13. That the Applicant shall obtain an Entertainment Conditional Use Permit from the Department of Police Services.
14. The serving of alcoholic beverages shall comply with the requirements set forth by the California division of Alcoholic Beverage Control (ABC).
15. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package.
16. That prior to requesting a final inspection by the Building Department, the applicant shall install and maintain operating video surveillance equipment capable of monitoring interior and exterior areas. That the recorded video shall be accessible to law enforcement personnel during any lawful investigation. The location and the coverage of the video cameras shall be reviewed and approved by the Department of Police Services; the Applicant may be subject to adding additional cameras if it is determined that additional video coverage is warranted.
17. That the Applicant shall provide a uniformed and licensed security guard at all events which serve alcoholic beverages.
18. That event invitees shall not be permitted to bring in their own alcoholic beverages, or be allowed to consume alcoholic beverages within the parking lot or street.

19. That it shall be unlawful for any person who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
20. That the preparation of food within the facility shall comply with the requirements set forth by the Los Angeles County Health Department. All food preparation and cooking shall be conducted indoors at all times.
21. That all events shall be private in nature. Open invite invents through flyers or the social networks is prohibited.
22. That the Applicant and/or his contracted users shall not charge a door fee or a voluntary contribution to enter an event on the premises.
23. That during closing time and 30 minutes after the establishment's closing time, the Applicant shall provide a security guard whose sole purpose is to patrol the parking lot, and around the premises, to maintain order therein, and to prevent any illicit or nuisance activity, including activity that could interfere with the quiet and calm of nearby residents or businesses.
24. That the Applicant shall be responsible for maintaining control of litter on the subject property and the adjoining properties, parking areas and parkways.
25. That the use of the on-site parking area shall be used exclusively for parking of vehicles and shall not be reduced or encroach upon with inflatables, and/or other similar carnival type rides.

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

26. 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.
27. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Camillia Martinez 562.868-0511 x7519)**

28. That Conditional Use Permit No. 770 allows for an indoor banquet facility within a 7,202 sq. ft. building located at 12215 Slauson Avenue. Specifically,

the use will offer accommodations for private events including birthday parties, corporate events, wedding receptions, and other social occasions. The public portion of the building shall not exceed 5,076 sq. ft., as shown on the submitted floor plan and on file with this case. Approval of Conditional Use Permit No. 770 is contingent upon approval of Modification Permit Case No. 1265.

29. That Modification Permit Case No. 1265 allows for a forty-two (42) parking stall reduction to the minimum parking requirements associated with the subject banquet facility use. Said parking reduction is specific to the subject indoor banquet facility use.
30. That the proposed indoor banquet facility use cannot be used for public assembly purposes until it has met the current requirements of the Los Angeles County Building Code and the Uniform Fire Code and an occupancy load has been determined by the Fire Department. The process requires plans to be submitted, reviewed, approved, permits to be obtained, and field inspected with a final approval granted by the City Fire Department and Building Department. The building shall not be occupied for such use until such time that this process has been completed.
31. That the maximum occupancy of the banquet facility shall not exceed 200 individuals, including guests, employees, security, and other personnel. If a lesser number is determined by either the Fire Department or Building Department, said number shall be enforced.
32. That the banquet facility shall only be available for use by private banquet events. A "private banquet event" shall mean a private party that is not open to or arranged for the general public to attend, nor arranged by a vendor for the general public, with food services as the primary use and alcohol service, dancing, and/or live entertainment being ancillary and subordinate uses. Promoters shall not be used to promote any event and cover charges shall not be established. Banquet contracts for private banquet events must be available on-site for presentation to law enforcement, Fire, or other City personnel upon request.
33. That live entertainment and/or dancing are allowed as ancillary uses, and under an approved Entertainment Conditional Use Permit, at any banquet event but shall not be the primary use at any time. Said dancing and live entertainment shall only occur inside the dining area shown on the proposed

floor plan, out of the way of exits and paths of travel. The dance floor area shall consist of a removable interlocking dance floor to distinguish it as the dancing area. Live entertainment shall be limited to disc jockeys, karaoke, and live bands. No other form of live entertainment shall be permitted unless approved in writing by the Director of Planning.

34. That no fog machines, fireworks, pyrotechnics, open flames, or other similar devices shall be used on the premises.
35. That private, licensed security guards shall be provided at all banquet events offering alcoholic beverage service, music, or dancing. Such events include, but are not limited to corporate parties, wedding receptions, special events, and any other social gathering held at the facility. Security personnel shall wear clothing/uniforms that is/are easily identifiable by law enforcement and City personnel.
36. That alcoholic beverages may only be served in accordance with the Department of Alcoholic Beverage Control (ABC) licensing requirements. No alcoholic beverages may be served or consumed outside of the facility. Employees who are responsible for alcohol sales or service shall complete the necessary ABC training and comply with all ABC rules and regulations. The applicant is also responsible for ensuring compliance with all applicable state and federal laws and pertaining to the sale and consumption of alcoholic beverages.
37. That a drink minimum shall not be established at any time or for any function. Additionally, staff and servers shall ensure that there are no sales or service of alcoholic beverages to obviously intoxicated persons.
38. That a strict identification policy shall be implemented to prevent consumption of alcoholic beverages by minors.
39. That the applicant shall comply with all applicable state and local laws and regulations pertaining to smoking and e-cigarettes.
40. That all activities related to the indoor banquet facility shall be conducted indoors at all times. No portion of the required off-street parking area shall be used for outdoor storage of any type or for special event activities, unless prior approval has been obtained by the Director of Planning, Director of Police Services, and the Fire Marshal or their designee(s).

41. That the exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and guests not to loiter or make loud noises outside of the building before, during, or after events.
42. That noise emanating from the building shall not be audible beyond the area under control of the business or property owner, shall be within the limitations prescribed by the City's Noise Ordinance, and shall not create a nuisance to surrounding properties. In the event noise levels outside of the subject site are found to exceed permissible levels per Section 155.424 of the City's Zoning Regulations, the applicant shall work with planning staff to come up with a solution to immediately mitigate the noise issues.
43. That the applicant shall continually provide a seating/waiting area indoors to prevent and discourage customers from waiting outside.
44. That the days and hours of operation shall be Monday through Thursday from 8:00 a.m. to 10:00 p.m., and Friday through Sunday from 10:00 am to 1:00 am. Any modification to the days and hours of operation shall be subject to prior review and approval by the Director of Planning.
45. That the applicant shall maintain the area surrounding the subject site in a clean and orderly manner at all times, free of debris, litter, and graffiti. The applicant shall be responsible for the removal of graffiti within 48 hours of its appearance and the removal of litter within 24 hours on the site and on adjacent rights-of-way. If surfaces are pressure-washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agents may be discharged to the storm drain.
46. That the indoor banquet facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case, date stamped February 22, 2016. Any modification shall be subject to the review by the Director of Planning to determine if administrative relief is available or if the conditional use permit must be amended.
47. That the applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may

also require approvals from other departments and/or the Planning Commission.

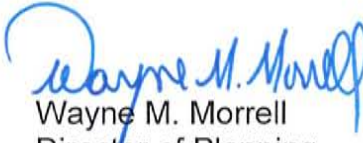
48. That the applicant shall notify, in writing, of any change in ownership within 30 days. All conditions of approval shall be binding to any successors.
49. That the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City for the proposed landscape improvements. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used. Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).
50. 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).
51. 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, replacement of plants when necessary, and the regular watering of all plantings.
52. 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.
53. That prior to occupancy of the tenant space, 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 Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
54. That Conditional Use Permit Case No. 770 shall be subject to a compliance review in one year, on or before **July 10, 2018** to ensure that the subject

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

55. That the applicant understands and agrees that any future changes to the floor plan whereby the public portion of the subject building is increased beyond the approved 5,076 sq. ft., the subject Modification Permit would need to be approved and otherwise amended by the Planning Commission.
56. That the remaining 79 on-site parking stalls and driveway areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time.
57. That the applicant shall be responsible for ensuring that parking occurs only in designated on-site parking stalls and on the two adjacent properties, within the parking stalls associated with the shared parking agreements the applicant has recently secured and executed. If parking issues or complaints arise due to the proposed use and it is found that the parking issues are disruptive to surrounding properties, the applicant shall work with planning staff to come up with a solution to immediately mitigate the parking issues. Mitigation measures include, but are not limited to, modifying the hours of operation, reducing the maximum occupancy, reducing the floor area of the public portion of the building, exploring alternative parking options, or a combination thereof. Any disagreement between the applicant and staff on mitigation measures shall be presented to the Planning Commission for direction.
58. That the applicant shall notify the Director of Planning, in writing, three (3) months prior to the expiration of any shared parking agreement. At that time, the applicant shall provide a copy of an extension of said parking agreement(s). If said agreement is not extended, the applicant shall work with staff to implement mitigation measures necessary to offset any loss of parking associated with said parking agreement(s).
59. That there shall be a maximum capacity of eleven (11) employees total at peak shift for the applicant or any future tenant. 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.
60. That the applicant shall submit a \$75 check, made payable to "Los Angeles County Clerk", to the Planning Department to file a Notice of Exemption from

the California Environmental Quality Act within two (2) calendar days of Planning Commission approval.

61. That the Department of Planning and Development shall first review and approve all sign proposals for the indoor recreational facility. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Regulations and the Sign Guidelines of the City.
62. 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.
63. That the applicant, Azar Event Center, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit and 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.
64. 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.
65. 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 privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Floor Plan
4. Elevations
5. CUP Time Extension Request
6. Current Site Photo (July 5, 2017)

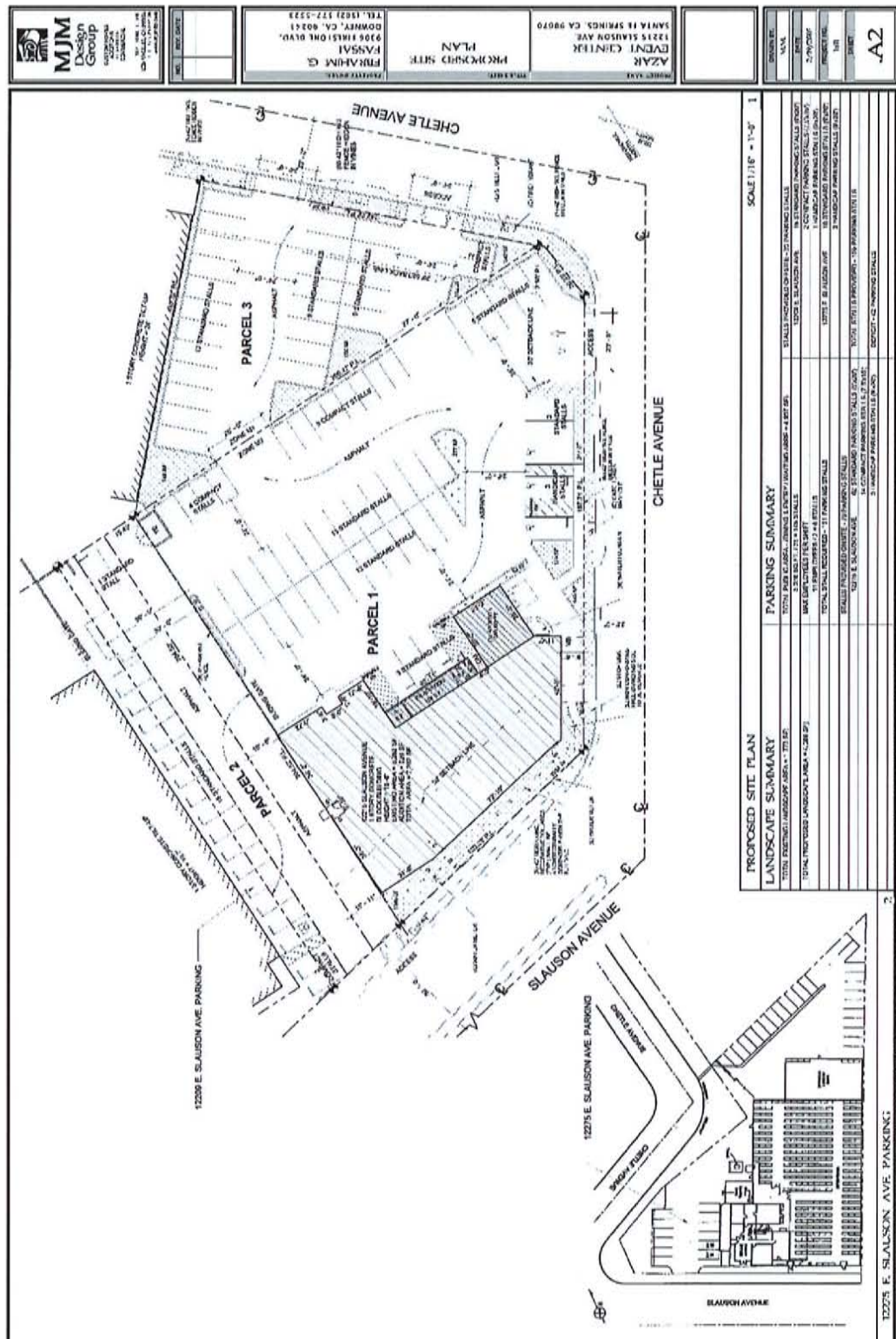
Aerial Photograph



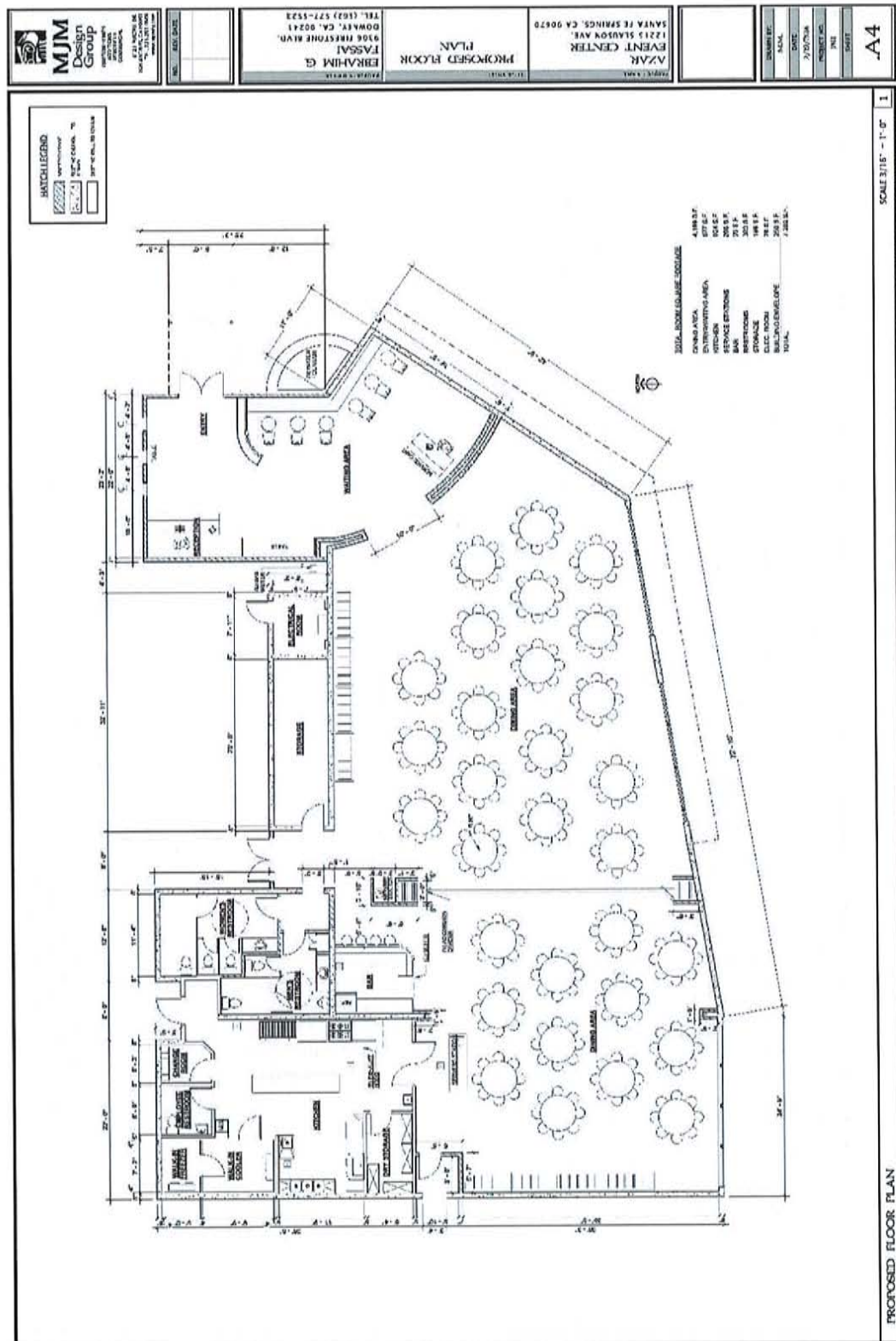
**Conditional Use Permit Case No. 770 &
Modification Permit Case No. 1265
12215 Slauson Avenue
Azar Event Center**



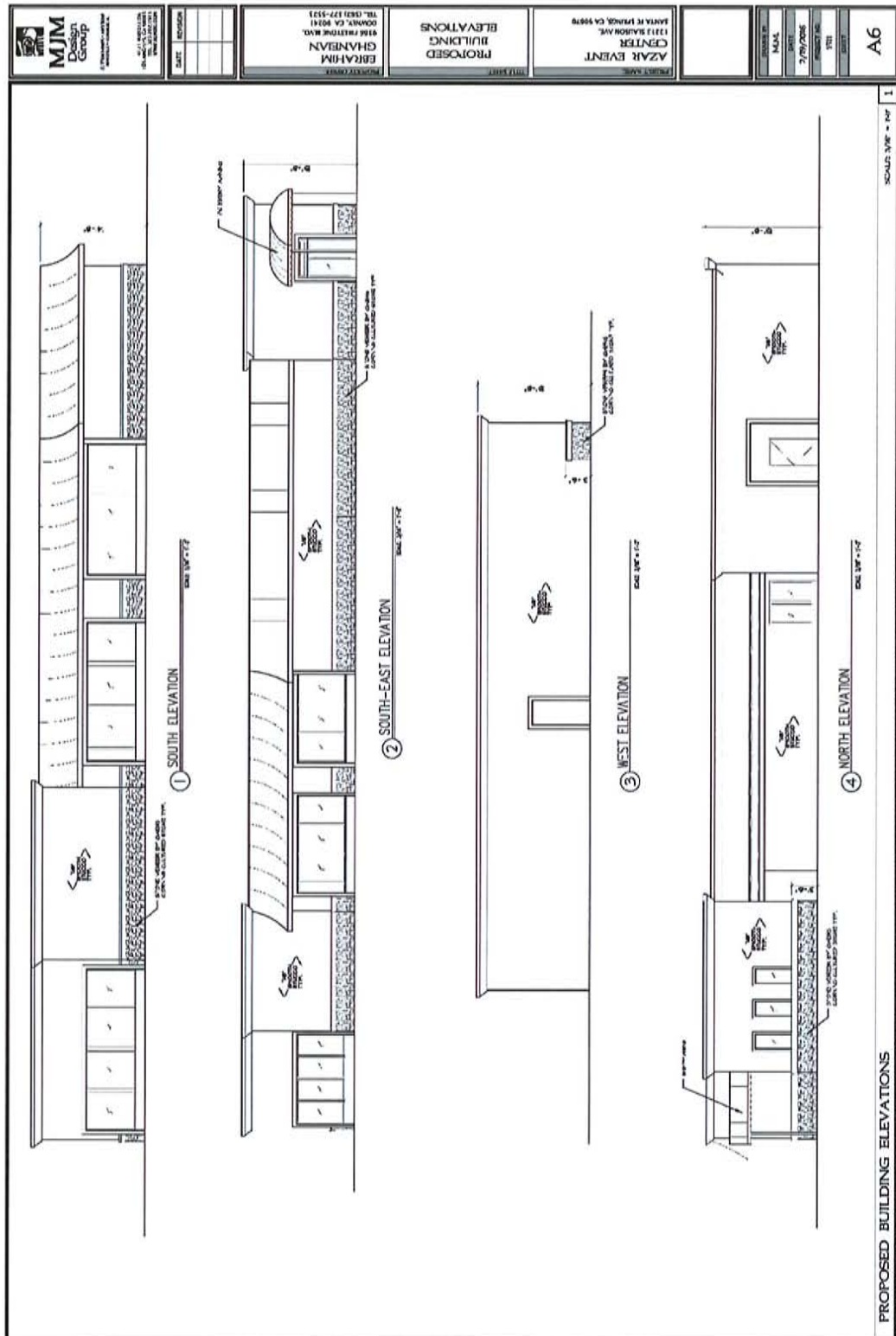
Site Plan



Floor Plan



Elevations



CUP Time Extension Request



June 6, 2017

City Of Santa Fe Springs
Planning Department
Attn: Wayne Morrell
11710 Telegraph Rd.
Santa Fe Springs, CA 90670

Re: C.U.P. Case No. 770 for 12215 Slauson Ave. Santa Fe Springs

Hi Wayne,

My name is Manny Montes, Project Manager of MJM Design Group and Associate of WPNA Architecture. This letter is to request a 2-month time extension for Conditional Use Permit Case #770. The process has been taking longer than expected. We have drawings currently being reviewed for our final corrections for Mechanical & Structural. We have the Electrical, Plumbing, Health, Fire, Grading, Drainage approved. It is our intention to do our best to get these plans approved as soon as possible. We also have our Contractor on call ready to start as soon as these plans are approved.

Thank you,

MJM Design Group
Manny Montes
Project Manager

Received

JUN - 6 2017

Planning Department

**Current Site Photo
(July 5, 2017)**

