



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE ADJOURNED MEETING OF THE
PLANNING COMMISSION
February 6, 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 January 9, 2017 Planning Commission

6. PUBLIC HEARING

Zoning Text Amendment - Accessory Dwelling Units

Ordinance No. 1084: An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code, Chapter 15 (Land Use), Title 155 (Zoning), Section 155.644 (Accessory Dwelling Units), and adding Section 155.644.1 (Junior Accessory Dwelling Units), to implement new State legislative mandates related to the requirements and development standards for accessory dwelling units (formerly referred to as "second" units). (City of Santa Fe Springs)

7. PUBLIC HEARING

Zoning Text Amendment - Zoning to Provide for a Variety of Housing Types

Ordinance No. 1085: An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15 (Land Use), Section 155 (Zoning), Sections 155.003 (Definitions), 155.036 (Principal Permitted Uses A-1 District), 155.038 (Conditional Uses A-1 District), 155.061 (Principal Permitted Uses R-1 District), 155.063 (Conditional Uses R-1 District), 155.091 (Principal Permitted Uses R-3 District), 155.093 (Conditional Uses R-3 District), 155.153 (Conditional Uses C-4 District), 155.243 (Conditional Uses M-2 District), 155.327 (Permitted, Accessory and Conditional Uses PD Zone), 155.739 (Commission's Consideration - Development Plan Approval), in accordance with state Housing Element laws. (City of Santa Fe Springs)

8. PUBLIC HEARING

Tentative Parcel Map No. 73161 and Modification Permit Case No. 1274

A request to subdivide the existing 16,240 sq. ft. (APN: 8168-010-017) parcel into two symmetrically designed parcels that will both consist of 8,120 sq. ft. (.19 acre) and will each be occupied by existing 3,769 sq. ft. industrial buildings; and a request for a Modification of Property Development Standards to allow the reduction of 1 parking stall for each parcel related to the new ADA stalls that will be provided for the existing buildings located at 9421 Santa Fe Springs Road (APN: 8168-010-017), within the M-2, Heavy Manufacturing, Zone. (Greg Gunter)

9. NEW BUSINESS**Modification Permit Case No. 1275**

Request for a Modification of Property Development Standards to allow a 38% increase in the maximum allowable percentage for corporate logos used in combination with a business name on a 1.94-acre property located at 13210 Telegraph Road, at the southeast corner of Painter Avenue and Telegraph Road, in the C-4, Community Commercial, Zone. (Aldi Supermarket)

10. CONSENT ITEMS

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

A. CONSENT ITEM**Tentative Parcel Map No. 73063**

Request to allow a minor revision to the previously approved tentative parcel map allowing a 34-foot adjustment to the common lot line between Parcel 2 and Parcel 3 on property located at 12345 Lakeland Road (APNs: 8009-022-053, 054, 057, 058, 065, 066, 067, 069, 072 & 073), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE LLC)

11. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

12. ADJOURNMENT

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

Teresa Cavallo
Commission Secretary

February 3, 2017
Date



APPROVED:

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

January 9, 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
Commissioner Ybarra

Staff:

Steve Skolnik, City Attorney
Wayne M. Morrell, Director of Planning
Jimmy Wong, Planning Consultant
Teresa Cavallo, Planning Secretary

Members absent:

None

4. **ORAL COMMUNICATIONS**

No speakers.

5. **MINUTES**

Approval of Minutes

Approval of the minutes of the December 12, 2016 Planning Commission

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

It was moved by Commissioner Aranda, seconded by Vice Chair Jimenez to approve the minutes as submitted, by the following vote:

Ayes: Arnold, Aranda, Mora, Jimenez and Ybarra

Nayes: None

Absent: None

PUBLIC HEARINGS

6. Tentative Parcel Map No. 74163 and related Environmental Documents

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 74163 and, after receiving all public comments, thereafter close the Public Hearing; and
- Find that Tentative Parcel Map No. 74163, together with the provision for its design and improvement, is consistent with the City's General Plan; and
- Find that Tentative Parcel Map No. 74163 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project (TPM 74163); and
- Approve Tentative Tract Map No. 74163, subject to the conditions of approval as stated in the report.

*** PLEASE SEE ITEM NO. 8 ***

7. Development Plan Approval Case No. 915, Modification Permit Case No. 1268, and related Environmental Documents

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 915, Modification Permit Case No. 1268 and related Environmental Documents 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 Section 155.739 of the Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Sections 155.695 and 155.696 of the City Zoning Regulations for the granting of a Modification Permit; and Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project (DPA 915 & MOD 1268); and

*** PLEASE SEE ITEM NO. 8 ***

8. Development Plan Approval Case No. 916, Conditional Use Permit Case No. 777, Modification Permit Case No. 1269, and related Environmental Documents

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 916, Conditional Use Permit Case No. 777, Modification Permit Case No. 1269, and related Environmental Documents 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 Section 155.739 of the Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.716 of the Zoning Regulations, for the granting of Conditional Use Permit; and
- Find that the applicant's request meets the criteria set forth in Sections 155.695 and 155.696 of the City Zoning Regulations for the granting of a Modification Permit; and
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project (DPA 916, CUP 777 & MOD 1269); and
- Approve Development Plan Approval Case No. 916, Conditional Use Permit Case No. 777, and Modification Permit Case No. 1269 subject to the conditions of approval as contained within the Staff Report.

Chair Arnold opened the Public Hearing at 6:03 p.m. Planning Consultant Jimmy Wong presented Items No. 6, 7, and 8 in unison. Present in the audience was the applicant Muhamet Cifligu, Architect Roy Furuto and Environmental Consultant Marc Blodgett.

Applicant Muhamet Cifligu approached the Planning Commission regarding the Conditions of Approvals. A discussion ensued in which it was decided to reword three Conditions of Approvals as it pertains to the various entitlements.

Chair Arnold closed the Public Hearing at 6:50 p.m. Commissioner Ybarra moved to table Item Nos. 6, 7 & 8 to the next Planning Commission meeting. Due to lack of a second the motion did not pass. Commissioner Aranda moved to approve Item No's 6, 7 & 8 to include staff's recommendations to modify the wording on the Conditions of Approval as discussed, it was seconded by Vice Chair Jimenez, which passed by the following vote:

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

ANNOUNCEMENTS

9. The following announcements were made:

Commissioners made the following announcements:

- Chair Arnold praised Planning Consultant Jimmy Wong on his informative presentation on all the different entitlements.

ADJOURNMENT

10. At 6:58 p.m., Chair Arnold adjourned the meeting to February 6, 2017.

ATTEST:

Teresa Cavallo
Planning Secretary

Ken Arnold
Chairperson

Date



PUBLIC HEARING

Zoning Text Amendment - Accessory Dwelling Units

Ordinance No. 1084: An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code, Chapter 15 (Land Use), Title 155 (Zoning), Section 155.644 (Accessory Dwelling Units), and adding Section 155.644.1 (Junior Accessory Dwelling Units), to implement new State legislative mandates related to the requirements and development standards for accessory dwelling units (formerly referred to as "second" units). (City of Santa Fe Springs)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1084, and thereafter close the Public Hearing.
- Find that the proposed amendment to the text of the City's Zoning Regulations relating to accessory dwelling units is in compliance with the City's General Plan.
- Find that the proposed Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.
- Recommend that the City Council adopt Ordinance No. 1084 which establishes standards and processing procedures to encourage accessory dwelling units.
- Adopt Resolution No. 61-2017, which incorporates the Commission's findings and recommendation regarding this matter.

BACKGROUND

The State of California enacted Government Code Section 65852.2 in 1982, establishing a mandate that every local agency adopt provisions for permitting secondary dwelling units. The intent of the legislation was to encourage housing for extended family members and to increase the availability of rental housing. In 2003, AB 1866 was adopted, requiring all local governments to allow secondary dwelling units within single-family residential zones.

Most recently, in February 2016, Senator Wieckowski introduced Senate Bill 1069 and Assembly member Bloom introduced Assembly Bill 2299 which proposed specific amendments to State law to promote the production of secondary dwelling units, herein

forth referred to as "accessory" dwelling units. Also in 2016, Assembly member Thurmond introduced AB 2406 to add provisions for the creation of junior accessory dwelling units. All three of these bills ultimately passed and became law.

Santa Fe Springs' existing Zoning Code provisions applicable to accessory dwelling units (Section 155.644) are affected by this legislation because to the extent that a local ordinance imposes requirements beyond those specifically allowed by State law, those local provisions will be superseded beginning January 1, 2017. Local jurisdictions are required to submit their revised ordinances to the State Department of Housing and Community Development (HCD) within 60 days of adoption.

HCD has published a technical assistance memorandum (December 15, 2016) to provide information to local governments on recent amendments to accessory dwelling unit law. This memorandum, along with consultations with HCD, have guided the proposed revisions to Santa Fe Springs' Accessory Dwelling Unit Ordinance. The following is a brief summary of each of the three accessory dwelling unit bills that take effect January 1, 2017.

Summary of SB 1069 (Wieckowski): This bill makes several changes to address barriers to the development of accessory dwelling units (ADUs), including parking requirements, utility fees, and existing single-family space repurposed as an ADU.

Parking: SB 1069 reduces maximum parking requirements to one space per bedroom or unit, and authorizes off street parking to be tandem or in setback areas unless specific findings such as fire and life safety conditions are made. SB 1069 also prohibits parking requirements if the ADU meets any of the following:

- Is within a half mile from public transit.
- Is within an architecturally and historically significant historic district.
- Is part of an existing primary residence or an existing accessory structure.
- Is in an area where on-street parking permits are required, but not offered to the occupant of the ADU.
- Is located within one block of a car share area.

Fees: SB 1069 provides that ADUs shall not be considered new residential uses for the purpose of calculating utility connection fees or capacity charges, including water and sewer service. The bill prohibits a local agency from requiring an ADU applicant to install a new or separate utility connection or impose a related connection fee or capacity charge for ADUs that are contained within an existing residence or accessory structure. For attached and detached ADUs, this fee or charge must be proportionate to the burden of the unit on the water or sewer system and may not exceed the reasonable cost of providing the service.

Fire Requirements: SB 1069 provides that fire sprinklers shall not be required in an accessory unit if they are not required in the primary residence.

ADUs within Existing Space: Local governments must ministerially approve an application to create an ADU on a single-family lot if the unit is:

- Contained within an existing residence or accessory structure.
- Has independent exterior access from the existing residence.
- Has side and rear setbacks that are sufficient for fire safety.

No additional parking or other development standards can be applied except for building code requirements.

No Total Prohibition: SB 1069 prohibits a local government from adopting an ordinance that precludes ADUs.

Summary of AB 2299 (Bloom): This bill requires a local government to ministerially approve ADUs if the unit complies with certain parking requirements, and establishes maximum size and setback requirements, as follows:

- The unit is not intended for sale separate from the primary residence and may be rented.
- The lot is zoned for single-family or multifamily use and contains an existing, single-family dwelling.
- The unit is either attached to an existing dwelling or located within the living area of the existing dwelling or detached and on the same lot.
- The increased floor area of an attached ADU does not exceed 50% of the existing living area, with a maximum floor area of 1,200 square feet.
- The total area of floor space for a detached accessory dwelling unit does not exceed 1,200 square feet.
- No passageway can be required.
- No setback can be required from an existing garage that is converted into an ADU.
- Compliance with local building code requirements.
- Approval by the local health officer where private sewage disposal system is being used.

Summary of AB 2406 (Thurmond): This bill creates more flexibility for housing options by authorizing local governments to permit junior accessory dwelling units (JADU) through an ordinance. The bill defines JADUs to be a unit that cannot exceed 500 square feet and must be completely contained within the space of an existing residential structure. In addition, the bill requires specified components for a local JADU ordinance.

Required Components: The ordinance authorized by AB 2406 must include the following parameters:

- Limit to one JADU per residential lot zoned for single-family residences with a single-family residence already built on the lot.
- The single-family residence in which the JADU is created or JADU must be occupied by the owner of the residence.
- The owner must record a deed restriction stating that the JADU cannot be sold separately from the single-family residence and restricting the JADU to the size limitations and other requirements of the JADU ordinance.
- The JADU must be located entirely within the existing structure of the single-family residence and JADU must have its own separate entrance.
- The JADU must include an efficiency kitchen which includes a sink, cooking appliance, counter surface, and storage cabinets that meet minimum building code standards. No gas or 220V circuits are allowed.
- The JADU may share a bath with the primary residence or have its own bath.

Prohibited Components: This bill prohibits a local JADU ordinance from requiring:

- Additional parking as a condition to grant a permit.
- Applying additional water, sewer and power connection fees.

DISCUSSION:

The proposed revisions to Zoning Code Section 155.644 (Accessory Dwelling Units), and the addition of Section 155.644.1 (Junior Accessory Dwelling units) will achieve compliance with state legislative requirements under SB 1069, AB 2299 and AB 2406. The following summarizes the rationale behind the primary amendments proposed to Santa Fe Springs' existing second (accessory dwelling) unit ordinance:

- The City's current ordinance establishes a ministerial review process for ADUs. The new ordinance adds that a building permit must be issued within 120 days for ADU applications in compliance with the City's Zoning Code.
- State law permits local jurisdictions to adopt maximum ADU unit sizes less than 1,200 square feet as long as the requirement is not constraining in the creation of ADUs. Given Santa Fe Springs' relatively small parcel sizes, the City's current maximum ADU unit size of 640 square feet has been maintained, with the additional stipulation that an attached ADU not exceed 50% of the existing habitable floor area of the primary residence.
- The draft ordinance proposes elimination of the current affordability and low income use restrictions on ADUs that are rented. State law establishes the maximum standards that local agencies can use to evaluate ADUs; no additional standards can be imposed. The City's current requirement to rent-restrict ADUs for lower income households for a 50 year period serves as a disincentive to property owners to create an ADU. Given the relatively smaller size of ADUs, market rents are generally more affordable than one bedroom apartments, and can provide needed housing for extended family members, the elderly, in-home health care providers, the disabled and other modest income households.

- The City's current ADU requirement for one off-street parking space, which may be uncovered and provided as tandem parking, has been maintained. Per the new state requirements, the draft ordinance specifies the following exceptions where no parking is required: 1) the ADU is located within 1/2 mile of public transit; 2) the ADU is located within an architecturally and historically significant historic district; 3) the ADU is part of the existing primary residence or an existing accessory structure; 4) when on-street parking permits are required but not offered to the ADU occupant; or 5) when there is a car share vehicle located within one block of the ADU.
- Specific setback exceptions were incorporated for existing garages legally converted to ADUs and ADUs constructed above existing garages with legal nonconforming setbacks. The City's current side and rear setback requirements for residential zoning districts range from 5 to 15 feet, and anything less is considered a non-conforming setback. State law specifically states that no setback increase may be required for an existing garage that is converted to an ADU. Additionally, the law mandates that jurisdictions require a setback of no more than 5 feet from side and rear property lines for an ADU constructed above a garage.
- Allowable configurations for replacement parking spaces where a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU were incorporated. State law states that any demolished covered parking spaces that are required to be replaced may be replaced with any combination of enclosed or covered spaces, uncovered spaces, tandem spaces, or by the use of mechanical automobile parking lifts.
- Per State law, clarification was added that ADUs shall not be considered a new residential use for the purposes of calculating utility connection fees or capacity charges. Attached ADUs shall not be required to install a new or separate utility connection. For detached ADUs, any separate utility connection fee or capacity charge shall be proportionate to the burden of the proposed ADU on the water and sewer system.
- A new Code Section 155.644.1 (Junior Accessory Dwelling Units) has been added to the Zoning Code to reflect the parameters of AB 2406.

PROPOSED ZONING TEXT AMENDMENT

The intent of the proposed Ordinance is to encourage the provision of accessory dwelling units to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the housing element of the General Plan. The proposed text changes are shown underlined and the existing text that is being replaced is shown as a ~~strike-through~~.

§ 155.003 DEFINITIONS.

ACCESSORY DWELLING UNIT. Either a detached or attached dwelling unit which provides complete independent living facilities for one or more persons. It shall include

permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel or parcels as the primary unit is situated. An accessory dwelling unit also includes the following:

- (1) An efficiency unit, as defined in California Health and Safety Code Section 17958.1.
- (2) A manufactured home, as defined in California Health and Safety Code Section 18007.

CAR SHARE LOCATION. A model of car rental where people rent cars for short periods of time, often by the hour, with a designated pick up and drop off location. The organization renting the cars may be a commercial business or the users may be organized as a company, public agency, cooperative, or ad hoc grouping.

LIVING AREA. The interior habitable area of a dwelling unit including basements and attics but not including a garage or any accessory structure.

PASSAGEWAY. A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

SECOND UNIT. The same as "accessory dwelling unit."

§ 155.644 SECOND UNITS. ACCESSORY DWELLING UNITS

(A) Intent.

(1) In enacting this section, it is the intent of the city to encourage the provision of accessory dwelling units to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the housing element of the General Plan. Accessory dwelling units provide housing for extended family members, students, the elderly in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create accessory dwelling units can benefit from added income, and an increased sense of security. Allowing accessory dwelling units in residential zones provides needed additional rental housing. This section provides the requirements for the establishment of accessory dwelling units consistent with Cal. Government Code § 65852.2.

(B) Administrative review.

All second-unit accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within 120 days upon presentation of an application to build an accessory dwelling unit if the plans conform to the standards and criteria provided in division (C) of this section.

(C) Accessory dwelling unit standards. The following standards and criteria shall apply to the creation of an second unit accessory dwelling unit:

(1) The ~~second~~ accessory dwelling unit shall be allowed only on a lot or parcel in the R-1, Single-Family Residential Zone which is developed only with an existing detached single-family dwelling, or in the R-3 Multiple-Family Residential Zone which is developed with an existing residential dwelling.

(2) There shall not be more than one ~~second~~ accessory dwelling unit per lot or parcel, except that no ~~second~~ accessory dwelling unit shall be allowed on any lot or parcel where a guest house or residential facility as defined in Cal. Health and Safety Code § 1502(a)(1) serving six or fewer persons exists.

(3) An accessory dwelling unit that conforms to the development standards of this section is deemed to be an accessory use and/or structure and will not be considered to exceed the allowable density for the lot upon which it is located.

(34) The lot or parcel proposed for the ~~second~~ accessory dwelling unit must contain a minimum area of 5,000 square feet.

(45) The ~~second-unit~~ accessory dwelling unit may be attached to or located within the living area of the primary dwelling, or detached from the primary dwelling.

(a) The maximum floor area for an attached accessory dwelling unit shall not exceed 50% of the existing habitable area of the primary residence, not to exceed 640 square feet.

(b) The maximum floor area for a detached accessory dwelling unit shall not exceed 640 square feet and shall not exceed one bedroom.

(5) ~~The maximum floor area for a detached accessory dwelling unit shall not exceed 640 square feet and shall not contain more than one bedroom.~~

(6) The ~~second-unit~~ accessory dwelling unit shall comply with all of the property development standards applicable to the specific zone in which it is located, including but not limited to, setback, height and maximum lot coverage standards of the applicable zone district in which it is located.

(a) No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit constructed above a garage.

(7) The ~~second-unit~~ accessory dwelling unit shall comply with all building, safety, fire and health codes, and all other applicable laws and regulations. Accessory dwelling units are not required to provide fire sprinklers if sprinklers are not required for the primary dwelling unit.

(8) ~~The second-unit~~ accessory dwelling unit shall be designed to be architecturally compatible with the primary dwelling. A site plan, elevations and floor plan depicting said architectural ~~compatibility~~ compatibility shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of any building permits.

(9) To maintain the residential character of the neighborhood, there shall not be more than one exterior entrance on the front or on any street-facing side of the ~~second unit~~ accessory dwelling unit. Additionally, no exterior stairway shall be located on the front or on any street-facing side of the ~~second-unit~~ accessory dwelling unit. No passageway shall be required in conjunction with construction of an accessory dwelling unit.

(10) Manufactured housing is allowed in compliance with the provisions herein; however, mobile homes, trailers and recreational vehicles shall not be used as ~~second unit~~ accessory dwelling units.

(11) In addition to all other required off-street parking, parking requirements for accessory dwelling units shall not exceed ~~other shall be an~~ additional off street parking space per unit or per bedroom for the second unit. These parking spaces may be provided as uncovered and may be in tandem parking on an existing driveway with the existing off street parking facilities. Parking may also be located in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that such parking is infeasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the city. No parking shall be required for an accessory dwelling unit in any of the following instances:

- (a) The accessory dwelling unit is located within one-half mile of public transit.
- (b) The accessory dwelling unit is located within an architecturally and historically significant historic district.
- (c) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
- (d) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- (e) When there is a car share vehicle located within one block of the accessory dwelling unit.

(12) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, and the city requires that those off-street parking spaces be replaced, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as enclosed or covered spaces, uncovered spaces, tandem spaces, or by the use of mechanical automobile parking lifts.

~~(123) Except as provided in subsection (13)(c) herein,~~ The owner of the property on which the second unit accessory dwelling unit is located shall reside in either of the dwelling units on the property as his/her/their principal residence. This is a perpetual requirement that runs with the land, and a restrictive covenant establishing this requirement shall be recorded prior to occupancy of the second unit accessory dwelling unit.

~~(13) All second residential dwelling units which are rented shall be designated as "affordable" and shall conform to the following standards:~~

~~—— (a) The second residential dwelling units shall be rented to "low" or "very low" income households as defined by the most currently published United States Department of Housing and Urban Development (HUD) Income Limits for Los Angeles County.~~

~~—— (b) The property owner of the property on which the second residential dwelling unit is to be located shall enter into and record an affordable housing contract per the approval of the City Attorney for a minimum term of 50 years with automatic renewal, or until the second residential dwelling unit is removed, and such restriction shall run with the land.~~

~~—— (c) If the property owner does not occupy either the primary dwelling or the second unit as his/her/their primary residence, then both dwellings on the property shall be rented to "low" or "very low" income households as defined by the most currently published United States Department of Housing and Urban Development (HUD) Income Limits for Los Angeles County.~~

~~—— (d) The property owner of the second residential dwelling unit shall comply and submit affordable housing reporting information as required by the Affordable Housing Covenant and Agreement approved by, and on file with, the city. The agreement shall include a certified annual report submitted by the property owner to the city demonstrating compliance with the Affordable Housing Covenant and Agreement~~

(14) The second unit accessory dwelling unit may be rented for terms of at least 30 days or more or leased, but shall not be sold or owned separately from the primary dwelling.

(15) Accessory dwelling units shall not be considered new residential uses for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service.

(a) For attached units or units located within the living area of the existing dwelling and located within a single-family zone, the city shall not require the applicant to install a new or separate utility connection between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge.

(b) For detached units or units within multi-family zones, the city may require a new or separate utility connection directly between the accessory dwelling unit and the utility. The connection fee or capacity charge shall be proportionate to the burden of

the proposed accessory dwelling unit upon the water or sewer system based upon either its size or the number of its plumbing fixtures, and may not exceed the reasonable cost of providing the water or sewer service.

(156) The provisions of this section shall not apply to any ~~second-unit~~ accessory dwelling units for which the city issued conditional use permits prior to the effective date of this section.

(167) The ~~second-unit~~ accessory dwelling unit shall only be allowed if a determination is made by the City Engineer that adequate infrastructure capacity is available to serve the ~~second-unit~~ accessory dwelling unit, including but not limited to, sewer, water and traffic capacity.

(178) A deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

~~(18) A yearly administrative review shall be held by the Director of Planning and Development to insure compliance with all applicable conditions.~~

§ 155.644.1 JUNIOR ACCESSORY DWELLING UNITS

(A) Intent.

(1) In enacting this section, it is the intent of the city to support the conversion or re-purposing of an existing bedroom(s) into an additional dwelling unit within a single-family dwelling to: a) more efficiently use and expand the existing housing stock; b) promote opportunities for house sharing, particularly among the age-in-place senior population; and c) expand affordable rental housing in the community.

(B) Definitions. For the purpose of this section the following definitions shall apply unless the context clearly indicates or requires a different meaning.

JUNIOR ACCESSORY DWELLING UNIT. An independent living unit created through the conversion of an existing bedroom in a single-family dwelling. Junior accessory dwelling units are distinguished from accessory dwelling units in that they: (a) must include the conversion of an existing bedroom(s) within a single-family dwelling (no new or additional-building area); (b) are smaller in size (maximum size of five hundred (500) square feet); (c) contain either independent or shared bathroom facilities; and (d) are subject to unique standards that are not applicable to accessory dwelling units.

(C) Administrative review.

All junior accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within 120 days upon presentation of

an application to provide a junior accessory dwelling unit if the plans conform to the standards and criteria provided in division (D) of this section.

(D) *Junior accessory dwelling unit standards.* The following standards and criteria shall apply to the creation of a junior accessory dwelling unit:

(1) A maximum of one junior accessory dwelling unit shall be permitted per residential lot containing a single-family dwelling. Junior accessory dwelling units are not required to meet the density requirements of the general plan or zoning ordinance.

(2) The property owner shall occupy either the main single-family dwelling or the junior accessory dwelling unit.

(3) The junior accessory dwelling unit may be rented for terms of at least 30 days or more, but shall not be sold or owned separately from the single-family dwelling.

(4) The junior accessory dwelling unit must be created within the existing walls of an existing single-family dwelling and must include the conversion of an existing bedroom(s) and ancillary spaces.

(5) The junior accessory dwelling unit shall not exceed five hundred (500) square feet in size.

(6) The junior accessory dwelling unit shall include a separate entrance from the main entrance to the single-family home with an interior entry to the main living room. The junior accessory dwelling unit may include a second interior doorway for sound attenuation.

(7) The junior accessory dwelling unit shall include a food preparation area, requiring and limited to the following components:

(a) A sink with a maximum width and length dimensions of sixteen inches (16") and a maximum waste line diameter of one-and-one-half inches (1.5");

(b) A cooking facility with appliances that do not require electrical service greater than one hundred twenty (120) volts or natural or propane gas; and

(c) A food preparation counter and storage cabinets which do not exceed six feet (6') in length.

(8) No additional off-street parking is required beyond that required for the main single-family dwelling. The main single-family dwelling must meet the current off-street parking standard in effect at the time the junior accessory dwelling unit is approved.

(9) Utility service. A separate water connection or meter, and a separate sewer service connection are not required for a junior accessory dwelling unit. Water and sewer service for the junior accessory dwelling unit is shared with the main single-family

dwelling unit.

(10) Prior to obtaining a building permit for the junior accessory dwelling unit, a deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing was posted in Santa Fe Springs City Hall, the City Library and Town Center on January 24, 2017, and published in a newspaper of general circulation (Whittier Daily News) on January 26, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. The Notice was also placed on the City's website.

ENVIRONMENTAL DOCUMENT-

The proposed Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. The application of the Ordinance and development of any accessory dwelling unit will be subject to CEQA on a case and site-specific basis.

SUMMARY

Ordinance No. 1084 establishes definitions and standards to implement new State requirements for accessory dwelling units (ADUs) intended to further reduce barriers, better streamline approval, and expand capacity to accommodate the development of ADUs. With the adoption of the new Ordinance, the proposed amendment will indirectly provide assistance to lower income households in the City of Santa Fe Springs, and will bring the City further into compliance with the goals and policies cited in the City's Housing Element.


Wayne M. Morrell
Director of Planning

Attachments:

1. Resolution No. 61-2017

C:\Users\wmorrell\Documents\Ordinances\Ordinance No. 1084 Accessory Dwelling Units\ PC Report- Accessory Dwelling Unit
Ordinance 1084 -Reso 61-2017 Jan 31-2017/1/31/2017 6:00:52 PM/wmm

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 61-2017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS APPROVE AND ADOPT AN ORDINANCE AMENDING SANTA FE SPRINGS MUNICIPAL CODE, TITLE 15 (LAND USE), CHAPTER 155 (ZONING), SECTION 155.003, SECTION 155.062, 155.092, 155.644 AND ADDING SECTION 155.644.1, TO IMPLEMENT NEW STATE LEGISLATIVE MANDATES RELATED TO THE REQUIREMENTS AND DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS

WHEREAS, the State of California enacted Government Code Section 65852.2 in 1982, establishing a mandate that every local agency adopt provisions for permitting secondary dwelling units (ADUs). The intent of the legislation was to encourage housing for extended family members and to increase the availability of rental housing; and

WHEREAS, in 2003, AB 1866 was adopted, requiring all local governments to allow secondary dwelling units within single-family residential zones; and

WHEREAS, most recently, in February 2016, Senator Wieckowski introduced Senate Bill 1069 and Assembly member Bloom introduced Assembly Bill 2299 which proposed specific amendments to State law to promote the production of secondary dwelling units, herein forth referred to as "accessory" dwelling units; and

WHEREAS, also in 2016, Assembly member Thurmond introduced AB 2406 to add provisions for the creation of junior accessory dwelling units (JADUs). All three of these bills ultimately passed and became law; and

WHEREAS, collectively, these bills require a local government to ministerially approve ADUs if the units complies with certain parking requirements, establishes maximum size and setback requirements; allows ADUs in the R-1 Single-Family Residential Zone District and R-3 Multiple-Family Residential Zone District; allows JADUs in the R-1 Single-Family Residential Zone Districts; and prohibits a local government from adopting an ordinance that precludes ADUs; and

WHEREAS, Santa Fe Springs' existing Municipal Code provisions applicable to accessory dwelling units (Section 155.644) are affected by this legislation because to the extent that a local ordinance imposes requirements beyond those specifically allowed by State law, those local provisions will be superseded beginning January 1, 2017; and

WHEREAS, the proposed amendments to the Santa Fe Springs Municipal Code, Title 15 (Land Use), Chapter 155 (Zoning), Section 155.003 (Definitions), 155.062 (Accessory Uses-R-1 Single-Family Residential Zone District), 155.092 (Accessory Uses-R-3 Multiple-Family Residential Zone District), 155.644

(Accessory Dwelling Units), and the addition of Section 155.644.1 (Junior Accessory Dwelling Units), will achieve compliance with state legislative requirements under SB 1069, AB 2299 and AB 2406.

WHEREAS, after study and deliberation by the Department of Planning and Development, the City has prepared for adoption the proposed amendments; and

WHEREAS, the Santa Fe Springs Municipal Code section 155.834 and California Government Code section 65854 require the Planning Commission and City Council to conduct a public hearing on the proposed amendments to the Santa Fe Springs Municipal Code; and

WHEREAS, notice of the Public Hearing was given as required by law; and

WHEREAS, the Planning Commission held a public hearing on February 9, 2017, on the proposed amendments to the Santa Fe Springs Municipal Code, and considered the testimony received at said Public Hearing; and

NOW, THEREFORE, IT BE RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:

SECTION 1: Following a public hearing noticed and conducted in compliance with all applicable law, and pursuant to all laws applicable to the responsibilities of the Planning Commission with respect to the subject matter hereof, the Planning Commission recommends that the City Council adopt Ordinance 1084 attached hereto as Exhibit A.

SECTION 2: Based on the oral and written evidence presented at such hearing, the Planning Commission hereby find and determine that the adoption of such Ordinance is in the public convenience, interest and necessity.

SECTION 3: The Planning Commission find that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 4: The proposed amendment is consistent with the City's adopted General Plan and Housing Element Goals and Policies. It establishes definitions and standards to implement new State requirements for accessory dwelling units (ADUs) intended to further reduce barriers, better streamline approval, and expand capacity to accommodate the development of ADUs. With the adoption of the new Ordinance, the proposed amendment will indirectly provide assistance to lower income households in the City of Santa Fe Springs, and will bring the City further into compliance with the goals and policies cited in the City's Housing Element.

SECTION 5: If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6: The Commission Secretary shall certify to the adoption of this Resolution.

PASSED AND ADOPTED this 6th day of February, 2017.

Kenneth Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A

ORDINANCE NO. 1084

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING SANTA FE SPRINGS MUNICIPAL CODE, TITLE 15 (LAND USE), CHAPTER 155 (ZONING), SECTION 155.003, SECTION 155.062, 155.092, 155.644 AND ADDING SECTION 155.644.1, TO IMPLEMENT NEW STATE LEGISLATIVE MANDATES RELATED TO THE REQUIREMENTS AND DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 155.003 (Definitions) of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended by adding the following definitions:

§ 155.003 DEFINITIONS

ACCESSORY DWELLING UNIT. Either a detached or attached dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel or parcels as the primary unit is situated. An accessory dwelling unit also includes the following:

- (1) An efficiency unit, as defined in California Health and Safety Code Section 17958.1.
- (2) A manufactured home, as defined in California Health and Safety Code Section 18007.

CAR SHARE LOCATION. A model of car rental where people rent cars for short periods of time, often by the hour, with a designated pick up and drop off location. The organization renting the cars may be a commercial business or the users may be organized as a company, public agency, cooperative, or ad hoc grouping.

JUNIOR ACCESSORY DWELLING UNIT. An independent living unit created through the conversion of an existing bedroom in a single-family dwelling. Junior accessory dwelling units are distinguished from accessory dwelling units in that they: (a) must include the conversion of an existing bedroom(s) within a single-family dwelling (no new or additional-building area); (b) are smaller in size (maximum size of five hundred (500) square feet); (c) contain either independent or shared bathroom facilities; and (d) are subject to unique standards that are not applicable to accessory dwelling units.

LIVING AREA. The interior habitable area of a dwelling unit including basements and attics but not including a garage or any accessory structure.

PASSAGEWAY. A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

SECOND UNIT. The same as "accessory dwelling unit."

SECTION 2. Section 155.062 ACCESSORY USES is hereby amended to add thereto new subsection (N) so that subsection (N) reads as follows:

§ 155.062 ACCESSORY USES.

(N) Accessory Dwelling Units in accordance with the provisions of § 155.644.

SECTION 3. Section 155.062 ACCESSORY USES is hereby amended to add thereto new subsection (O) so that subsection (O) reads as follows:

§ 155.062 ACCESSORY USES.

(O) Junior Accessory Dwelling Units in accordance with the provisions of § 155.644.1.

SECTION 4. Section 155.092 ACCESSORY USES is hereby amended to add thereto new subsection (J), so that subsection (J) reads as follows:

(J) Accessory Dwelling Units in accordance with the provisions of Chapter § 155.644.

SECTION 5. Section 155.644 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby revised in its entirety to read as follows:

§ 155.644 ACCESSORY DWELLING UNITS

(A) *Intent.*

(1) In enacting this section, it is the intent of the city to encourage the provision of accessory dwelling units to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the housing element of the General Plan. Accessory dwelling units provide housing for extended family members, students, the elderly in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create accessory dwelling units can benefit from added income, and an increased sense of security. Allowing accessory dwelling units in residential zones provides needed additional rental housing. This section provides the requirements for the establishment of accessory dwelling units consistent with Cal. Government Code §§ 65852.2.

(B) *Administrative review.*

All accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within 120 days upon presentation of an application to build an accessory dwelling unit if the plans conform to the standards and criteria provided in division (C) of this section.

(C) *Accessory dwelling unit standards.* The following standards and criteria shall apply to the creation of an accessory dwelling unit:

(1) The accessory dwelling unit shall be allowed only on a lot or parcel in the R-1, Single-Family Residential Zone which is developed only with an existing detached single-family dwelling, or in the R-3 Multiple-Family Residential Zone which is developed with an existing residential dwelling.

(2) There shall not be more than one accessory dwelling unit per lot or parcel, except that no accessory dwelling unit shall be allowed on any lot or parcel where a guest house or residential facility as defined in Cal. Health and Safety Code § 1502(a)(1) serving six or fewer persons exists.

(3) An accessory dwelling unit that conforms to the development standards of this section is deemed to be an accessory use and/or structure and will not be considered to exceed the allowable density for the lot upon which it is located.

(4) The lot or parcel proposed for the accessory dwelling unit must contain a minimum area of 5,000 square feet.

(5) The accessory dwelling unit may be attached to or located within the living area of the primary dwelling, or detached from the primary dwelling.

(a) The maximum floor area for an attached accessory dwelling unit shall not exceed 50% of the existing habitable area of the primary residence, not to exceed 640 square feet.

(b) The maximum floor area for a detached accessory dwelling unit shall not exceed 640 square feet and shall not exceed one bedroom.

(6) The accessory dwelling unit shall comply with all of the property development standards applicable to the specific zone in which it is located.

(a) No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit constructed above a garage.

(7) The accessory dwelling unit shall comply with all building, safety, fire and health codes, and all other applicable laws and regulations. Accessory dwelling units are not required to provide fire sprinklers if sprinklers are not required for the primary dwelling unit.

(8) The accessory dwelling unit shall be designed to be architecturally compatible with the primary dwelling. A site plan, elevations and floor plan depicting said architectural compatibility shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of any building permits.

(9) To maintain the residential character of the neighborhood, there shall not be more than one exterior entrance on the front or on any street-facing side of the accessory dwelling unit. Additionally, no exterior stairway shall be located on the front or on any street-facing side of the accessory dwelling unit. No passageway shall be required in conjunction with construction of an accessory dwelling unit.

(10) Manufactured housing is allowed in compliance with the provisions herein; however, mobile homes, trailers and recreational vehicles shall not be used as accessory dwelling units.

(11) In addition to all other required off-street parking, parking requirements for accessory dwelling units shall not exceed one space per unit or per bedroom. These spaces may be provided as tandem parking on an existing driveway. Parking may also be located in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that such parking is infeasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the city. No parking shall be required for an accessory dwelling unit in any of the following instances:

- (a) The accessory dwelling unit is located within one-half mile of public transit.
- (b) The accessory dwelling unit is located within an architecturally and historically significant historic district.
- (c) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
- (d) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- (e) When there is a car share vehicle located within one block of the accessory dwelling unit.

(12) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, and the city requires that those off-street parking spaces be replaced, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as enclosed or covered spaces, uncovered spaces, tandem spaces, or by the use of mechanical automobile parking lifts.

(13) The owner of the property on which the accessory dwelling unit is located shall reside in either of the dwelling units on the property as his/her/their principal residence. This is a perpetual requirement that runs with the land, and a restrictive covenant establishing this requirement shall be recorded prior to occupancy of the accessory dwelling unit.

(14) The accessory dwelling unit may be rented for terms of at least 30 days or more, but shall not be sold or owned separately from the primary dwelling.

(15) Accessory dwelling units shall not be considered new residential uses for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service.

(a) For attached units or units located within the living area of the existing dwelling and located within a single-family zone, the city shall not require the applicant to install a new or separate utility connection between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge.

(b) For detached units or units within multi-family zones, the city may require a new or separate utility connection directly between the accessory dwelling unit and the utility. The connection fee or capacity charge shall be proportionate to the burden of the proposed accessory dwelling unit upon the water or sewer system based upon either its

size or the number of its plumbing fixtures, and may not exceed the reasonable cost of providing the water or sewer service.

(16) The provisions of this section shall not apply to any accessory dwelling units for which the city issued conditional use permits prior to the effective date of this section.

(17) The accessory dwelling unit shall only be allowed if a determination is made by the City Engineer that adequate infrastructure capacity is available to serve the accessory dwelling unit, including but not limited to, sewer, water and traffic capacity.

(18) A deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

SECTION 6. Title 15 of Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to add new section 155.644.1: JUNIOR ACCESSORY DWELLING UNITS

§ 155.644.1 JUNIOR ACCESSORY DWELLING UNITS

(A) *Intent.*

(1) In enacting this section, it is the intent of the city to support the conversion or re-purposing of an existing bedroom(s) into an additional dwelling unit within a single-family dwelling to: a) more efficiently use and expand the existing housing stock; b) promote opportunities for house sharing, particularly among the age-in-place senior population; and c) expand affordable rental housing in the community.

(B) *Administrative review.*

All junior accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within 120 days upon presentation of an application to provide a junior accessory dwelling unit if the plans conform to the standards and criteria provided in division (D) of this section.

(C) *Junior accessory dwelling unit standards.* The following standards and criteria shall apply to the creation of a junior accessory dwelling unit:

(1) A maximum of one junior accessory dwelling unit shall be permitted per residential lot containing a single-family dwelling. Junior accessory dwelling units are not required to meet the density requirements of the general plan or zoning ordinance.

(2) The property owner shall occupy either the main single-family dwelling or the junior accessory dwelling unit.

(3) The junior accessory dwelling unit may be rented for terms of at least 30 days or more, but shall not be sold or owned separately from the single-family dwelling.

(4) The junior accessory dwelling unit must be created within the existing walls of an existing single-family dwelling and must include the conversion of an existing bedroom(s) and ancillary spaces.

(5) The junior accessory dwelling unit shall not exceed five hundred (500) square feet in size.

(6) The junior accessory dwelling unit shall include a separate entrance from the main entrance to the single-family home with an interior entry to the main living room. The junior accessory dwelling unit may include a second interior doorway for sound attenuation.

(7) The junior accessory dwelling unit shall include a food preparation area, requiring and limited to the following components:

(a) A sink with a maximum width and length dimensions of sixteen inches (16") and a maximum waste line diameter of one-and-one-half inches (1.5');

(b) A cooking facility with appliances that do not require electrical service greater than one hundred twenty (120) volts or natural or propane gas; and

(c) A food preparation counter and storage cabinets which do not exceed six feet (6') in length.

(8) No additional off-street parking is required beyond that required for the main single-family dwelling. The main single-family dwelling must meet the current off-street parking standard in effect at the time the junior accessory dwelling unit is approved.

(9) Utility service. A separate water connection or meter, and a separate sewer service connection are not required for a junior accessory dwelling unit. Water and sewer service for the junior accessory dwelling unit is shared with the main single-family dwelling unit.

(10) Prior to obtaining a building permit for the junior accessory dwelling unit, a deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

SECTION 7. This Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 8. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence,

clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 9. To the extent the provisions of the Santa Fe Springs Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 10. The City Clerk shall certify to the adoption of this Ordinance, including the vote for and against and shall post a certified copy of this Ordinance, within 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance, and, in compliance with Section 36933 of the Government Code.

SECTION 11. This Ordinance is adopted pursuant to the authority granted by the California Constitution and State law, including but not limited to Article XI, Section 7 of the California Constitution.

PASSED and ADOPTED this _____ day of _____, 2017, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN

MAYOR

ATTEST:

City Clerk



PUBLIC HEARING

Zoning Text Amendment - Zoning to Provide for a Variety of Housing Types

Ordinance No. 1085: An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15 (Land Use), Section 155 (Zoning), Sections 155.003 (Definitions), 155.036 (Principal Permitted Uses A-1 District), 155.038 (Conditional Uses A-1 District), 155.061 (Principal Permitted Uses R-1 District), 155.063 (Conditional Uses R-1 District), 155.091 (Principal Permitted Uses R-3 District), 155.093 (Conditional Uses R-3 District), 155.153 (Conditional Uses C-4 District), 155.243 (Conditional Uses M-2 District), 155.327 (Permitted, Accessory and Conditional Uses PD Zone), 155.739 (Commission's Consideration - Development Plan Approval), in accordance with state Housing Element laws. (City of Santa Fe Springs)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1085, and thereafter close the Public Hearing; and
- Find that the proposed amendment to the text of the City's Municipal Code relating to standards for a variety of housing types is in compliance with the City's General Plan; and
- Find that the proposed Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
- Recommend that the City Council adopt Ordinance No. 1085, which establishes definitions and standards to encourage and facilitate a variety of housing types, including manufactured housing, community care facilities, employee housing, single room occupancy housing, transitional and supportive housing, and housing for extremely low income households; and
- Adopt Resolution No. 62-2017, which incorporates the Commission's findings and recommendation regarding this matter.

BACKGROUND

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law requires local governments to adequately plan to meet the existing and projected

needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory mechanisms that provide opportunities for, and do not unduly constrain housing. As a result, State housing policy rests largely upon the effective implementation of each jurisdiction's Housing Element. Furthermore, Housing Element statutes require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

Government Code Section 65583 requires the housing element to identify adequate sites to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, transitional housing, and housing for persons with disabilities. The Housing Element must include an analysis of governmental constraints upon the maintenance, improvement, or development of housing for a variety of housing types, and set forth concrete program actions to address any shortfalls.

In December 2013, the Santa Fe Springs City Council adopted Ordinance 1050, establishing definitions and development standards for emergency shelters and transitional and supportive housing uses in accordance with SB 2. As part of the governmental constraints analysis conducted for the City's 2014-2021 Housing Element, several additional revisions to the Santa Fe Springs Zoning Code were identified as necessary to better facilitate the provision of a variety of housing types consistent with Housing Element statutes. The following programs were adopted as part of the City's 2014-2021 Housing Element to provide for a variety of housing types:

Program 14. Zoning Ordinance Revisions:

- a. Identification of manufactured housing as a permitted use in all residential zones.
- b. Listing of small community care facilities (6 or fewer) as a residential use under zoning, and identification of large community care facilities as a conditionally permitted use within all residential zones.
- c. Definition of single room occupancy hotels (SROs) and identification of SROs as a conditionally permitted use in the C-4 and M-2 zones.
- d. Clarification that transitional and supportive housing are permitted in areas designated with a PD Overlay subject to the same approval processes as other residential uses.

Program 16. Fee Deferrals and/or Waivers for Affordable Housing:

In order to specifically encourage the provision of housing affordable to extremely low income (ELI) households (<30% AMI), the City will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units.

Program 18. Zoning for Small Employee Housing (6 or fewer):

Amend the City of Santa Fe Springs Municipal Code consistent with the Employee Housing Act (H&S 17021.5) to permit employee housing for six or fewer employees as a single-family structure.

DISCUSSION BY TOPIC AREA:

The draft ordinance addresses requirements under Government Code Section 65583 to identify adequate sites to facilitate and encourage the provision of a variety of types of housing for all income levels. The proposed amendments to the City of Santa Fe Springs Zoning Code implement programs adopted in the City's 2014-2021 Housing Element. Each of the topic areas contained in these proposed amendments is further discussed below.

Manufactured Housing: As a matter of practice, the City permits manufactured housing by right within all residential zones, consistent with State law. However, the Santa Fe Springs Municipal Code does not currently explicitly identify manufactured housing as a permitted use, except as it pertains to manufactured second units. The proposed Zoning Code amendments add a definition of manufactured housing, and list as a permitted use in the A-1, R-1 and R-3 zone districts.

Community Care Facilities: California law (known as the "Lanterman Act") requires the use of property for the care of six or fewer persons with developmental disabilities to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones.

The Santa Fe Springs Zoning Ordinance does not currently specify provisions for community care facilities, though in practice the City has permitted a licensed five-bed adult residential facility by right, as well as several other unlicensed group homes. The proposed Zoning Code amendments add definitions for small and large community care facilities, and list small facilities as permitted by right in A-1, R-1, R-3, and large facilities as conditionally permitted within these same districts.

Single Room Occupancy (SRO) Units: SROs refer to a residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented to tenants on a weekly or monthly basis.

The Santa Fe Springs' Municipal Code does not currently explicitly address SRO uses, though they could be treated the same as motels and hotels which are conditionally permitted in the C-4 and M-2 zones. The proposed Code amendments add a definition of SROs, and list as a conditionally permitted use in the C-4 and M-2 zone districts.

Transitional and Supportive Housing: While Santa Fe Springs' Zoning Code was amended in 2013 to treat transitional and supportive housing as a residential use within residential zone districts, recent clarification of State statutes by the State Department of Housing and Community Development (HCD) indicates these uses must also be provided for in non-residential zone districts where housing is permitted. Within Santa Fe Springs' Planned Development (PD) Overlay zone, the Planning Commission, after holding a public hearing, may approve a combination of land uses which may include uses other than those permitted in the underlying zone, provided that at least 60% of the area is developed with one or more of the principal permitted, accessory, or conditional uses of the underlying zone. For example, a PD overlay added to a commercial zone district could also allow for the integration of residential uses.

The proposed Zoning Code amendments clarify that transitional and supportive housing would be permitted within areas designated with a PD Overlay subject to the same approval processes as other residential uses. Transitional and supportive housing have also been added as a permitted use in the A-1 zone district.

Fee Deferrals and/or Waivers for Affordable Housing: Housing Element statutes now require specific programs to assist in the development of adequate housing to meet the needs of extremely low income households (households earning less than 30% of area median incomes). The proposed Zoning Code amendment will add provisions under Development Plan Approval for the waiver of Planning Department entitlement fees for projects with a minimum of ten percent extremely low income units.

Zoning for Small Employee Housing: California Health and Safety Code Section 17021.5 (Employee Housing Act) requires any employee housing providing accommodations for six or fewer employees to be deemed a single-family structure with a residential land use designation. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

The proposed Zoning Text amendments add a definition of small employee housing, and list as a permitted use in the A-1, R-1 and R-3 zone districts.

PROPOSED ZONING TEXT AMENDMENTS

The proposed text amendments are shown underlined.

§ 155.003 DEFINITIONS

Community Care Facility, Large: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for seven or more adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.

Community Care Facility, Small: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for six or fewer adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.

Employee Housing, Small: Pursuant to California Health and Safety Code Section 17008, employee housing, small means any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for six (6) or fewer persons.

Manufactured Housing: A structure as defined by California Health and Safety Code Section 18007.

Single Room Occupancy (SRO) Housing: SROs refer to a residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented to tenants on a weekly or monthly basis.

§ 155.036 PRINCIPAL PERMITTED USES.

The following are the principal permitted uses in the A-1 Zone:

(E) Supportive housing and transitional housing subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district.

(F) Manufactured Housing

(G) Community Care Facility, Small

(H) Employee Housing, Small

§ 155.038 CONDITIONAL USES.

The following uses are permitted in the A-1 Zone only after a valid conditional use permit has first been obtained:

(O) Community Care Facility, Large

§ 155.061 PRINCIPAL PERMITTED USES.

The principal permitted use in the R-1 Zone shall be single-family dwellings. Supportive housing and transitional housing shall be permitted and shall be subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district. Manufactured housing on a permanent foundation, small community care facilities (6 or fewer occupants), and small employee housing (6 or fewer occupants) shall also be permitted.

§ 155.063 CONDITIONAL USES.

The following uses shall be permitted in the R-1 Zone only after a valid conditional use permit has first been issued:

(D) Community Care Facility, Large

§ 155.091 PRINCIPAL PERMITTED USES.

The following uses are the principal permitted uses in the R-3 Zone:

(E) Manufactured Housing

(F) Community Care Facility, Small

(G) Employee Housing, Small

§ 155.093 CONDITIONAL USES.

The following uses shall be permitted in the R-3 Zone only after a valid conditional use permit has first been issued:

(J) Community Care Facility, Large

§ 155.153 CONDITIONAL USES.

The following uses shall be permitted in the C-4 Zone only after a valid conditional use permit has first been issued:

(LL) Single Room Occupancy (SRO) Housing

§ 155.243 CONDITIONAL USES.

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

(N) Single Room Occupancy (SRO) Housing

§ 155.327 PERMITTED, ACCESSORY AND CONDITIONAL USES.

The principal permitted uses, accessory uses and conditional uses shall be the same as those permitted in the underlying zone. However, the Planning Commission, after holding a public hearing, may approve a combination of land uses which may include uses other than those permitted in the underlying zone, provided that the Commission finds that such combination of uses will complement each other and will harmonize with existing and proposed land uses in the vicinity, and provided that at least 60% of the area must be developed to one or more of the principal permitted, accessory, or conditional uses of the underlying zone. Transitional and supportive housing will be permitted within areas designated with a PD Overlay subject to the same approval processes as other residential uses.

§ 155.739 COMMISSION'S CONSIDERATION.

In studying any application for development plan approval, the Commission shall give consideration to the following:

(G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's Housing Element, the city will waive Planning Department entitlement fees for projects with a minimum of ten percent extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

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.

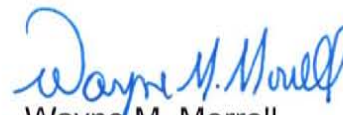
Legal notice of the Public Hearing was posted in Santa Fe Springs City Hall, the City Library and Town Center on January 24, 2017, and published in a newspaper of general circulation (Whittier Daily News) on January 26, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. The Notice was also placed on the City's website.

ENVIRONMENTAL DOCUMENT-

The proposed Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. The application of the Ordinance and development of any Affordable Housing project will be subject to CEQA on a case and site-specific basis.

SUMMARY

Ordinance No. 1085 establishes definitions and standards to encourage and facilitate a variety of housing types, including manufactured housing, community care facilities, employee housing, single room occupancy housing, transitional and supportive housing, and housing for extremely low income households. With the adoption of the new Ordinance, the proposed amendment will indirectly provide assistance to lower income households in the City of Santa Fe Springs, and will bring the City further into compliance with the goals and policies cited in the City's Housing Element.


Wayne M. Morrell
Director of Planning

Attachments:

1. Resolution No. 62-1017

C:\Users\wmorrell\Documents\Ordinances\Ordinance No. 1085 Variety of Housing Types\PC Report- Zoning Text Amendments-Ord 1085-Variety of Housing Types Jan 27-2017\1/30/2017 10:43:38 AM\WMM

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 62-2017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS APPROVE AND ADOPT AN ORDINANCE AMENDING SANTA FE SPRINGS MUNICIPAL CODE, TITLE 15 (LAND USE), CHAPTER 155 (ZONING), SECTION 155.003, 155.036, 155.038, 155.061, 155.063, 155.091, 155.093, 155.153, 155.243, 155.327 AND 155.739, ESTABLISHING DEFINITIONS AND STANDARDS TO ENCOURAGE AND FACILITATE A VARIETY OF HOUSING TYPES, IN ACCORDANCE WITH STATE HOUSING ELEMENT LAWS.

WHEREAS, State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing, and every jurisdiction in California is required to adopt a comprehensive, long-term General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan; and

WHEREAS, Government Code Section 65583 requires the Housing Element to identify adequate sites to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, transitional housing, and housing for persons with disabilities; and

WHEREAS, in December 2013, the Santa Fe Springs City Council adopted Ordinance 1050, establishing definitions and development standards for emergency shelters and transitional and supportive housing uses in accordance with SB 2; and

WHEREAS, as part of the governmental constraints analysis conducted for the City's 2014-2021 Housing Element, several additional revisions to the Santa Fe Springs Municipal Code were identified as necessary to better facilitate the provision of a variety of housing types consistent with Housing Element statutes; and

WHEREAS, The Housing Element must include an analysis of governmental constraints upon the maintenance, improvement, or development of housing for a variety of housing types, and set forth concrete program actions to address any shortfalls; and

WHEREAS, the draft ordinance addresses requirements under Government Code Section 65583 to identify adequate sites to facilitate and encourage the provision of a variety of types of housing for all income levels; and

WHEREAS, after study and deliberation by the Department of Planning and Development, the City has prepared for adoption the proposed amendments; and

WHEREAS, the Santa Fe Springs Municipal Code section 155.834 and California Government Code section 65854 require the Planning Commission and City Council to conduct a public hearing on the proposed amendments to the Santa Fe Springs Municipal Code; and

WHEREAS, notice of the Public Hearing was given as required by law; and

WHEREAS, the Planning Commission held a public hearing on February 9, 2017, on the proposed amendments to the Santa Fe Springs Municipal Code, and considered the testimony received at said Public Hearing; and

NOW, THEREFORE, IT BE RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:

SECTION 1: Following a public hearing noticed and conducted in compliance with all applicable law, and pursuant to all laws applicable to the responsibilities of the Planning Commission with respect to the subject matter hereof, the Planning Commission recommends that the City Council adopt Ordinance 1085 attached hereto as Exhibit A.

SECTION 2: Based on the oral and written evidence presented at such hearing, the Planning Commission hereby find and determine that the adoption of such Ordinance is in the public convenience, interest and necessity.

SECTION 3: The Planning Commission find that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 4: The proposed amendment is consistent with the City's adopted General Plan and Housing Element Goals and Policies. It establishes definitions and standards to encourage and facilitate a variety of housing types, including manufactured housing, community care facilities, employee housing, single room occupancy housing, transitional and supportive housing, and housing for extremely low income households. With the adoption of the new Ordinance, the proposed amendment will indirectly provide assistance to lower income households in the City of Santa Fe Springs, and will bring the City further into compliance with the goals and policies cited in the City's Housing Element.

SECTION 5: If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and

each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6: The Commission Secretary shall certify to the adoption of this Resolution.

PASSED AND ADOPTED this 6th day of February, 2017.

Kenneth Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A

ORDINANCE NO. 1085

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING SANTA FE SPRINGS MUNICIPAL CODE, TITLE 15 (LAND USE), CHAPTER 155 (ZONING), SECTION 155.003, 155.036, 155.038, 155.061, 155.063, 155.091, 155.093, 155.153, 155.243, 155.327 AND 155.739, ESTABLISHING DEFINITIONS AND STANDARDS TO ENCOURAGE AND FACILITATE A VARIETY OF HOUSING TYPES, IN ACCORDANCE WITH STATE HOUSING ELEMENT LAWS.

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 155.003 (Definitions) of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended, in part, by adding the following definitions, with all other definitions in that section to remain unchanged:

§ 155.003 DEFINITIONS

Community Care Facility, Large: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for seven or more adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.

Community Care Facility, Small: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for six or fewer adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.

Employee Housing, Small: Pursuant to California Health and Safety Code Section 17008, employee housing, small means any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for six (6) or fewer persons.

Manufactured Housing: A structure as defined by California Health and Safety Code Section 18007.

Single Room Occupancy (SRO) Housing: SROs refer to a residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented to tenants on a weekly or monthly basis.

SECTION 2. Section 155.036 PRINCIPAL PERMITTED USES (A-1 DISTRICT) is hereby amended, to read as follows:

§ 155.036 PRINCIPAL PERMITTED USES.

(E) Supportive housing and transitional housing subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district.

(F) Manufactured Housing

(G) Community Care Facility, Small

(H) Employee Housing, Small

SECTION 3. Section 155.038 CONDITIONAL USES (A-1 DISTRICT) is hereby amended to read as follows:

§ 155.038 CONDITIONAL USES.

(O) Community Care Facility, Large

SECTION 4. Section 155.061 PRINCIPAL PERMITTED USES (R-1 DISTRICT) is hereby amended, in its entirety, to read as follows:

§ 155.061 PRINCIPAL PERMITTED USES.

The principal permitted use in the R-1 Zone shall be single-family dwellings. Supportive housing and transitional housing shall be permitted and shall be subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district. Manufactured housing on a permanent foundation, small community care facilities (6 or fewer occupants), and small employee housing (6 or fewer occupants) shall also be permitted.

SECTION 5. Section 155.063 CONDITIONAL USES (R-1 DISTRICT) is hereby amended to read as follows:

§ 155.063 CONDITIONAL USES.

(D) Community Care Facility, Large

SECTION 6. Section 155.091 PRINCIPAL PERMITTED USES (R-3 DISTRICT) is hereby amended, to read as follows:

§ 155.091 PRINCIPAL PERMITTED USES.

(E) Manufactured Housing

(F) Community Care Facility, Small

(G) Employee Housing, Small

SECTION 7. Section 155.093 CONDITIONAL USES (R-3 DISTRICT) is hereby amended to read as follows:

§ 155.093 CONDITIONAL USES.

(J) Community Care Facility, Large

SECTION 8. Section 155.153 CONDITIONAL USES (C-4 DISTRICT) is hereby amended to read as follows:

§ 155.153 CONDITIONAL USES.

(LL) Single Room Occupancy (SRO) Housing

SECTION 9. Section 155.243 CONDITIONAL USES (M-2 DISTRICT) is hereby amended to read as follows:

§ 155.243 CONDITIONAL USES.

(N) Single Room Occupancy (SRO) Housing

SECTION 10. Section 155.327 PERMITTED, ACCESSORY AND CONDITIONAL USES (PD PLANNED DEVELOPMENT ZONE) is hereby amended, in its entirety, to read as follows:

§ 155.327 PERMITTED, ACCESSORY AND CONDITIONAL USES.

The principal permitted uses, accessory uses and conditional uses shall be the same as those permitted in the underlying zone. However, the Planning Commission, after holding a public hearing, may approve a combination of land uses which may include uses other than those permitted in the underlying zone, provided that the Commission finds that such combination of uses will complement each other and will harmonize with existing and proposed land uses in the vicinity, and provided that at least 60% of the area must be developed to one or more of the principal permitted, accessory, or conditional uses of the underlying zone. Transitional and supportive housing will be permitted within areas designated with a PD Overlay subject to the same approval processes as other residential uses.

SECTION 11. Section 155.739 COMMISSION'S CONSIDERATION (DEVELOPMENT PLAN APPROVAL) is hereby amended to read as follows:

§ 155.739 COMMISSION'S CONSIDERATION.

(G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's Housing Element, the city will waive Planning Department entitlement fees for projects with a minimum of ten percent extremely low income units. For purposes of this section,

extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

SECTION 12. This Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 13. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 14. To the extent the provisions of the Santa Fe Springs Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 15. The City Clerk shall certify to the adoption of this Ordinance, including the vote for and against and shall post a certified copy of this Ordinance, within 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance, and, in compliance with Section 36933 of the Government Code.

SECTION 16. This Ordinance is adopted pursuant to the authority granted by the California Constitution and State law, including but not limited to Article XI, Section 7 of the California Constitution.

PASSED and ADOPTED this _____ day of _____, 2017, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN

MAYOR

ATTEST:

City Clerk



City of Santa Fe Springs

Adjourned Planning Commission Meeting

February 6, 2017

PUBLIC HEARING

Tentative Parcel Map No. 73161 and Modification Permit Case No. 1274

A request to subdivide the existing 16,240 sq. ft. (APN: 8168-010-017) parcel into two symmetrically designed parcels that will both consist of 8,120 sq. ft. (.19 acre) and will each be occupied by existing 3,769 sq. ft. industrial buildings; and a request for a Modification of Property Development Standards to allow the reduction of 1 parking stall for each parcel related to the new ADA stalls that will be provided for the existing buildings located at 9421 Santa Fe Springs Road (APN: 8168-010-017), within the M-2, Heavy Manufacturing, Zone. (Greg Gunter)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 73161 and Modification Permit Case No. 1274 and, thereafter, close the Public Hearing; and
2. Find that pursuant to Section 15315, Class 15, (Minor Land Divisions), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
3. Find that Tentative Parcel Map No. 73161 is consistent with the City's General Plan; and
4. Find that Tentative Parcel Map No. 73161 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
5. Find that the applicant's request meets the criteria set forth in §155.695 of the City's Zoning Regulation for the granting of a Modification Permit.
6. Approve Tentative Parcel Map No. 73161 and Modification Permit Case No. 1274, subject to the conditions of approval as stated within this report.

LOCATION/ BACKGROUND

The subject site, comprised of a single parcel (APN: 8168-010-017) totaling approximately 16,240 sq. ft., is located on the north side of Santa Fe Springs Road, with an address of 9421 Santa Fe Springs Road. The subject site is within the M-2, Heavy Manufacturing, Zone. All surrounding properties are also zoned M-2, Heavy Manufacturing.

TENTATIVE PARCEL MAP NO. 73161

The applicant, Greg Gunter, is seeking approval of Tentative Parcel Map No. 73161, a request to subdivide the existing parcel of 16,240 sq. ft. into two parcels. Parcel 1 will consist of 8,120 sq. ft. (.19 acre) and will be occupied by an existing 3,769 sq. ft. industrial building; Parcel 2 will consist of 16,240 sq. ft. (.19 acre) and will also be occupied by an existing 3,769 sq. ft. industrial building. The intent is to create independent parcels for each building, which would allow the owner of Building 1 to purchase both the building and land (Parcel 1) from the applicant.

TENTATIVE TRACT MAP – REQUIREMENTS FOR APPROVAL

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan as required by Section 66473.5 of the Subdivision Map Act.

Additionally, the Planning Commission shall deny a tentative map if it makes any of the following findings as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

1. That the proposed map is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plan.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.
8. That the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community

sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such board, it may disapprove the tentative map or maps of the subdivision.

FINDINGS

The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act (California Government Code, Section 66474) in that:

1. *Approval of the proposed Parcel Map would promote a number of Specific General Plan Goal and Policies as described in "Table 2" below:*

Table 2

General Plan Consistency Analysis

<i>General Plan Element</i>	<i>Policy</i>	<i>Project Consistency</i>
Land Use	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The subdivision of the subject parcel will produce two separate parcels that will provide opportunity and flexibility for the property owner(s) to provide for growth and diversification.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The subdivision of the subject parcels will support and encourage the continued viability of the industrial zoned property(s).

In summary, the proposed parcel map, subject to the attached conditions, is compatible with the goals and objectives of the various elements of the City of Santa Fe Springs General Plan, and therefore, is in compliance with Government Code Section 66473.5, entitled "Subdivision must be consistent with General Plan or Specific Plan."

2. *The site is physically suitable for the type of development and proposed density of development.*

The project involves the subdivision of a fully-developed parcel into two new parcels. Both newly created parcels, and the existing industrial buildings contained within them, with the exception of parking which is the subject of the related Modification Permit, will comply with the Santa Fe Springs Zoning Regulations, as well as the General Plan.

3. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.*

The proposed subdivision is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. The purpose of this request is to subdivide the subject property into two separate lots. Aside from the construction of a new trash enclosure, relocation of a perimeter wall, and re-striping the parking area to provide a new ADA stall for each building, there are not exterior changes proposed.

4. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

The proposed Tentative Parcel Map will not conflict with any existing easements on-site. Additionally, as stated in the conditions of approval, each building shall have separate individual utility connections and infrastructure for water, sewer, storm drainage, electric, and natural gas. No interconnection of the facilities between parcels is permitted.

5. *In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the EIR Mitigation Monitoring Program, submit an erosion control plan and comply with the NPDES, Best Management Practices, during the grading and construction phases of the project.*

The project involves the subdivision of a single parcel into two new parcels. No new development nor discharge of waste will be generated at this time. Any future development will be reviewed to ensure that it meets all state and local ordinances and requirements including the California Regional Water Quality Control Board.

6. *That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivisions to provide for Future Passive or Natural Heating and Cooling Opportunities."*

As mentioned previously, no new development will occur as a result of the proposed subdivision. Nevertheless, Future Passive or Natural Heating and Cooling Opportunities will be incorporated if a new development is proposed.

To the extent feasible, staff will review future development to ensure that energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

MODIFICATION PERMIT CASE NO. 1274

The applicant is requesting a modification of property development standards to allow the reduction of 1 parking stall for each parcel related to the new ADA stalls that will be provided for the existing buildings.

According to approved plans, each building should be provided with a total of eight parking stalls. Unfortunately, none of the eight stalls are designated as an ADA stall. In an effort to provide one ADA stall for each building to satisfy the current ADA requirements, each parcel would lose one parking stall and thus each building would be deficient one stall. The applicant is, therefore, requesting approval of the subject Modification Permit, to allow the reduction of 1 parking stall for each parcel related to the new ADA stalls that will be provided for the existing buildings.

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 Planning Commission would not be granting special privileges to the applicant since the applicant will be providing ADA compliant handicap stalls and related access not currently provided on-site. ADA compliant handicap stalls and related access occupy more area than a standard parking stall, thus the applicant's ability to provide additional parking, beyond the proposed 7 parking spaces per parcel, is limited.

It should also be noted that although there will be a deficit of one (1) parking stall for each parcel, the applicant will be providing 88% (7 of 8) of required parking stalls for each parcel, a substantial majority of the overall requirement.

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

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

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

The unique circumstance in this case is the fact that the on-site parking layout was last updated in 1966. As aforementioned, the applicant will be providing ADA compliant handicap stalls and related access that is not currently provided on-site. It should be noted that although it is not recognized in the Zoning Regulations, the applicant currently uses car lifts, which may be used to provide the additional two (2) parking stalls, if needed.

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

Granting the Modification Permit request would not be detrimental to other persons, properties in the area, or the community in general. Staff has mailed a letter to the property owners immediately adjacent to the subject properties to advise them of the Modification Permit request. The letter also informed those owners of the date and time when this matter would be considered by the Planning Commission. To date, Staff has not received any replies; and more importantly, objections to the proposed modification request.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that Tentative Parcel Map No. 73161 along with Modification Permit Case No. 1274, is consistent with and, in furtherance, of the policies and goals set forth in the City General Plan and is, therefore, recommending approval of both Tentative Parcel Map No. 73161 and Modification Permit Case No. 1274, subject to the conditions of approval as contained within this staff report.

STREETS AND HIGHWAYS

The subject site has frontage Santa Fe Springs Road, with Ann Street to the east and Sorensen Avenue to the west. Santa Fe Springs Road is designated as a "Major Arterial" within the Circulation Element of the City's General Plan. Sorensen Avenue is a "Secondary Arterial" and Ann Street is a local industrial street.

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of the State Subdivision Map Act, this Tentative Parcel Map (TPM No. 73161) and related Modification Permit Case No. 1274 was set for Public Hearing. Legal notice of the Public Hearing for the TPM and MOD 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 January 26, 2017. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on January 26, 2017, and published in a newspaper of general circulation (Whittier Daily News) on January 26, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

ZONING AND LAND USE

The subject property is 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:

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use / Address / Business Name(s)
North	M-2 (Heavy Manufacturing, Zone)	Industrial	Heavy Manufacturing (9440 Ann St./ Trojan Battery)
East	M-2 (Heavy Manufacturing)	Industrial	Heavy Manufacturing (9339 Santa Fe Springs Rd./ Los Angeles Buff Co.)
South	M-2 (Heavy Manufacturing)	Industrial	Heavy Manufacturing (9400 Santa Fe Springs Rd./ Various Industrial Uses)
West	M-2 (Heavy Manufacturing)	Industrial	Heavy Manufacturing (9427 Santa Fe Springs Rd./ Victor Industrial Coil)

ENVIRONMENTAL DOCUMENTS

Staff finds that pursuant to Section 15315, Class 15 (Minor Land Divisions), of the California Environmental Quality Act (CEQA), this project is categorically exempt and has determined that additional environmental analysis is therefore not necessary to meet the requirements of the California Environmental Quality Act (CEQA). The proposed project consists of the subdivision of property in urbanized areas zoned for industrial use and involves four or fewer parcels that are in conformance with the General Plan and zoning regulations. Additionally, services and access to the proposed parcel are available, the subject parcels were not involved in a division of a larger parcel within the previous 2 years, and the parcels do not have an average slope greater than 20 percent.

AUTHORITY OF PLANNING COMMISSION

Tentative Parcel Map

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvements of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

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 APPROVALENGINEERING / PUBLIC WORKS DEPARTMENT

(Contact: Robert Garcia 562.868-0511 x7545)

1. 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.
2. 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.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallman 562.868-0511 x3710)

3. 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.
4. 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.
5. 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.

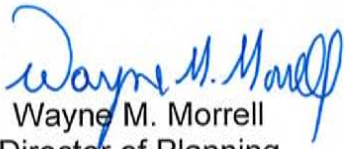
6. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
7. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
8. 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.
9. 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.
10. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Vince Velasco 562.868-0511 x7353)

11. That each building shall have separate individual utility connections and infrastructure for water, sewer, storm drainage, electric, and natural gas. No interconnection of the facilities between parcels is permitted. Information indicating the existence of separate utility connections and meters and/or the provision and construction of separate utility connection shall be submitted to the Planning Department, Public Works and Building Departments prior to Final Map approval.
12. That the "Subdivider," Greg Gunter, agrees and understands that the approval of Tentative Parcel Map (TPM) No. 73161 is still contingent upon approval of Modification Permit (MOD) Case No. 1274 to allow the reduction of 1 parking stall for each parcel related to the new ADA stalls that will be provided for the existing buildings.
13. That each parcel shall maintain a minimum of 7 parking stalls as depicted on the site plan and on file with the case. Additionally, the applicant shall reduce the number of compact stalls to no more than 2 compact stalls on each parcel.
14. That the office areas within each building shall be a maximum of 15 percent of the overall gross floor area for each respective building.

15. That each newly created parcel shall be provided with a sufficient number of approved outdoor trash enclosures 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).
16. That prior to Final Map approval, the applicant shall obtain all necessary approvals and permits from the Building and Planning Departments for the changes related to the proposed parking stalls, new trash enclosure, and any interior or exterior improvements related to the proposed subdivision.
17. That the Final Map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
18. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant or their civil engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
19. That Tentative Parcel Map No. 73161 shall expire 24 months after Planning Commission approval, on February 6, 2019, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 73161 shall not be effective until such time that a final map is recorded.
20. That as a condition for approval for Tentative Parcel Map No. 73161, the "Subdivider," Greg Gunter, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.

21. That should the Planning Commission agree with staff's recommendation that the project is Categorically Exempt from the California Environmental Quality Act (CEQA), specifically Class 15 (Minor Land Division), the applicant understand and agrees that they will need to provide the Planning Department with cash or check, made payable to the City of Santa Fe Springs, in the amount of \$75.00, for the recordation of a Notice of Exemption (NOE) with the County Clerk's office. The payment shall be made within 3 calendar days from the Planning Commission's decision.
22. 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.
23. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

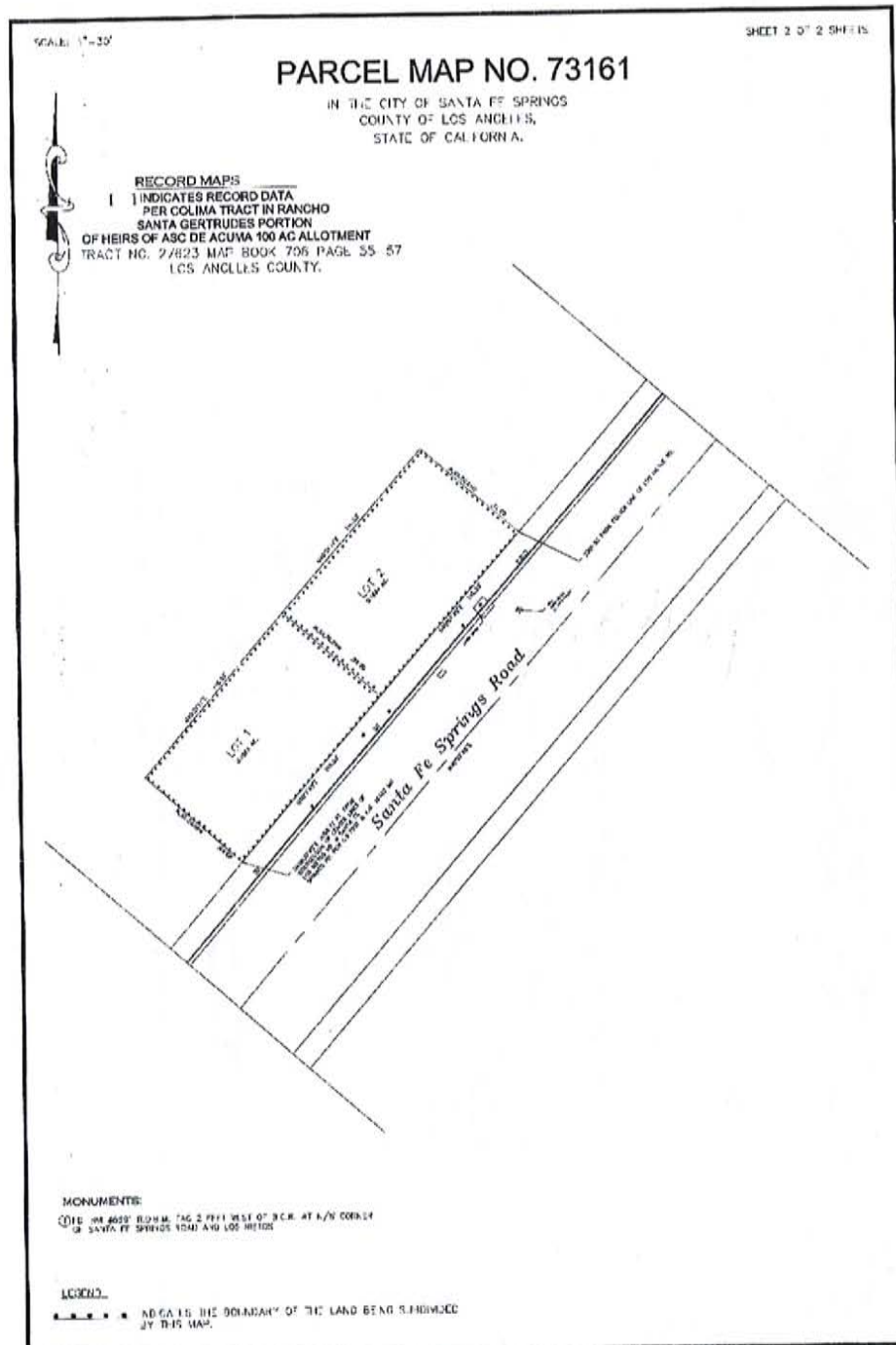

Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Tentative Parcel Map (TPM 73161)
3. Proposed Site Plan
4. Tentative Parcel Map Application
5. Modification Permit Application
6. Public Hearing Notice
7. Radius Map for Public Hearing Notice

An aerial photograph of an industrial area. A large rectangular plot of land is highlighted with a yellow dashed border. A yellow arrow points from a white box with the text 'SUBJECT PROPERTY' to this highlighted area. The road 'Santa Fe Springs Road' is visible, running diagonally across the image. Other industrial buildings and parking lots are visible in the background.

Date of Report: February 2, 2017

Proposed Tentative Parcel Map (TPM 73161)**9421 SANTA FE SPRINGS ROAD****GREG GUNTER**

[illegible]

Tentative Parcel Map Application



City of Santa Fe Springs



RECEIVED

MAR 10 2015

Planning Dept.

SUBDIVISION/TRACT/PARCEL MAP APPLICATION AND OWNER'S STATEMENT

All applications, plans, maps, exhibits, and other documents must be accurate and complete for submission to the Planning and Development Department. Instructions for filing the Subdivision application are attached to this application, which contain general information, definitions, public hearing requirements, processing procedures and required fees. In addition, further supporting documents may be required upon the discretion of the Planning and Development Department. If the application is determined to be incomplete, the Planning and Development Department will notify the applicant via mail detailing the required document(s). Submission of an incomplete application will impede and prolong the application process.

PROPERTY LOCATION:Address: 9421 SANTA FE SPRINGS ROADAssessor's Parcel Number: 8168 010 017PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

LAND DESCRIBED IN DOCUMENT 0004216, 76-10-20
TR = COLIMA TRACT IN RANCHO SANTA GERTRUDES PORTION
OF HEIRS OF ASC DE ACUMA 100 AC ALLOTMENT
TRACT NO. 27623 MB 706-55-57

PROJECT AND LAND USE DATA:Existing Land Use: COMMERCIAL

Zoning Classification:

Intended Land Uses of Lots within the Subdivision: COMMERCIAL

General Plan Land Use Classification:

Surrounding Land Uses:

North: COMMERCIALSouth: COMMERCIALEast: COMMERCIALWest: COMMERCIALExisting No. of Lots: ONEProposed No. of Lots: TWO

Page 1

Tentative Parcel Map Application (Cont.)

Lot Area-per Parcel (S.F./Acres):

16,239 SF (0.37± AC)

Building (footprint) Area-per Parcel:

3,960 SF x .2 = 7,920 SF

Are dedications or public improvements required?

NO**PROJECT FINDING:**

After submittal of the completed application, Planning and Development staff will review all documents prior to scheduling a public hearing at the earliest agenda before the Planning Commission of the City of Santa Fe Springs. The application will be evaluated based on the proposed (parcel map) subdivision, public testimony at the hearing, and the finding listed below (Subdivision Map Act, Section 66474). Please provide support for the required findings below and additional comments. Please

PROJECT FINDING	YES	NO	COMMENTS
Is the proposed map consistent with applicable general and specific plans?	☒	☐	
Is the design or improvement of the proposed subdivision consistent with applicable general or specific plans?	☒	☐	
Is the site physically suitable for the proposed density of development?	☒	☐	
Is the design of the subdivision or the proposed improvements likely to cause substantial environmental damage of likely to injure fish or wildlife or their habitat?	☐	☒	
Is the design of the subdivision or the type of improvements likely to cause serious public health problems?	☐	☒	
Will the design of the subdivision or the type of improvements conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision?	☐	☒	

UTILITIES:Grading: Is any grading of lots contemplated? NO (If yes, show details on the tentative map.)

Water: What provisions are being made to provide an adequate water system?

EXISTING SERVICES ARE ADEQUATE (2-EA)

Sewers: What provisions are being made to provide an adequate sewer system?

EXISTING SERVICES ARE ADEQUATE (2-EA)

Gas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property?

YES - NO GAS SERVICEYES - ELECTRIC EXISTING SERVICES ARE ADEQUATE

Streets: Will each resulting parcel or lot front on a dedicated and improved street?

YES

Have you discussed street improvement requirements with the Department of Public Works?

YES

Deed Restrictions: State nature of deed restrictions, existing and proposed:

NONE

Tentative Parcel Map Application (Cont.)

RESPONSIBLE PARTIES:

Gas Agency: N/A
 Address: _____
 E-Mail: _____
 Contact Person: _____
 Phone Number: _____

Water Agency: SANTA FE SPRINGS WATER
 Address: 11710 TELEGRAPH ROAD
S.F.S. 90670-3679
 E-mail: ANNALVA@SANTAFESPRINGS.ORG
 Contact Person: ANN ALVA
 Phone Number: 562 868 0511

Sewer Agency: L.A. COUNTY
 Address: _____
 E-Mail: _____
 Contact Person: _____
 Phone Number: _____

Electric Agency: SOUTHERN CALIFORNIA EDISON
 Address: _____
 E-Mail: _____
 Contact Person: _____
 Phone Number: _____

THE APPLICATION IS BEING FILED BY:

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

STATUS OF AUTHORIZED AGENT (Engineer, Attorney, Purchaser, Developer, Lessee, etc.):

ENGINEER

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]

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

OWNER AGENT

Name: _____
 Contact: _____
 Address: _____
 City: _____
 State: _____
 Zip Code: _____
 Phone: _____
 E-Mail: _____

RECORD OWNER

Name: _____
 Contact: _____
 Address: _____
 City: _____
 State: _____
 Zip Code: _____
 Phone: _____
 E-Mail: _____

ENGINEER LICENSE SURVEY

Name: _____
 Contact: _____
 Address: _____
 City: _____
 State: _____
 Zip Code: _____
 Phone: _____
 E-Mail: _____

FOR DEPARTMENTAL USE ONLY

TRACT/PARCEL MAP NO.: 73161
 DATE FILED: 3/10/15
 FILING FEE: \$7,215
 RECEIPT NO.: 1CL0766
 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):

9411 - 9421 Santa Fe Springs Rd

Legal description of property: ID # 8168 010 017 16 000

9421 Santa Fe Springs Rd Santa Fe Springs

Land Desc. in Doc. 0004216, 76-10-20

TR - Colima Tract in the Rancho Santa Gertrudes*

(EX OF ST) Per of Heirs of Asc De Acuna 100 AC ALLOT

Record Owner of Property:

Name: Santa Fe Springs Auto Group Phone No: 562 691 8165

Mailing Address: 12745 Whittier Blvd

Whittier CA 90602

Fax No: 562 789 1304 E-mail: greg@gregsautobody.com

The application is being filed by:

☒ Record Owner of the Property

☐ Authorized Agent of the Owner

(Written authorization must be attached to application)

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

Describe the modification requested: Reduction in number

of parking spaces.

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.

Parking can not be designated inside Building.

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

There is no extra footage for the required amount of parking

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.

We are only requesting a split of the property as per the wishes of the builder Bob Garrett.

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.

No Changes or Modifications are necessary.

Modification Permit 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): Santa Fe Springs Auto Group LLC
 Mailing Address: 12745 Whittier Blvd
 Phone No: 562 691 8165 or 562 756 1948
 Fax No: 562 789-1304 E-mail: gregc@gregsautobody.com
 Signature: Barbara L. Suter member

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

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

(seal)

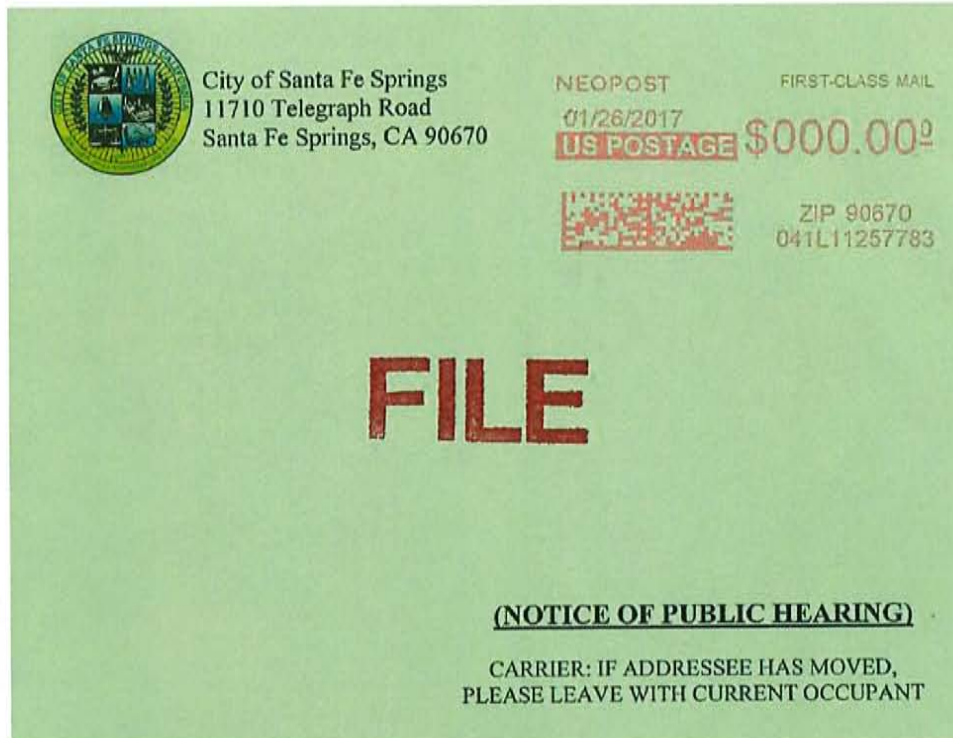
On _____ before me, _____,
 Personally appeared _____
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),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

WITNESS my hand and official seal

Notary Public**FOR DEPARTMENT USE ONLY**

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

Public Hearing Notice



**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TO PROPERTY OWNERS WITHIN 500 FEET**

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on **Monday, February 6, 2017 at 6:00 p.m.**, in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Greg Gunter

Property located at: 9421 Santa Fe Springs Road (APN: 8168-010-017)

Tentative Parcel Map No. 73161: A request to subdivide the existing parcel of 16,240 sq. ft. into two parcels. The symmetrically designed parcels will consist of 8,120 sq. ft. (.19 acre) and will be occupied by the existing 3,769 sq. ft. industrial buildings.

Modification Permit Case No. 1274: A request to allow the reduction of 1 parking stall for each parcel related to the new ADA stalls that will be provided for the existing buildings.

CEQA Status: After staff review and analysis, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 15, Section 15315 – Minor Land Divisions of the California Environmental Quality Act (CEQA). Therefore, no additional environmental analysis is necessary to meet the requirements of the CEQA. Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact Vince Velasco at 562-868-0511, Ext. 7353 or vincevelasco@santafesprings.org

Radius Map





City of Santa Fe Springs

Adjourned Planning Commission Meeting

February 6, 2017

NEW BUSINESS

Modification Permit Case No. 1275

Request for a Modification of Property Development Standards to allow a 38% increase in the maximum allowable percentage for corporate logos used in combination with a business name on a 1.94-acre property located at 13210 Telegraph Road, at the southeast corner of Painter Avenue and Telegraph Road, in the C-4, Community Commercial, Zone. (Aldi Supermarket)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan.
2. Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones.
3. 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 Categorical Exempt.
4. Approve Modification Permit Case No. 1275, subject to the conditions of approval as contained within this staff report.

BACKGROUND

The subject property measures approximately 1.94-acre and is located at the southeast corner of Telegraph Road and Painter Avenue at 13210 Telegraph Road. The subject property is zoned C-4, Community Commercial with a General Plan Land Use designation of Commercial. The property 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.

On May 19, 2016, the Planning Commission approved Development Plan Approval (DPA) Case No. 910 to allow the construction of an approximately 18,557 sq. ft. grocery-store building and appurtenant improvements on the subject site.

Said development plan was approved as part of a multi-entitlement project which included the following:

1. **Tentative Parcel Map Case No. 73846** to subdivide the former 3.94-acres bowling alley site into two separate parcels: Parcel 1 of 1.94 acres (subject property - Aldi Supermarket) and Parcel 2 of 2.00-acres (adjacent southerly parcel - Industrial Building);
2. **Zone Change Case No. 136** to change the zoning designation of the southerly 2.00-acre parcel from C-4 (Community Commercial) to M-2 (Heavy Manufacturing);
3. **General Plan Amendment Case No. 26** to change the general plan land use designation of the southerly 2.00-acre parcel from Commercial to Industrial; and
4. **Development Plan approval Case No. 911** to allow the construction of an approximately 41,046 sq. ft. concrete tilt-up building and appurtenant improvements on the new southerly 2.00-acre parcel.

DESCRIPTION OF REQUEST

Construction of the Aldi Supermarket 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 supermarket. However, the proposed logo occupies more than 25% of the sign area; therefore, the applicant has requested approval of the subject Modification Permit to allow a 38% increase in the maximum allowable percentage for corporate logos used in combination with a business name.

As proposed, Aldi Supermarket is requesting approval for a 5'-10" wide x 7'-0" high wall sign. Aldi 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 "Food Market" text measuring 14'-3 1/4" x 1'-8", the logo represents 63% of the overall sign area. The proposal, therefore, exceeds the 25% by 38%.

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

STREETS AND HIGHWAYS

The property is located at the southeast corner of Painter Avenue and Telegraph Road. Painter Avenue and Telegraph Road are designated as a "Major" arterial within the Circulation Element of the City's General Plan.

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 C-4, Community Commercial with a general plan land use designation of "Commercial." 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	C-4, Community Commercial	Commercial	Restaurant, Retail
South	M-2 Heavy Manufacturing	Industrial	Vacant – Future Wholesale Bakery
East	C-4, Community Commercial	Commercial	Shopping Center (Gateway Plaza)
West	M-2 Heavy Manufacturing	Industrial	Restaurant, Institutional, Metal Finishing.

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 Aldi Supermarket. The building, which is currently under construction, was previously analyzed for potential environmental effects in accordance with CEQA. In fact, a Mitigated Negative Declaration was prepared for the entire redevelopment of the former bowling alley site, which includes the development of the subject property along with the adjacent southerly property. Staff finds that additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. If the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the project by the Planning Commission.

NOTICE TO ADJACENT PROPERTY OWNERS

The Planning Commission should note that, as with similar requests, staff mailed 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 10 notices were mailed out to said property owners on January 26, 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. Aldi Supermarket, although not yet as popular as the other brands mentioned, is looking to make their company logo a branded image that customers automatically recognize as Aldi Supermarket. Utilizing the company logo as their primary wall sign on every store will help them achieve this ultimate goal.

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 is a corner lot at the intersection of Telegraph Road and Painter Avenue. The future Aldi Supermarket building, which is currently under construction, will be setback approximately 230' from Telegraph Road and approximately 83' from Painter Avenue.

Given the scale and the building setback, the proposed sign will help Aldi Supermarket 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 Telegraph Road.

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

As previously mentioned, the future Aldi Supermarket building will be setback approximately 230' from Telegraph Road. 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. Further, with an overall height of approximately 30 feet and a width of approximately 118 feet along Telegraph Road, larger wall signs are needed to ensure that they are proportionate with the scale of the building.

(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 commercial buildings is a privilege enjoyed by all businesses and property owners, provided that it complies with the City's Zoning Regulations. The proposed Aldi 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 and west elevations, there is no impact to the easterly or southerly properties. As for the northerly and westerly properties, the impact is considered minimal since the building is setback approximately 230' from Telegraph Road and approximately 83' from Painter Avenue. Considering the width of the street and the setback of the adjacent properties, any impact would be further diminished. In fact, a proposed freestanding sign along Telegraph Road and a proposed monument sign along Painter Avenue, both of which meet the City's Zoning Regulations, will be closer than the subject walls.

STAFF CONSIDERATIONS

For the aforementioned reasons and findings, staff finds that approval of Modification Permit Case No. 1275 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: Cuong Nguyen 562.868-0511 x7359)

1. That the applicant, 13210 Telegraph Road LLC, understands and agrees that the privilege granted under Modification Permit Case No. 1275 is for the sole use by Aldi Supermarket on subject property located at 13210 Telegraph Road.

2. That prior to vacating the premises, Aldi Supermarket 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 Aldi Supermarket 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, 13210 Telegraph Road LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject 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. Aerial Photograph
2. Site Plan
3. North and West Elevations
4. Proposed Sign Elevation
5. Modification Permit Application (MOD 1275)

C:\Cuong\Cases\Aug.16-Aug.17\MOD 1275 - Aldi Signage\MOD1275_PCRPT.doc

Aerial Photograph



CITY OF SANTA FE SPRINGS



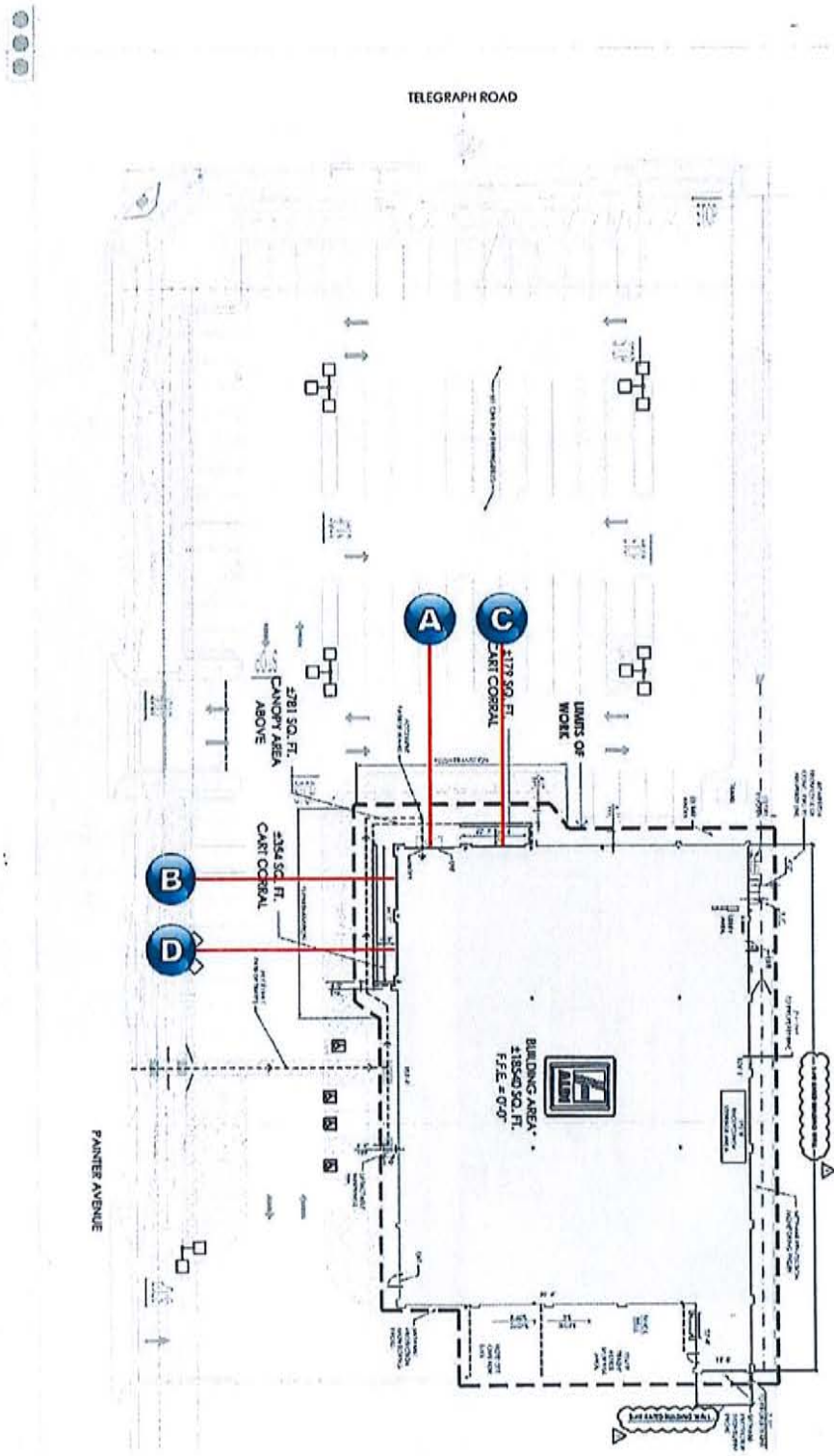
AERIAL PHOTOGRAPH



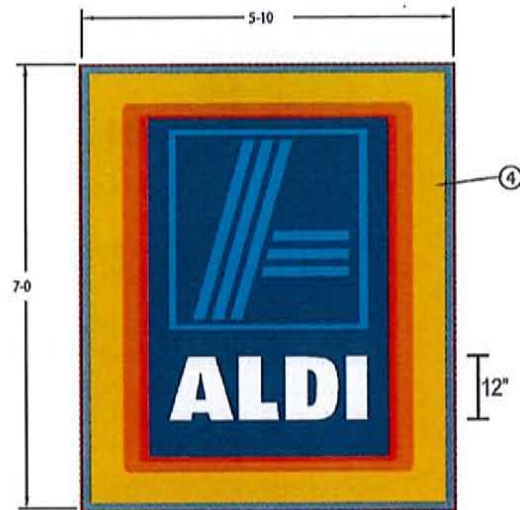
MODIFICATION PERMIT CASE NO. 1274

13210 Telegraph Road

Site Plan



[illegible]

Proposed Sign Elevation

40.8 SQ FT



NEW ILLUM. CABINET SIGN

Specifications:

CABINET: NEW ALUMINUM FABRICATED CABINET
 RETURNS TO BE PAINTED SLATE GRAY
 FACE: WHITE FLEX SUBSTRATE WITH DIGITAL
 PRINT APPLIED FIRST SURFACE.
 RETAINER: BREAK BENT ALUMINUM RETAINER
 PAINTED SLATE GRAY.
 ILLUMINATION: WHITE LED

ALL WIRING AND COMPONENTS TO MEET U.L. STANDARDS

- PANTONE #1235
- PANTONE #021
- PANTONE #WARM RED
- PANTONE #287
- PANTONE #638
- SLATE GRAY TO BE VERIFIED

NEW ILLUMINATED WALL CABINET SIGN

SCALE: 1/4" = 1'-0"

MOD 1275 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): 13210 Telegraph Road

Legal description of property: The Westerly 216.75 feet of lots 1,2 and 3 of tract no. 5309, in the City of Santa Fe Springs, County of Los Angeles, State of California, as per map recorded in Book 64 page 38 of maps, in the office of the County Recorder of said County. Assessors Parcel Number 8011-013-017

Record Owner of Property:

Name: 13210 Telegraph Road LLC Phone No: 310-323-9100

Mailing Address: c/o Overton Moore Properties 19300 S Hamilton Ave #200 Gardena, CA 90248

Fax No: 310-608-7997

E-mail: ltedmer@omprop.com

The application is being filed by:

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

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

Describe the modification requested: To allow two (2) seven foot high cabinet wall signs.

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 1275 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:

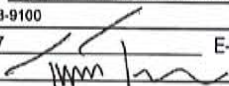
1. Explain how the modification request, if granted, will allow you to utilize your house in a more beneficial manner.
2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

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.
Because under current sign code requirements the size of the sign would be disproportionate to the building.
4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.
The building is set back a considerable distance from Telegraph Road. Under current sign code requirements the cabinet wall sign could not be read from said distance.
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.
There are other retail businesses within area that equal a seven foot high cabinet.
6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.
The proposed sign modification would not be detrimental to the public's welfare or safety

MOD 1275 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):

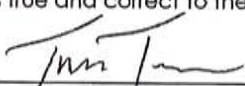
Name (please print): 13210 Telegraph Road LLC
 Mailing Address: 19300 S Hamilton Ave #200 Gardena, CA 90248
 Phone No: 310-323-9100
 Fax No: 310-608-7997 E-mail: tleclmer@omprop.com
 Signature: 

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES)ss.

I, Timur Teclmer, 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)

On _____ before me, _____ (seal)
 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.

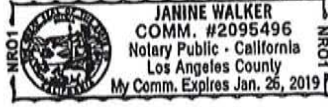
WITNESS my hand and official seal

 Notary Public

FOR DEPARTMENT USE ONLY

CASE NO: MOD 1274
 DATE FILED: 12/12/16
 FILING FEE: \$1,140.00
 RECEIPT NO: 7CL6227
 APPLICATION COMPLETE? _____

MOD 1275 Application (Cont.)

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 <u>LOS ANGELES</u>) On <u>12/6/16</u> before me, <u>JANINE WALKER, Notary Public</u>, (here insert name and title of the officer) personally appeared <u>TIMOR TEJMER</u> _____ who proved to me on the basis of satisfactory evidence to be the person ☒ whose name ☒ 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 ☒ on the instrument the person ☒, or the entity upon behalf of which the person ☒ acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature <u></u>	CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT  (Seal) OPTIONAL INFORMATION Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Description of Attached Document</th> <th style="text-align: left;">Additional Information</th> </tr> <tr> <td style="vertical-align: top; padding: 5px;"> The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____ _____ containing _____ pages, and dated _____. The signer(s) capacity or authority is/are as: ☐ Individual(s) ☐ Attorney-in-Fact ☐ Corporate Officer(s) _____ Title(s) _____ ☐ Guardian/Conservator ☐ Partner - Limited/General ☐ Trustee(s) ☐ Other: _____ representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing </td> <td style="vertical-align: top; padding: 5px;"> Method of Signer Identification Proved to me on the basis of satisfactory evidence: ☐ form(s) of Identification ☐ credible witness(es) Notarial event is detailed in notary journal on: Page # _____ Entry # _____ Notary contact: _____ Other ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s) ☐ _____ </td> </tr> </table>	Description of Attached Document	Additional Information	The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____ _____ containing _____ pages, and dated _____. The signer(s) capacity or authority is/are as: ☐ Individual(s) ☐ Attorney-in-Fact ☐ Corporate Officer(s) _____ Title(s) _____ ☐ Guardian/Conservator ☐ Partner - Limited/General ☐ Trustee(s) ☐ Other: _____ representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing	Method of Signer Identification Proved to me on the basis of satisfactory evidence: ☐ form(s) of Identification ☐ credible witness(es) Notarial event is detailed in notary journal on: Page # _____ Entry # _____ Notary contact: _____ Other ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s) ☐ _____
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City of Santa Fe Springs

Adjourned Planning Commission Meeting

February 6, 2017

CONSENT ITEM

Tentative Parcel Map No. 73063

Request to allow a minor revision to the previously approved tentative parcel map allowing a 34-foot adjustment to the common lot line between Parcel 2 and Parcel 3 on property located at 12345 Lakeland Road (APNs: 8009-022-053, 054, 057, 058, 065, 066, 067, 069, 072 & 073), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE LLC)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following action:

1. Approve the applicant's request to make a 34-foot adjustment to the common lot line between Parcel 2 and Parcel 3 within Tentative Parcel Map No. 73063, subject to the revised conditions of approval as contained within this staff report.

BACKGROUND

The subject site located, at 12345 Lakeland Road, is currently developed with a closed oil refinery. The site measures approximately 54-acres and is roughly bounded by Bloomfield Avenue to the east, Florence Avenue to the north, and Lakeland Road to the South. The site has been formerly known as Powerine, CENCO, and Lakeland Development refinery property. In 2014, the applicant and current owner (Goodman Santa Fe Springs SPE LLC), acquired all but an approximately 2-acre portion of the 54-acre site.

On April 27, 2015 the Planning Commission approved Tentative Parcel Map No. 73063 to subdivide the approximately 52-acre portion owned by Goodman into three (3) parcels: Parcel 1 of 16.74-acres, Parcel 2 of 23.12-acres, and Parcel 3 of 12.87-acres.

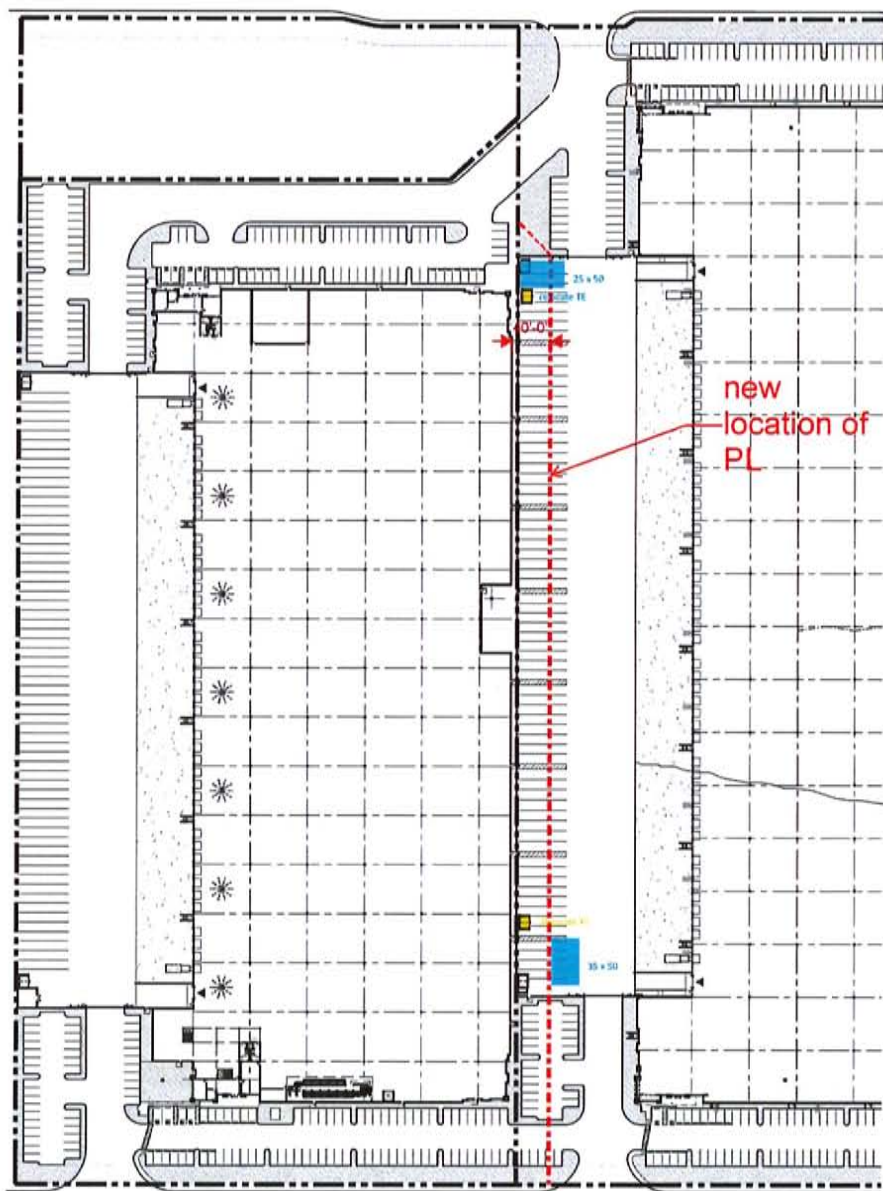
Said Tentative Parcel Map was approved as part of a multi-entitlement development project which included the following:

1. **Development Plan Approval Case No. 887:** to allow the construction of an approximately 404,000 sq. ft. concrete tilt-up building (Building 1);
2. **Development Plan Approval Case No. 888:** to allow the construction of an approximately 506,000 sq. ft. concrete tilt-up building (Building 2); and
3. **Development Plan Approval Case No. 889:** to allow the construction of an approximately 300,000 sq. ft. concrete tilt-up building (Building 3).

In summary, Goodman received necessary entitlements to develop three (3) large industrial concrete tilt-up buildings with a combined building area of approximately 1,200,000 sq. ft. with each building located on an independent lot.

DESCRIPTION OF REQUEST

While preparing construction drawings in preparation of submitting plans for Building 3 into plan check, it was discovered by the applicant's architect that in order to meet Section 507 (Unlimited Area Buildings) of the Los Angeles County Building Code due to the proposed square footage, the building must be surrounded and adjoined by public ways or yards of not less than 40 feet. Since the 40-foot requirement must be provided on-site, the applicant is proposing a 34-foot shift of the common lot line between Parcel 2 and Parcel 3.



The proposed adjustment to the map would result in the following change to Parcel 2 and Parcel 3:

- Parcel 2 will be reduced from 23.12-acres to 22.25-acres (Net).
- Parcel 3 will increase from 12.87-acres to 13.652-acres (Net).

The area and configuration of Parcel 1 would remain unchanged.

STAFF CONSIDERATIONS

Aside from the potential issues related to the parking stalls, trash enclosures, landscape areas, etc. that are now part of Parcel 3 but will be utilized by Parcel 2, staff finds the map to be substantially similar to the previously approved Map (TPM 73063) for the following reasons:

1. There are no new parcels created;
2. Overall square footage of the Goodman Logistics Center site remain unchanged;
3. Ingress and egress for the site remain unchanged;
4. The location and square footage of the proposed buildings on Parcel 2 and 3 remain unchanged; and
5. The conditions of approval remain practically unchanged.

The Planning Commission should note, however, that staff added a condition to require that a reciprocal parking and maintenance Agreement (between Building 2 and Building 3) be prepared, executed and recorded in the Office of the Los Angeles County Recorders. Said Agreement will ensure that the parking stalls and trash enclosures located in the area of the 34-foot adjustment will continually remain available for Building 2. Additionally, the Agreement will detail which party will be responsible for maintenance within the 34-foot adjustment area. Lastly, since the Agreement will be recorded with the County, it will remain part of the title for both Parcel 2 and Parcel 3 should one of the parcels be sold in the future.

For the aforementioned reasons, staff recommends that the Planning Commission approve the applicant's request to make a 34-foot adjustment to the common lot line between Parcel 2 and Parcel 3 within Tentative Parcel Map No. 73063, subject to the revised conditions of approval as contained within this staff report.

CONDITIONS OF APPROVAL

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

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia ext. 7545)

1. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Owner/developer shall comply with Los Angeles County's Digital

Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.

2. The owner/developer 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.
3. A reciprocal access easement Agreement covering each parcel of the map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorders. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.

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

4. **That the owner/developer shall prepare, execute and record a reciprocal parking and maintenance Agreement (between Building 2 and Building 3) with the Office of the Los Angeles County Recorders. Said parking agreement shall ensure the ongoing use of parking stalls necessary to meet the parking requirements for Building 2. Additionally, said parking agreement shall clearly identify who will be responsible for maintaining the area within the 34' adjustment (including but not limited to re-paving the area, re-striping of parking stalls, maintenance of the trash enclosure for Building 2, and maintenance of any walls or landscaped areas). Such Agreement shall be subject to the approval of the City Attorney.**
5. That the owner/developer understands that a new parcel map to re-configure the lot for Building 3 shall be required should the project be built in accordance with the proposed alternative site plan (inclusive of the 2-acre currently owned by RDX Technologies).
6. That all overhead utilities (except existing on-site utilities) within the subdivision shall be placed underground.
7. That the owner/developer shall provide conduit for fiber optics or other smart technologies for each parcel for Internet access. The conduit shall also be adequate to provide the opportunity for future telecommunications to the Project.
8. That the owner/developer shall work with the cable or Internet provider for the City, for the installation of underground cabling and related telecommunications facilities within the project site. Along at least the project's perimeters, along Bloomfield Avenue, Florence Avenue and Lakeland Road, the owner/developer shall work with the cable or Internet provider for the City for the installation of underground cabling and related telecommunications facilities, and in recognition of the Citywide importance of providing telecommunication facilities

along these frontages, the owner/developer shall also install and dedicate to the City separate underground telecommunications conduit adequate to provide opportunity for future telecommunications to the project and for the City's anticipated future needs and services, all to the satisfaction of the Public Works Director.

9. That by accepting the benefits conferred under the Tentative Parcel Map, the owner/developer acknowledges all the conditions imposed and accepts this Tentative Parcel Map, subject to these conditions. By said acceptance, the owner/developer waives any challenges as to the validity of these conditions.
10. That the final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the owner/developer and on file with the case.
11. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the owner/developer's engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
12. That Tentative Parcel Map No. 73063 shall expire 24 months after Planning Commission approval, on ~~April 27, 2017~~ **February 6, 2019**, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 73063 shall not be effective until such time that a final map is recorded.
13. That the Mitigation Monitoring Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Environmental Impact Report (State Clearinghouse #2014101063), shall be made part of the conditions of approval for Tentative Parcel Map No. 73063. The Mitigation Monitoring Program is listed as an attachment to the staff report.
14. That as a condition for approval for Tentative Parcel Map No. 73063, the "Subdivider," Goodman Santa Fe Springs SPE LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall

promptly notify subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.

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


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Tentative Parcel Map (TPM 73063)

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Aerial Photograph



CITY OF SANTA FE SPRINGS



NORTH

AERIAL PHOTOGRAPH

TENTATIVE PARCEL MAP CASE NO. 73063

12345 Lakeland Road
(APNs: 8009-022-053, 054, 057, 058, 065, 066, 067, 069, 072 & 073)