



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

June 12, 2017

6:00 p.m.

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

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

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

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

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

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

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

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

4. ORAL COMMUNICATIONS

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

5. MINUTES

Approval of the minutes of the May 8, 2017 Planning Commission

6. PUBLIC HEARING – Continued from the May 8, 2017 Planning Commission Meeting
Amendment to Development Plan Approval Case No. 911 and Environmental Document

A request for approval to amend previously-approved DPA 911, a request to construct a concrete tilt-up building of ±41,046 sq. ft. and appurtenant improvements on 2.03 acres of a 3.94-acre property at 13210*Telegraph Road. ADPA 911 would, among other things, increase the size of the building from ±41,046 to ±43,293 sq. ft., (an increase of ±2,247 sq. ft.), reconfigure the interior space; reconfigure the shape of the building from "T" shape to "L" shape and accordingly revise the elevations to match the new configuration of the building. (Le Chef Bakery)

7. PUBLIC HEARING – Continued from the May 8, 2017 Planning Commission Meeting
Development Plan Approval Case No. 924 and Environmental Documents

A request for Development Plan Approval to construct a metal flour silo (height and appurtenant equipment not to exceed 30 feet, and diameter of 12 feet) on the 2.03-acre property at 10488 Painter Avenue, in the M-2, Heavy Manufacturing, Zone. (Overton Moore Properties for Le Chef Bakery)

8. PUBLIC HEARING

Amendment to Alcohol Sales Conditional Use Permit Case No. 60

Amendment to Alcohol Sales Conditional Use Permit Case No. 60 to allow the ownership transfer and continued operation and maintenance of an alcohol beverage sales use for on-site consumption in association with a family restaurant operating as Mr. Sushi at 11227 Washington Boulevard, within the C-4 (Community Commercial) Zone. (Chris Bin Xu for Koya Suchi)

9. PUBLIC HEARING

Conditional Use Permit Case No. 687 and Modification Permit Case No. 1277

A request for a Conditional Use Permit to allow the establishment, operation, and maintenance of an indoor gymnastic school and indoor recreational use within three (3) existing 6,408 square feet units (unit 1, 2 and 4); and a request for a Temporary

Modification of Property Development Standards to not provide twelve (12) required on-site parking stalls related to the proposed use, at 11947 Florence Avenue (APN: 8009-025-057), within the M-2, Heavy Manufacturing, and BP, Buffer Parking, Zone. (Spirit Gymnastics)

10. NEW BUSINESS

Appeal of Parkway Tree Removal Decision

Resident Requests Removal of Parkway Tree at 11025 Davenrich Street

11. NEW BUSINESS

Modification Permit Case No. 1278

Request for a Modification of Property Development Standards to allow a corporate logo that comprises 41.2% of the overall sign area, exceeding the code limit of 25% maximum allowable sign area for corporate logos on a 2.3-acre property located at 12300 Bloomfield Avenue along the border between the cities of Santa Fe Springs and Norwalk, in the M-2, Heavy Manufacturing Zone District. (Proposed PIH Medical Building)

12. 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

Development Plan Approval Case No. 917 & Modification Permit Case No. 1270

Request for a time extension of Development Plan Approval Case No. 917: A request for approval to allow the construction of a 19,126 sq. ft. concrete tilt-up industrial building; and Modification Permit Case No. 1270: A request for approval to allow a reduction of the rear yard and side yard setback requirement, a reduction of overall landscaping area requirement, and a 10' high block wall/fence within the front yard setback area for property located at 12636 Los Nietos Road (APN: 8011-007-046 & 8011-007-047), within the M-2, Heavy Manufacturing, Zone. (Roy Furuto of Furuto Rubio & Associates)

13. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

14. 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

June 8, 2017

Date



City of Santa Fe Springs

Planning Commission Meeting

June 12, 2017

APPROVAL OF MINUTES

Minutes of the May 8, 2017 Adjourned Planning Commission Meeting

RECOMMENDATION: That the Planning Commission:

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

- May 8, 2017

Staff hereby submits the minutes for Planning Commissioner's approval.

A handwritten signature in blue ink that reads "Wayne M. Morrell".

Wayne M. Morrell
Director of Planning

Attachment:

Minutes for May 8, 2017



APPROVED:

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

May 8, 2017

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

Chair Arnold led everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Arnold
Vice Chairperson Jimenez
Commissioner Aranda
Commissioner Mora

Staff:

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

Members absent:

Commissioner Ybarra

4. **ORAL COMMUNICATIONS**

No speakers.

5. **MINUTES**

Approval of Minutes

Approval of the minutes of the April 10, 2017 Planning Commission

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

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

Ayes: Arnold, Aranda, Mora, and Jimenez

Nays: None

Absent: Ybarra

PUBLIC HEARINGS

PUBLIC HEARING

6. Conditional Use Permit Case No. 778

Recommendation: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Conditional Use Permit Case No. 778, and thereafter, close the public hearing; and
- Find that the proposed retail sale of firearms and ammunition, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that CUP Case No. 778 meets the criteria for "Existing Facilities" pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project pursuant to Section 15301-Class 1 of CEQA; consequently, no other environmental documents are required by law; and
- Approve CUP Case No. 778, subject to a compliance review in one (1) year, on or before May 8, 2018, to ensure that the business is operating in strict compliance with the conditions of approval as stated within the staff report.

Chair Arnold called upon Planning Consultant Laurel Reimer to present Item No. 6. Present in the audience were the applicants Paula Eagleman and Emmett Cassidy. In addition, present on the applicant's behalf was Kathy Fink from the SFS Chamber. There were no public comments received.

A discussion ensued regarding firearm deliveries, types of firearms and the storage of ammunition at this location. Chair Arnold requested if anyone wished to speak on this matter. There were no public comments received. Having no further questions or comments, Chair Arnold requested a motion on this matter. It was moved by Commissioner Aranda, seconded by Vice Chair Jimenez to approve Conditional Use Permit Case No. 778, and the recommendations regarding this matter, which passed by the following vote:

Ayes: Arnold, Aranda, Mora, and Jimenez

Nayes: None

Absent: Ybarra

PUBLIC HEARING

7. Amendment to Development Plan Approval Case No. 911 and Environmental Document

- Open the Public Hearing and receive any comments from the public regarding Amendment to Development Plan Approval Case No. 911, and thereafter continue the public hearing to the Planning Commission meeting of June 12, 2017.

SEE ITEM NO. 8

PUBLIC HEARING

8. Development Plan Approval Case No. 924 and Environmental Document

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 924, and thereafter continue the public hearing to the Planning Commission meeting of June 12, 2017.

Chair Arnold opened the Public Hearing at 6:13 p.m. and requested if anyone wished to speak on this matter. There were no public comments received. Chair Arnold indicated that staff is requesting this matter be continued to the next regularly scheduled Planning Commission meeting scheduled for June 12, 2017.

Having no further questions or comments, Chair Arnold requested a motion on this matter. It was moved by Vice Chair Jimenez to continue Item Nos. 7 and 8 as per staff's recommendation, seconded by Commissioner Mora, by the following vote:

Ayes: Arnold, Aranda, Mora, and Jimenez

Nayes: None

Absent: Ybarra

CONSENT ITEMS

9. CONSENT ITEM

A. Alcohol Sales Conditional Use Permit Case No. 8

Recommendation: That the Planning Commission:

- That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before May 8, 2022, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

B. Alcohol Sales Conditional Use Permit Case No. 16

Recommendation: That the Planning Commission:

- That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before May 8, 2022, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

C. Conditional Use Permit Case No. 771-2

Recommendation: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 771, 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. 771 (until May 8, 2018), subject to the conditions of approval as contained within this staff report.

It was moved by Commissioner Mora, seconded by Commissioner Aranda to approve Consent Item Nos. 9A, 9B and 9C and the recommendations regarding these items, which passed by the following vote:

Ayes: Arnold, Aranda, Mora, and Jimenez

Nayes: None

Absent: Ybarra

ANNOUNCEMENTS

10. The following announcements were made:

Commissioners made the following announcements:

- Vice Chair Gabriel Jimenez invited everyone to the City's Art Fest on May 12th at the Clarke Estate.
- All the Planning Commissioners indicated that they had a great time at the City's 60th Anniversary festivities.
- Commissioner Aranda requested a visual overview of the business and a site map when presenting Consent Items.

Staff made the following announcements:

- City Attorney Steve Skolnik announced that he will be retiring and that this was his final Planning Commission meeting. He also introduced the new City Attorney Yolanda Summerhill. Chair Arnold thanked Steve Skolnik for all his years of service.
- Director of Planning Wayne Morrell announced the following Grand Openings:
 - 1) Aldi's - May 25th.
 - 2) Starbucks - May 24th
 - 3) S & P Restaurant – May 4th

ADJOURNMENT

Chair Arnold adjourned the meeting at 6:21 p.m.

Ken Arnold
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING (Continued from Planning Commission Meeting of May 8, 2017)

Amendment to Development Plan Approval Case No. 911 and Environmental Document

A request for approval to amend previously-approved DPA 911, a request to construct a concrete tilt-up building of $\pm 41,046$ sq. ft. and appurtenant improvements on 2.03 acres of a 3.94-acre property at 13210*Telegraph Road. ADPA 911 would, among other things, increase the size of the building from $\pm 41,046$ to $\pm 43,293$ sq. ft., (an increase of $\pm 2,247$ sq. ft.), reconfigure the interior space; reconfigure the shape of the building from "T" shape to "L" shape and accordingly revise the elevations to match the new configuration of the building. (Le Chef Bakery)

*NOTE: When DPA 911 was initially approved, it was part of a single address, larger 3.94-acre parcel, which has since been subdivided into two parcels with each parcel now having a distinct address: Parcel 1 with an address of 13210 Telegraph Road and occupied by Aldi Supermarket and Parcel 2, with an address of 10488 Painter Avenue and to be occupied by Le Chef Bakery.

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment to Development Plan Approval Case No. 911 and thereafter close the Public Hearing; and
- Find that Amendment to Development Plan Approval Case No. 911 is consistent with the purpose, intent, goals and policies set forth in the City's General Plan; and
- Find that approval to Amendment to Development Plan Approval Case No. 911 is consistent with the previously-adopted Initial Study/Mitigated Negative Declaration/ Mitigation Monitoring and Reporting Program (IS/MND/MMRP) for DPA 911, which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Development Plan Approval Case No. 911, will have significant adverse effects that cannot be mitigated to levels of insignificance and therefore, no additional environmental studies are needed for the approval of Amendment to Development Plan Approval Case No. 911; and
- Approve Amendment to Development Plan Approval Case No. 911, subject to the conditions of approval contained within this Staff Report.

LOCATION/BACKGROUND

The project site originally consisted of 4.05-acre (Gross) and was undeveloped, covered in dirt, sparse grass, and ruderal vegetation. The project site was fenced off on the north, west, and east sides by a chain link fence and on the south side by a concrete block wall. Two oil wells existed on the site. A bowling alley sign reminiscent of the site's previous use was located in the northern part of the property. The sign was old and dilapidated. As identified in Mitigation measures identified in Section 3.5 of the IS/MND, the sign was removed and taken off-site to the Valley Relic Museum where it will be preserved.

The 4.05-acre site originally had an address of 13210 Telegraph Road (APN of 8011-013-017), and was once occupied by a 34,000 sq. ft. building that housed a bowling alley called Premier Lanes. The bowling alley was demolished in 2010. The previous zoning on the entire 3.94-acre property was C4, Community Commercial with a General Plan Land Use Designation of industrial. In 2016, Overton Moore Properties, purchased the 3.94-acre property with the intent of developing two building on the site: the first building would be constructed along the Telegraph Road and Painter Avenue street frontages and the second building at the rear of the site, with frontage only on Painter Avenue. The first building (DPA 910) was a build-to-suit for an 18,557 sq. ft. Aldi supermarket. The second building (DPA 911) was a speculative, concrete tilt-up industrial building of ±41,046 sq. ft.

The Aldi Supermarket building (DPA 910) has been constructed and had its grand opening on May 25, 2017. The second building (DPA 911) has yet to be constructed. As mentioned previously, DPA 911 was a speculative building. Sometime after the Planning Commission approval of DPA 911, the developer was able to find an end-user (Le Chef Bakery) for the building; however, the design and configuration of the building was not conducive to the operations of Le Chef Bakery. As a result, Overton Moore Properties, on the behalf of Le Chef Bakery, is requesting that the original entitlement (DPA 911), be amended (ADPA 911) to include, but not limited to, increasing the size of the building from ±41,046 to ±43,293 sq. ft., (an increase of ±2,247 sq. ft.), reconfiguring the interior floor space; reconfiguring the shape of the building from "T" shaped to "L" shaped, and accordingly revise the elevations, landscaping, parking, etc., to match the new configuration of the building.

Concurrent with ADPA 911 is DPA 924, a request by Le Chef Bakery for development plan approval to construct and maintain a flour silo (maximum height of 30 feet and diameter of 12 feet) on the 2.03-acre property at 10488 Painter Avenue, in the M-2, Heavy Manufacturing, Zone.

Previous action by Planning Commission and City Council:**Development Plan Approval Case No. 911 and Environmental Document**

A request for approval to construct a concrete tilt-up building of ±41,046 sq. ft. and appurtenant improvements on 2.00 acres of a 3.94-acre property located at 13210 Telegraph Road (APN of 8011-013-017), at the southeast corner of Painter Avenue and Telegraph Road, in the C-4, Community Commercial, Zone; and

Tentative Parcel Map Case No. 73846: A request for approval to subdivide the existing one parcel property of 3.94-acres (Net) into two parcels: (Parcel 1 of 1.94 acres (Net) and Parcel 2 of 2.00 acres (Net). The acreage encompassed by Parcel 2 will mimic the 2 acres resulting from Zone Change Case No. 136; and

Zone Change Case No. 136: A request for approval to change the zoning designation on 2.00-acres (Net)) of a 3.94-acre (Net) property, from C-4, Community Commercial to M-2, Heavy Manufacturing. The acreage encompassed by the zone change will mimic the area of Parcel 2 of Tentative Parcel Map No. 73846; and

General Plan Amendment Case No. 26: A request for approval to change the general plan land use on 2.00 acres (Net) of a 3.94-acre property from C-4, Community Commercial to M-2, Heavy Manufacturing. The acreage encompassed by general plan amendment will mimic the area of Parcel 2 of Tentative Parcel Map No. 73846.

Development Plan Approval Authorization:

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

Purpose:

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

Amendment to Development Plan Approval Case No. 911

Site Plan Sheet A1.1 and A1.1A: According to the plan, a $\pm 43,293$ sq. ft. L or flag-shaped concrete tilt-up building is proposed. The previous site plan showed a $\pm 41,046$ sq. ft. building. This is an increase of $\pm 2,247$ sq. ft. As with the previous approval, the building only has street frontage along Painter Avenue and is setback ± 30 lineal feet from Painter Avenue. Instead of the building being setback ± 79 lineal feet from the newly created northerly property line that resulted from the approval of the tentative map, the building is now located 75 feet back. Three dock-high doors and one grade-level door were proposed on either end of the building. The current proposal eliminates all doors along the northern side of the building. Two office/mezzanine areas were shown: one at the northeast and the other at the southeast area of the building. The new proposal eliminates the southerly office/mezzanine area. The building was divisible into two units. The new proposal is for a single tenant. Parking was distributed along the north, south and easterly property lines, except in the area occupied by the building (westerly property line.) Additional parking, including ADA was adjacent to both office/mezzanine areas. The new proposal shows parking distributed north and south of the building with all of the compact spaces now located south of building, west of a ten-foot high concrete tilt-up screen wall. All of the compact spaces were previously located along the easterly property line. As with the previous approval, there are two proposed driveways: one north of the building and the other, south of the building. The width of the driveway aprons were 30 feet. With the new proposal, one width is 30 feet and the other is 26 feet. Two screen walls, each 14-feet high, were proposed to screen the loading doors. The doors were further screened by 12-foot high gates. The new proposal also has two screen walls and gates, but the heights of 10 feet and 8 feet high, respectively, are inconsistent with the approved heights of 14 feet and 8 feet. Two trash enclosures, each at the rear/east of the 14-foot high screen wall, were proposed. The new proposal has one trash enclosure. Except for the area occupied by the two driveways, the entire area between the westerly property line and the building was landscaped. Meandering sidewalks are incorporated into the landscape area along Painter Avenue. Landscaping is further distributed along the northerly and southerly property lines. The landscaped area and meandering sidewalk are consistent with the previously-approved plan.

Conceptual Elevations - Sheets A.1, A.2: The building was and is designed to be visually appealing and architecturally distinct. Articulation of the elevation facing Painter Avenue was provided by variations in the height of the parapet. In addition, this elevation was further defined by the use of a different design element at the middle of the building. The primary entrance of the office area is recessed 3' from the primary wall lines and further emphasized with a tube-steel canopy. The structure is painted with three selected colors, which help to add interest to the design.

Overall Floor Plan-Sheet A2.1: The floor area depicts a 1,800 sq. ft. customer pick up area and a mezzanine area of the same size.

Driveway Aprons: Two driveway aprons with widths of 30 feet and 26 feet, respectively, are proposed: both at opposite ends of the building.

Loading area: Six truck doors are proposed on the southerly side of the building: One is a 12'x14' grade level door and the other five are 8'x10' dock-high doors.

Trash Enclosure: Two trash enclosure, one each at the opposite ends of the building are proposed. The enclosures will be screened by 14-foot high screen walls.

Gates/Fences/Walls: Twelve-foot high, manually operated gates, with Knox pads, between 10-foot high concrete tilt-up screen walls, are depicted at each ends of the building.

Parking: Parking is distributed along the north and south sides of the building. All of the compact spaces are along the south side of the building, in front of the screen wall and gate. Seventy-one parking spaces are required ($1/500$ for 1st 20,000 sq. ft. ($20,000/500 = 40$), and remainder of ($23,293 @ 1/750=31.07$). Seventy-one parking spaces are provided. Of the 71 spaces, 54 are standard stalls (8.5' x 19'), 3 are handicap (9' x 19') and 14 are compact (7.5' x 17').

Landscaping: The majority of the landscaping is distributed along the Painter Avenue street frontages, except where interrupted by two driveways. The depth of the landscaping along the Painter Avenue street frontage is ± 30 feet. The remainder of the landscaping is distributed along the northerly and southerly property lines. There is no landscaping behind the screen walls. Meandering sidewalks are shown along the Painter Avenue street frontage. Per Code, 6,739 sq. ft. of landscaping is required, but 12,104 sq. ft. is provided.

STREETS AND HIGHWAYS

The property is located on the east side of Painter Avenue, south of Telegraph Road. Painter Avenue and Telegraph Road are designated as a "Major" arterial within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned M-2, Heavy Manufacturing with a general plan land use designation of "Industrial." 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	C-4	Commercial	ALDI Supermarket
South	M-2	Industrial	Super Et, trailer repair and service
East	M-2	Commercial	Shopping Center (Gateway Plaza)
West	M-2	Industrial	All Black Co., metal finishing and coating Magnus Industries, drill bits and sawblades

DEVELOPMENT PLAN APPROVAL - COMMISSION'S CONSIDERATION.

Pursuant to Section 155.739 of the Zoning Regulations, in studying any application for development plan approval, the Commission shall give consideration to the following:

(A) That the proposed development is in conformance with the overall objectives of this chapter (Zoning Regulation).

Finding:

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 proposed zoning, M-2, Heavy Manufacturing, and proposed general plan land use designation of Industrial.
2. Since the proposed development is industrial, rather than residential or commercial in nature, the land is being preserved for industrial uses, and will harmonize with the surrounding industrial uses to the west and south.
3. The site is currently devoid of all structures and consist of dirt and sparse grass.

If it is improved, for example by constructing a new building, the assessed value of the property is likely to change, leading to an increase in property values. Simply put, any improvement to a property is likely to affect the assessed value and, by association, the property value.

4. The construction of a new industrial building provides for ownership opportunity and increase employment.
5. The new building will generate new jobs, some potentially local, in the City.

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

Finding:

The new building will represent a significant enhancement in the appearance of the property. The building was designed to be visually appealing and architecturally distinct, by use of articulation, height variations, recessed entryway, a tube-steel canopy and use of colors, which help to add interest to the design.

The building that formerly occupied the site was constructed sometime in the 1960's and was demolished in 2010. Until 2017, with the construction and grand opening of an ALDI supermarket on the northern portion of the property, the site has been undeveloped, and periodically a public nuisance and homeless encampment. The new building will adhere to all development standards of the M-2, Zone and the overall development represents a significant enhancement to the appearance of the property.

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

Finding:

Unlike the previously-approved building which was designed as a speculative building, the proposed building is designed specifically to suit the operational needs of Le Chef Bakery. As designed, the new building is completely suitable for all of Le Chef's intended uses. For example, the previously-approved building had north and south loading doors and was T-Shaped. For Le Chef's operational needs, it was unnecessary to have north and south loading doors; therefore, the northerly loading doors were eliminated. Additionally, a T-Shaped building would also not suit their operational need, therefore the building was redesigned to be more Flag-shaped. (See also Findings under (B) beginning with "The new building" and ending with "add interest to the design."

(D) That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter (Zoning Chapter 155).

Finding:

As previously mentioned, the majority of the landscaping is distributed along the Painter Avenue street frontages, except where interrupted by two driveways. The depth of the landscaping along the Painter Avenue street frontage is ± 30 feet. Meandering sidewalks are shown along the Painter Avenue street frontage and the amount of landscaping proposed exceed the amount required per Code. Decorative 14-foot high concrete tilt-up screen walls effectively screen the loading areas from the public street. All landscaping and irrigation will be consistent with the State's Model Water Efficiency Landscape ordinance. All of the City's development standards have been adhered to and no request for modifications to the City's standards were requested.

The Applicant is required to submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting is to be used to highlight prominent building features such as entries and other focal points. Up-lighting is also to be used as a way to enhance the texture of plants and structures, and to create a sense of height in the landscape design and to enhance the beauty of uniquely structured plants.

All these elements combine to represent a building that is distinctive, of high quality and will be visually appealing to visitors to the site, as well as to members of the public traveling along Painter Avenue. Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's zoning regulations.

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

Finding:

Staff's goal was to depict a contemporary and attractive building that was consistent with the City's development standards. A specific architectural design was not imposed; rather, through meetings with the City and by way of examples, the final design of the building was developed. The resulting design is in harmony with the design principles that appear elsewhere in the City.

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

Finding: The design plans for the new building were not significantly restricted or curtailed by the requirements of the City's zoning regulations. City Staff made

suggestions and presented options to the architect to further enhance the appearance of the proposed building. Accordingly, the proposed building is both a functional facility for the operational needs of any industrial use and promotes the architectural design principles seen as important by the City.

ENVIRONMENTAL IMPACT ASSESSMENT –IS/MND/MMRP Prepared

An Initial Study (IS), Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) was previously prepared for the previously-approved ±41,046 sq. ft. concrete tilt-up building and appurtenant improvements. City staff has concluded that although the proposed project, as a whole, could have a significant effect on the environment, there will not be a significant effect with the incorporation of mitigation measures pertaining to Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water, Mineral Resources, Noise, Public Services, Transportation and Circulation, and Utilities. The City, therefore, prepared and adopted a Mitigated Negative Declaration (MND), and a Mitigation Monitoring and Reporting Program (MMRP) for the proposed Project. The IS/MND and MMRP reflect the independent judgment of the City of Santa Fe Springs and the environmental consultant, Blodgett Baylosis Environmental Planning, and recognizes project design features, previous environmental evaluations, and standard construction and engineering practices, as contributing to avoidance of potential impacts.

The proposed Amendment is consistent with the previously-approved IS/MND/MMRP; therefore, no additional environmental documents are required.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et. Seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed CUP was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on April 28, 2017. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center and published in a newspaper of general circulation (Whittier Daily News) on April 28, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia ext. 7545)

1. That the applicant shall pay a flat fee of \$27,863 to reconstruct/resurface the existing street frontage to centerline for Painter Avenue.

2. That the applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Telegraph Road and Painter Avenue street frontages. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans
3. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
4. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay the actual cost of sign installation and removal of any conflicting signs.
5. That the applicant shall pay to the City the entire cost (\$15,000) of design, engineering, installation and inspection of (1) street lights on Painter Avenue. The City will design and cause construction of said street light. The new street light is in addition to the Aldi Street Light. The New Street Light will be located approximately thirty (30) Feet South of Park Street on the East Side of Painter Avenue.
6. 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.
7. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road and Painter Avenue. Storm drain plans shall be approved by the City Engineer.
8. 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 (1) Fire hydrant. The approximate cost for the Fire Hydrant is \$17,500.
9. 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. In lieu of a sewer study, the applicant may perform sewer flow test of the sewer manholes as determined by the City.

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. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. The City will allow left turns out of both driveways.
14. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. The applicant shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
15. The applicant shall provide at no cost to the City, one Mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
16. 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.
17. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
18. 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.

19. 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.
20. 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.
21. That upon completion of public improvements constructed by applicant, the applicant's civil engineer shall submit Mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
22. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with current MS4 Permit. The applicant/ will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallmann 562.868-0511 x3710)

23. 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.
24. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits. As required by SFSFD approved Methane Study.
25. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. As required by SFSFD approved Methane Study.
26. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.

27. 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.
28. 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.
29. 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.
30. 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.
31. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
32. That prior to construction, the applicant shall submit a work plan to the Fire Department for the sampling of methane as described under City Ordinance 955 relating to Methane Zone requirement for new construction. Submit plans for approval prior to beginning the investigation.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

33. 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.
34. That the applicant shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

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

35. 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 should they be interested in warehousing and/or selling alcoholic beverages.
36. That the applicant shall install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at a minimum of 1080P video per channel. A scaled camera plan shall be submitted to the Department of Police Services to review and approve 60-days prior to opening the store to the public.
37. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.
38. That the applicant 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. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
39. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

40. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
41. That 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 shall be removed after each building has been identified with their individual permanent number address.
42. That the Applicant and/or his employees shall maintain the parking area free of litter and debris, and that the breeze way along the eastside of the building shall be constantly monitored for to prevent trash and unauthorized individuals.

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

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

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

46. That any temporary or grand opening signage shall comply with the City regulations (as per Section 155.530).
47. That the applicant understands and agrees that installation of exterior

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

48. That bicycle racks or other secure bicycle parking shall be provided to accommodate bicycles. A bicycle parking facility may also be a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and location (e.g., provision of racks, lockers, or locked room) shall be provided and identified on all plans, and to the satisfaction of the city.
49. That all parking areas shall be legibly marked off on the pavement, showing the required parking spaces. All parking spaces which are provided as 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.
50. That the facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.
51. That the applicant understands and agrees that all fences, walls, gates and similar improvements on the subject site shall be subject to the prior approval by the Fire Department and Planning and Development Department.
52. That the applicant 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.
53. That all activities shall occur inside the building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and Fire Marshall.
54. That the applicant understands and agrees that 71 off-street parking spaces, as shown on the site plan submitted and on file with this case, shall be made continuously available on the subject site at all times.
55. That commercial vehicles, trucks and/or truck tractors shall no queue on Painter Avenue, not use said street as a staging area, or to back-up from said street to the property.

56. Except within any designated loading area, there shall be no storage or staging of trucks.
57. That the Department of Planning and Development require and any proposed double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
58. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
59. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
60. 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 (similar colors and materials consistent with the construction of the exterior finish of the building) with the architecture of the building and approved by the Director of Planning or designee. No roof-mounted equipment shall be permitted unless such equipment is not visible from adjacent properties and streets from a height of five (5) feet above ground level.
61. That the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used, and shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. Notwithstanding, *said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

62. That prior to the issuance of the Certificate of Occupancy, the applicant shall provide certification from the Landscape Architect of record that the plant installation and irrigation on the Site are in accordance with the approved site plan and landscape and irrigation plan.
63. 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. Notwithstanding, *said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance)*.
64. That the applicant 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 shall also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design. It is also a great way to create a "barrier" or to simply enhance the beauty of uniquely structured plants that you may have in your landscape.
65. That upon completion of the new landscaping, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
66. That the electrical plans, which show the location of any proposed electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) A copy of the Guideline is available at the Planning Department).
67. 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.

68. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. The enclosure shall be designed, in coordination with the architectural design of the building, including materials and colors.
69. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- a. Covenants.
 - 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 - 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their

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

70. That prior to occupancy of the 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).
71. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *(Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings)*
72. That the applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
73. That the Mitigation Monitoring Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 910. The Mitigation Monitoring Program is listed as an attachment to this staff report.
74. That the applicant shall indemnify, protect, defend and hold harmless from and against any and all claims, liabilities and costs, including attorney's fees, arising from CEQA challenges and subsequent environmental review for the Project

and any or all entitlements and approvals issued by the City in connection with the Project.

75. That the applicant shall provide conduit fiber optics or other smart technologies for each parcel for internet access.
76. 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.
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.
78. That the applicant understands and agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the ADPA 911), 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.
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 and codes shall be complied with.
80. 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.
81. That the applicant understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
82. That unless otherwise specified in the action granting development plan approval and or conditional use permit approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development

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



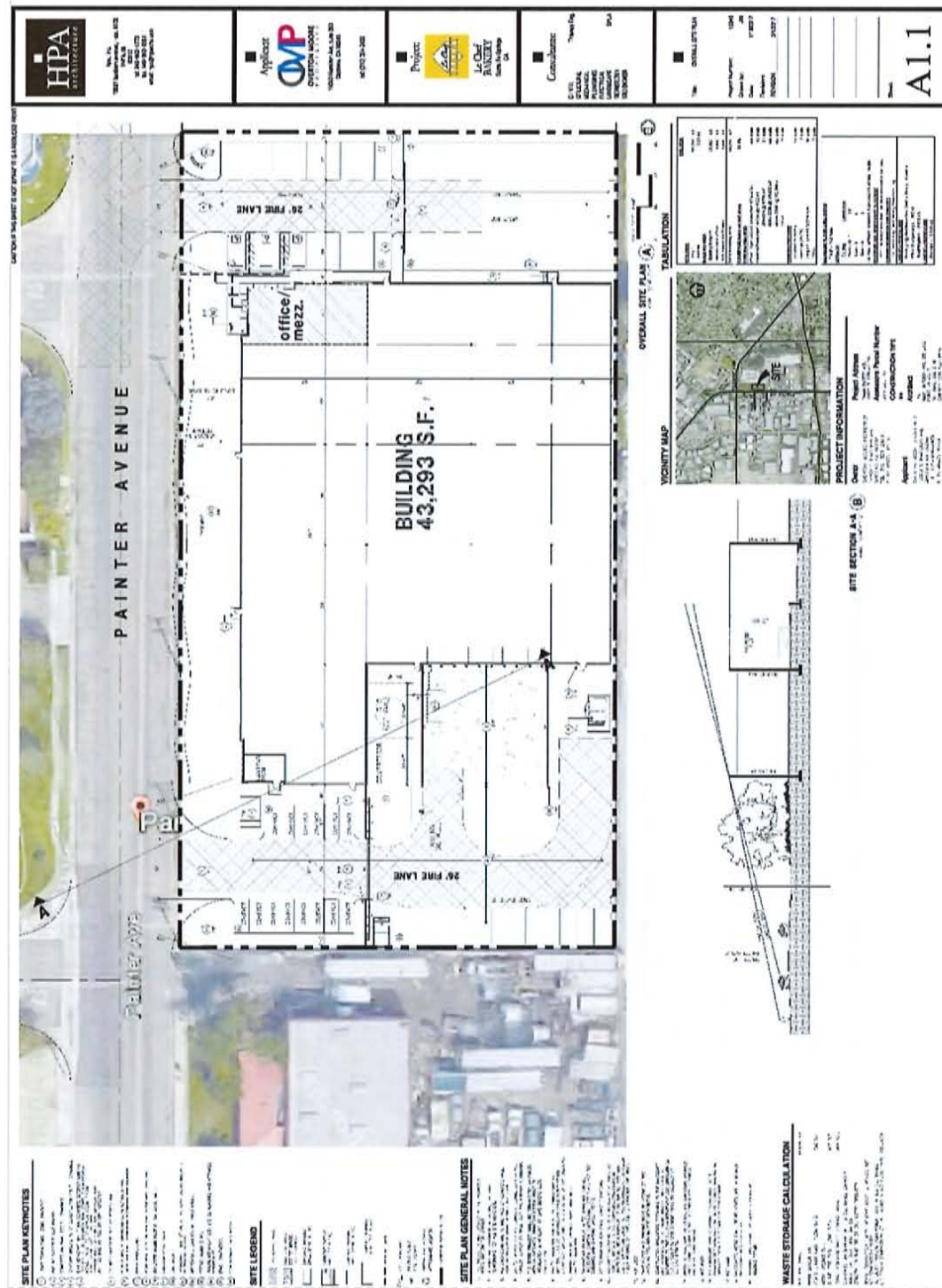
Wayne M. Morrell
Director of Planning

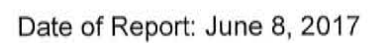
Attachments:

1. Location Aerial
2. Site Plan-Sheet A1.1
3. Floor Plan – Sheet A2.1
4. DPA Application

City of Santa Fe Springs-Location Aerial-Amendment To Development Plan Approval Case No. 911
10488 Painter Avenue –Le Chef Bakery











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:

RECORD OWNER OF THE PROPERTY:

Name: JV Property Management Company, LLC Phone No: 323-888-2929
Mailing Address: 7547 Telegraph Road, Montebello, CA 90640

Fax No: 323-888-2936 E-mail: Jonathanl@lechef.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): _____

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

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
Jonathan Lau
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.

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): Jonathan Lau
Mailing Address: 7547 Telegraph Road, Montebello, CA 90640
Phone No: 800-585-3243
Fax No: 323-888-2936 E-mail: jonathanl@lechef.com
Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, _____, being duly sworn, depose and say that I am
the petitioner in this application for a 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: _____
(If signed by other than the Record Owner, written
authorization must be attached to this application)

(seal)

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

WITNESS my hand and official seal

Notary Public

FOR DEPARTMENT USE ONLY.	
CASE NO:	<u>911 DPA</u>
DATE FILED:	_____
FILING FEE:	<u>\$1,140.00</u>
RECEIPT NO:	_____
APPLICATION COMPLETE?	<u>N</u>



PUBLIC HEARING (Continued from Planning Commission Meeting of May 8, 2017)

Development Plan Approval Case No. 924 and Environmental Documents

A request for Development Plan Approval to construct a metal flour silo (height and appurtenant equipment not to exceed 30 feet, and diameter of 12 feet) on the 2.03-acre property at 10488 Painter Avenue, in the M-2, Heavy Manufacturing, Zone. (Overton Moore Properties for (Le Chef Bakery)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment to Development Plan Approval Case No. 924 and thereafter close the Public Hearing; and
- Find that Development Plan Approval Case Nos. 924 is consistent with the purpose, intent, goals and policies set forth in the City's General Plan; and
- Find that approval of Development Plan Approval Case No. 924 is consistent with the previously-adopted Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program (IS/MND/MMRP) for DPA 911, which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Development Plan Approval Case No. 911, will have significant adverse effects that cannot be mitigated to levels of insignificance and therefore, no additional environmental documents are required for Development Plan Approval 924; and
- Approve Development Plan Approval Case No. 924, subject to the conditions of approval contained within this Staff Report.

LOCATION/BACKGROUND

The project site originally consisted of 4.05-acre (Gross) and was undeveloped, covered in dirt, sparse grass, and ruderal vegetation. The project site was fenced off on the north, west, and east sides by a chain link fence and on the south side by a concrete block wall. Two oil wells existed on the site. A bowling alley sign reminiscent of the site's previous use was located in the northern part of the property. The sign was old and dilapidated. Mitigation measures identified in Section 3.5 of the IS/MND called for the sign to be taken off-site to the Valley Relic Museum where it will be preserved.

The 4.05-acre site originally had an address of 13210 Telegraph Road (APN of 8011-013-017), and was once occupied by a 34,000 sq. ft. building that housed a bowling alley called Premier Lanes. The bowling alley was demolished in 2010. The previous zoning on the entire 3.94-acre property was C4, Community Commercial with a General Plan Land Use Designation of industrial. In 2016, Overton Moore Properties, purchased the 3.94-acre property with the intent of developing two building on the site: the first building would be constructed along the Telegraph Road and Painter Avenue street frontages and the second building at the rear of the site, with frontage only on Painter Avenue. The first building (DPA 910) was a build-to-suit for an 18,557 sq. ft. Aldi supermarket. The second building (DPA 911) was a speculative, concrete tilt-up industrial building of ±41,046 sq. ft.

The Aldi Supermarket building (DPA 910) has been constructed and had its grand opening on May 25, 2017. The second building (DPA 911) has yet to be constructed. As mentioned previously, DPA 911 was a speculative building. Sometime after the Planning Commission approval of DPA 911, the developer was able to find an end-user (Le Chef Bakery) for the building.

Le Chef is one of the country's foremost premier bakeries specializing in high-end, European-style baked goods, including a fine array of decadent desserts, enticing breads, and a comprehensive line of breakfast pastries, frozen-dough, and fresh-baked goods.

Le Chef was launched from the humble confines of a Los Angeles apartment. Staunchly dedicated to serving first-rate baked goods, Le Chef quickly made its mark on the culinary world. As news spread of the company's superb customer service and its impeccable delicacies, Le Chef's reputation grew along with its customer base. As business exploded, operations were expanded to meet the mounting demand for Le Chef's fine line of quality goods.

Today, Le Chef maintains a prominent presence on the West Coast, with offices throughout California, Nevada, and Arizona. While the bakery has ballooned in size and sales in the quarter century, Le Chef continues to be family-owned and operated. Its broad base client includes eminent hotels, food services, convention centers, high-end grocery stores, gourmet restaurants, and culinary distributors.

For its operational needs, Le Chef will require a flour silo. Pursuant to Title 15 (Land Use), Chapter 155 (Zoning) Section 155.735 et seq, The Commission may grant approval of a development plan subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. *In granting any development plan approval that would permit a metal building or storage tank of metal construction to be located on any parcel of land, the Commission shall impose conditions requiring all metal buildings on the parcel to be located and/or designed in such a manner as to be completely concealed from view from public rights-*

of-way, and further requiring all storage tanks of metal construction on the parcel to be located and/or designed in such a manner as to be concealed from view from public rights-of-way. All conditions of development plan approval shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

As a result, Overton Moore Properties, on the behalf of Le Chef Bakery, is requesting Development Plan Approval (DPA 924), to construct a metal flour silo (maximum height of 30 feet and diameter of 12 feet), within the truck yard area on the 2.03-acre property at 10488 Painter Avenue, in the M-2, Heavy Manufacturing, Zone.

Concurrent with DPA 924 is ADPA 911, a request for approval to amend previously-approved DPA 911, a request to construct a concrete tilt-up building of $\pm 41,197$ sq. ft. and appurtenant improvements on 2.03 acres of a 3.94-acre property at 10488 Painter Avenue. ADPA 911 would, among other things, increase the size of the building from $\pm 41,046$ to $\pm 43,293$ sq. ft., (an increase of $\pm 2,247$ sq. ft.), reconfigure the interior space; reconfigure the shape of the building from "T" shape to "L" shape and accordingly revise the elevations to match the new configuration of the building.

*NOTE: When DPA 911 was initially approved, it was part of a single address, larger 3.94-acre parcel, which has since been subdivided into two parcels with each parcel now having a distinct address: Parcel 1 with an address of 13210 Telegraph Road and occupied by Aldi Supermarket and Parcel 2, with an address of 10488 Painter Avenue and to be occupied by Le Chef Bakery.

Previous action by Planning Commission and City Council:

Development Plan Approval Case No. 911 and Environmental Document

A request for approval to construct a concrete tilt-up building of $\pm 41,046$ sq. ft. and appurtenant improvements on 2.00 acres of a 3.94-acre property located at 13210 Telegraph Road (APN of 8011-013-017), at the southeast corner of Painter Avenue and Telegraph Road, in the C-4, Community Commercial, Zone; and

Tentative Parcel Map Case No. 73846: A request for approval to subdivide the existing one parcel property of 3.94-acres (Net) into two parcels: (Parcel 1 of 1.94 acres (Net) and Parcel 2 of 2.00 acres (Net). The acreage encompassed by Parcel 2 will mimic the 2 acres resulting from Zone Change Case No. 136; and

Zone Change Case No. 136: A request for approval to change the zoning designation on 2.00-acres (Net)) of a 3.94-acre (Net) property, from C-4, Community Commercial to M-2, Heavy Manufacturing. The acreage encompassed by the zone change will mimic the area of Parcel 2 of Tentative Parcel Map No. 73846; and

General Plan Amendment Case No. 26: A request for approval to change the general plan land use on 2.00 acres (Net) of a 3.94-acre property from C-4, Community Commercial to M-2, Heavy Manufacturing. The acreage encompassed by general plan amendment will mimic the area of Parcel 2 of Tentative Parcel Map No. 73846.

Development Plan Approval Authorization:

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

Purpose:

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

Conditional Approval:

Pursuant to Section 155.742 (CONDITIONAL APPROVAL) of the Zoning Regulations: The Commission may grant approval of a development plan subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. *In granting any development plan approval that would permit a metal building or storage tank of metal construction to be located on any parcel of land, the Commission shall impose conditions requiring all metal buildings on the parcel to be located and/or designed in such a manner as to be completely concealed from view from public rights-of-way, and further requiring all storage tanks of metal construction on the parcel to be located and/or designed in such a manner as to be concealed from view from public rights-of-way.* All conditions of development plan approval shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

Development Plan Approval Case No. 924

Overall Site Plan Sheet A.1,1: The plan shows a silo within the truck yard area at the southwest corner of the building. The silo is depicted as being 30 feet maximum height. The distance from the property lines to the center of the silo is as follows: ±106' from the westerly property line; ±112' from the easterly property line; ±117' from the

southerly property line and $\pm 288'$ from the northerly property line.

Overall Site Plan South Elevation with Silo Sheet A1.1:

According to the elevations, the silo would not exceed the height of the building: both of which are 30-feet tall. Also, because the silo is located within a recessed truck well area, it would not be visible from Painter Avenue.

Overall Site Plan- Perspective #1 and Perspective #2 Sheet A1.1:

Both perspectives indicate that the silo would not be visible from Painter Avenue.

STREETS AND HIGHWAYS

The property is located on the east side of Painter Avenue, south of Telegraph Road. Painter Avenue and Telegraph Road are designated as a "Major" arterial within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned M-2, Heavy Manufacturing with a general plan land use designation of "Industrial." 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	C-4	Commercial	ALDI Supermarket
South	M-2	Industrial	Super Et, trailer repair and service
East	M-2	Commercial	Shopping Center (Gateway Plaza)
West	M-2	Industrial	All Black Co., metal finishing and coating Magnus Industries, drill bits and sawblades

DEVELOPMENT PLAN APPROVAL - COMMISSION'S CONSIDERATION.

Pursuant to Section 155.739 of the Zoning Regulations, in studying any application for development plan approval, the Commission shall give consideration to the following:

(A) That the proposed development is in conformance with the overall objectives of this chapter (Zoning Regulation).

Finding:

One of the principal permitted uses within the M-2, Heavy Manufacturing Zone, is food manufacturing. Additionally, the manufacturing, compounding, processing, canning or packaging of products such as bakery goods is also allowed. The flour silo is essential to Le Chef in their making of artisan bread at the site.

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

Finding:

The proposed silo and all appurtenant equipment will be painted to match the existing building. Moreover, the height of the silos and appurtenant equipment will not exceed the height of the building. Because of the matching paint and height limitation coupled with their location within the recessed area of the truck well, the silo will not have an adverse visual impact on the building or to the general appearance of the area.

(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 building or structures.

Finding:

The proposed flour silo is necessary for the production of artisan bread. Without the silo, the business could not function. Steel is an appropriate material for silos. Composition wise, steel is not consistent with a concrete tilt-up building, however, when considering the location of the silo, its height and that it will be painted to match the color of the building, the silo will not adversely impact the proportion and harmony of the various elements of the existing building.

Environmentally, the silo will replace the need to use hundreds of paper bags of flour daily. As a result, fewer trees are killed to produce paper. By utilizing the silo, Le Chef is able to fully use all of the flour. When a bag of flour is opened, there is typically residual flour remaining in the bag or flour is spilled. The residual flour cannot be used and spilled flour is messy and flour dust is potentially explosive. With the use of the silo, the flour is automatically deposited into a mixer by pushing a button. The alternative of having workers lift a 50 pound bag of flour and cut it open, has a high potential for injury.

(D) That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter (Zoning Chapter 155).

Finding:

The proposed project does not involve landscaping or fencing nor is landscaping or fencing required screening for the silo.

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

Finding:

Staff's goal was to allow for the construction of a silo that was consistent with the City regulations and at the same time, allow Le Chef's to successfully operate its business. The proposed silo allows for both

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

Finding:

The design and location of the silo were not significantly restricted or curtailed by the requirements of the City's zoning regulations. City Staff made suggestions and presented options to the architect to screen the tank from view of Painter Avenue, a public street. The painting of the silo, its proposed location, height and appurtenant equipment will effectively not be visible from a public street

ENVIRONMENTAL IMPACT ASSESSMENT –IS/MND/MMRP Prepared

An Initial Study (IS), Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) was previously prepared for the previously-approved ±41,046 sq. ft. concrete tilt-up building and appurtenant improvements. City staff has concluded that although the proposed project, as a whole, could have a significant effect on the environment, there will not be a significant effect with the incorporation of mitigation measures pertaining to Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water, Mineral Resources, Noise, Public Services, Transportation and Circulation, and Utilities. The City, therefore, prepared and adopted a Mitigated Negative Declaration (MND), and a Mitigation Monitoring and Reporting Program (MMRP) for the proposed Project. The IS/MND and MMRP reflected the independent judgment of the City of Santa Fe Springs and the environmental consultant, Blodgett Baylosis Environmental Planning, and recognizes project design features, previous environmental evaluations, and standard construction and engineering practices, as contributing to avoidance of potential impacts.

Any impacts associated with the proposed silo is within the rubric of the previously-approved IS/MND/MMRP; therefore, no additional environmental documents are required,

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et. Seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed CUP was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on April 28, 2017. The legal notice was also posted at Santa Fe Springs City

Hall, the City Library and the City's Town Center and published in a newspaper of general circulation (Whittier Daily News) on April 28, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

CONDITIONS OF APPROVAL:

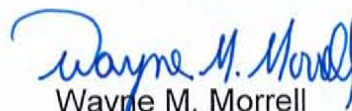
PLANNING AND DEVELOPMENT DEPARTMENT:

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

1. That the proposed silo and appurtenant equipment shall be painted a color to match the adjacent building on the subject property and thereafter continuously maintained in a state of good condition.
2. That the height of the silo and any appurtenant equipment shall not exceed the height of the proposed building.
3. That the applicant shall indemnify, protect, defend and hold harmless from and against any and all claims, liabilities and costs, including attorney's fees, arising from CEQA challenges and subsequent environmental review for the Project and any or all entitlements and approvals issued by the City in connection with the Project.
3. 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.
4. That the final site 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.
5. 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.
6. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc.
7. That the applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of

Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.

8. 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.
9. That the applicant understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
10. That the applicant understands and agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the DPA 924, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
11. That unless otherwise specified in the action granting development plan approval and or conditional use permit approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.


Wayne M. Morrell
Director of Planning

Attachments:

1. Location Aerial
2. Site Plan- Overall (Showing Elevations and Perspectives A and B)
3. DPA Application

LOCATION AERIAL



City of Santa Fe Springs-Location Aerial-Development Plan Approval Case No. 924
10488 Painter Avenue –Le Chef Bakery

DPA 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:

RECORD OWNER OF THE PROPERTY:

Name: JV Property Management Company, LLC Phone No: 323-888-2929
Mailing Address: 7547 Telegraph Road, Montebello, CA 90640

Fax No: 323-888-2936 E-mail: jonathan@lechef.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): _____

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

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

Jonathan Lau

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.

DPA APPLICATION CONTINUED

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): Jonathan Lau
 Mailing Address: 7547 Telegraph Road, Montebello, CA 90640
 Phone No: 800-585-3243
 Fax No: 323-888-2936 E-mail: jonathanl@lechef.com
 Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, _____, being duly sworn, depose and say that I am
 the petitioner in this application for a 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: _____
 (If signed by other than the Record Owner, written
 authorization must be attached to this application)

(seal)

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

WITNESS my hand and official seal

Notary Public

FOR DEPARTMENT USE ONLY.	
CASE NO:	<u>14 DPA</u>
DATE FILED:	_____
FILING FEE:	<u>\$1,140.00</u>
RECEIPT NO:	_____
APPLICATION COMPLETE?	<u>N</u>



PUBLIC HEARING

Amendment to Alcohol Sales Conditional Use Permit Case No. 60

Amendment to Alcohol Sales Conditional Use Permit Case No. 60 to allow the ownership transfer and continued operation and maintenance of an alcohol beverage sales use for on-site consumption in association with a family restaurant operating as Mr. Sushi at 11227 Washington Boulevard, within the C-4 (Community Commercial) Zone. (Chris Bin Xu for Koya Suchi)

RECOMMENDATIONS

That the Planning Commission:

1. Open the Public Hearing and receive any comments from the public regarding the Amendment of Alcohol Sales Conditional Use Permit Case No. 60 and thereafter, close the Public Hearing; and
2. Find that Amendment of Alcohol Sales Conditional Use Permit Case No. 60 meets the criteria for "Existing Facilities" pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project pursuant to Section 15301-Class 1 of CEQA; consequently, no other environmental documents are required by law; and
3. Approve the Amendment to Alcohol Sales Conditional Use Permit Case No. 60 subject to the conditions of approval and subject to a compliance review report within one-year, no later than June 12, 2018, to determine if the business is being conducted in compliance with the conditions of approval.

BACKGROUND

The Planning Commission and the City Council, at their respective meetings of December 11, and December 13, 2012, approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 60 to allow the storage and sale of alcoholic beverages for on-site consumption. The initial approval was requested and granted to the owner of Mr. Sushi restaurant. In June of 2014, the restaurant was sold but the new owner could not obtain ownership of an ABC License, and therefore operated the restaurant without the sale of alcoholic beverages for over two-years. To avoid the revocation process pursuant to Section 155.811¹ of the City's Zoning Code, the

¹ Section 155.811 requires permits which are not in use over a 1-year period to be revoked.

owner requested to place ASCUP Case No. 60 in a "dormant" status until they could obtain a valid ABC license.

The previous owner never obtained an ABC license, and the business was sold again. The new operator and owner, Mr. Chris Bin Xu, is currently in the process of obtaining a new ABC License to sell alcoholic beverages from the location. Considering that ABC requests that all Permits be placed under the applicant's name and current use, the Applicant is before the Planning Commission requesting the Amendment of Alcohol Sales Conditional Use Permit Case No. 60 to continue the operation and maintenance of the alcohol sales for on-site consumption.

ENVIRONMENTAL DOCUMENTS

Staff finds and determines 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.

ZONING ORDINANCE REQUIREMENTS

Section 155.628 (B), regarding the sale or service of alcoholic beverages, states the following:

"A Conditional Use Permit shall be required for the establishment, continuation or enlargement of any retail, commercial, wholesale, warehousing or manufacturing business engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for such uses, the Planning Commission and City Council shall consider, among other criteria, the following:

a. Conformance with parking regulations.

The restaurant is within the Santa Fe Springs Marketplace located on the northeast corner of Norwalk Boulevard and Washington Boulevard; a retail shopping center with its own independent parking. On-site parking is available in the front portion of the center and in the rear. The rear parking area is designated parking for employees. The shopping center overall is in compliance with the current parking requirements.

b. Control of vehicle traffic and circulation.

The subject property has on-site vehicle circulation with several ingress and egress driveways each on Norwalk Boulevard and Washington Boulevard. The property also provides on-site vehicle circulation.

c. Hours and days of operation.

The subject location will operate from 11 a.m. to 9:30 p.m. seven days per week.

d. Security and/or law enforcement plans.

As part of the conditions of approval, the Applicant is required to submit and maintain a Security Plan.

e. Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.

The proposed restaurant is within walking distance to schools, child nurseries and religious facilities. The restaurant is a family oriented activity which will allow children into the premises. The proposed conditions of approval and the ABC regulations are designed to mitigate any potential negative impacts.

f. Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.

The proposed restaurant is within walking distance to other retail uses and restaurants selling alcohol beverages. Each use within the City is regulated by a conditional use permit, the City's Municipal Code, and ABC's regulations; businesses outside of the City's boundary are regulated by the County and ABC. These established regulations minimize any negative impacts usually associated with over concentration of alcoholic beverage establishments.

g. Control of noise, including noise mitigation measures.

The subject site does not generate any audible noises out of character with other commercial and retail establishments in the area.

h. Control of littering, including litter mitigation measures.

As part of the conditions of approval, the Applicant, and/or his employees, are required to maintain the property free of trash and debris; moreover, the City's Property Maintenance Ordinance prohibits trash and debris on any property within the City.

i. Property maintenance.

The shopping center is well maintained. As part of the conditions of approval, the Applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.

j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive

police incident responses resulting from the use.

Within the initial approval of this Permit, Staff generated conditions of approval to mitigate or fully eliminate any negative impacts. It should be noted that some of the listed activities are out of the control of the Applicant and/or his employees, nevertheless, the Applicant has been made aware that they should call the Whittier Police Department whenever these activities take place.

SURROUNDNG ZONING AND LAND USE

The subject property is within the Community Commercial (C-4) Zone. The properties to the east, west and south are also within the C-4 Zone and within the City of Santa Fe Springs; those properties are developed with retail uses, restaurants and auto repair shops. The properties to the north are within the unincorporated area of Los Angeles County and developed with residential uses (apartments and single family residential units). It should be noted that a concrete block wall separates the commercial center from the residential areas (see attached picture).

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Alcohol Sales 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 May 31, 2017. The legal notice was also published in the local newspaper on June 1, 2017, and posted in Santa Fe Springs City Hall, the City Library and Town Center on May 31, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of June 5, 2017, Staff has not received any inquiries regarding the proposal.

CALLS FOR SERVICE

Within the past year, there have not been any calls for service registered to the location.

STAFF CONSIDERATIONS

After conducting an on-site inspection, Staff found that the establishment is in compliance with City Codes. Staff believes that if the business continues to be conducted in compliance with the conditions of approval within this report, and ABC's regulations, the business will continue to operate in harmony with the surrounding area and not pose a significant risk or nuisance to patrons, neighboring businesses or the general public.

CONDITIONS OF APPROVAL

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall be subject to the revocation process if the restaurant use is terminated, closed, or modified to another type of use.
2. That outdoor seating and/or dining is not permitted at any time.
3. That the sale of alcoholic beverages shall only be permitted during the normal hours of business each day of the week, or as required by the Alcohol Beverage Code.
4. That the Type 41 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption off the subject premise.
5. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased by customers on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
6. That the Applicant shall be responsible for maintaining control of litter on the subject property and the immediate adjacent properties as a result of the business.
7. That the Applicant and/or his employees shall not allow 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.
8. That there will be a corporate officer or manager, 25 years of age or older, on the licensed premises during all public business hours, who will be responsible for the business operations. The general manager and any newly/subsequently hired manager(s), of the licensed premise shall obtain an ABC Manager's Permit within two-months of the hire date.
9. That the Applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
10. That the Applicant shall not have upon the subject premises any other alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee

is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.

11. That the Applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
12. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic drinks from customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.
13. That the Applicant and/or his employees shall not permit any person less than 21 years of age to sell alcoholic beverages.
14. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
15. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Department of Planning.
16. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.
17. That the Applicant shall maintain digital video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
18. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
19. That security personnel shall not perform any law enforcement functions; instead, security personnel shall report immediately to the Whittier Police Department all incidents in which a person could be charged with a misdemeanor or a felony offense.
20. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, law enforcement personnel; and, shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

21. That in the event the Applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
22. That this permit is contingent upon an updated security plan which must be submitted within (60) days of the effective date of this Conditional Use Permit approval. The updated security plan shall address the following for the purposes of minimizing risks to the public health, welfare, and safety:
 - (A) A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
 - (C) A description of how the Applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the security plan to assure the protection of the public's health, welfare, and safety.
23. That this Permit shall be subject to a compliance review in one year, prior to June 12, 2017, to ensure the alcohol sales activity is still operating in strict compliance with the original conditions of approval.
24. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
25. That ASCUP Case No. 60 shall be subject to any other conditions the

Planning Commission may deem necessary to impose.

26. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.

A handwritten signature in black ink, appearing to read 'Dino Torres', with a long horizontal line extending to the right.

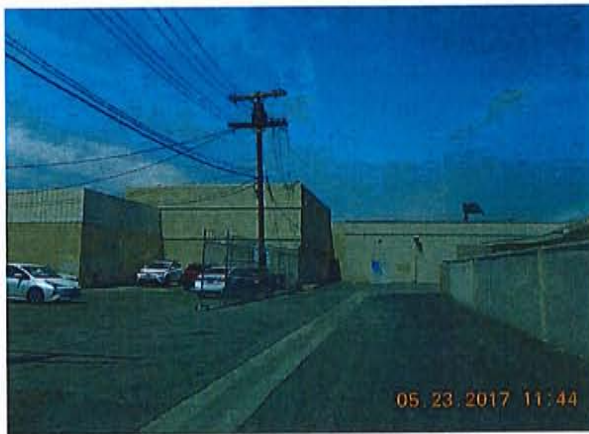
Dino Torres
Director of Police Services

Attachment(s)

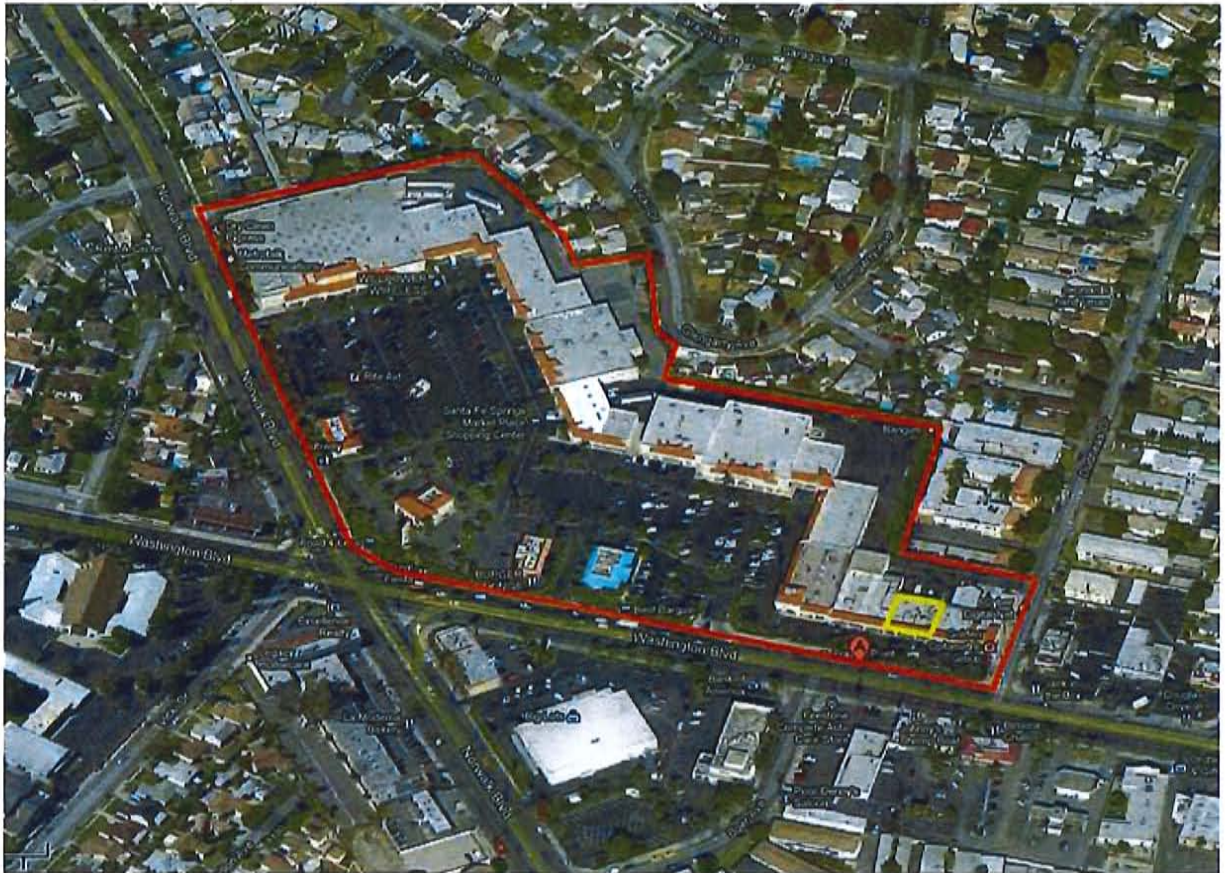
1. Site Pictures
2. Location Map



Front view of Koya Sushi and adjoining businesses.



Rear view of Koya Sushi and concrete block separation wall.



SANTA FE SPRINGS

LOCATION MAP

Amendment to Alcohol Sales Conditional Use Permit Case No. 60
11227 Washington Blvd
Koya Sushi



PUBLIC HEARING

Conditional Use Permit Case No. 687 and Modification Permit Case No. 1277

A request for a Conditional Use Permit to allow the establishment, operation, and maintenance of an indoor gymnastic school and indoor recreational use within three (3) existing 6,408 square foot units (unit 1, 2 and 4); and a request for a Temporary Modification of Property Development Standards to not provide twelve (12) required on-site parking stalls related to the proposed use, at 11947 Florence Avenue (APN: 8009-025-057), within the M-2, Heavy Manufacturing, and BP, Buffer Parking, Zone. (Spirit Gymnastics)

RECOMMENDATIONS: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Conditional Use Permit Case No. 687 and Modification Permit Case No. 1277, 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 §155.716 of the City's Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that the applicant's request meets the criteria set forth in §155.697 of the City's Zoning Regulation, for the granting of a Temporary Modification Permit; and
- Find and determine that the project is categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is required by law; and
- Approve Conditional Use Permit Case No. 687 and Modification Permit Case No. 1277, subject to the conditions of approval as contained with the staff report.

LOCATION / BACKGROUND

The subject site, located at 11947 Florence Ave, comprised of a single parcels (APN: 8009-025-057) measuring 90,501 square feet (2.08 acres), is located on the northwest corner of Florence Avenue and Hathaway Drive. The property is zoned M-2 (Heavy Manufacturing) and BP (Buffer Parking). Properties to the north, east, and west are zoned M-2 and consist of various industrial uses; and properties to the south are zoned R-3-PD (Multiple-Family Residential with Planned Development Overlay) and consist of multiple-family residential development.

The 90,501 square feet site consists of one multi-tenant industrial buildings totaling approximately 39,128 square feet with 82 parking stalls. The building was constructed in 1989 along with seven (7) other industrial concrete tilt-up buildings along Hathaway Drive and Florence Avenue (DPA 489), and are generally occupied by various industrial uses.

The applicant, Spirit Gymnastic, is proposing to utilize three (3) 6,408 square feet units (unit 1, 2 and 4) as a gymnastic school and indoor recreational use. Specifically, the proposed use will offer tumbling classes, gymnastics classes and open gym workout. Per Section 155.243 (J) (4) and 155.243 (L) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required before commencement of such operations. As a result, Spirit Gymnastics has filed an application for said permit as required by the Zoning Regulations.

In addition, the applicant is concurrently requesting a temporary modification of property development standards to not provide twelve (12) on-site required parking stalls associated with the proposed indoor recreational facility use.

PROJECT DESCRIPTION**Details of Proposed Use**

As mentioned previously, Spirit Gymnastics will be operating three (3) units (unit 1, 2 and 4) for their gymnastic school indoor recreational operation. The floor plan details that all three units will consist of office area, restrooms, storage and recreation area. According to the submitted materials, Spirit Gymnastics will have an average class size ranging from five (5) to ten (10) kids at a time per unit. Their target age group is between five (5) to fourteen (14) years old. In addition, they will also offer open gym workouts where gymnasts, cheerleaders, and dancers can come and practice. Floor rental to cheer program is also available upon request. The projected maximum number of people within all three (3) units is 40.

Proposed Hours of Operation

The proposed hours of operations will be 3:00 PM to 11:00 PM, Monday to Friday, and 9:00 AM to 8:00 PM, Saturday to Sunday.

Parking

A total of fifty-five (55) parking stalls will be required for the proposed gymnastics school and indoor recreation use.

- 12,816 square feet of mat area for the gymnastic school, from unit 2 and 4, which is proposed to occupy a maximum of forty (40) people: One (1) parking space for each classroom and lecture hall and one (1) parking space for each one and one-half (1.5) students the school is designed to accommodate = 29 stalls; 6,408 square feet of recreational area for indoor recreational use, from unit 1: one (1) stall per 250 square feet = 26 stalls

Upon review of the proposal, because it is considered an intensification of use, staff determined the proposed use and its related required parking demand will create a deficit of twelve (12) parking stalls on the subject property. Per City parking standards, the proposed use has a parking requirement of 55 stalls, resulting in a total parking requirement for the subject site of 94 parking stalls. The subject site is fully developed and currently provides 82 parking stalls. As a result, the applicant has submitted an application for a Temporary Modification of Property Development Standards Permit to allow for said deficit of required parking stalls.

ZONING CODE REQUIREMENT

Pursuant to Section 155.246 (J) (4) and 155.243 (L) of the Zoning Regulations, public, private, or quasi-public uses of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (J) (4)	<u>Section 155.243 (J) (4)</u> The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (J) Also the following: (4) Business, technical, trade or professional schools.
155.243 (L)	<u>Section 155.243</u> The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (L) Public, private, or quasi-public uses of an educational or recreational nature.

COMMISSION'S CONSIDERATIONS**CONDITIONAL USE PERMIT CASE NO. 687**

In accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall give consideration to the following:

- 1) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- 2) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

Staff believes that the applicant's request meets the criteria required by Section 155.716 of the City's Zoning Regulations for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

1. **That the proposed school and indoor recreational facility use will not be detrimental to persons or property in the immediate vicinity for the following reasons:**

The subject site is located within the M-2 (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial. A Business, technical, trade or professional schools and an indoor recreational facility use would be consistent with the current zoning and land use designation. Additionally, the project site is generally surrounded by office and warehouse uses which would be compatible with the proposed use.

The primary concern would be to ensure that there is sufficient parking to accommodate the customers of the proposed use. As aforementioned, upon review of the proposal, staff determined the proposed use and its related required parking demand will create a deficit of twelve (12) parking stalls on the subject property. As a result, the applicant has submitted an application for a Modification of Property Development Standards (MOD) Permit to allow for said deficit of required parking stalls. With staff's recommendation, a parking survey was included as part of the application materials to better understand the existing parking demand of the subject site. Upon review of the survey provided by the applicant, and staff's independent parking survey, it is staff's opinion that the site could accommodate the parking demand associated with the proposed use (findings in support of the MOD are forthcoming).

Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, staff finds that the proposed indoor recreational facility will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity.

2. **That the proposed school and indoor recreational facility use has been designed to preserve the general appearance and welfare of the community for the following reasons:**

No exterior modifications to the existing building or parking area are proposed. Additionally, day-to-day functions of the proposed use will be conducted indoors. Staff therefore finds that since the site characteristics will remain practically unchanged, the proposed use will preserve the general appearance and welfare of the community.

MODIFICATION PERMIT CASE NO. 1277

In accordance with Section 155.697 of the City's Zoning Regulations, the applicant for temporary modification of development standards shall be exempt from the requirements of § 155.694 or 155.695 and 155.696, but shall be required to show that the following conditions apply:

(A) That there are hardship involved with immediate compliance with certain property development standards.

(B) That the modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.

Staff believes that the applicant's request meets the criteria required by Section 155.697 of the City's Zoning Regulations for the granting of a Temporary Modification Permit.

The reasons for the findings are as follows:

A. That there are hardship involved with immediate compliance with certain property development standards.

The site is fully developed; as such, there is no available space on the subject property to provide the additional twelve (12) on-site required parking stalls. The only alternatives would be to reduce the number of maximum students, reduce the recreational area by 3,000 sq. ft., or a combination of the two. Unfortunately, that would result in significant impact to the operation and/or a less desirable area for gymnastic class. All available alternatives have the potential to strictly handicap their ability to attract their desired clientele, families with kids in different age groups.

B. That the modification, if granted, would not be detrimental to the public welfare or to the property of other in the area.

Granting the Modification Permit request would not be detrimental to other persons, properties in the area, or the community in general. In support of their application, the applicant conducted a parking survey to determine the availability of parking stalls. The applicants parking survey was conducted on six separate dates, with two counts

done on each date. It was found that, at a minimum, there remained 62 parking stalls available. It should be noted that staff conducted its on parking survey to confirm the results of the submitted parking survey, which was consistent with the submitted application materials. The two parking surveys are provided an attachment to this report. Based on these factors, staff believes that the modification, if granted, would not be detrimental to other persons or properties in the area, nor be detrimental to the community in general.

STAFF REMARKS

Based on the findings set forth in the staff report, Staff find that the applicant's request meets the criteria set forth in §155.716 and §155.697 of the City's Zoning Regulations for the granting of a Conditional Use Permit and a Modification Permit, respectively.

STREETS AND HIGHWAYS

The subject site has frontage on Florence Avenue and Hathaway Drive; Florence Avenue is designated as a "Major Highway"; while Hathaway Drive is designated as "Local Street" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

Industrially zoned areas generally surround the subject site. Properties to the north and east are zoned M-2 and consist of various industrial uses; properties to the west are also zone M-2 and consist of the Hathaway Museum; properties to the south are zoned R-3-PD and consist of multi-family residences.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 31, 2017. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on May 31, 2017, and published in a newspaper of general circulation (Whittier Daily News) May 31, 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 proposed project.

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, along with consultation of an outside environmental firm, staff intends to file a Notice of Exemption (if the Planning Commission agrees),

specifically Class 1, Section 15301 – Existing Facilities of the California Environmental Quality Act (CEQA). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

As aforementioned, the project only entail the establishment, operation, and maintenance of an indoor gymnastic school and indoor recreational use, with no interior modifications (alterations) or changes to the exterior façade. Staff finds that the project meets the criteria stated above and believes the school and indoor recreational facility use will not be detrimental to persons or property in the immediate vicinity. Consequently, 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:

Conditional Use Permit

The Planning Commission may grant, conditionally grant or deny approval of a conditional use permit plan based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions of approval shall be: binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

Modification Permit

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a modification from requirements of property development standards set forth in the City's Zoning Regulations when it is found that the strict and literal interpretation of such provisions would cause undue difficulties and unnecessary hardships inconsistent with the intent and general purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny a modification based on the evidence submitted and upon its own study and knowledge of the circumstances.

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

1. The Applicant shall provide approved exit signs above exit access doors which are readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. Exit signs shall meet the requirements of the currently adopted California Fire Code.

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

2. 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.

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

3. That Conditional Use Permit No. 687 allows for a gymnastics school and with indoor recreational facility within three (3) 6,507 sq. ft. units (unit 1, 2, and 4) located at 11972 Florence Avenue. Specifically, the proposed use will offer tumbling classes, gymnastics classes, open gym workout, and space rental for recreational use. Approval of Conditional Use Permit No. 687 is contingent upon approval of Modification Permit Case No. 1277.
4. That Modification Permit Case No. 1277 allows for a temporary twelve (12) parking stalls reduction to the minimum parking development requirements associated with the subject property. Said temporary parking reduction is specific to the subject gymnastics school with indoor recreational facility use. Any modification to the operation shall be subject to prior review and approval by the Director of Planning or his/her designee.
5. That the proposed gymnastic school with indoor recreational 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 permits to be obtained, plans to be submitted, reviewed, approved, and field inspected with a final approval granted by the City Fire Department and Building Division. The building shall not be occupied for such use until such time that this process has been completed.

6. That all activities related to the gymnastic school and indoor recreational use 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 and the Fire Marshall or designee.
7. That all vehicles associated with the business shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
8. 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 clients not to loiter or make loud noises outside of the building before or after each activity session.
9. That in the event noise levels outside of the subject unit 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.
10. That the applicant shall continually provide a waiting area indoors to prevent and discourage clients from waiting outside.
11. That the applicant shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.
12. That the days and hours of operation shall be 3:00 PM to 11:00 PM, Monday to Friday, and 9:00 AM to 8:00 PM, Saturday to Sunday. Any modification to the days and hours of operation shall be subject to prior review and approval by the Director of Planning or his/her designee.

13. That there shall be no on-site kitchen facilities or preparation of food and drinks without prior approval from the Director of Planning or his/her designee.
14. That the indoor recreational 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. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee. At that time, staff will determine if administrative relief is available or if the conditional use permit must be amended.
15. That the applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.
16. 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).
17. That Conditional Use Permit Case No. 682 shall be subject to a compliance review in one year, on or before July 11, 2018. Approximately three (3) months before June 12, 2018, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
18. That the applicant understands and agrees that any future changes to the floor plan whereby the square footage of activity area is increased, the subject Modification Permit would need to be approved and otherwise amended by the Planning Commission.
19. That the current 82 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.
20. That, in the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking issues.

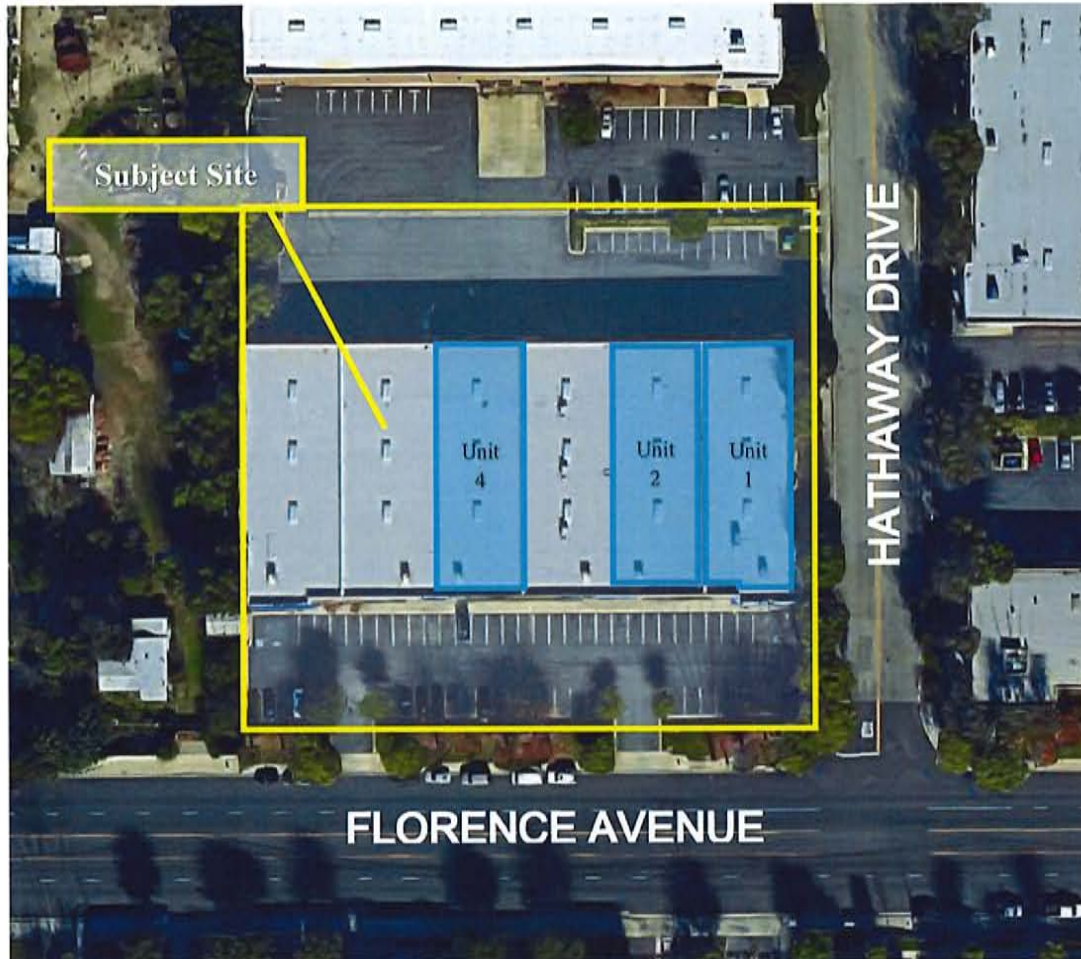
21. That the Department of Planning and Development shall first review and approve all sign proposals. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
22. 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.
23. That the applicant, Spirit Gymnastics, 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.
24. 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.
25. 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. Plans (Site Plan, Floor Plan)
3. Business Operations Outline
4. Parking Survey
5. Conditional Use Permit Application
6. Modification Permit Application
7. Landlord Approval Letter

Aerial Photograph



Conditional Use Permit Case No. 687

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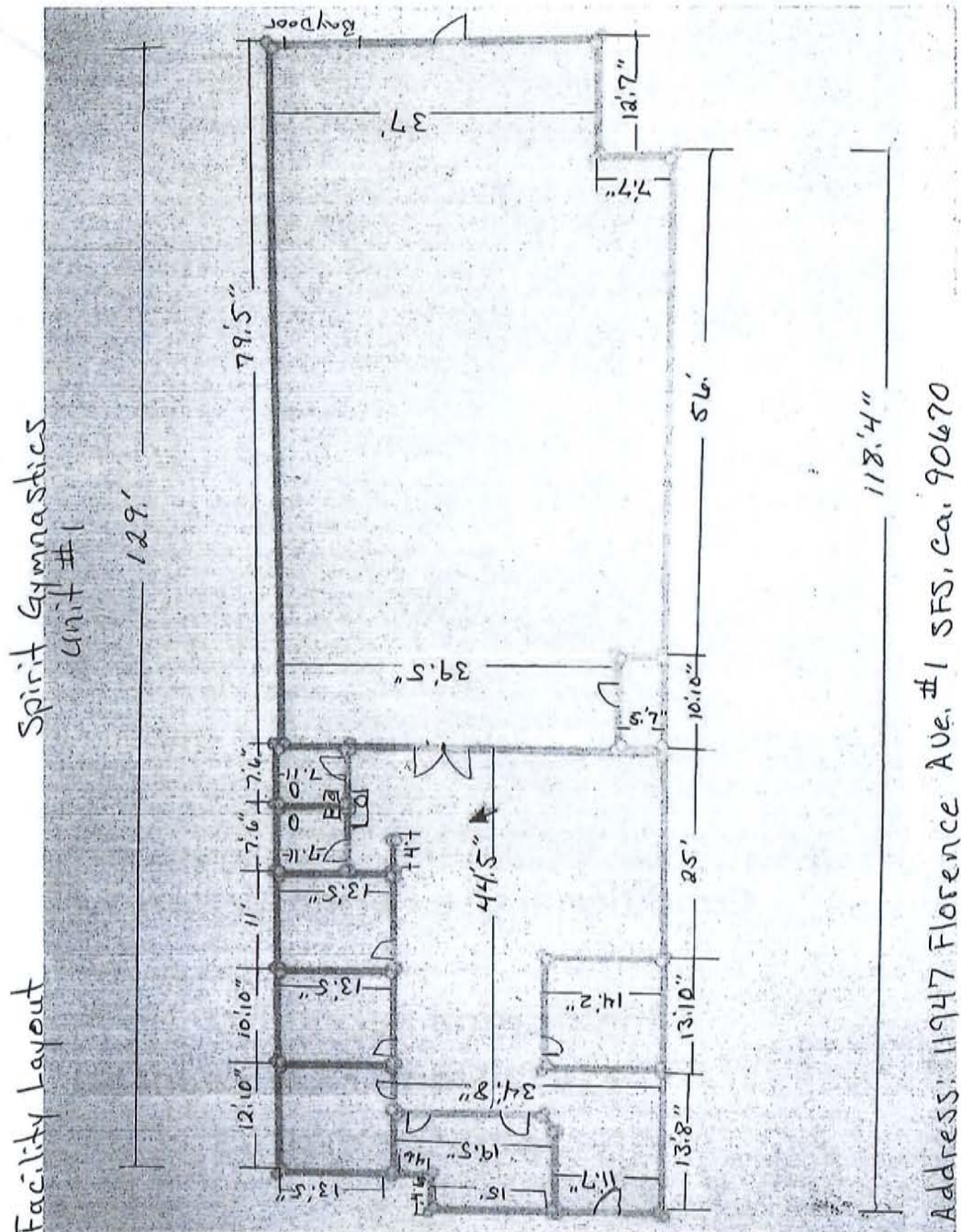
Modification Permit No. 1277

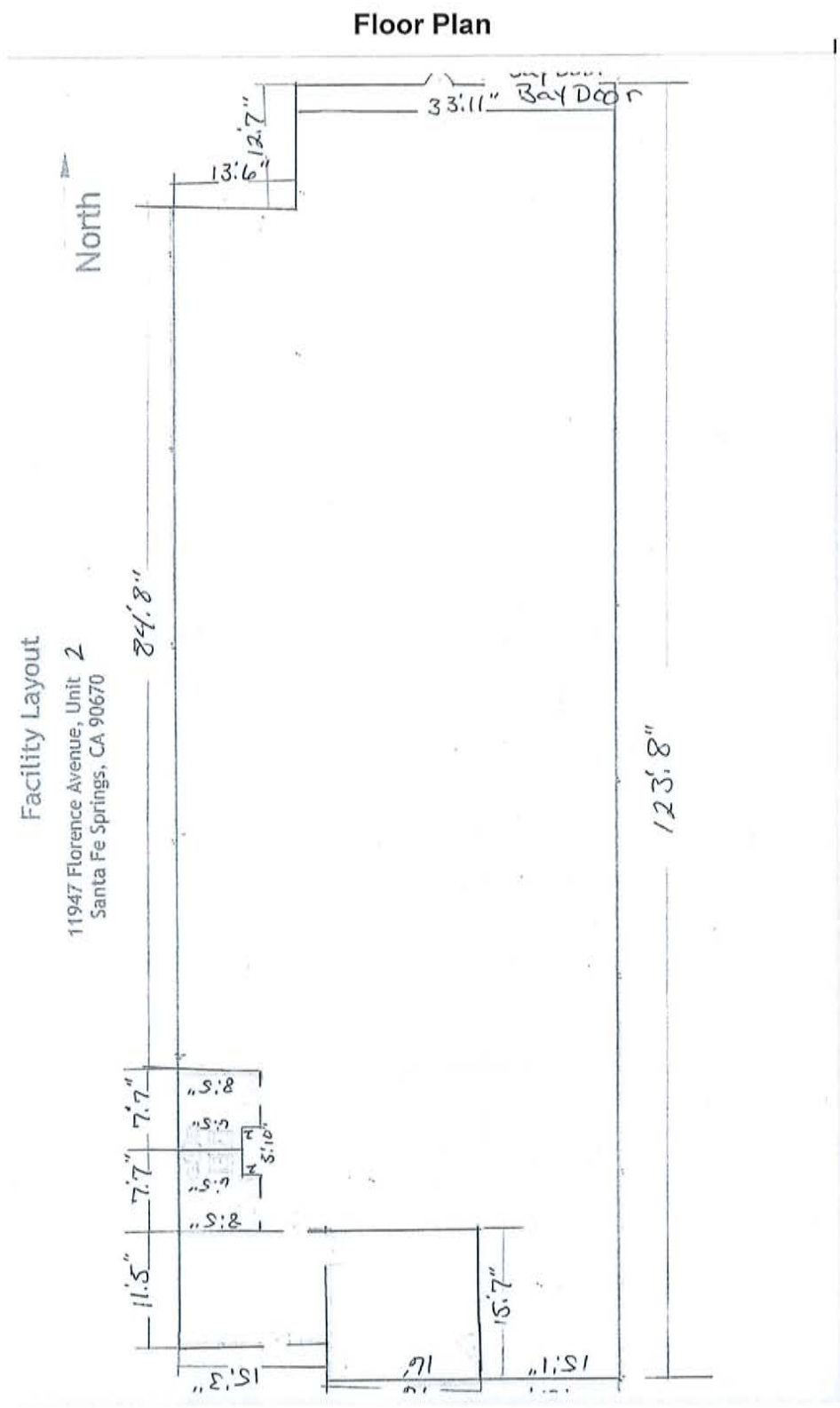
11972 Florence Avenue

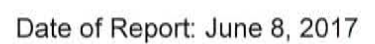
Spirit Gymnastics



Floor Plan







Business Operations Outline

Spirit Gymnastics, LLC
11947 Florence Ave. unit 4 Santa Fe Springs, CA 90670
Phone: 562-232-4452

March 8, 2017

City of Santa Fe Springs

To Whom It May Concern,

Our main hours are 3pm to 11pm Monday – Friday

9am to 8pm Saturday – Sunday

Nature of our business: Instructing gymnastics & cheer classes, Competitive Gymnastics team, along with renting the floor to other organizations.

Spirit's tumbling classes have an average of 5 to 10 kids. Our target age group is 5 to 14 years old. We have a couple of classes that are 14 & up. We also offer Open Gym workouts where gymnasts, cheerleaders, dancers and including Break dancers, anyone who needs a place with lots of matting mirrors and a large space to come and practice whatever they are working on. We have a snack shack area that sells vending machine type items. We also have a small pro shop that sells items to the nature of our sport. (Ex. Tape, wrist supports, t-shirt with our logo, and a few leotards and shorts.)

We are available for floor rental at any time. Normally those who rent out our floor are from School cheer programs, All Star Cheer programs, Pop Warner cheer, city Park and recreation cheer or gymnastics programs. Floor rental is defined by another team or group that rents out our competition cheer spring floor. Those renting the floor have no claim to Spirit Gymnastics business or the building that we lease. (Ex. We are like a Swap Meet where the vendor (customer) just rents space for a moment in time.)

Ventilation: The 2 offices have air conditioning. The warehouse has a Bay door plus a back door along with the front door. We also have 3 large sky lights down the center of the warehouse that has ventilation around the entire base. Both offices have large fans and the warehouse has 5 large industrial fans.

Max # of Occupancy: As a rule our normal occupancy is from 5 to 20 people. On rare occasions it may go over that into the 20 to 35 people. We do not plan on having more than 45 people in at one time.

Should the nature of the operation or number of people that we plan on being in this facility change, Spirit Gymnastics would go to the City of Santa Fe Springs and get the proper permits in order to stay in compliance with the Cities regulations.

Spirit Gymnastics LLC would like to thank the city of Santa Fe Springs for giving us a place to call home. You would be giving us the opportunity to reach out to the kids of this city as well as the surrounding cities. In today's world where the majority of the kids are out of shape and heading for unhealthy life style, we provide a place to have fun while getting in shape. We contribute to keeping kids off the street and from just hanging out getting into mischief that leads to trouble. Most cheerleading environments are not very safe; it has always been my dream to provide a safe place with proper matting and for those who have to work out outside to have a place to get away from the inclement weather. By you giving us this opportunity you will be a part of reaching out to the residents of this city and those surrounding this city.

Sincerely,

Tammy Asam
Sprit Gymnastics – Owner
Spirit Gymnastics, LLC

Parking Survey

Spirit Gymnastics LLC

11947 Florence Avenue No. # 1, 2, 4

DATE	DAY OF WEEK	TIME	# OF AVAILABLE STALLS
3-30-17	Thur	6:30 pm	72
3-31-17	Fri	5:30pm	70
3-31-17	Fri	8:00pm	62
4-3-17	Mon	6:30pm	74
4-3-17	Mon	8:00pm	72
4-4-17	Tue	6:30pm	65
4-4-17	Tue	8:00pm	72
4-5-17	Wed	6:30pm	75
4-5-17	Wed	8:00pm	70
4-6-17	Thur	6:30pm	71
4-6-17	Thur	8:00pm	75
4-7-17	Fri	6:30pm	72
4-7-17	Fri	8:00pm	64

* Total parking stalls within the property totals 82

Conditional Use Permit Application



City of Santa Fe Springs
Application for
CONDITIONAL USE PERMIT (CUP)

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 11947 Florence Ave Unit # 1, 2, 4
Santa Fe Springs, Ca. 90670

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary)

Record Owner of the property: Hathaway II, LLC
Name: Stephanie Karpinski Phone No: 858-625-4100
Mailing Address: 4445 Eastgate Mall #210 Date of Purchase: _____
Fax No: 858-478-0018 E-mail: _____
Is this application being filed by the Record Owner? NO
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:
Name: Tammy Asam Phone No: 562-881-3527
Mailing Address: 11947 Florence Ave #4 SFS Ca 90670
Fax No: Same E-mail: spirit@spiritgymnastics.info
Describe any easements, covenants or deed restrictions controlling the use of the property: _____

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):
Instructing gymnastics & cheer classes, competitive gymnastics team, Aero & Tumbling, along with renting the floor to other organizations on hourly basis so they can practice their sport.

NOTE

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

Conditional Use Permit Application (Cont.)CUP Application
Page 2 of 3**JUSTIFICATION STATEMENT****ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT**

1. Explain why the proposed use is essential or desirable in the location requested.

This Building fits our Business for size, functionality in the city we prefer, with good Traffic Location

2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

We reach out to the community to provide a safe place for their children to be active in a sport.

3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?

these items are not Part of our Business.

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

our Business is after school hour for the most Part. Normally other bus. are closed soon after we open

5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.

1

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

Spirit Gymnastics LLC.
11947 Florence Ave. 1, 2, 4
Santa Fe Springs, Ca. 90670

Conditional Use Permit Application (Cont.)



CITY OF SANTA FE SPRINGS
ACCEPTANCE OF RESPONSIBILITY FOR CONDUCTING A BUSINESS,
TECHNICAL, TRADE OR PROFESSIONAL SCHOOL PRIOR TO OBTAINING THE
REQUIRED PLANNING ENTITLEMENTS

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

The undersigned declare as follows:

I, Tammy Asam / Spirit Gymnastics HEREBY STATE THAT I am the APPLICANT authorized by the agent of the owner of property located at 11947 Florence Avenue, Suite #4, Santa Fe Springs, California. I am proposing to occupy the building and conduct classes for the above-referenced property and I understand and fully acknowledge that in doing so prior to obtaining Conditional Use Permit Approval or other planning entitlements as may be required for the building project, that I assume all financial risks and other obligations if the project is denied, modified or changed in a way for any reason by the City's approval bodies. I will defend and hold harmless the Planning Commission, Community Development Commission, City Council, City and its employees should the use be denied and/or modified as a result of changes in the project required by the subject planning entitlements.

I certify under penalty of perjury that the foregoing is true and correct.

Executed at SFS City Hall, California, this 16 day of April 2008.

Name: (please print) Tammy Asam

Signature: Tammy Asam

Title: owner

Gustavo R. Velasco, Mayor • Louie Gonzalez, Mayor Pro Tem
 City Council
 Betty Putnam • William K. Rounds • Joseph D. Serrano, Sr.

Conditional Use Permit Application (Cont.)CUP Application
Page 3 of 3**PROPERTY OWNERS STATEMENT**

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

Name (please print): Spirit Gymnastics LLC
 Mailing Address: 11947 Florence Ave. #4
 Phone No: 562-232-4452
 Fax No: SAME E-mail: spirit@spiritgymnastics.info
 Signature: Tammy Asam

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

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

WITNESS my hand and official seal

 Notary Public

FOR DEPARTMENT USE ONLY

CASE NO: CUP 687

DATE FILED: 4/16/2018

FILING FEE: _____

RECEIPT NO: _____

APPLICATION COMPLETE? _____

Modification Permit Application

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

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

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection):

11947 Florence Ave #4, 2, 1
SFS Ca 90670

Legal description of property:

Record Owner of Property:

Name:

Hathaway II LLC

Phone No: 858-625-4100 *

Mailing Address:

P.O. Box 749834 L.A. Ca. 90074-9834

Fax No:

858-678-0060

E-mail: Kmendez@westcore.net

The application is being filed by:

Kimberly Mendez

☒

Record Owner of the Property

Authorized Agent of the Owner

(Written authorization must be attached to application)

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

lessee

Describe the modification requested: Parking

NOTE

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

Modification Permit Application (Cont.)MOD Application
Page 2 of 3**JUSTIFICATION STATEMENT**

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

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

1. Explain how the modification request, if granted, will allow you to utilize your house in a more beneficial manner.
2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

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

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations. *Per regulation there are not enough Parking stalls.*
4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required. *we would no longer be able to do business here.*
5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area. *The majority of our business is after 5pm working hours when they do not have customers.*
6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general. *Most of our customers are after 5pm work hours when ~~the~~ most of the Buisnesses do not have customers. a large amount of our customers are drop off pick up.*

Modification Permit Application (Cont.)



March 30, 2017

Via Electronic Mail

Mr. Jimmy Wong
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

RE: 11947 E. Florence Avenue, Units 1, 2, and 4, Santa Fe Springs, California

Dear Mr. Wong:

Wellcorp Properties, LLC, as agent for Hathaway II, LLC, approves Tammy Asam's application submittal for a Modification Permit for the above referenced location. The Modification Permit shall be for her company, Spirit Gymnastics, to operate a gymnastics studio within the space.

If you have any questions, please feel free to contact Kimberly Mendez at 858-625-4100 extension 7179.

Thank you,

HATHAWAY II, LLC,
a California limited liability company

By: Wellcorp Properties, LLC,
a Delaware limited liability company,
as Agent for Owner

By: 
Name: Nick Markos
Title: Authorized Signatory

WESTCORE PROPERTIES, LLC

4435 Eastgate Mall, Suite 300 • San Diego, California 92121 • PH: 858/625.4100 • FAX: 858/678.0060



NEW BUSINESS

Appeal of Parkway Tree Removal Decision

Resident Requests Removal of Parkway Tree at 11025 Davenrich Street

RECOMMENDATION

That the Planning Commission:

- Reaffirm the decision of the Director of Public Works to deny the request by the property owner to have the City remove the parkway tree in front of 11025 Davenrich Street; and
- Deny the property owner at 11025 Davenrich Street a permit to remove the parkway tree at their own expense.

BACKGROUND

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

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

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

In this case Ms. Irma Miller, residing at 11025 Davenrich Street and Ms. Amanda Smith residing at 11031 Davenrich Street, are appealing the Director's decision to deny the removal of the parkway tree in front of Ms. Miller's home.

STAFF CONSIDERATIONS

The existing parkway tree in front of 11025 Davenrich Street is a Pine tree and has been checked by staff and the tree has been found to be healthy and in good condition and does not meet any of the criteria specified in the Parkway Tree Removal Policy. The Pine tree in question is a tree that is designated to be planted on 11025 Davenrich Street per the approved Parkway Tree Planting Master Plan.

Ms. Miller's removal request states that the large pine cones falling from the tree are damaging cars and her property. She fears that the tree droppings are a threat to their public safety. These concerns do not meet the approved criteria for tree removal.

In the event that the Planning Commission affirms the Director's decision to not remove the tree, the Planning Commission may choose to issue Ms. Miller a Parkway Tree Resident Removal Permit to remove the tree at her own expense. The decision by the Planning Commission shall be final.

Noe Negrete
Director of Public Works

Attachments:

1. Parkway Tree Removal Policy Adopted January 13, 2000
2. Parkway Tree Removal Request Forms
3. Tree Removal Denial Letters
4. Tree Removal Appeal Forms

January 6, 2000

MEMORANDUM TO THE HONORABLE CITY COUNCIL

COUNCIL MEETING: January 13, 2000

approved.

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

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

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

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

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

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

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

1. BROADENING OF REMOVAL CRITERIA

Criteria for Removal of Parkway Trees:

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

NOTE:

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

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

2. INCORPORATION OF THE PLANNING COMMISSION INTO THE APPEALS PROCESS

City Removal of Trees:

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

Appeals:

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

Resident Removal:

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

3. WHAT THE REVISED POLICY DOES NOT ADDRESS

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

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

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

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

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

FISCAL IMPACT STATEMENT

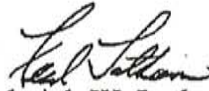
The Director of Public Works and the Director of Finance and Administrative Services do not anticipate that the recommended policy will exceed this year's tree removal budget authorization, due to the timing of implementation. However, a budget adjustment may be necessary for FY 2000/2001 if, as we expect,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

INFRASTRUCTURE STATEMENT

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

RECOMMENDATION

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



Frederick W. Latham
City Manager

RECEIVED
CITY OF SANTA FE SPRINGS
PUBLIC WORKS

2017 MAR -1 PM 12:22



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

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

DATE OF REQUEST: 03/01/2017
FECHA DE SOLICITUD:

☐ RES. ☐ BUS. ☒ CELL.

NAME: Irma Miller
NOMBRE:

PHONE: (562) 777-4205
TELEFONO:

ADDRESS: 11025 Davenrich Street, Santa Fe Springs, CA 90670
DOMICILIO:

NUMBER
AND TYPE OF TREE(S):

NUMERO Y TIPO DE ARBOL(ES): PINE TREE

REASON FOR REMOVAL OF TREE(S):

RAZON PARA REMOVER ARBOL(ES):

Santa Fe Springs has been my home for over 20 years, so I certainly understand the importance of traditional tree-lined streets. However, this particular pine tree is extremely tall and the huge pine cones that drop from this tree have broken two windshields and the sap has damaged the paint on my cars. During the storm and high winds two weeks ago it was alarming to see this tree rocking back and forth vigorously. At times it appeared as though the tree was going to come down on top of our homes, and I was extremely worried about the safety of my family and my neighbors as well.

Irma Miller
SIGNATURE/NOMBRE

03/01/2017
DATE/FECHA

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

This parkway tree does not meet the criteria for removal. I inspected it and deemed it healthy and in good condition. This tree will be trimmed this year.

Comments/Comentarios: (Continuation from Above)

In my opinion, this tree is not an asset to our city but is more of a nuisance not only to me but to my neighbors who are not able to park under this tree. Please remove this tree for the safety and peace of mind of everyone who lives near this pine tree.

RECEIVED
CITY OF SANTA FE SPRINGS
PUBLIC WORKS

2017 MAR -1 PM 12:22



CITY OF SANTA FE SPRINGS

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

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

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

DATE OF REQUEST:
FECHA DE SOLICITUD:

2/21/17

☐ RES. ☐ BUS. ☒ CELL

NAME:
NOMBRE:

Amanda Smith

PHONE:
TELÉFONO:

(562) 208-1412

ADDRESS:
DOMICILIO:

11031 Davenrich ST. SFS CA 90670.

NUMBER
AND TYPE OF TREE(S):

1 pine tree.

NUMBER Y TIPO DE ARBOL(ES):

REASON FOR REMOVAL OF TREE(S):

RAZON PARA REMOVER ARBOL(ES):

Winds causing it to bend, drops pine cones on cars and breaks car windows. drops sap onto cars. Very messy leaves Brown Branches an cones all over the place. The tree is way to tall & messy. Please remove. ASAP.

SIGNATURE/FIRMA

DATE/FECHA

2/21/17

For office use only.
Para uso de oficina únicamente.

Reviewed by Director of Public Works
Revisado por el Director de Obras Públicas:

☐ Approved/Aprobado

☒ Denied/Rechazado

Comments/Comentarios:

I inspected the parkway tree which is a Canary Island Pine tree. Through my inspections I found that the tree is healthy and in good condition. This tree does not fit the criteria for removal. The tree is scheduled to be trimmed this year.



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

March 15, 2017

Irma Miller
11025 Davenrich Street
Santa Fe Springs, CA 90670

Dear Mrs. Miller:

We have received your request to remove a parkway tree in front of 11031 Davenrich Street. The City's Tree Specialist has inspected the tree and surrounding area. After careful consideration, it has been determined that the tree in question does not meet the criteria for removal, and as such your request cannot be approved at this time.

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

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

Very truly yours,

Noe Negrete
Director of Public Works

Enclosure

William K. Rounds, Mayor • Jay Sarno, Mayor Pro Tem
City Council
Richard J. Moore • Jannita Trujillo • Joe Angel Zamora
City Manager
Thaddeus McCormack



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

March 15, 2017

Amanda Smith
11031 Davenrich Street
Santa Fe Springs, CA 90670

Dear Mrs. Smith:

We have received your request to remove a parkway tree in front of 11031 Davenrich Street. The City's Tree Specialist has inspected the tree and surrounding area. After careful consideration, it has been determined that the tree in question does not meet the criteria for removal, and as such your request cannot be approved at this time.

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

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

Very truly yours,

Noe Negrete
Director of Public Works

Enclosure

William K. Rounds, Mayor • Jay Sarno, Mayor Pro Tem

City Council

Richard J. Moore • Juanita Trujillo • Joe Angel Zamora

City Manager

Thaddeus McCormack

Site Detail (33.9454719890371,-118.095760990038)(WCA InventoryID: 1121894)					
District	Address	Location	Species	DDH	Height
4	11031 DAVENRICH ST	Front-1	<i>Pinus canariensis</i> CANARY ISLAND PINE	19-24	45-60
Utility No	Maintenance Grid Trlm	Parkway	PW Type	Estimated Value	Valid
		0		\$9,110	Yes

Crew	Date	Work Type / Comments	Job # / Acct #	Amount
Jacobarias	03/10/2014	Call Manager		
WCA	07/26/2013	Tree Pruning 10-24 DSH	25318	\$94.50
WCA	04/01/2011	Prune Backup - Crew	16595	Hourly
WCA	06/25/2007	Tree Pruning 18-24 DSH	9572	\$94.50
WCA	12/08/2004	Tree Pruning-12-18 DSH	7226	\$89.25
WCA	11/03/2000	TRIM-12"-18"	3609	\$89.25

Hide Map



CITY OF SANTA FE SPRINGS
TREE REMOVAL APPEAL FORM

RECEIVED
CITY OF SANTA FE SPRINGS
PUBLIC WORKS
2017 APR 10 AM 9:51

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

Date of Appeal: 3/20/2017

Name: Irma Miller

Phone: (562) 777-4205

Address: 11025 Davenrich Street, Santa Fe Springs, CA 90670

I appeal the decision of the Director of Public Works to deny removal of the parkway tree located at 11025 Davenrich St. SFS, CA 90670 for the following reason:

This pine tree is a danger to anyone who lives near or comes in contact with it. The pine cones are extremely large and when they fall to the ground the force is strong enough to break a windshield. (It has already broken two) These pine cones are falling on my driveway, not only are they damaging my cars and property but I fear for the safety of my children while they play outside. Please reconsider your decision and have this dangerous tree removed before someone gets hurt.

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

3/20/2017
Date

For office use only:

Reviewed by the Director of Public Works:

☐ Original Decision Reversed

☐ Referred to Planning Commission

Comments:

RECEIVED
CITY OF SANTA FE SPRINGS
PUBLIC WORKS

CITY OF SANTA FE SPRINGS
TREE REMOVAL APPEAL FORM

2017 APR 10 AM 9:51

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

Date of Appeal: 3/18/17

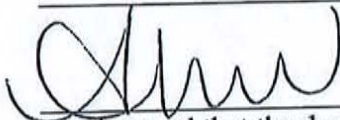
Name: Amanda Smith

Phone: 502-208-1412

Address: 11031 Davenrich St. Santa Fe Springs, CA 90670

I appeal the decision of the Director of Public Works to deny removal of the parkway tree located at 11031 Davenrich St. SFS, CA 90670 for the following reason:

This tree drops sooooo many pine cones on my lawn and has dropped onto my neighbors windshield and cracked it. This tree drops sap onto cars which messes up the paint. It also leave a lot of brown small branches daily on the lawn and sidewalk. This tree is too tall and big. With the storms and wind big branches were flying off damaging property, cars, fences etc. This is a hazard and should be removed ASAP, please. Enough damage has been done.



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

3/18/17
Date

For office use only:

Reviewed by the Director of Public Works:

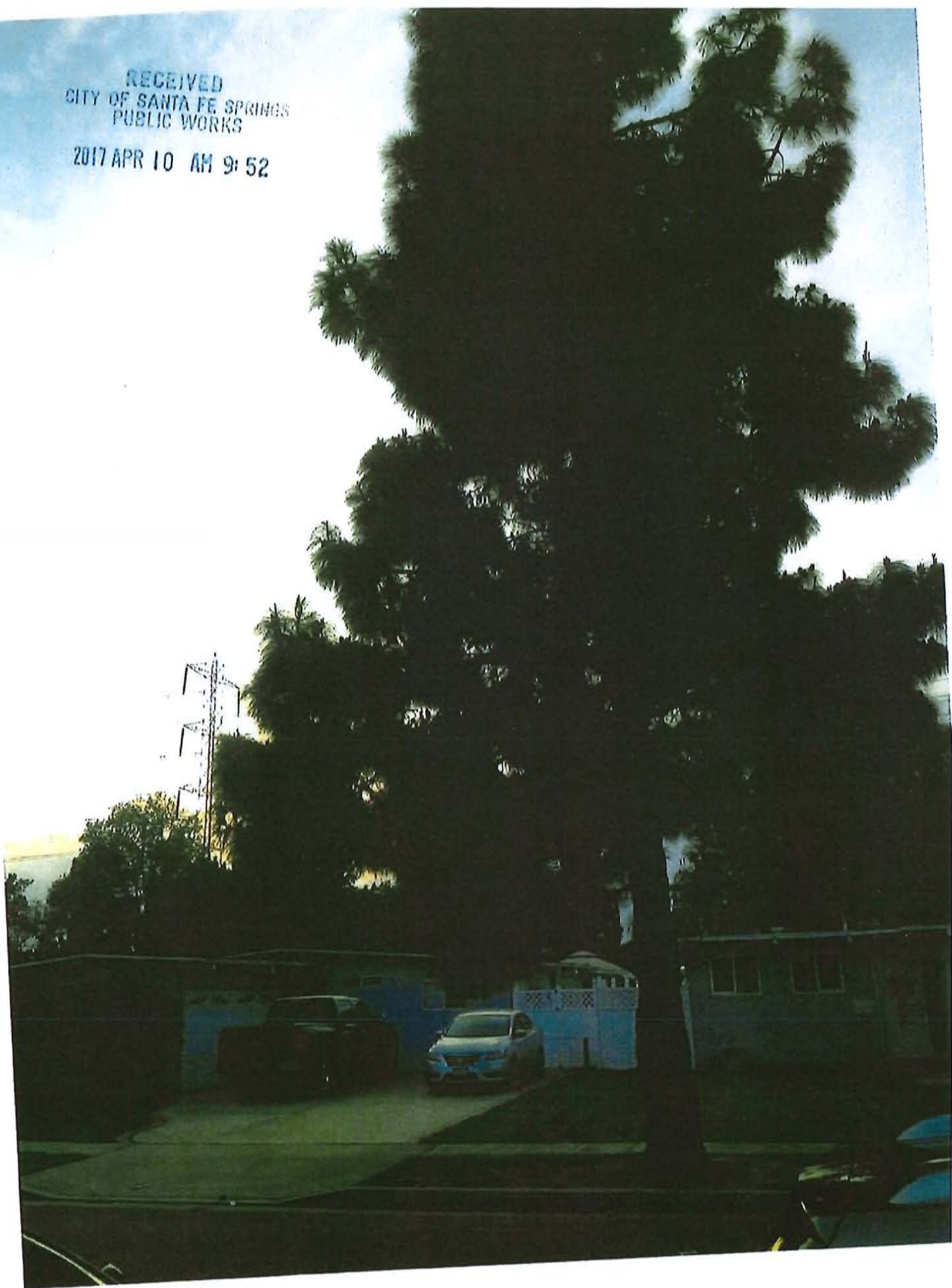
☐ Original Decision Reversed

☐ Referred to Planning Commission

Comments:

RECEIVED
CITY OF SANTA FE SPRINGS
PUBLIC WORKS

2017 APR 10 AM 9:52



RECEIVED
CITY OF SANTA FE SPRING
PUBLIC WORKS

2017 APR 10 AM 9:52



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PUBLIC WORKS

2017 APR 10 AM 9:52





NEW BUSINESS

Modification Permit Case No. 1278

Request for a Modification of Property Development Standards to allow a corporate logo that comprises 41.2% of the overall sign area, exceeding the code limit of 25% maximum allowable sign area for corporate logos on a 2.3-acre property located at 12300 Bloomfield Avenue along the border between the cities of Santa Fe Springs and Norwalk, in the M-2, Heavy Manufacturing Zone District. (Proposed PIH Medical Building)

RECOMMENDATIONS: That the Planning Commission:

- Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan.
- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones.
- Find that pursuant to Section 15311, Class 11 (Construction or placement of minor structures accessory to existing facilities), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorically Exempt.
- Approve Modification Permit Case No. 1278, subject to the conditions of approval as contained within this staff report.

BACKGROUND

The 2.3-acre property has a site address of 12400 Bloomfield Avenue, and lies along the border between the cities of Santa Fe Springs and Norwalk. The subject property is zoned M-2, Heavy Manufacturing. The property was once occupied by a truck parking lot.

On December 6, 2014, the Planning Commission approved Development Plan Approval (DPA) Case No. 881 to allow the construction of an approximately 35,076 sq. ft. three-story Medical Office Building (MOB) and appurtenant improvements on the subject site.

DESCRIPTION OF REQUEST

Construction of the PIH Medical Building is currently underway and is anticipated to be completed by the end of the first quarter of 2017. Meanwhile, the applicant has submitted plans for signage related to the proposed medical building. However, the proposed logo occupies more than 25% of the sign area, the current maximum allowable percentage for corporate logos used in combination with a business name. Therefore, the applicant has requested approval of the subject Modification Permit to allow for a sign that comprises 41.2% of the sign area.

As proposed, PIH Health is requesting approval for a 6'-5 3/4" wide x 6'-5 3/8" high wall sign. PIH is also proposing to use their corporate logo as the primary building identification. Unfortunately, the city's sign guidelines limits the use of logos to a maximum of 25% of the sign area. As proposed, when one includes the "PIH Health" text measuring 6'-5 3/4" x 3'-3 3/8", the logo represents 41.2% of the overall sign area, which is 16.2 percentage points greater than what is currently allowed.

In reviewing the proposed Modification Permit application, staff researched other PIH buildings in the nearby area. Staff found that although the height of the logo varied from building to building, in each case, PIH consistently used their logo as the primary building identification. The height and size of the logo used on other PIH Medical Buildings appears to be dictated by the building scale and distance from the adjacent street. Based on our research, the proposed use of the PIH logo on the subject property would be consistent with other nearby PIH Medical Buildings.

STREETS AND HIGHWAYS

The subject property has frontage on Bloomfield Avenue and is north of the centerline of Imperial Highway. Within the Circulation Element of the City's General Plan, Imperial Highway and Bloomfield Avenue are classified as "Major Arterial."

ZONING REGULATION REQUIREMENTS**Logos - Maximum Percentage of Sign Area****City of Santa Fe Springs – Zoning Regulations**

Sign Guidelines

Section 155.536 – SIGN GUIDELINES – LOGOS

Logos may be a very effective way of achieving recognition for a business. Corporate logos may be used in combination with business names but should not occupy more than 25% of the sign area. Occasionally, corporate logos may be used instead of other signs. For example, these may be placed at a cornice line of a building over three stories in height. The use of corporation logos at the top of a building requires a special approval by the Department of Planning and Building.

ZONING AND LAND USE

The subject property is currently zoned M-2-BP, Heavy Manufacturing-Buffer Parking

with a general plan land use designation of industrial. The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use
North	M-2 Heavy Manufacturing	Industrial	Warehouse distribution; manufacturer of office furniture
South	C-4, Community Commercial	Commercial	Restaurants; real estate, professional, administrative, financial offices; liquor store;
East	M-2 Heavy Manufacturing	Industrial	real estate, professional, administrative, financial offices
West	PO-PF (Professional Office-Public Facilities)	Professional Office	Vacant land (City of Norwalk)

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project would qualify for a categorical exemption pursuant to Section 15311, Class 11 (Construction or placement of minor structures accessory to existing facilities), of the California Environmental Quality Act (CEQA) since it simply involves the installation of signage related to the future PIH Medical Building. The building, which is currently under construction, was previously analyzed for potential environmental effects in accordance with CEQA. If the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the project by the Planning Commission.

NOTICE TO ADJACENT PROPERTY OWNERS

The Planning Commission should note that, as with similar requests, staff mailed a notice of public hearing to the adjacent property owners (north, south, east and west) to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission. A total of 6 notices were mailed out to said property owners on June 1st, 2017. To date, staff has not received any correspondence from the surrounding property owners that received the notice.

REQUIRED SHOWING

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

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

The request to use a corporate logo as a primary wall sign is not uncommon. Companies such as Carl's Jr, In-N-Out, Starbucks, McDonalds, to name a few, often are recognized simply by their company logo. Since many recognize those businesses by their famous logos, simply using the company logo as signage is often all they need in order to be recognized by the public.

Since many other companies already use their company logo as a primary wall sign, approval of the subject Modification Permit would not be considered a special privilege granted solely to the applicant.

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

The subject property has frontage on Bloomfield Avenue and is north of the centerline of Imperial Highway. The future PIH medical building, which is currently under construction, will be setback approximately 103' from Bloomfield Ave.

Given the scale and the building setback, the proposed sign will help PIH be more visible to passing traffic. If the sign was reduced to meet the City's sign guidelines, the proposed logo would be less than half of the desired size and thus would not only be disproportionate with the scale of the building but also significantly minimize its effectiveness along Bloomfield Ave.

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

As previously mentioned, the future PIH medical building will be setback approximately 103' from Bloomfield Ave. Given the significant distance from passing traffic that is traveling at an average of 40mph, the circumstances warrant a larger sign to help maximize its visibility and effectiveness

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

Signage on buildings is a privilege enjoyed by all businesses and property owners, provided that it complies with the City's Zoning Regulations. The proposed PIH sign, although it does not comply with the Code, can be justified based on the scale and building setback. Its scale, design, and placement is consistent with other neighboring businesses.

Since the proposed wall signs are located along the north, south and west elevations, there is no impact to the eastern properties. As for the northerly, southerly and westerly properties, the impact is considered minimal since the building is setback approximately 103' from Bloomfield Ave. Considering the width of the street and the setback of the adjacent properties, any impact would be further diminished

STAFF CONSIDERATIONS

For the aforementioned reasons and findings, staff finds that approval of Modification Permit Case No. 1278 will not be detrimental to the property of others or to the community as a whole and is, therefore, recommending approval of the Modification Permit request subject to the conditions of approval as contained in this report.

CONDITIONS OF APPROVAL:**PLANNING AND DEVELOPMENT DEPARTMENT:**

(Contact: Camillia Martinez 562.868-0511 x7519)

1. That the applicant, 12400 Bloomfield Avenue, understands and agrees that the privilege granted under Modification Permit Case No. 1278 is for the sole use by PIH Health on subject property located at 12400 Bloomfield Avenue.
2. That prior to vacating the premises, PIH Health or the current property owner, shall provide a 90-day advance notice to the Director of Planning of its intent to vacate the property.
3. That should PIH Health move, vacate, or otherwise abandon the premises, the subject wall signs shall be removed and the building shall be repaired and painted within 30 days.
4. That the applicant shall obtain all necessary Building Permits and approvals from the Building Division and Planning Department prior to the installation of the proposed wall signs.
5. That the proposed signs shall otherwise be substantially in accordance with the proposed sign elevations submitted by the applicant and on file with the case.
6. That the proposed signs shall be constructed of quality material. Such materials shall be restored to its original condition (or otherwise replaced) when and if the material becomes deteriorated, warped, discolored, rusted, etc.
7. That all other applicable requirements of the City's Zoning Regulation, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.
8. That the applicant, 12400 Bloomfield Avenue, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Modification Permit, or any actions or operations

conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

9. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

Attachments:

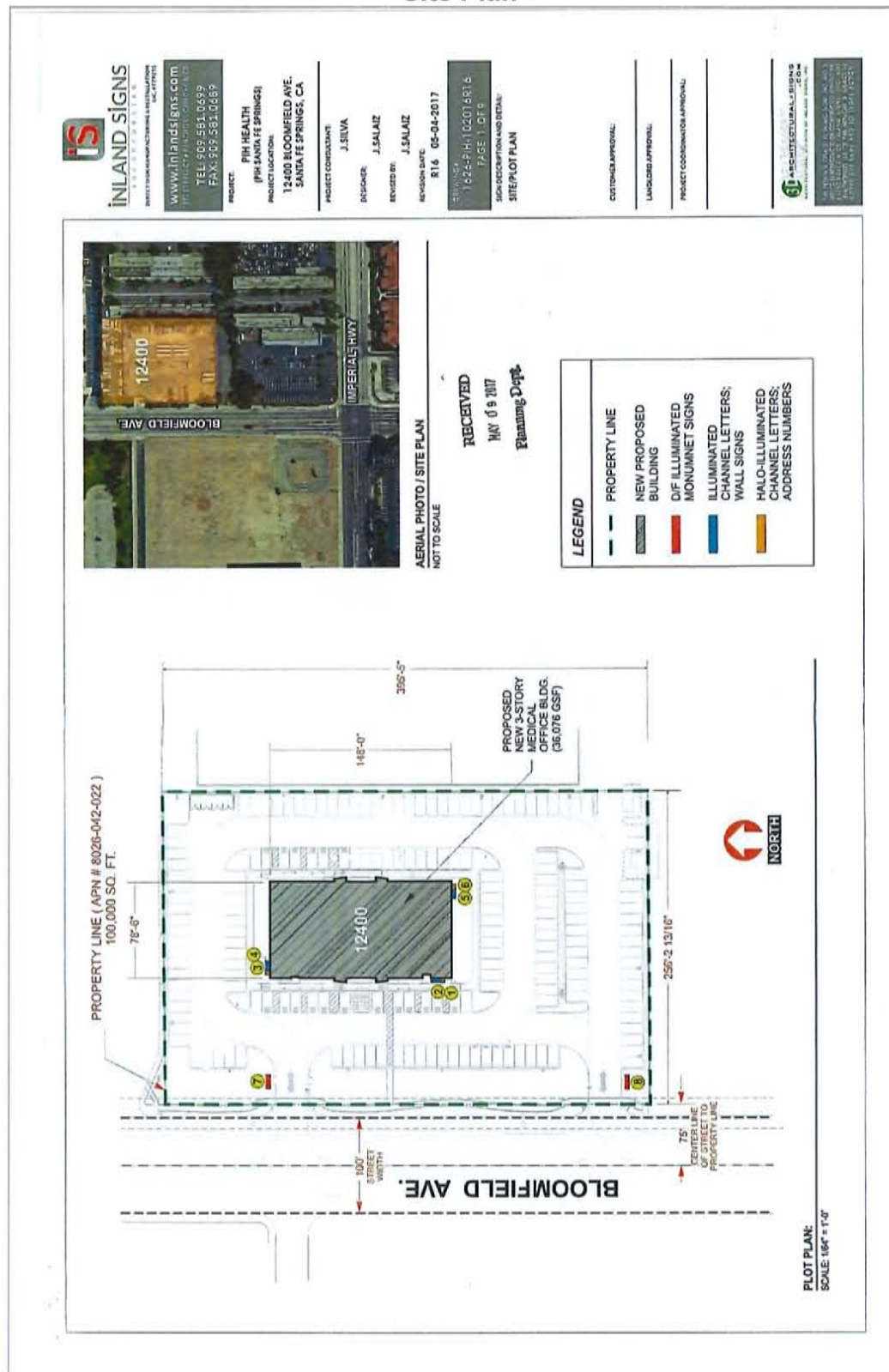
1. Location Aerial
2. Site Plan
3. Elevations
4. Modification Application

Aerial Photograph



**City of Santa Fe Springs
Modification Permit Case No. 1278
12400 Bloomfield Avenue
PIH Medical Building**

Site Plan



Proposed Sign Elevation & West Building Elevation

U.L. LISTED

SIGN DESCRIPTION AND DETAIL

**WHITE ACRYLIC FACES
W/ 3M 3535-337
PROCESS BLUE**

**WHITE ACRYLIC FACES
W/ 3M 3535-337
PROCESS BLUE**

**WHITE ACRYLIC FACES
W/ 3M 3535-337
PROCESS BLUE**

PIH HEALTH

41.75 SQ. FT.

ILLUMINATED CHANNEL LETTERS

SCALE: 1/8" = 1'-0"

SIGN #1

TRANSFORMER HOUSING

TETRA LED SYSTEM TRANSFORMER

5 AMP MAX OUTPUT

CONDUIT (1/2" MIN) WATER PROOF

LISTED DISCONNECT SWITCH

PRIMARY ELECTRICAL SOURCE

5" (453) BLACK ALUM RETURNS

3/4" BLACK TRIM CAP

3/16" WHITE ACRYLIC FACE

LED STRAND

DRAIN HOLES

FASTENERS minimum of 6 #10 x 2 1/2"

penetration w/ #10 PLASTIC BRIDGES

10" SPACERS

148"

124"

1'-0"

6'-5 3/8"

2'-8"

2'-3"

1'-0 3/8"

6'-0"

48'-6 1/8"

1'-0"

6'-0"

4'-9"

4'-9"

5'-6"

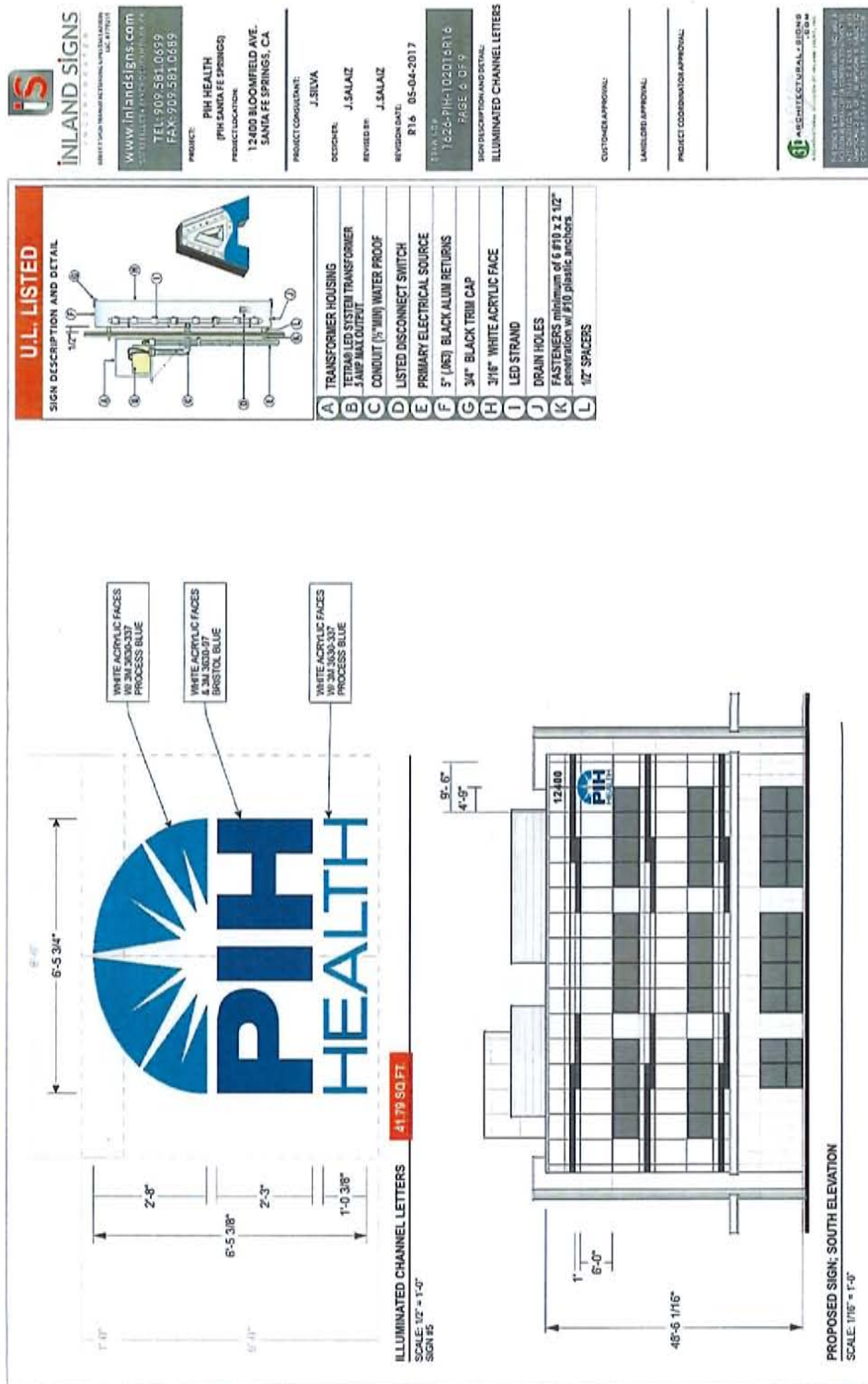
PIH HEALTH

12440

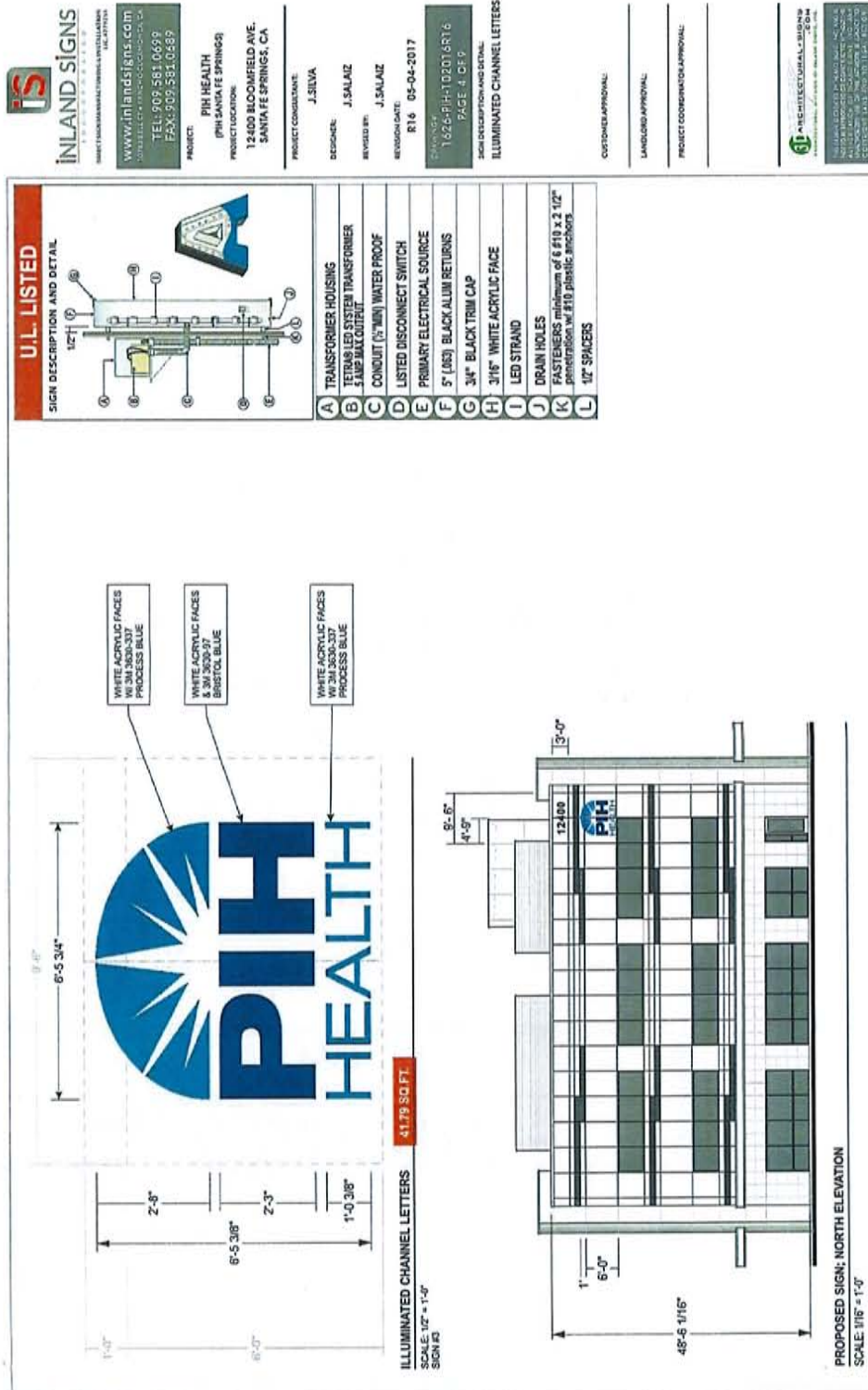
PROPOSED SIGN; WEST ELEVATION

SCALE: 1/16" = 1'-0"

Proposed Sign Elevation & South Building Elevation



Proposed Sign Elevation & North Building Elevation



MOD 1278 Application



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

RECEIVED

MAY 09 2017

Planning Dept.

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

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection): 12400 Bloomfield Ave. SFS

Legal description of property: ATTACHED

Record Owner of Property:

Name: InterHealth Corp Phone No: 562 698 0811
Mailing Address: 12401 Washington Blvd Whittier CA 90602

Fax No: 562 789 4423 E-mail: mary.wargo@pihhealth.org

The application is being filed by:

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

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

Describe the modification requested: modification of permitted sign

NOTE

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

MOD 1278 Application (Cont.)

MOD Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

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

Name (please print): INTER Health Corp James West President/CEO
 Mailing Address: 12401 Washington Blvd Whittier CA
 Phone No: 562 789 4423
 Fax No: 562 789 4423 E-mail: mary.verg@phhealth.org
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

(seal)

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

WITNESS my hand and official seal

Notary Public

See attached

FOR DEPARTMENT USE ONLY

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

MOD 1278 Application (Cont.)

RECEIVED

MAY 09 2017

Planning Dept.

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

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

1. Explain how the modification request, if granted, will allow you to utilize your house in a more beneficial manner.
PIH Logo Army mail exceeded city codes for the size of Building and placement of sign on the building so that the appearance of logo is uniform to the size of the Building
2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.
The new Hospital in the area is a symbol of unity to the area

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

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations.
PIH National Logo does not fit in within the zoning codes.
4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.
PIH Health National Logo does not fit within the zoning codes
5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area.
Visibility of the PIH Health Logo in the area will not impact other property in the area it would be hard to determine the size
6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.
PIH Health Logo will be visible to everyone in the area and will not disturb public welfare

MOD 1278 Application (Cont.)

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

 Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

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

Subscribed and sworn to (or affirmed) before me

on this 3rd day of May, 2017,
 by _____ Date _____ Month _____ Year _____

(1) James R. West

(and (2) _____),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature Maria Zepeda
 Signature of Notary Public



Seal
 Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Property Owners' Statement Document Date: 5-3-17
 Number of Pages: 2 Signer(s) Other Than Named Above: N/A

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910



CONSENT ITEM

Development Plan Approval Case No. 917 & Modification Permit Case No. 1270

Request for a time extension of Development Plan Approval Case No. 917: A request for approval to allow the construction of a 19,126 sq. ft. concrete tilt-up industrial building; and Modification Permit Case No. 1270: A request for approval to allow a reduction of the rear yard and side yard setback requirement, a reduction of overall landscaping area requirement, and a 10' high block wall/fence within the front yard setback area for property located at 12636 Los Nietos Road (APN: 8011-007-046 & 8011-007-047), within the M-2, Heavy Manufacturing, Zone. (Roy Furuto of Furuto Rubio & Associates)

RECOMMENDATIONS: That the Planning Commission:

- Approve a one (1) year extension of time for DPA Case No. 917 and MOD Case No. 1270 until July 11, 2018, subject to the conditions of approvals as contained within this staff report.

BACKGROUND

On July 11, 2016, the Planning Commission approved *DPA Case No. 917* to allow the construction of a new 19,126 square feet concrete tilt-up industrial building; and *MOD Case No. 1270*: A request for approval to allow a reduction of the rear yard and side yard setback requirement; a reduction of overall landscaping area requirement; and a 10' high block wall, 10' high wrought iron gate, and 6' high wrought iron fence within the front yard setback area for property located at 12636 Los Nietos Road (APN: 8011-007-046 & 047), within the M-2, Heavy Manufacturing, Zone. Additionally, in April of 2016, the Planning Commission approved Tentative Parcel Map (TPM) Case No. 74025, to allow the consolidation of the two subject parcels (APN: 8011-007-046 & 017).

Section 155.702 of the City's Zoning Regulations specifies that a modification 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 (see Code Section next page).

City of Santa Fe Springs – Zoning Regulations**Section 155.702 – Expiration**

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

Section 155.745 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 become null and void. Also the abandonment or nonuse of a development plate 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.

According to the developer, they are still looking for an appropriate user for the proposed development, and prefers to construct a building for a specific tenant rather than construct a speculative building. The applicant is therefore seeking a 1-year time extension for both the DPA and MOD to allow more time to find an appropriate user. As stated previously, DPAs and MODs become null and void if not utilized within 12 months or otherwise granted an extension of time by the Planning Commission or City Council.

STAFF CONSIDERATIONS

The applicant has found several potential users that did not materialized, which resulted in a need of more time to find the right user for the development. Staff firmly believes that the applicant has diligently pursued moving the project forward and into development. Staff is confident that the applicant will find an appropriate user for the proposed development in the upcoming year. Providing the applicant

with an extension to their DPA will keep the entitlements valid and thus help facilitate the development of the property.

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia ext. 7545)

1. That the applicant shall pay a flat fee of \$ 65,168.10 to reconstruct/resurface the existing street frontage to centerline for Santa Fe Springs Road, Los Nietos Road, and Romandel Avenue.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Romandel Avenue and Los Nietos Road street frontages. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
4. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay the actual cost of sign installation.
5. That the applicant shall pay to the City the entire cost (\$15,000) of design, engineering, installation and inspection of (1) street light on Los Nietos Road. The City will design and cause construction of said street light.
6. 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.
7. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Santa Fe Springs Road, Los Nietos Road, and Romandel Avenue. Storm drain plans shall be approved by the City Engineer.
8. 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.

9. All existing 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 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. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
15. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
16. 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.

17. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
18. 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.
19. 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.
20. 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.
21. That upon completion of public improvements constructed by applicant, the applicant's civil engineer shall submit Mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
22. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with current MS4 Permit. The applicant/ will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).
23. The applicant shall remove existing curb ramps and construct new ADA compliant curb ramps with black truncated domes at the intersections of Santa Fe Springs Road/Los Nietos Road and Los Nietos Road and Romandel Avenue per satisfactory to the City Engineer. Curb ramps to be constructed per the State of California Department of Transportation Curb Ramp Details – 2010 Revised Standard Plan RSP A88A.
24. The applicant shall remove existing concrete cross gutter/spandrel and construct new concrete cross gutter/spandrel at the intersection of Los Nietos Road and Romandel Avenue per satisfactory to the City Engineer. Cross gutter/spandrel to be constructed per City Standard R-3.3.

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

25. 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 for emergency purposes.
26. That That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
27. That the Applicant and/or any future occupants shall not allow trucks from backing in from the street at all times.
28. That the Applicant and/or any future tenant or occupants shall not permit any outdoor storage, the reduction of parking spaces or the encroachment of parking spaces and/or loading areas for storage or staging material for loading or unloading at any time.
29. 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.
30. 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: Richard Kallman 562.868-0511 x3710)

31. 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.
32. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
- 32b. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs.
33. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
34. 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.
35. 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.
36. 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.
37. 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.
 38. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
 39. Per DOGGR Report SF-16-002: That existing abandoned oil well shall abide by the 10/10/50 feet clearance from the building pad or well will have to be re-abandoned to current DOGGR standards.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

40. That prior to issuance of building permits, the applicant shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:
 - a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.
 - b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed the recognized regulatory screening levels, remedial action will be required. A remedial action work plan 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 by the oversight agency.
 - c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading

activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.

41. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
42. 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.
43. That the applicant shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

44. 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.
45. 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.
46. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

47. That approval of the subject Development Plan Approval (DPA) Case Nos. 917 is still contingent upon approval of Modification Permit (MOD) Case No. 1270 to allow a reduction of the front yard setback requirements, a reduction of overall landscaping area, and a 10' high fence/wall at front setback area.

48. 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.
49. 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.)
50. That the applicant shall provide conduit for fiber optics or other smart technologies for each parcel for internet access along Los Nietos Road and the Romandel street frontage, and to the subject property. The conduit shall also be adequate to provide the opportunity for future telecommunications to the project site and for the City's anticipated future needs and services, in recognition of the City-wide importance of providing telecommunication facilities to the community. Where applicable, the applicant shall work with the cable or internet provider for the City for the installation of the conduit for fiber optics or other smart technologies. Said "fiber optic" plans shall be approved by the City's IT department, Public Works department and Planning department, prior to the issuance of Building permit(s). Additional information can be obtained by contacting Alex Tong, Director of Technology Service (alextong@santafesprings.org)
51. That the owner/developer agrees and understands that all existing overhead utilities within the development shall be placed underground.
52. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp of approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
53. 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.

54. 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.

55. That prior to submitting plan to Building Division for plan check, the applicant, owner/developer must coordinate with City's Public Work Department for final parcel map checking. The applicant shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
56. 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, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

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.)

57. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
58. That 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 shall be used as a way to enhance the texture of plants and structures, and to create a sense of height in a landscape design. It is also a great way to create a "barrier" or to simply enhance the beauty of uniquely structured plants that you may have in your landscape.
59. 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.
60. 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.
61. 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).

62. 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.
63. 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.
64. 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.
65. 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*).
66. 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.
67. 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.
68. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
69. That the 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.
70. That a minimum of 39 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.

71. That the owner/developer shall design and construct meandering sidewalks along the front setback area along Los Nietos Road and Romandel Avenue. Said meandering sidewalk must be reviewed and approved by the Planning Department and Public Works Department prior to construction.
72. 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.
73. 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 Deputy Fire Marshall.
74. That the owner/developer shall not allow commercial vehicles, trucks and/or truck tractors to queue on Romandel Avenue and Los Nietos Road, use said streets as a staging area, or to backup onto the street from the subject property.
75. That the owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
76. 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.
77. 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).
78. 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.*

79. 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.
80. 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.
81. 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.
82. 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.
83. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

Attachments:

1. Letter Requesting Time Extension
2. Aerial Photograph
3. Site Plan
4. Floor Plans (Building 1 & 2)
5. Elevations (Building 1 & 2)
6. Colored Rendering (Building 1 & 2)
7. Current Site Photo (May 24, 2017)

Time Extension Request Letter

R.C.S. Adria Maru Properties, LLC.

April 6, 2017

To: City of Santa Fe Springs, Planning Department

Regarding: 12636 Los Nietos Road, SFPS – Planning Approval Time Extension
APN #'s 8011-0007-046 & 8011-0007-047

City of Santa Fe Springs Development Plan Approval Case No. 917 and Modification
Permit Case No. 1270

To Whom It May Concern:

We would like to apply for a 1 year extension of our Planning approval for the development and construction of a new building at the 12636 Los Nietos Road site. We are looking for the appropriate user and want to build a building for a specific tenant. We are not looking to build a spec building given the constraints and nature of this site.

Currently the planning / permit is due to expire July 11, 2017. We would like to be included in the upcoming May Planning Commission meeting for consideration and approval.

Please advise what is needed from us to process and apply.

Sincerely,



Christian Sorenson
Los Nietos LLC / RCS Adria Maru Properties, LLC
Managing Partner / Owner

310-783-7664

23820 Hawthorne Blvd., Suite 100 Torrance CA 90505

310-783-7665 (fax)

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 12636 LOS NIETOS ROAD

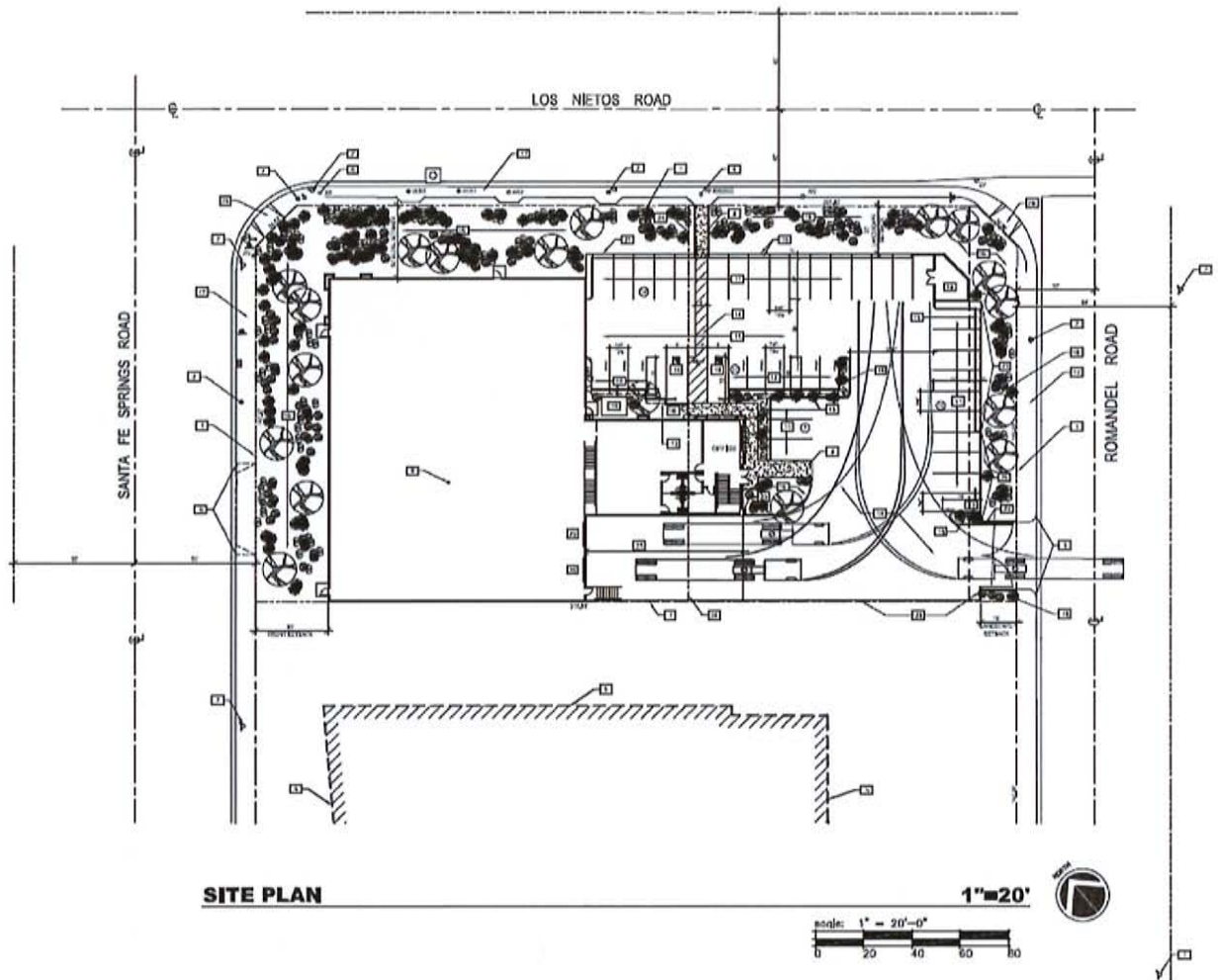
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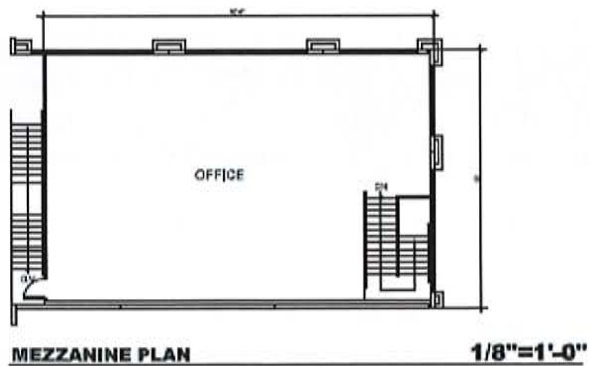
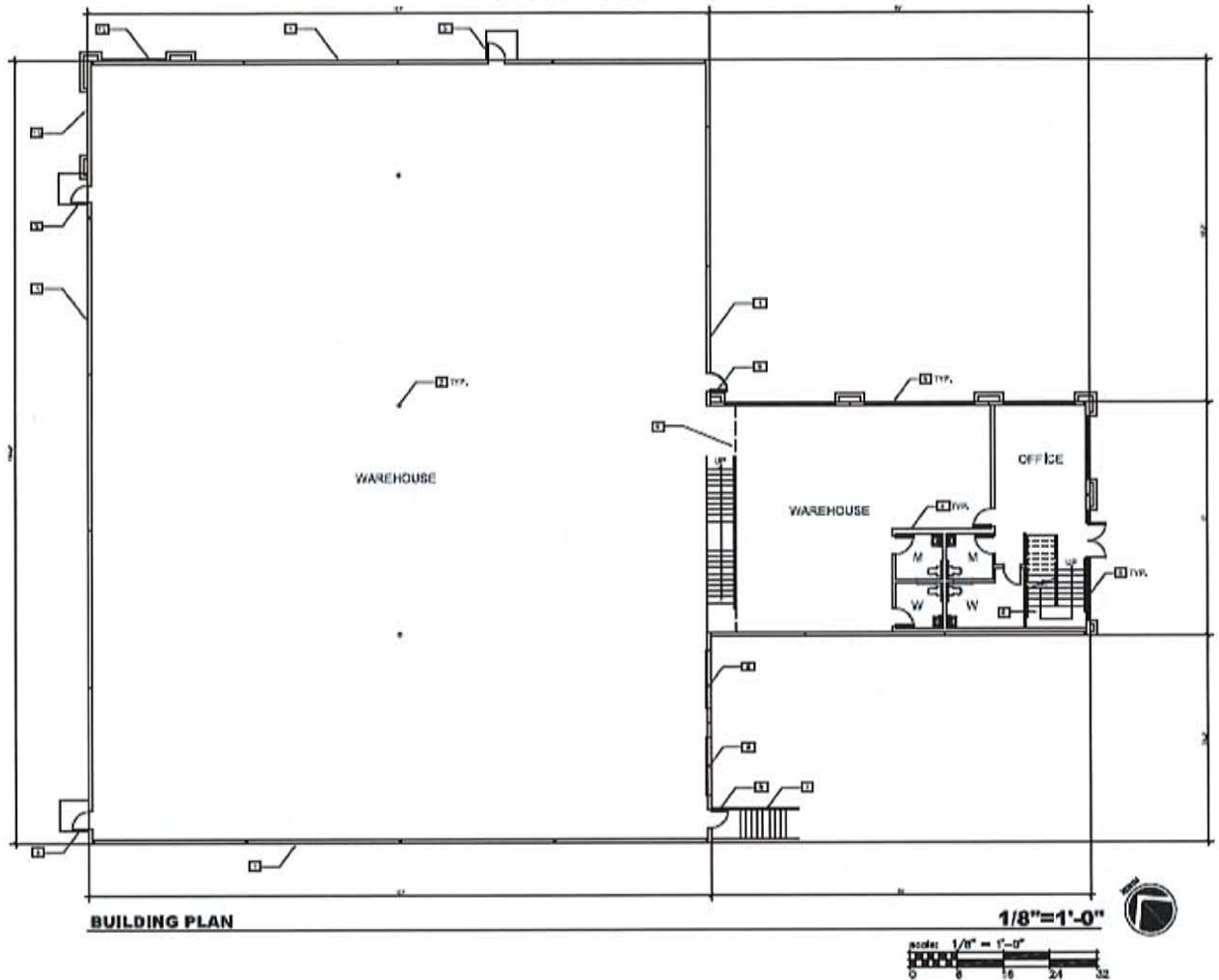
Development Plan Approval (DPA) Case No. 917; and
Modification Permit (MOD) Case No. 1270

APPLICANT:

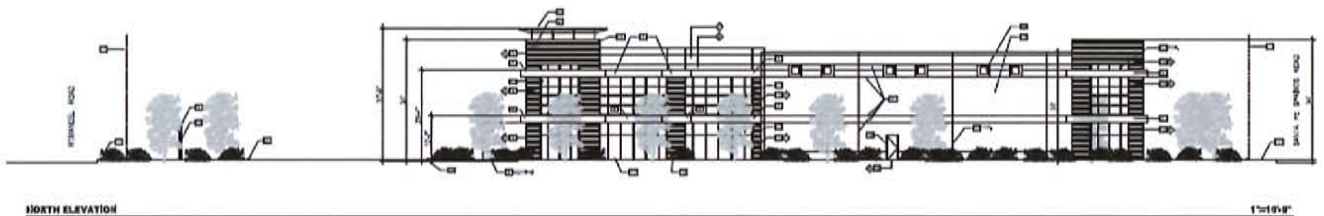
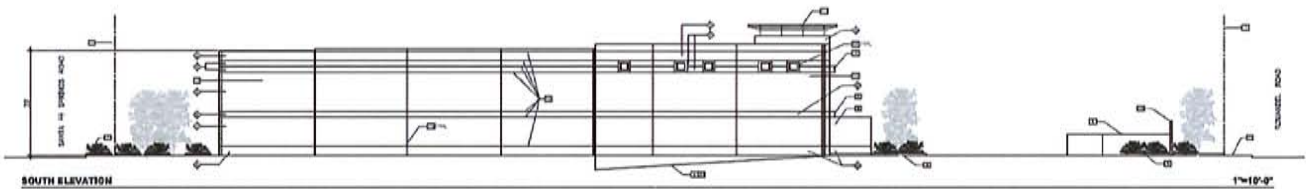
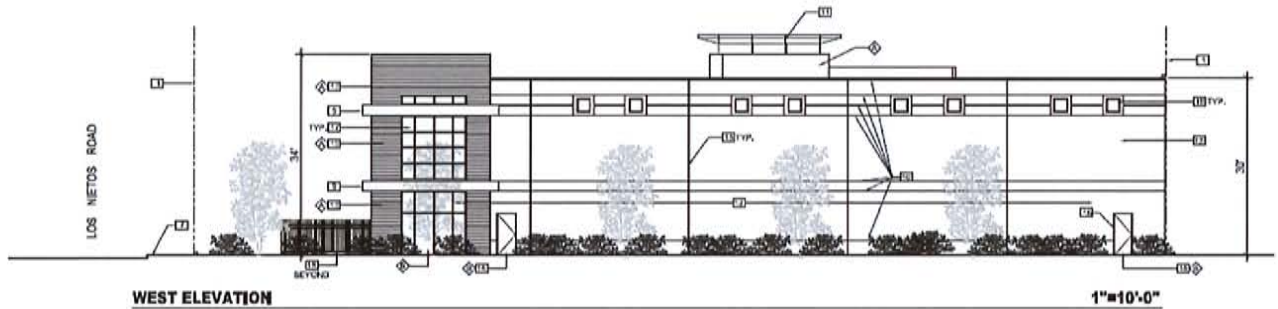
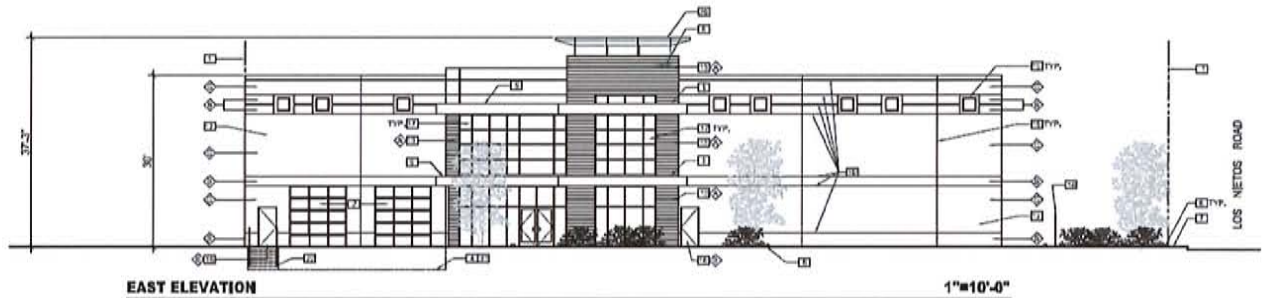
Furuto Rubio & Associates

Site Plan

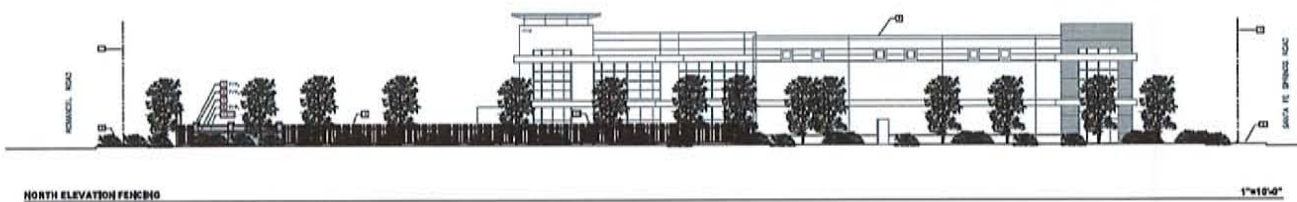
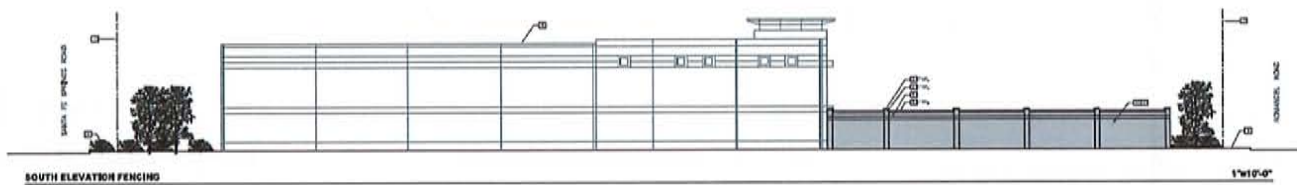
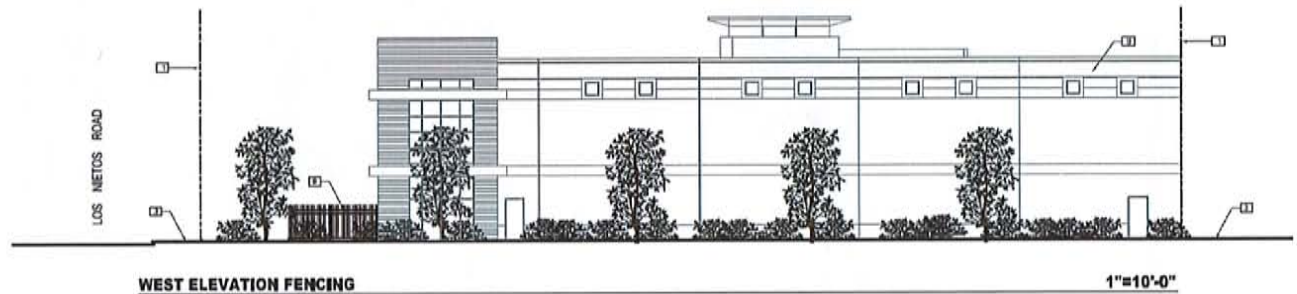


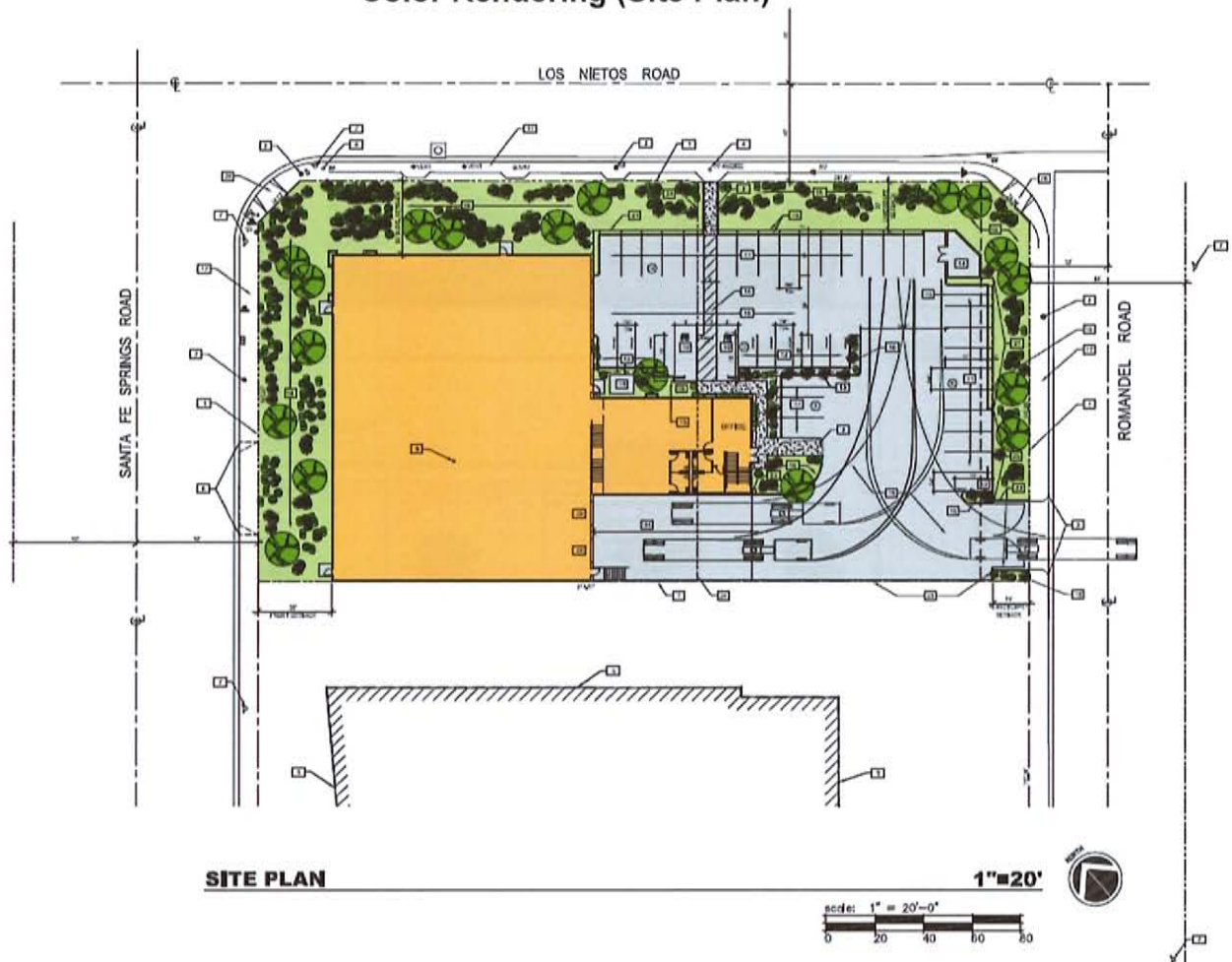
Floor Plan

Elevations



Elevation with Fence



Color Rendering (Site Plan)

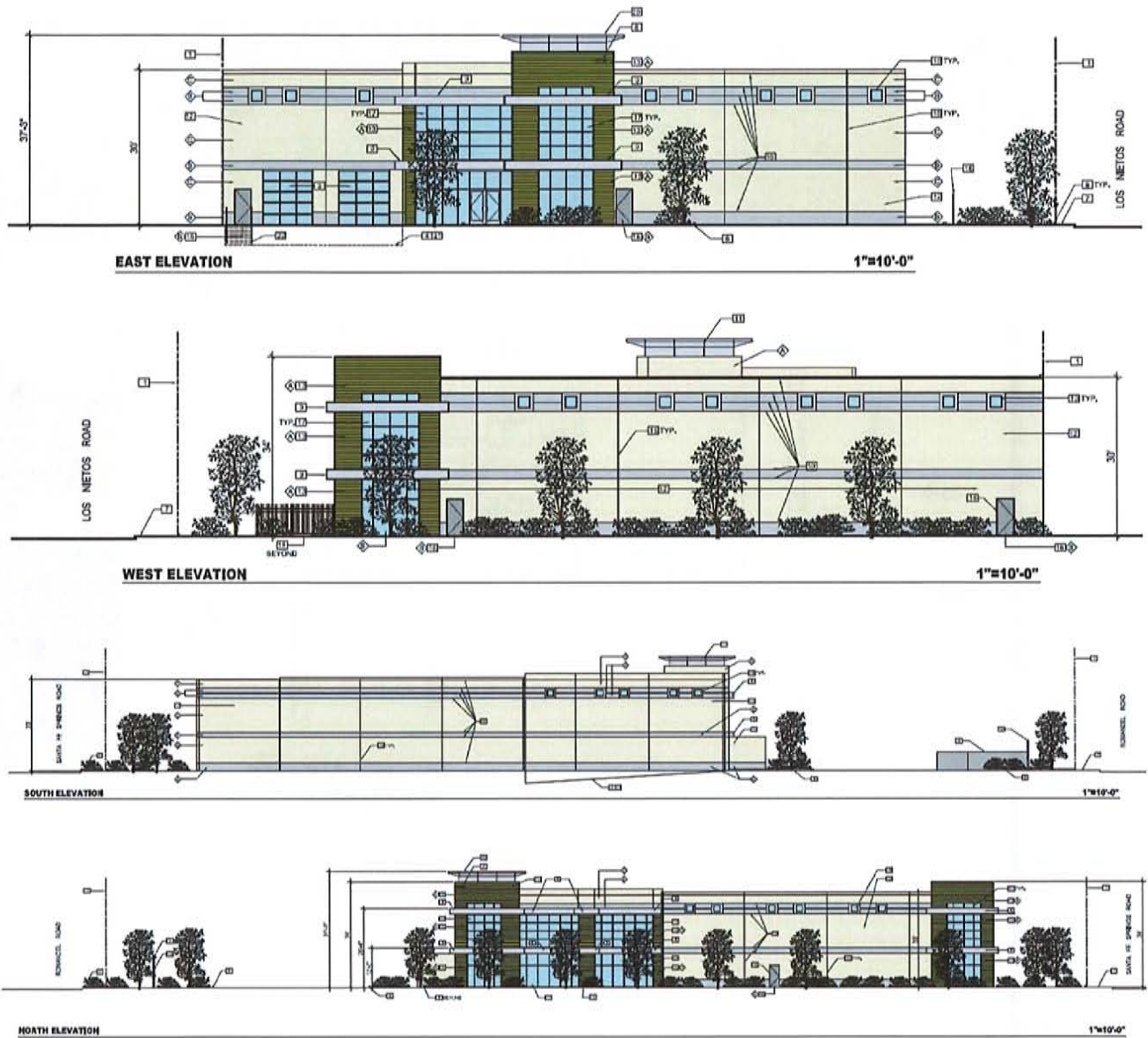
Color Rendering (Elevations)

Photo Site Plan

