



PUBLIC HEARING

Adoption of Mitigated Negative Declaration

General Plan Amendment No. 27

A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road (APN: 8026-008-903), from the existing land use designation of Public Facilities to Multiple Family Residential. (Storm Properties, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 27 and, after receiving all public comments, close the Public Hearing; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of General Plan Amendment Case No. 27, will have significant adverse effects that cannot be mitigated to levels of insignificance; and
- Recommend to the City Council, approval of General Plan Amendment Case No. 27, a request to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road (APN: 8026-008-903), from the existing land use designation of Public Facilities to Multiple Family Residential; and
- Adopt Resolution No. 71-2018, which incorporates the Planning Commission's findings and recommendation regarding this matter.

LOCATION/BACKGROUND

The subject property, located at 13300 Lakeland Road, is currently comprised of one (1) parcel (APN: 8026-008-903) measuring approximately 558,028 sq. ft. (12.81-acres), and located at the southwest corner of Carmenita Road and Lakeland Road. The subject property is zoned PF (Public Facilities) and is currently developed with an elementary school to the north and a preschool to the south. Residential uses are located to the north, south, east, and west of the property. The residential properties located to the east, west, and a portion of the south of the subject property are not within the City's boundaries.

As part of their proposal to develop a new 128-unit gated apartment project, Storm Properties will be subdividing the existing 12.81-acre parcel into 3 separate parcels.

The South Whittier School District will continue to own all three parcel but will be leasing the middle portion to Storm Properties to develop their apartment project. The northerly and southerly parcels will continue to be occupied by Carmela Elementary School and Options State Preschool, respectively. The table provided below helps clarify the address and associated use for each of the three proposed parcels.

Table 1
Property Addresses

Use	Address
Existing Carmela Elementary School	13300 Lakeland Road
Proposed 128-Unit Gated Apartment Complex	11201-11313 Carmenita Road
Existing Options Preschool	11325 Carmenita Road

PROJECT DESCRIPTION:

The proposed project requires approval of the following entitlements:

As mentioned briefly above, the applicant, Storm Properties, Inc., is proposing to develop a new 128-unit gated apartment project on a ±5.13-acre portion of the subject property, between the elementary school and the preschool. In addition to the subject General Plan Amendment (GPA), the proposed project will need approval of the following five entitlements: a Tentative Parcel Map (TPM), a Zone Change (ZC), a Development Plan Approval (DPA), and two Conditional Use Permits (CUP). Below are the case numbers, as well as, a brief description of each entitlement request, including the subject General Plan Amendment:

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

STREETS AND HIGHWAYS

The property is located at the southwest corner of Lakeland Road and Carmenita Road. Carmenita Road is designated as a "Major" arterial and Lakeland Road is designated as a "Secondary" arterial within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." The proposed zoning is R-3-PD, Multiple Family Residential – Planned Development with a general plan land use designation of "Multiple Family Residential." The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table 2
General Plan Consistency Analysis

Surrounding Zoning, General Plan Designation			
Direction	Zoning District	General Plan	Land Use
North	PF	Public Facilities	School (Carmela Elementary School)
South	R-3-PD; A-1 (Unincorporated LA County)	Multiple Family Residential; Agriculture	Condominium (Willowstone); Single Family Residential
East	R-1 (Unincorporated LA County)	Single Family Residential	Single Family Residential
West	A-1 (Unincorporated LA County)	Agriculture	Single Family Residential

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed general plan amendment 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 March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed project. For more details regarding the MND, which was prepared for the proposed overall project, please refer to the staff report for Tentative Parcel Map (TPM) No. 78240.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (71-2018), Staff finds that the applicant's request meets the criteria set forth in Sections 65353-65356 of the State Planning, Zoning and Development Laws set forth the procedures for amending the City's General Plan.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the Government Code, to make a written recommendation on the adoption or amendment of a general plan to the City Council. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. General Plan Map-Existing versus Proposed
3. Application
4. Public Hearing Notice
5. Radius Map for Public Hearing Notice
6. Mitigated Negative Declaration (previously delivered to PC on 3/19/2018)
7. Resolution No. 71-2018

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

DEVELOPMENT PLAN APPROVAL CASE NO. 935,
CONDITIONAL USE PERMIT CASE NO. 785, CONDITIONAL USE PERMIT CASE NO.
786, GENERAL PLAN AMENDMENT CASE NO. 27, ZONE CHANGE CASE NO. 137, &
TENTATIVE PARCEL MAP CASE NO. 78240



NORTH

13300 Lakeland Road
(Storm Properties)

CITY OF SANTA FE SPRINGS

EXISTING LAND USE
HEAVY MANUFACTURING

LOS ANGELES CO.

LOT 1
Part
of Section 18, T4S, R1E, S4E
Map No. 18-1

LOS ANGELES CO.

LAKELAND RD.

CARLETON RD.

LOS ANGELES CO.

LOS ANGELES CO.

MAP LEGEND

- [Blue Box] INDICATES PUBLIC FACILITIES LAND USE
- [Red Box] INDICATES COMMERCIAL LAND USE
- [Yellow Box] INDICATES MULTI-FAMILY LAND USE
- [Light Yellow Box] INDICATES SINGLE FAMILY LAND USE
- [Purple Line] INDICATES CITY BOUNDARY LINE

RADIUS MAPS
Data Management Services for Government and Business
21 South Street, Suite 100, Santa Fe Springs, CA 90605
(909) 261-1111

Proposed General Plan
For
**13300 Lakeland Rd.
Santa Fe Springs CA 90605**
APN 8026-008-900 & 903

October 3, 2017
GEOGRAPHIC INFORMATION SYSTEMS

Application



City of Santa Fe Springs

Application for
GENERAL PLAN AMENDMENT

The undersigned hereby petitions that the General Plan be amended by changing the land use designation on the General Plan Map as outlined in this application.

Location of property involved (Include a map showing the location and dimensions of the property involved): 13300 LAKELAND ROAD, WHITTIER, CA 90605

Legal description of property (Attach supplemental sheet if necessary): SEE ATTACHED EXHIBIT A.

Land use designation requested from Public Facilities to Multi-Family Residential for Proposed Parcels 2 and 3. See plans for reference. Proposed Parcel 1 to remain designated as Public Facilities.

THE APPLICATION IS BEING FILED BY:

- ☐ Record Owner of the Property
☒ Authorized Agent of the Owner (Written authorization must be attached to application.
☐ City Initiated
☐ Other _____

Describe any easements, covenants or deed restrictions controlling the use of the property: SEE ATTACHED EXHIBIT B.

Present zoning of property: Public Facilities

Present use of property: Carmela Elementary School to the north to remain (Proposed Parcel 1), vacant field in the center (Proposed Parcel 2 to be developed), and Options Carmela State Preschool to the south to remain (Proposed Parcel 3).

NOTE

This application must be accompanied by the filing fee, General Plan Map and other data specified in "Information on General Plan Amendments"

Application (Cont.)

GPA Application Page 2 of 3

Purpose for which the General Plan Map Amendment is requested. Explain the following:

1. The reason for the General Plan Amendment.

A General Plan Amendment is required to amend the current land use from Public Facilities to Multi-Family Residential to allow the development of a 128-unit gated apartment community.

2. Why the proposed General Plan Amendment would be in the public interest.

The proposed development would greatly benefit the City and existing community by providing new housing to the area attracting working professionals and empty nesters who potentially will live, work and play in the community.

3. How the proposed General Plan Amendment will be compatible with surrounding zoning and land use

The project directly south of Proposed Parcel 3 currently has a Multi-Family Residential land use designation. Amending the General Plan to allow Multi-Family Residential land use designation on Proposed Parcels 2 and 3 will eliminate spot-zoning and spot-land use designations.

4. The intended use of the property if the General Plan Amendment is granted.

Proposed Parcel 1 – Existing Carmela Elementary School to remain.

Proposed Parcel 2 – a 128-unit gated apartment project. Please see plans for reference.

Proposed Parcel 3 – Existing Options Carmela State preschool to remain.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

Application (Cont.)

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WHITTIER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF TRACT NO. 3152, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGES 53 THROUGH 57, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTH AND EAST BY THE NORTH AND EAST LINES OF SAID LOT 1; ON THE WEST BY THE EAST LINE OF TRACT NO. 9891 AS SHOWN ON MAP RECORDED IN BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER; AND ON THE SOUTH BY A LINE THAT BEARS NORTH 89°34'30" WEST FROM A POINT IN SAID EAST LINE OF LOT 1 THAT IS DISTANT THEREON NORTH 0°31' EAST 856.34 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 1.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS LYING BENEATH SAID PROPERTY, TOGETHER WITH THE RIGHT OF ENTRY THERETO FROM LOCATIONS OUTSIDE OF THE SUBJECT PROPERTY PROVIDED THAT NO ENTRANCE SHALL BE MADE ABOVE A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF THE SUBJECT PROPERTY, AS CONTAINED IN AN ORDER AND DECREE IN CASE NO. 698,981 SUPERIOR COURT, LOS ANGELES COUNTY CALIFORNIA, CERTIFIED COPIES THEREOF BEING RECORDED JUNE 16, 1959 AS INSTRUMENT NOS. 4448 AND 4449, BOTH OF OFFICIAL RECORDS.

APN: 8026-008-903, 8026-008-900

Application (Cont.)**EXHIBIT B
EXCEPTIONS**

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
- B. General and special city and/or county taxes, bonds, or assessments which may become due on said land, if an when title to said land is no longer vested in a governmental or quasigovernmental agency. Tax Parcels for said land are currently shown as 8026-008-903 and 8026-008-900.
- C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
1. Water rights, claims or title to water, whether or not disclosed by the public records.
2. An easement for roads, railroads, ditches and water courses over a strip of land 30 feet wide, along, adjoining and on each side of the quarter section lines, as reserved in the deed from the Santa Gertrudes Land Association, recorded in [Book 90, Page 66 of Deeds](#).
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|---------------|--|
| Granted to: | The Pacific Telephone and Telegraph Company, a corporation |
| Purpose: | Poles and anchors |
| Recording No: | Book 5605, Page 142 of Deeds |
| Affects: | A portion of said land as more particularly described in said document |
- Reference is hereby made to said document for full particulars.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|---------------|--|
| Granted to: | Union Oil Company of California, a corporation |
| Purpose: | Pipe lines |
| Recording No: | Book 3908, Page 139 of Official Records |
| Affects: | A portion of said land as more particularly described in said document |
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|---------------|--|
| Granted to: | The County of Los Angeles |
| Purpose: | Public road and highway |
| Recording No: | Book 9412, Page 5 of Official Records |
| Affects: | A portion of said land as more particularly described in said document |
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|-----------------|--|
| Granted to: | Southern California Edison Company, a corporation |
| Purpose: | Public utilities |
| Recording Date: | November 23, 1949 |
| Recording No: | 2348, in Book 31552, Page 153 of Official Records |
| Affects: | A portion of said land as more particularly described in said document |

Application (Cont.)**EXCEPTIONS
(Continued)**

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: The City of Santa Fe Springs, a Municipal Corporation
Purpose: Street, public utility, municipal and government purposes
Recording Date: October 20, 1958
Recording No: [3974, in Book D-250, Page 312 of Official Records](#)
Affects: A portion of said land as more particularly described in said document
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: General Telephone Company of California, a corporation
Purpose: Public utilities
Recording Date: December 15, 1958
Recording No: [3685, in Book D-305, Page 532 of Official Records](#)
Affects: A portion of said land as more particularly described in said document
9. The requirement that said land be used for the construction and maintenance thereon of public school buildings, and grounds and appurtenances and for any use authorized by law, as contained in a decree entered May 06, 1959, had in an action entitled South Whittier School District of Los Angeles County vs. American Savings and Loan Association, et al., a certified copy thereof being recorded [June 16, 1959 as Instrument No. 4448 of Official Records](#).
10. Any rights that Orange County Nursery Co. may have in said land until March 31, 1960 and any award said Orange County Nursery Co. may receive for the removal of certain nursery stock from said land as provided in the decree above mentioned.
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: General Telephone Company of California, a corporation
Purpose: Transmission of electric energy for communication
Recording Date: April 21, 1960
Recording No: [3151 of Official Records](#)
Affects: A portion of said land as more particularly described in said document
- Reference is hereby made to said document for full particulars.
12. Matters contained in that certain document
- Entitled: Grant of Real Property for Public Use
Dated: November 19, 1968
Executed by: South Whittier School District of Los Angeles County, California, and the County of Los Angeles
Recording Date: February 05, 1969
Recording No: [2679 of Official Records](#)
- Reference is hereby made to said document for full particulars.
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
- Purpose: public use all the Roads and Avenues
Affects: as shown on said Map within said subdivision

EXCEPTIONS

Application (Cont.)

(Continued)

14. Intentionally Deleted.
15. Intentionally Deleted.
16. Intentionally Deleted.
17. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
18. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.
19. Intentionally Deleted.

**PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW
FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.**

END OF EXCEPTIONS

Public Hearing Notice

FILE COPY



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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP NO. 78240
GENERAL PLAN AMENDMENT CASE NO. 27
ZONE CHANGE CASE NO. 137
DEVELOPMENT PLAN APPROVAL CASE NO. 935
CONDITIONAL USE PERMIT CASE NO. 785
CONDITIONAL USE PERMIT CASE NO. 786
& ENVIRONMENTAL DOCUMENTS**

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

TENTATIVE PARCEL MAP CASE NO. 78240: A request for approval to allow the approximately 12.98-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

GENERAL PLAN AMENDMENT CASE NO. 27: A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

ZONE CHANGE CASE NO. 137: A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

DEVELOPMENT PLAN APPROVAL CASE NO. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 786: A request for approval to allow the operation, and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

Public Hearing Notice

PD, Multiple Family Residential – Planned Development, Zone.

ENVIRONMENTAL DOCUMENTS: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

APPLICANT / PROJECT LOCATION: Storm Properties, Inc. / (APN: 8026-008-903)

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained Marc Blodgett of Blodgett and Associates to prepare the necessary CEQA documents. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study and subsequent Mitigated Negative Declaration. The draft CEQA documents have been finalized and thus, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on February 20, 2018 and ended on March 10, 2018. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

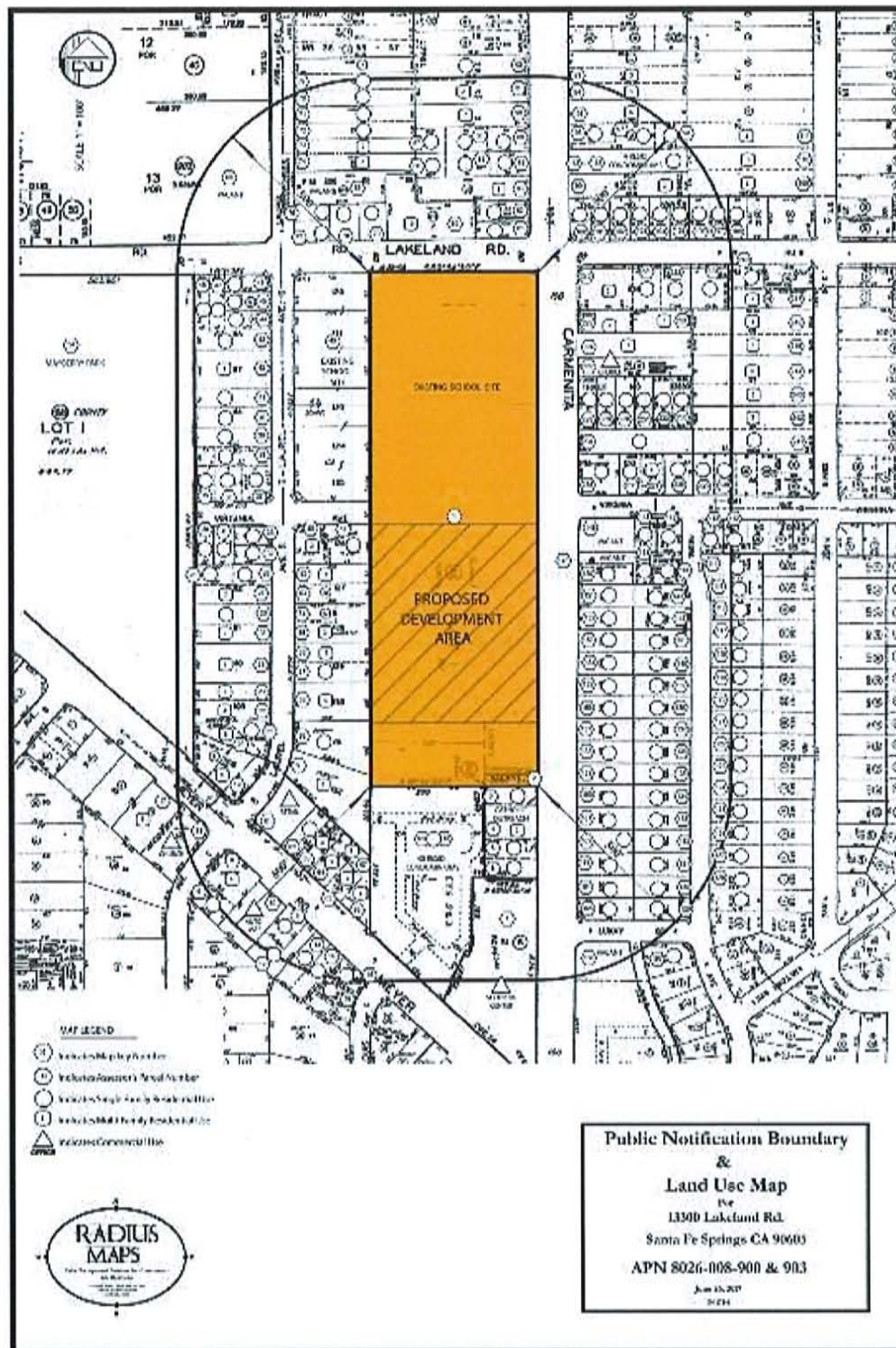
THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, April 9, 2018 at 6:00 p.m.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7353, VinceVelasco@santafesprings.org.

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

Radius Map for Public Hearing Notice



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 71-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
GENERAL PLAN AMENDMENT CASE NO. 27.**

WHEREAS, a request was filed for General Plan Amendment Case No. 27 to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

WHEREAS, the subject property is located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, in the City of Santa Fe Springs, with an Assessor's Parcel Number of 8026-008-903, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is South Whittier School District, 11200 Telechron Avenue, Whittier, CA 90605; and

WHEREAS, the proposed General Plan Amendment Case No. 27 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, a Mitigated Negative Declaration was prepared for the proposed General Plan Amendment, which reflects the finding that the project will not have a significant effect on the environment. The reasons to support this finding are contained in the Initial Study. Pursuant to the requirements of the California Environmental Quality Act (CEQA), notice of the preparation of a Mitigated Negative Declaration was published as required by law; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 29, 2018 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 29, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on April 9, 2018, at which time it received public testimony concerning General Plan Amendment (GPA) Case No. 27. At said meeting, it was

determined that the GPA and all related items would be continued to the next regularly scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m.

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a public hearing on the continued items on May 14, 2018, at which time it received additional testimony concerning General Plan Amendment Case No. 27.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the amendment of the existing land use designation from Public Facilities to Multiple Family Residential. In relation to the General Plan Amendment, the applicant is concurrently seeking approval for five additional entitlements, including the construction and operation of a new 128-unit apartment complex within a 5.13-acre (223,416 sq. ft.) site. The construction of the proposed residential development is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, the City has required the preparation and proposal to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-

3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting or monitoring program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.

SECTION II. GENERAL PLAN AMENDMENT FINDINGS

Sections 65353-65356 of the State Planning, Zoning and Development Laws set forth the procedures for amending the City's General Plan. Specifically, the State Planning Laws dictate that at least one public hearing shall be conducted on the proposed General Plan Amendment, the Commission shall make a written recommendation on the adoption or amendment of the general plan, a recommendation for approval shall be made by affirmative vote of not less than a majority of the total membership of the Commission; and the Planning Commission shall send its recommendation to the legislative body. Other than the aforementioned requirements, there are no mandatory findings that the Planning Commission must make before recommending approval or denial of a request to amend the City's General Plan. However, in previous considerations of proposed General Plan Amendments, the Planning Commission has reviewed the request based on the following criteria:

A) *That the Amendment will not distort or disturb the harmonious relationships of land use designations shown on the General Plan Map and would not disturb the relationship of the various elements of the General Plan.*

1. The current General Plan land use designation and Zoning designation for the entire 12.81-acre (Net) property is PF, Public Facilities, with a General Plan land use designation of Public Facilities. With proposed TPM 78240, three new parcels will be created: Parcel 1 of 6.31-acres (Net), Parcel 2 of 5.13-acres (Net), and Parcel 3 of 1.37-acres (Net). Parcel 1 will remain unchanged, with an existing elementary school (Carmela Elementary); Parcel 2 will be developed with 128 apartment units located in seven (7) on-site buildings, surrounding a central clubhouse, pool and spa area; and Parcel 3 will remain unchanged with an existing preschool (Options Preschool). The General Plan and zoning for Parcel 1 will remain unchanged (Public Facilities); however, the proposal is to change the General Plan land use designation of Parcels 2 and 3 from Public Facilities to Multiple Family Residential and to change the zoning

designation from PF, Public Facilities to R-3-PD, Multiple Family Residential – Planned Development.

2. As mentioned, Parcel 1, with frontage on both Lakeland Road and Carmenita Road, will remain unchanged with respect to its General Plan and zoning. The southern portion of the property, which is subject to the general plan amendment, has more identity with the adjacent residential zone designation to the south, east, and west.
3. The General Plan is the *master plan of the city*. The General Plan provides the overall direction for future development in the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe Springs. It is a long range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work and frequent Santa Fe Springs.
4. The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation; and 7) Noise. There is no evidence to suggest that the proposed General Plan Amendment and associated Zone Change will disturb the relationship between these elements and/or be inconsistent with the goals and policies of the General Plan.
5. The following table (Table 1) illustrates how the proposed General Plan Amendment will be consistent with the goals and policies of the General Plan.

Table 1
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed apartment development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the residents of the proposed development will be in close proximity to several commercial businesses, located less than a mile north of the subject site.
	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is	Consistent: The proposed apartment development will result in a density of 24.96 dwelling units per acre.

	encouraged, however, including some townhomes and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed apartment development will bring high quality architecture to the area. Wrought iron and wood detailing creates texture, as well as, adds to a rich collection of materials. Design features include arched openings, shutters, and clay tile roof vents piercing the stucco, just below the gable peaks.
<u>Housing</u>	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: A Tentative Parcel Map is proposed to subdivide the property in order to allow for the construction of a high density apartment development.
	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed apartment development will be surrounded by various and compatible single-family and multi-family residential uses on the south, east, and west sides of the subject property. Additional residential uses are located further north of Lakeland Road.
<u>Open Space</u>	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: The proposed apartment development will include a fitness center, pool & spa, dog park, and a walking trail along the perimeter of the complex.
<u>Circulation</u>	Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan.	Consistent: A Traffic Impact Analysis was prepared for the proposed apartment development.

B) *That the property involved in the requested Amendment is suitable for the uses permitted in the proposed land use designation.*

1. The property currently has a General Plan land use designation of Public Facilities and a zoning designation of PF, Public Facilities. A portion of the property, proposed Parcel 1, will retain its General Plan land use designation of Public Facilities and Zoning designation of PF, Public Facilities. The General Plan land use designation and zoning designation of Parcels 2 and 3, are proposed to be changed from Public Facilities to Multiple Family

Residential and from PF, Public Facilities to R-3-PD, Multiple Family Residential – Planned Development.

2. The General Plan designation and zoning for Parcels 2 and 3 are consistent with the General Plan land use designation and zoning designation of the properties to the south. These properties have a General Plan land use designation of Multiple Family Residential and are zoned R-3-PD, Multiple Family Residential – Planned Development. Additionally, the proposed Multiple Family Residential land use designation and zoning will be compatible with the existing single family homes located to the east and west of the subject property.

C) *That the proposed land use designation would not be detrimental to persons or properties in the surrounding area nor to the community in general.*

1. Changing the land use designation and associated zone designation will have the following positive impacts: (1) address the housing shortage in the City by adding 128 apartment units and expanding the economic variety of housing in the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access (approximately 2.5 miles from the I-5 Freeway); and (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 71-2018 to recommend approval of General Plan Amendment Case No. 27 to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential, to the City Council, and approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP).

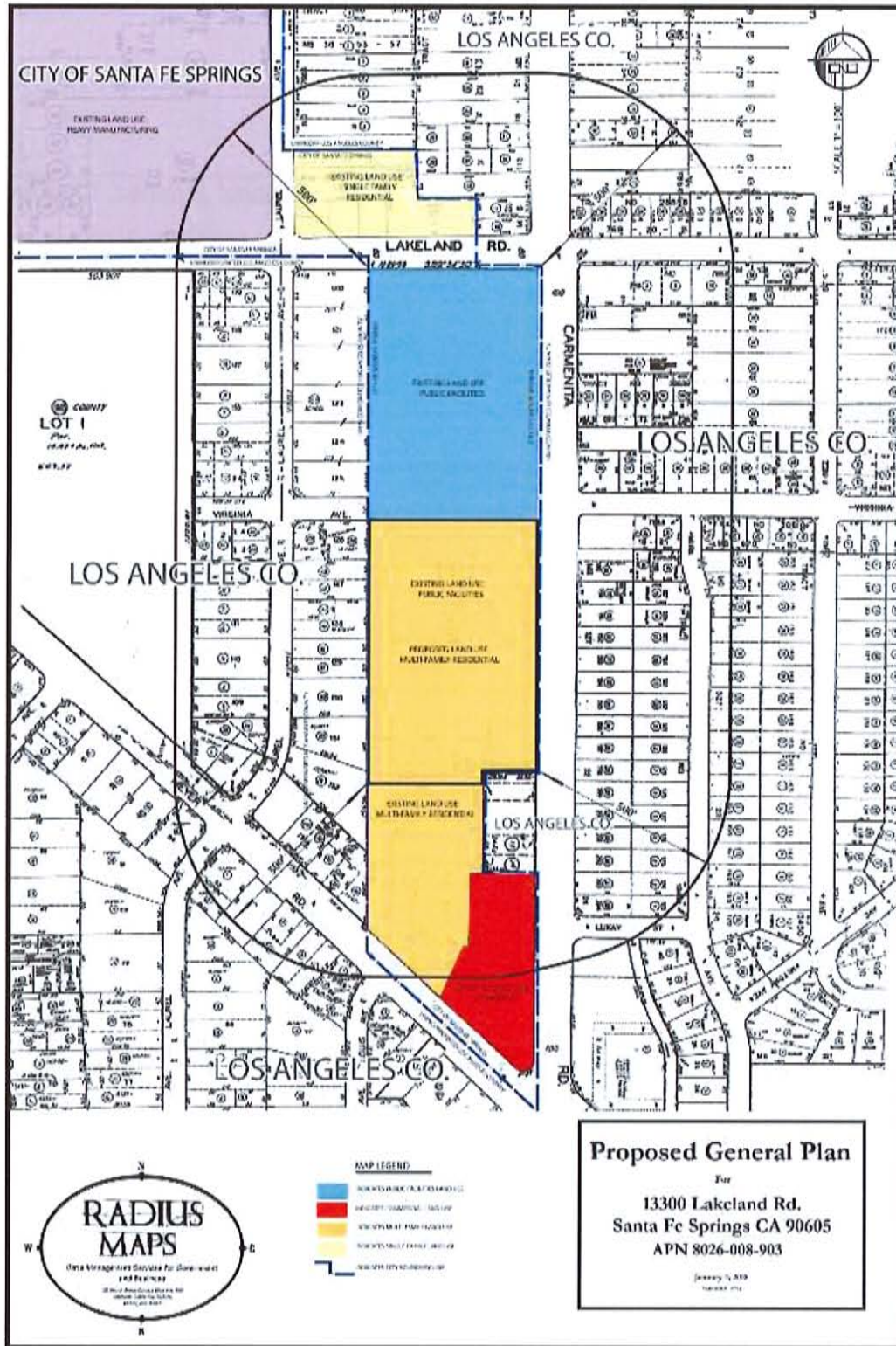
ADOPTED and APPROVED this _____ day of May, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Proposed General Plan Map





PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)

Adoption of Mitigated Negative Declaration

Zone Change Case No. 137

A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development). (Storm Properties, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Consider the information presented in this report, in combination with the April 9, 2018 staff report, which collectively provide necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 137 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed Zone Change 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
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), 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
- Recommend to the City Council, approval of Zone Change Case No. 137, a request to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development)
- Approve Zone Change Case No. 137, subject to the conditions of approval as contained within the attached Resolution (No. 72-2018).
- Adopt Resolution No. 72-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

BACKGROUND

At the April 9, 2018 Planning Commission meeting, the subject ZC (along with five other related entitlements) were presented by staff for the commissioners' consideration. After opening the public hearing, the audience had an opportunity to express their concerns towards the proposed project. The applicant also had an opportunity to respond to said concerns. Commissioner Arnold made a motion to approve the proposed entitlements for the proposed apartment complex and appurtenant improvements, but the motion did not receive a second vote. Therefore, it was determined that all related items would be continued to the next scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m. It was mentioned by City Attorney, Richard Adams II, that if the two absent commissioners wanted to take action on these items at the next scheduled meeting, they would need to listen to the audio recording for the April 9, 2018 meeting, prior to the meeting. The audio recording of the April 9, 2018 meeting was sent via email to both Commissioners Aranda and Ybarra on April 19, 2018.

COMMENTS/QUESTIONS RECEIVED BY THE PUBLIC

The topics below provides a brief description of the specific issues raised by the concerned South Whittier residents, along with staff's response.

Issue/Concern Raised:

1. Why is the project referenced as a Santa Fe Springs project when it has a Whittier address?

Staff Response:

There are many properties within the City of Santa Fe Springs that border Unincorporated South Whittier and have a Whittier mailing address. Although, this project currently has a Whittier mailing address, in fact, it is within the City of Santa Fe Springs boundaries. The subject property is adjacent to Santa Fe Springs' properties to the north and south, but adjacent to Unincorporated South Whittier to the east and west.

Issue/Concern Raised:

2. The land should be used for a homeless shelter.

Staff Response:

Shelter for the homeless would not be a compatible use for the subject site, because it is immediately adjacent to two (2) schools. Generally speaking, such uses are typically buffered from schools and other sensitive land uses. In addition, the land is currently owned by the South Whittier School District, whom after much thought and consideration, has chosen to lease their land to Storm Properties, Inc. for the proposed

128-unit gated apartment complex and appurtenant improvements.

Issue/Concern Raised:

3. The decision to change the land from a school use to a residential use is unethical, considering that the school was developed by taking land from previous residential uses.

Staff Response:

Staff understands how, if eminent domain was used to take the land from home owners in order to originally develop the school and the district is now leasing the land to develop new housing, it would appear unethical. The South Whittier School District rightfully owns the land and has the ability to make decisions for future development of said land, so long as the future development is compatible with surrounding land uses. In the findings made for the proposed development, it was explained how the proposed 128-unit apartment complex and appurtenant improvements are compatible with the surrounding land uses. Additionally, many decades have passed since the school was originally developed. At the time that the land was said to be taken from the previous land owners, housing needs were much different. Furthermore, in December 2017, the State of California passed new laws, which will require all cities to provide additional housing. With all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for the required housing increase.

Issue/Concern Raised:

4. Adjacent community feels that they were not properly notified of the public hearing.

Staff Response:

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed development 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 March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. Therefore, staff has done their due diligence to properly notice the appropriate persons and within the required time frame.

Issue/Concern Raised:

5. The South Whittier School District (SWSD) did not communicate the land lease to the community.

Staff Response:

Public communication started in March 2011 when the South Whittier School District (SWSD) first reviewed this as "Surplus Land". There have been several public meetings regarding this matter between 2011 and 2016. On September 13, 2017, Storm Properties, Inc. and the SWSD coordinated a neighborhood meeting with the South Whittier MASH Group to introduce the project. They used the same 500 foot radius from the subject site, as required by the City, to notice said neighborhood meeting. A total of 30 neighbors and community members were in attendance. Additionally, the land lease has been noticed on the public post board agenda 16 times between February 2016 and August 2017, as well as, posted on the SWSD website via an article and through their Frequently Asked Questions "FAQ" page.

Issue/Concern Raised:

6. What will the South Whittier School District use the funding for?

Staff Response:

As discussed in the public meetings and posted on the SWSD website FAQ, "the school district is currently projecting deficit spending in future years due in part to a decline in enrollment, this revenue will help close that gap. Any excess revenue will be used in a manner to support the education of South Whittier students."

Issue/Concern Raised:

7. The removal of the existing field will eliminate the activities played by the school students and organized soccer leagues.

Staff Response:

The subject site is owned and operated by the South Whittier School District, who determines the usage of the property. In 2013, the school district installed a chain-link fence, approximately 650 feet south of Lakeland Road. In addition to the chain-link fence, "No Trespassing" signs have been posted on the outside of the chain-link fence, which runs parallel to Carmenita Road. Scheduled soccer league games are the only activities that have been approved to occur on this portion of the site. The school district has notified these teams of the proposed project and will arrange for these teams to play at other facilities. It is important to note that the 5.13-acre portion of the property is not public open space, and therefore, anyone using this area without the school district's consent, is considered to be trespassing. Furthermore, Amelia Mayberry Park is approximately 460 feet from the proposed project, located in Unincorporated South Whittier, and has many amenities including baseball diamonds, basketball courts, a gymnasium, and senior center.

Issue/Concern Raised:

8. There is a proposal to develop a skate park in the nearby Amelia Mayberry Park. This development would further reduce the public open space in the area.

Staff Response:

The Amelia Mayberry Park is under the jurisdiction of Los Angeles County. Interested residents need to contact Supervisor Janice Hahn's office for additional information or to express their concerns. It should be noted that staff did contact Ivan Sulic, who serves as the Field Deputy for various areas, including Unincorporated South Whittier, regarding this concern. Mr. Sulic confirmed that the skate park has been approved to be constructed, but the proposal will not impact any of the existing amenities.

Issue/Concern Raised:

9. Parking will become an issue on Carmenita Road.

Staff Response:

All of the parking related to the 128-unit apartment complex will be located directly on the subject property. In addition, the applicant is providing twenty (20) parking stalls above the standard city requirements.

Issue/Concern Raised:

10. Traffic will be increased by the additional residents to the surrounding area.

Staff Response:

As a part of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared. In association with the IS/MND, a detailed traffic study was completed for the project. The City's Traffic Engineer reviewed and approved the traffic study. The analysis determined that the proposed project would generate 851 average daily trips. Of this total, 65 trips would occur during the morning peak hour and 79 trips would occur during the evening peak hour. All of the traffic would use the main driveway connection with Carmenita Road and therefore, all of the trips going to and from the project site would use Carmenita Road. The analysis determined that none of the study intersections would be adversely impacted by the proposed project and that no traffic on local streets was anticipated. Since the project's available parking is well in excess of the City's parking requirements, no on-street parking is anticipated.

Issue/Concern Raised:

11. Consider water drainage to the properties to the West.

Staff Response:

As part of the plan check process, a grading permit will be required. Said grading permit requires a review of all drainage concerns on the subject property, including but not limited to, making sure that the property does not drain onto adjacent properties.

Issue/Concern Raised:

12. More people to the area will create more problems.

Staff Response:

Both the applicant and staff have taken the appropriate measures to ensure that this project does not significantly impact the existing community. As a part of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) with traffic study was prepared. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment. The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Air Quality, Cultural Resources, Geology & Soils, Hydrology & Water Quality, Transportation & Circulation, and Tribal Cultural Resources*. In addition, the State of California passed 15 new Assembly Bills into law in December 2017, which will require all cities to provide additional housing. The City must provide 324 additional housing units before the year 2021. With the State of California enforcing every city to take action in helping the housing crisis and with all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for additional housing.

Issue/Concern Raised:

13. The proposed project zoned R-3-PD, Multiple Family Residential – Planned Development, would be adjacent to properties zoned A-1, Light Agricultural.

Staff Response:

The R-3-PD, Multiple Family Residential – Planned Development, Zone and the A-1, Light Agricultural, Zone are considered compatible land uses. Within the Los Angeles County Zoning Ordinance, the A-1 Zone allows for townhomes, subject to a Conditional Use Permit, which is a very similar use to the proposed apartment development. Additionally, the project will also be adjacent to existing zoning of R-3-PD to the south, fronting Meyer Road. There are a total of 8 properties within 1000 feet of the subject site, with a similar R-3 zoning. Out of those 8 properties, 7 are adjacent to the A-1 Zone. Furthermore, the project has been thoughtfully designed with existing neighbors in mind, specifically referring to the proposed 60 foot rear yard setback.

Issue/Concern Raised:

14. The schools will become overcrowded.

Staff Response:

Based on evidence provided by the South Whittier School District, enrollment at Carmela Elementary School has declined 60% since the 2000-2001 school year and has declined 28% in the last seven years. The peak enrollment year during the last seven years was 1,042 students, while the enrollment during the 2017-2018 school

year was 414 students. With 612 students less than peak, there is plenty of capacity for new students. The school district can greatly benefit from new enrollments and welcomes new families bringing potential students.

Issue/Concern Raised:

15. New residents might complain about the noise from neighboring animals in the surrounding area.

Staff Response:

The residents in the Unincorporated South Whittier A-1, Light Agricultural, Zone are entitled to owning specific livestock in accordance with the Los Angeles County Zoning Ordinance. As long as the livestock are within the list of permitted animals, County residential are allowed to keep such animals. Additionally, the only residential immediately adjacent to the subject site is to the rear. Furthermore, the closest apartment building from the rear property line is proposed with an approximately 60 foot setback. It should be noted that the City's Zoning Regulations only requires a minimum rear yard setback of 15 feet. Therefore, the proposed setback will have 45 feet more than what is normally provided. As a result, any noise impact will be reduced.

Issue/Concern Raised:

16. Have there been community meetings notifying county residents about the proposed development project? If so, what was the notification process within the required notification mile radius?

Staff Response:

See answer from Issue #5.

Issue/Concern Raised:

17. What is contained in the Mitigated Negative Declaration and why was an Initial Study in need of a Mitigated Negative Declaration?

Staff Response:

An Initial Study is a preliminary analysis to determine whether an EIR, Negative Declaration, or Mitigated Negative Declaration is needed. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed project. A Mitigated Negative Declaration is a California Environmental Quality Act (CEQA) document that describes the proposed project, presents findings related to environmental conditions, and includes a copy of the Initial Study, which documents the reasons to support the findings. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and Blodgett/Baylosis Environmental Planning determined that although the proposed

project could have a significant effect on the environment, revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Issue/Concern Raised

18. Was there an adequate notification process notifying county residents of the Negative Declaration review period? If yes, when were they noticed and were they also written in Spanish?

Staff Response:

A Notice of Intent (NOI) to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) was recorded with the County Recorder's office on February 20, 2018. Said NOI initiated a 20-day public review and comment period (began on February 20, 2018 and ended on March 10, 2018). The NOI identified all of the available locations in which to review the IS/MND. A copy of the IS/MND was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website. In addition, the NOI along with a copy of the IS/MND was also mailed to surrounding cities for their review and comment. State law does not require cities to notice the IS/MND to surrounding or adjacent properties directly, or otherwise provide such documents in additional languages. Therefore, staff has done their due diligence to properly circulate the IS/MND in accordance with State law.

Issue/Concern Raised:

19. What is the required notification process?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

20. What is the required notification mile radius to residents?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

21. Were notices sent with adequate time to residents in Unincorporated South Whittier living adjacent about all the meetings and notices about the proposed development sites?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

22. Were there public notices about the development projects posted at the sites during the required notification timeframe?

Staff Response:

This matter was set for public hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. As such, the City's Zoning Regulations do not require the public hearing to be posted at the subject site. Further details regarding the noticing process can be found in the response to Issue #4.

Issue/Concern Raised:

23. Were County residents notified of the CEQA review period, so we had a chance to review the draft CEQA documents?

Staff Response:

See answer to Issue #17.

Issue/Concern Raised:

24. Was there an address given to County Residents about where to review the draft CEQA documents?

Staff Response:

See answer to Issue #18.

Issue/Concern Raised:

25. Was a CEQA document posted in a local area for easy access by local county residents?

Staff Response:

As mentioned previously, a copy of the Initial Study/Mitigated Negative Declaration was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website. State law does not require the City to post the environmental document within close proximity from the subject site.

Issue/Concern Raised:

26. Has there been a traffic study conducted for all the proposed development projects?

Staff Response:

See answer to Issue #10.

Issue/Concern Raised:

27. How much green space will be taken away in South Whittier?

Staff Response:

As mentioned previously, the subject site is not considered green space and is private property, owned by the South Whittier School District. Additionally, although the subject site is adjacent to Unincorporated South Whittier, it is physically located within the boundaries of Santa Fe Springs. If residents of South Whittier are concerned about the lack of green space within Unincorporated South Whittier, they need to contact Supervisor Janice Hahn's office.

Issue/Concern Raised:

28. Will the developer replace the green space or compensate green space in some way which benefits the South Whittier community and does not take away existing green space in the community?

Staff Response:

As mentioned previously, the subject site is not considered green space and therefore, the applicant is not required to dedicate green space elsewhere. It should be noted that the South Whittier School District will be making efforts to relocate the private soccer league, who are currently the only individuals approved to use the subject area for recreational use. Furthermore, the South Whittier community has complete access to the Amelia Mayberry Park, located approximately 460 feet from the subject site. If the residents of South Whittier are concerned about the lack of green space within Unincorporated South Whittier, they need to contact Supervisor Janice Hahn's office.



Wayne M. Morrell
Director of Planning

Attachments:

1. April 9, 2018 Staff Report
2. Draft Mitigated Negative Declaration (*previously delivered to PC on 3/19/2018*)
3. Resolution
 - a. Exhibit A – Conditions of Approval



PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Zone Change Case No. 137

A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development). (Storm Properties, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 137, and thereafter close the Public Hearing; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Zone Change Case No. 137, will have significant adverse effects that cannot be mitigated to levels of insignificance; and
- Find that Zone Change Case No. 137 involving the proposed Change of Zone from PF, Public Facilities to R-3-PD, Multiple Family Residential – Planned Development, is consistent with the City's General Plan; and
- Find that Zone Change Case No. 137 satisfies the criteria and conditions set forth in Section 155.825 et seq. of the City Code for the granting of a Change of Zone request and thus, recommend that the City Council approve said Change of Zone; and
- Adopt Resolution No. 72-2018, which incorporates the Commission's findings and recommendations regarding this matter.

LOCATION/BACKGROUND

The subject property, located at 13300 Lakeland Road, is currently comprised of one (1) parcel (APN: 8026-008-903) measuring approximately 558,028 sq. ft. (12.81-acres), and located at the southwest corner of Carmenita Road and Lakeland Road. The subject property is zoned PF (Public Facilities) and is currently developed with an elementary school to the north and a preschool to the south. Residential uses are located to the north, south, east, and west of the property. The residential properties located to the east, west, and a portion of the south of the subject property are not within the City's boundaries.

As part of their proposal to develop a new 128-unit gated apartment project, Storm Properties will be subdividing the existing 12.81-acre parcel into 3 separate parcels. The South Whittier School District will continue to own all three parcel but will be leasing the middle portion to Storm Properties to develop their apartment project. The northerly and southerly parcels will continue to be occupied by Carmela Elementary School and Options State Preschool, respectively. The table provided below helps clarify the address and associated use for each of the three proposed parcels.

Table 1
Property Addresses

Use	Address
Existing Carmela Elementary School	13300 Lakeland Road
Proposed 128-Unit Gated Apartment Complex	11201-11313 Carmenita Road
Existing Options Preschool	11325 Carmenita Road

PROJECT DESCRIPTION:

The proposed project requires approval of the following entitlements:

As mentioned briefly above, the applicant, Storm Properties, Inc., is proposing to develop a new 128-unit gated apartment project on a ±5.13-acre portion of the subject property, between the elementary school and the preschool. In addition to the subject Zone Change (ZC), the proposed project will need approval of the following five entitlements: a Tentative Parcel Map (TPM), a General Plan Amendment (GPA), a Development Plan Approval (DPA), and two Conditional Use Permits (CUP). Below are the case numbers, as well as, a brief description of each entitlement request, including the subject Zone Change:

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

STREETS AND HIGHWAYS

The property is located at the southwest corner of Lakeland Road and Carmenita Road. Carmenita Road is designated as a "Major" arterial and Lakeland Road is designated as a "Secondary" arterial, within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." The proposed zoning is R-3-PD, Multiple Family Residential – Planned Development with a general plan land use designation of "Multiple Family Residential." The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table 2
General Plan Consistency Analysis

Surrounding Zoning, General Plan and Land Use			
Direction	Zoning District	General Plan	Land Use
North	PF	Public Facilities	School (Carmela Elementary School)
South	R-3-PD; A-1 (Unincorporated LA County)	Multiple Family Residential; Agriculture	Condominium (Willowstone); Single Family Residential
East	R-1 (Unincorporated LA County)	Single Family Residential	Single Family Residential

West	A-1 (Unincorporated LA County)	Agriculture	Single Family Residential
------	--------------------------------------	-------------	---------------------------

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed zone change 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 March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ENVIRONMENTAL IMPACT ASSESSMENT

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning. For more details regarding the MND, which was prepared for the project, please refer to Tentative Parcel Map (TPM) No. 78240.

STAFF REMARKS

Based on the findings set forth with Resolution No. 72-2018 (see attached), staff finds that Zone Change Case No. 137 meets and satisfies the criteria established within §155.829 for the subject change of zone request.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to recommend that all or any part of a request for a change of zone be granted or denied by the City Council. The Commission's actions shall be set forth in a resolution and shall be carried by the affirmative vote of not less than two-thirds of the total voting members. Failure to receive said two-thirds affirmative votes shall mean that the request for a change of zone has been denied.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Zone Change Map – Existing
3. Zone Change Map – Proposed
4. Application
5. Public Hearing Notice
6. Radius Map for Public Hearing Notice
7. Mitigated Negative Declaration (previously delivered to PC on 3/19/2018)
8. Resolution No. 72-2018

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

DEVELOPMENT PLAN APPROVAL CASE NO. 935,
CONDITIONAL USE PERMIT CASE NO. 785, CONDITIONAL USE PERMIT CASE NO.
786, GENERAL PLAN AMENDMENT CASE NO. 27, ZONE CHANGE CASE NO. 137, &
TENTATIVE PARCEL MAP CASE NO. 78240

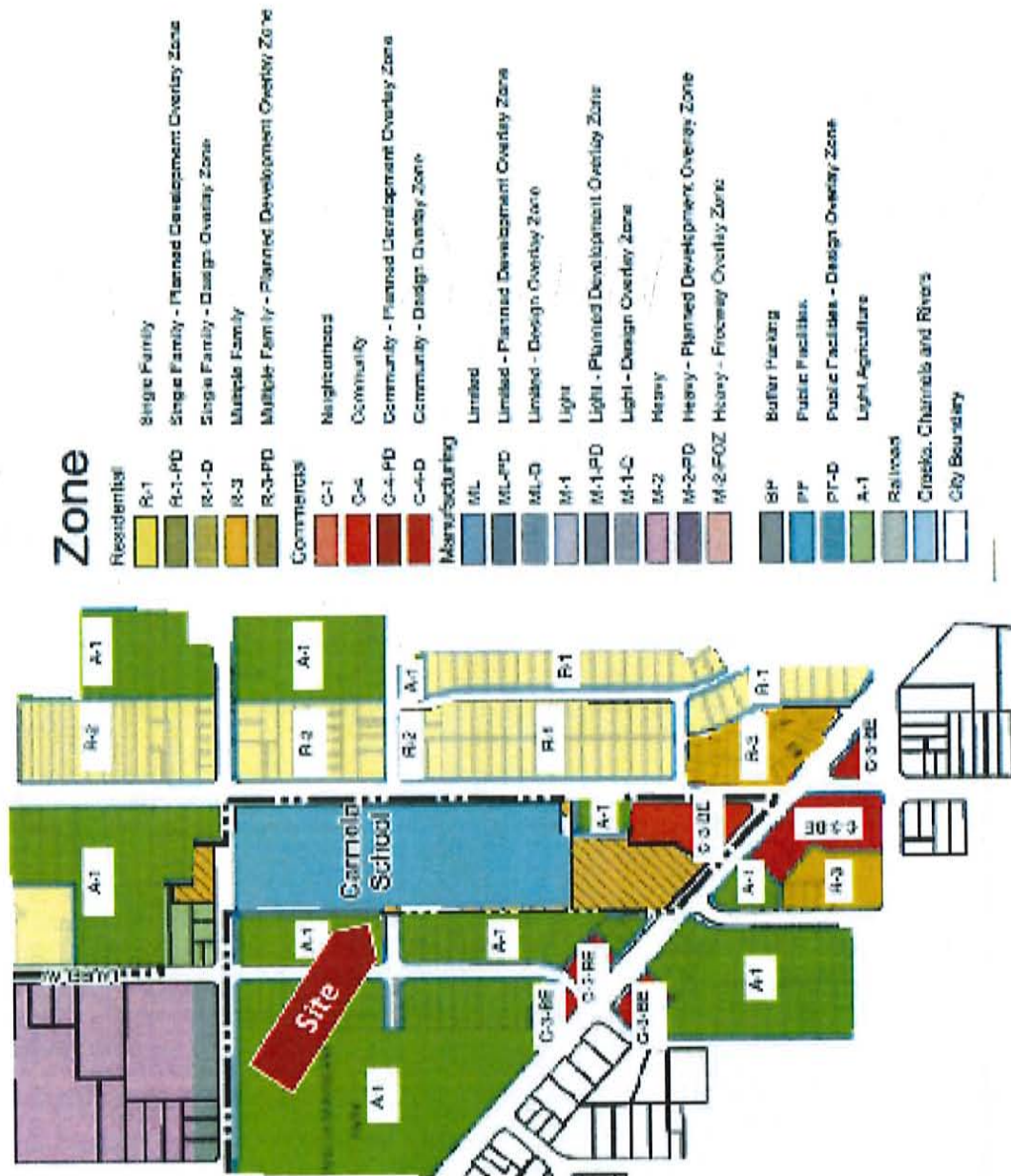


NORTH

13300 Lakeland Road
(Storm Properties)

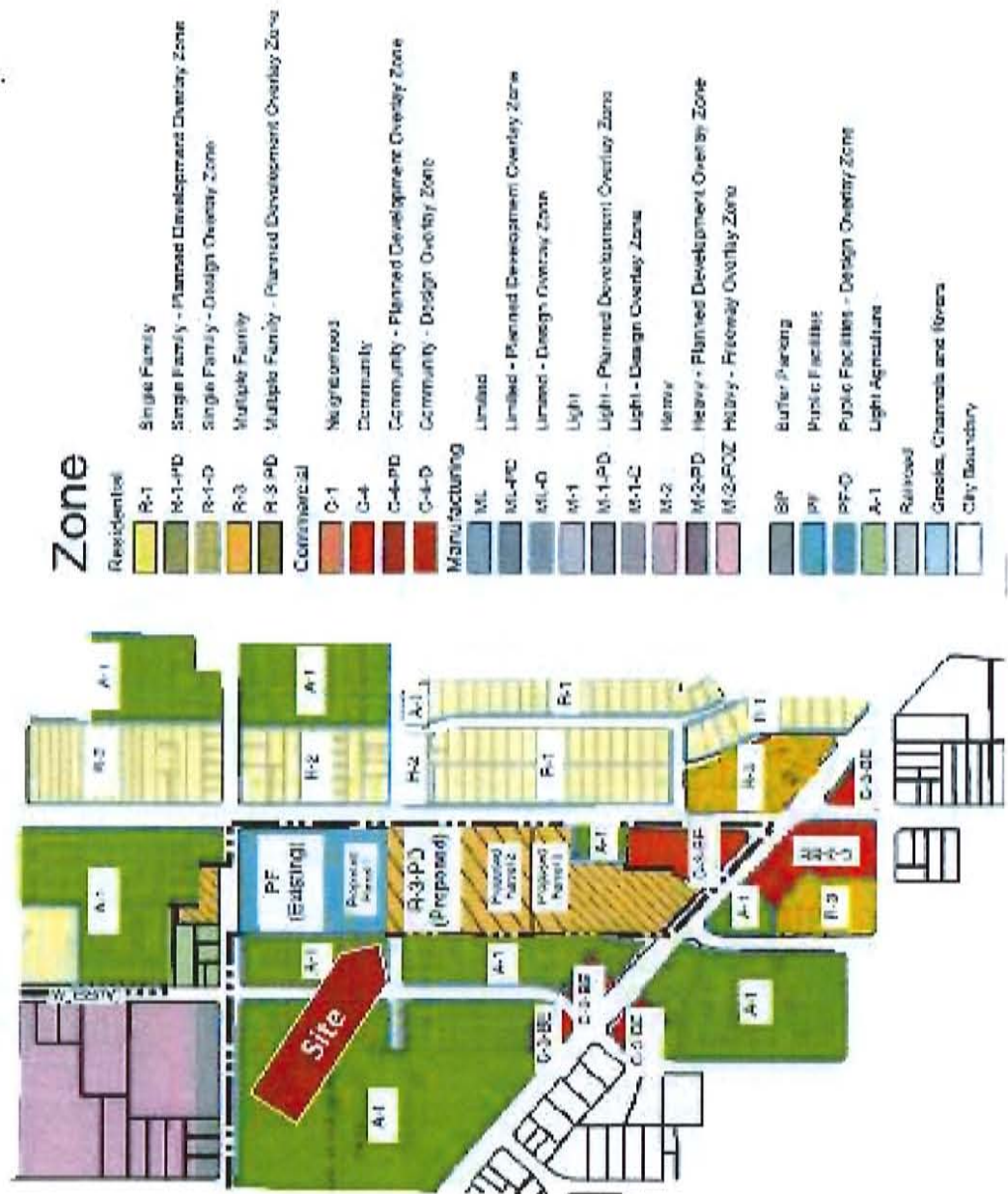
Zone Change Map – Existing

Zoning – Existing



Zone Change Map – Proposed

Zoning – Proposed



Application



City of Santa Fe Springs
Application for
ZONE CHANGE

The undersigned hereby petitions that the Zoning Ordinance be amended by changing the Zoning Map as outlined in this application.

Location of property involved (give street address or distance from nearest cross streets): 13300 LAKELAND ROAD, WHITTIER, CA 90605

Legal description of property (attach supplemental sheet if necessary): _____
SEE ATTACHED EXHIBIT A.

Change Requested: From Zone PUBLIC FACILITIES to Zone R-3-PD for Proposed Parcels 2 and 3. See plans for reference. Proposed Parcel 1 to remain zoned Public Facilities.

The application is being filed by:

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

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): _____
DEVELOPER / GROUND LESSEE

Describe any easements, covenants or deed restrictions controlling the use of the property: SEE ATTACHED EXHIBIT B.

Present use of property: Carmela Elementary School to the north to remain (Proposed Parcel 1), vacant field in the center (Proposed Parcel 2 to be developed), and Options Carmela State Preschool to the south to remain (Proposed Parcel 3).

Purpose for which the Change of Zone is requested (Explain fully the intended use of the property if the Change of Zone is granted): To allow development of 128-unit gated apartment community, comprised of seven 3-story wood walk-up buildings, a single-story leasing and club house amenity building, a pool / spa area, and a small dog park. Please refer to attached plans and DPA application for more details.

NOTE

This application must be accompanied by the filing fee, map and other data specified in "Information on Zone Changes"

Application (Cont.)

ZC Application
Page 2 of 3

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THE ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A CHANGE OF ZONE.

1. Demonstrate how the proposed Change of Zone would be in accordance with the principles of good land use planning. (For example, would the proposed use serve a desirable function in the area, harmonize with adjoining zoning, promote sound development and not impose undue traffic burdens or cause traffic hazards, etc.)

THE ZONE CHANGE TO R-3-PD PROVIDES COHESIVE ZONING WITH PROJECTS TO THE SOUTH ALSO ZONED R-3-PD. IT ENABLES THE DEVELOPMENT OF A 128-UNIT GATED APARTMENT COMMUNITY, PROVIDING NEW RENTAL HOUSING IN SANTA FE SPRINGS AND LA COUNTY ON WHAT IS CURRENTLY VACANT LAND. THE CHARACTER OF THE PROJECT WILL BLEND IN WITH THE SURROUNDING USES AND THE SITE PLAN HAS BEEN DESIGNED TO MINIMIZE THE IMPACTS TO THE SURROUNDING AREA.

2. Is there a justifiable need in the community for more of the types of uses permitted in the zone requested than can be accommodated in the areas already zoned for such uses? (The justification for a Zone Change must be community need. The fact that the requested zone would be financially beneficial to the property owner is not sufficient grounds for granting the change.)

THE ZONE CHANGE ENABLES THE DEVELOPMENT OF THE PROPOSED 128-UNIT GATED APARTMENT PROJECT PROVIDING NEW RENTAL HOUSING TO THE COMMUNITY. THE PROPOSED DEVELOPMENT WILL ATTRACT WORKING PROFESSIONALS AND EMPTY NESTERS TO THE AREA WHO WILL HAVE A VESTED INTEREST IN THE COMMUNITY AND COULD POTENTIALLY LIVE, WORK AND PLAY IN THE COMMUNITY.

3. Why is this particular property more suitable for the use permitted in the proposed zone than for the use permitted in the present zone?

UNDER ITS CURRENT ZONE, PUBLIC FACILITIES, THE SITE IS NOT FEASIBLE FOR DEVELOPMENT. NO ADDITIONAL PUBLIC FACILITIES ARE NEEDED IN THE AREA THUS THE SITE BEING CURRENTLY VACANT. THE REZONE ALLOWS FOR RESIDENTIAL CONSTRUCTION BRINGING WELL DESIGNED NEW HOUSING TO THE COMMUNITY.

4. Indicate how the use permitted in the proposed zone would be compatible to existing permitted uses in the same neighborhood. Show that they would not in any way be detrimental to persons and property in the same general area.

THE PROPOSED DEVELOPMENT IS COMPATABLE WITH THE EXISTING PERMITTED USES IN THE AREA BY PROVIDING HOUSING ADJACENT TO PROPERTIES ZONED R-2 AND R-3-PD. ADDITIONAL BUILDING SETBACKS AND ACCESS TO CARMENITA ELIMINATES ANY IMPACTS TO THE SURROUNDING PROPERTIES AND GENERAL AREA.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

OPTIONAL

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Application (Cont.)

ZC Application
Page 4 of 3

EXHIBIT A**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WHITTIER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF TRACT NO. 3152, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 36, PAGES 53 THROUGH 57, INCLUSIVE OF MAPS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTH AND EAST BY THE NORTH AND EAST LINES OF SAID LOT 1; ON THE WEST BY THE EAST LINE OF TRACT NO. 9891 AS SHOWN ON MAP RECORDED IN [BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS](#), IN SAID OFFICE OF THE COUNTY RECORDER; AND ON THE SOUTH BY A LINE THAT BEARS NORTH 89°34'30" WEST FROM A POINT IN SAID EAST LINE OF LOT 1 THAT IS DISTANT THEREON NORTH 0°31' EAST 856.34 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 1.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS LYING BENEATH SAID PROPERTY, TOGETHER WITH THE RIGHT OF ENTRY THERETO FROM LOCATIONS OUTSIDE OF THE SUBJECT PROPERTY PROVIDED THAT NO ENTRANCE SHALL BE MADE ABOVE A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF THE SUBJECT PROPERTY, AS CONTAINED IN AN ORDER AND DECREE IN CASE NO. 698,981 SUPERIOR COURT, LOS ANGELES COUNTY CALIFORNIA, CERTIFIED COPIES THEREOF BEING RECORDED JUNE 16, 1959 AS INSTRUMENT NOS. [4448](#) AND [4449](#), BOTH OF OFFICIAL RECORDS.

APN: 8026-008-903, 8026-008-900

Application (Cont.)ZC Application
Page 5 of 3**EXHIBIT B
EXCEPTIONS**

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
- B. General and special city and/or county taxes, bonds, or assessments which may become due on said land, if an when title to said land is no longer vested in a governmental or quasigovernmental agency. Tax Parcels for said land are currently shown as 8026-008-903 and 8026-008-900.
- C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
1. Water rights, claims or title to water, whether or not disclosed by the public records.
2. An easement for roads, railroads, ditches and water courses over a strip of land 30 feet wide, along, adjoining and on each side of the quarter section lines, as reserved in the deed from the Santa Gertrudes Land Association, recorded in [Book 90, Page 66 of Deeds](#).
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|---------------|--|
| Granted to: | The Pacific Telephone and Telegraph Company, a corporation |
| Purpose: | Poles and anchors |
| Recording No: | Book 5605, Page 142 of Deeds |
| Affects: | A portion of said land as more particularly described in said document |
- Reference is hereby made to said document for full particulars.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|---------------|--|
| Granted to: | Union Oil Company of California, a corporation |
| Purpose: | Pipe lines |
| Recording No: | Book 3908, Page 139 of Official Records |
| Affects: | A portion of said land as more particularly described in said document |
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|---------------|--|
| Granted to: | The County of Los Angeles |
| Purpose: | Public road and highway |
| Recording No: | Book 9412, Page 5 of Official Records |
| Affects: | A portion of said land as more particularly described in said document |
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|-----------------|--|
| Granted to: | Southern California Edison Company, a corporation |
| Purpose: | Public utilities |
| Recording Date: | November 23, 1949 |
| Recording No: | 2348, in Book 31552, Page 153 of Official Records |
| Affects: | A portion of said land as more particularly described in said document |

Application (Cont.)

IC Application
Page 6 of 3

EXCEPTIONS (Continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The City of Santa Fe Springs, a Municipal Corporation
Purpose:	Street, public utility, municipal and government purposes
Recording Date:	October 20, 1958
Recording No:	3974, in Book D-250, Page 312 of Official Records
Affects:	A portion of said land as more particularly described in said document

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	General Telephone Company of California, a corporation
Purpose:	Public utilities
Recording Date:	December 15, 1958
Recording No:	3685, in Book D-305, Page 532 of Official Records
Affects:	A portion of said land as more particularly described in said document

9. The requirement that said land be used for the construction and maintenance thereon of public school buildings, and grounds and appurtenances and for any use authorized by law, as contained in a decree entered May 06, 1959, had in an action entitled South Whittier School District of Los Angeles County vs. American Savings and Loan Association, et al., a certified copy thereof being recorded [June 16, 1959 as Instrument No. 4448 of Official Records](#).

10. Any rights that Orange County Nursery Co. may have in said land until March 31, 1960 and any award said Orange County Nursery Co. may receive for the removal of certain nursery stock from said land as provided in the decree above mentioned.

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	General Telephone Company of California, a corporation
Purpose:	Transmission of electric energy for communication
Recording Date:	April 21, 1960
Recording No:	3151 of Official Records
Affects:	A portion of said land as more particularly described in said document

Reference is hereby made to said document for full particulars.

12. Matters contained in that certain document

Entitled:	Grant of Real Property for Public Use
Dated:	November 19, 1968
Executed by:	South Whittier School District of Los Angeles County, California, and the County of Los Angeles
Recording Date:	February 05, 1969
Recording No:	2679 of Official Records

Reference is hereby made to said document for full particulars.

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose:	public use all the Roads and Avenues
Affects:	as shown on said Map within said subdivision

Application (Cont.)

ZC Application
Page 7 of 3

**EXCEPTIONS
(Continued)**

14. Intentionally Deleted.
15. Intentionally Deleted.
16. Intentionally Deleted.
17. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
18. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

19. Intentionally Deleted.

**PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW
FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.**

END OF EXCEPTIONS

Public Hearing Notice

FILE COPY



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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP NO. 78240
GENERAL PLAN AMENDMENT CASE NO. 27
ZONE CHANGE CASE NO. 137
DEVELOPMENT PLAN APPROVAL CASE NO. 935
CONDITIONAL USE PERMIT CASE NO. 785
CONDITIONAL USE PERMIT CASE NO. 786
& ENVIRONMENTAL DOCUMENTS**

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

TENTATIVE PARCEL MAP CASE NO. 78240: A request for approval to allow the approximately 12.98-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

GENERAL PLAN AMENDMENT CASE NO. 27: A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

ZONE CHANGE CASE NO. 137: A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

DEVELOPMENT PLAN APPROVAL CASE NO. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 786: A request for approval to allow the operation, and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

Public Hearing Notice

PD, Multiple Family Residential – Planned Development, Zone.

ENVIRONMENTAL DOCUMENTS: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

APPLICANT / PROJECT LOCATION: Storm Properties, Inc. / (APN: 8026-008-903)

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained Marc Blodgett of Blodgett and Associates to prepare the necessary CEQA documents. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study and subsequent Mitigated Negative Declaration. The draft CEQA documents have been finalized and thus, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on February 20, 2018 and ended on March 10, 2018. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

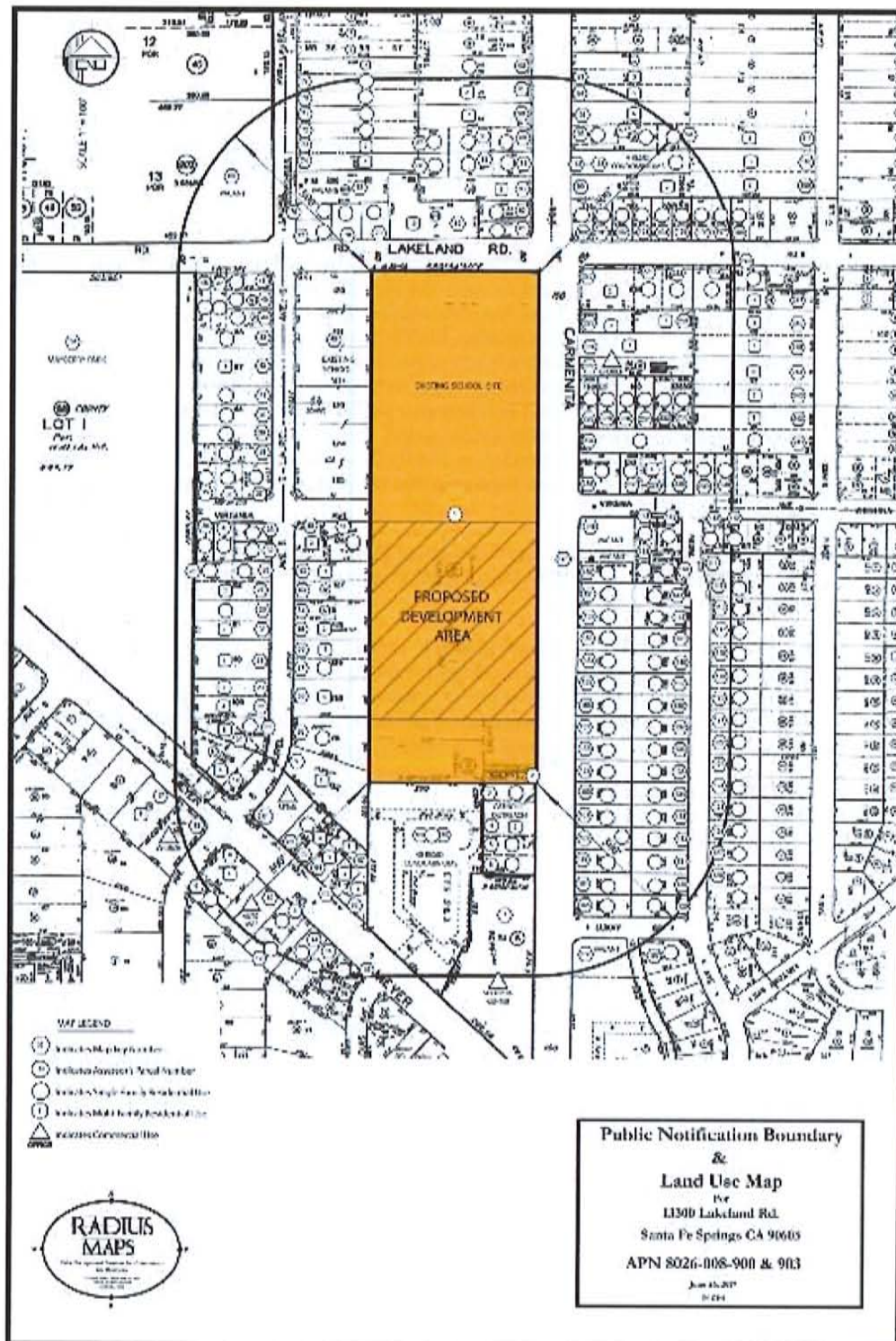
THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, April 9, 2018 at 6:00 p.m.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7353, VinceVelasco@santafesprings.org.

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

Radius Map for Public Hearing Notice



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 72-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ZONE CHANGE CASE NO. 137.**

WHEREAS, a request was filed for Zone Change Case No. 137 to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development)

WHEREAS, the subject property is located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, in the City of Santa Fe Springs, with an Assessor's Parcel Number of 8026-008-903, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is South Whittier School District, 11200 Telechron Avenue, Whittier, CA 90605; and

WHEREAS, the proposed Zone Change Case No. 137 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, a Mitigated Negative Declaration was prepared for the proposed Zone Change, which reflects the finding that the project will not have a significant effect on the environment. The reasons to support this finding are contained in the Initial Study. Pursuant to the requirements of the California Environmental Quality Act (CEQA), notice of the preparation of a Mitigated Negative Declaration was published as required by law; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 29, 2018 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 29, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on April 9, 2018, at which time it received public testimony concerning Zone Change (ZC) Case No. 137. At said meeting, it was determined that the

ZC and all related items would be continued to the next regularly scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m.

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a public hearing on the continued items on May 14, 2018, at which time it received additional testimony concerning Zone Change Case No. 137.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the amendment of the existing zoning designation from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development). In relation to the Zone Change, the applicant is concurrently seeking approval for five additional entitlements, including the construction and operation of a new 128-unit apartment complex within a 5.13-acre (223,416 sq. ft.) site. The construction of the proposed residential development is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, the City has required the preparation and proposal to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-

3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting or monitoring program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.

SECTION II. GENERAL PLAN AMENDMENT FINDINGS

Section 155.829 of the Zoning Regulations stipulates that, in considering any request for a change of zone, the Commission shall satisfy itself that the following conditions prevail before recommending that the change be granted:

A) *That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.*

1. There is a need in the community for additional housing. Santa Fe Springs is a predominantly industrial community with most of its residential neighborhoods built out in the 1950's. Approximately ten percent of the City's 8.9 square miles is zoned for residential uses, and virtually all of those areas are now fully developed.
2. The City is also expected to experience future growth in population and employment; thus, the need for these types of uses (residential) permitted by the zone change request. Table 1 outlines the Southern California Association of Governments (SCAG) population, housing and employment forecast for Santa Fe Springs.

Table 1
City of Santa Fe Springs
Population, Housing and Employment Forecast

Year	Population	Housing Units	Employment
2008	16,200	4,800	49,600
2020	17,900	5,200	49,600
2035	20,300	5,800	50,500

Source: SCAG 2012 RTP Growth Forecast, website:
<http://www.scag.ca.gov/DataAndTools/Pages/GrowthForecasting.aspx>

As seen in the table, between 2008 and 2020, the population is projected to increase by 1,700 individuals, housing is projected to increase by 400 units, and employment is projected to remain unchanged. Between 2020 and 2035, the population is projected to increase by 2,400 individuals, housing is projected to increase by 600 units, and employment is projected to increase by 900 jobs.

3. With projected increases in population and employment, coupled with the complete build-out of residentially zoned areas of the City, there is a definite need for additional residentially zoned properties in the City.

B) That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.

1. Although the uses within the PF, Public Facilities, Zone are compatible with the surrounding properties, the uses within the R-3-PD, Multiple Family – Planned Development, Zone will be much more suitable with the various residential uses that currently surround the subject property. Moreover, the proposed 5.13-acre area in which the apartments will be constructed is not currently utilized by the South Whittier School District. Therefore, the proposed zone change will allow the construction of a harmonious development, and thus, improve the appearance and attractiveness of the subject site.

C) That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general.

1. The proposed Zone Change and associated General Plan Amendment will have the following positive impacts: (1) address the housing shortage in the City by adding up to 128 apartment units and expanding the economic variety of housing in the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access (approximately 2.5 miles from the I-5 Freeway); and (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

D) That the proposed change of zone will not adversely affect the master plan of the city.

1. The General Plan is the *master plan of the city*. The General Plan provides the overall direction for the future development of the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe Springs. It is a long range plan in that it seeks to provide for the needs of the community into the future. The General

Plan is also flexible enough to respond to the changing needs and concerns of those who live, work and frequent Santa Fe Springs.

2. The General Plan consists of six mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space/Conservation; 4) Safety; 5) Circulation; and 6) Noise. There is no evidence to suggest that the proposed Zone Change will *adversely affect the master plan of the city*.
3. The following table (Table 2) illustrates how the proposed Zone Change will be consistent with the goals and policies of the General Plan.

Table 2
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed apartment development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the residents of the proposed development will be in close proximity to several commercial businesses, located less than a mile north of the subject site.
	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is encouraged, however, including some townhomes and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	Consistent: The proposed apartment development will result in a density of 24.96 dwelling units per acre.
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed apartment development will bring high quality architecture to the area. Wrought iron and wood detailing creates texture, as well as, adds to a rich collection of materials. Design features include arched openings, shutters, and clay tile roof vents piercing the stucco, just below the gable peaks.
<u>Housing</u>	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: A Tentative Parcel Map is proposed to subdivide the property in order to allow for the construction of a high density apartment development.

	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed apartment development will be surrounded by various and compatible single-family and multi-family residential uses on the south, east, and west sides of the subject property. Additional residential uses are located further north of Lakeland Road.
<u>Open Space</u>	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: The proposed apartment development will include a fitness center, pool & spa, dog park, and a walking trail along the perimeter of the complex.
<u>Circulation</u>	Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan.	Consistent: A Traffic Impact Analysis was prepared for the proposed apartment development.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 72-2018 to recommend approval of Zone Change Case No. 137 to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development), to the City Council, and approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP).

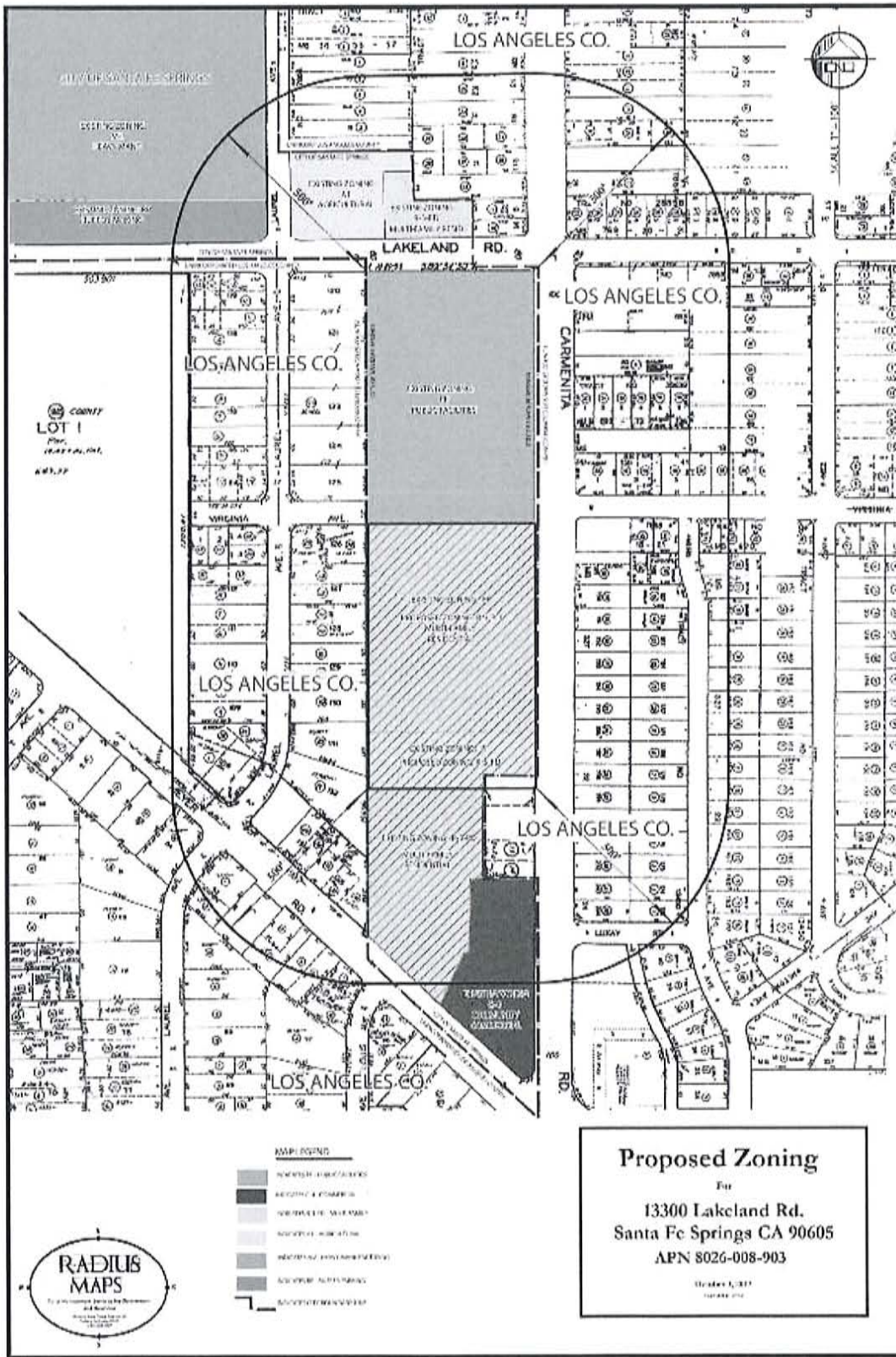
ADOPTED and APPROVED this _____ day of May, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

ATTEST:

Gabriel Jimenez, Chairperson

Teresa Cavallo, Planning Secretary

Exhibit A – Proposed Zoning Map





PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 935

Conditional Use Permit Case No. 785

DPA Case No. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone; CUP Case No. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone. (Storm Properties, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Consider the information presented in this report, in combination with the April 9, 2018 staff report, which collectively provide necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 935 and Conditional Use Permit Case No. 785 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 City's 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 City's Zoning Regulations for the granting of a Conditional Use Permit; and

RECOMMENDATIONS (Cont.)

- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), 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 Development Plan Approval Case No. 935 and Conditional Use Permit Case No. 785, subject to the conditions of approval as contained within the attached Resolution (No. 73-2018); and
- Adopt Resolution No. 73-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

BACKGROUND

At the April 9, 2018 Planning Commission meeting, the subject DPA and CUP (along with four other related entitlements) were presented by staff for the commissioners' consideration. After opening the public hearing, the audience had an opportunity to express their concerns towards the proposed project. The applicant also had an opportunity to respond to said concerns. Commissioner Arnold made a motion to approve the proposed entitlements for the proposed apartment complex and appurtenant improvements, but the motion did not receive a second vote. Therefore, it was determined that all related items would be continued to the next scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m. It was mentioned by City Attorney, Richard Adams II, that if the two absent commissioners wanted to take action on these items at the next scheduled meeting, they would need to listen to the audio recording for the April 9, 2018 meeting, prior to the meeting. The audio recording of the April 9, 2018 meeting was sent via email to both Commissioners Aranda and Ybarra on April 19, 2018.

COMMENTS/QUESTIONS RECEIVED BY THE PUBLIC

The topics below provides a brief description of the specific issues raised by the concerned South Whittier residents, along with staff's response.

Issue/Concern Raised:

1. Why is the project referenced as a Santa Fe Springs project when it has a Whittier address?

Staff Response:

There are many properties within the City of Santa Fe Springs that border Unincorporated South Whittier and have a Whittier mailing address. Although, this project currently has a Whittier mailing address, in fact, it is within the City of Santa Fe Springs boundaries. The subject property is adjacent to Santa Fe Springs' properties to the north and south, but adjacent to Unincorporated South Whittier to the east and west.

Issue/Concern Raised:

2. The land should be used for a homeless shelter.

Staff Response:

Shelter for the homeless would not be a compatible use for the subject site, because it is immediately adjacent to two (2) schools. Generally speaking, such uses are typically buffered from schools and other sensitive land uses. In addition, the land is currently owned by the South Whittier School District, whom after much thought and consideration, has chosen to lease their land to Storm Properties, Inc. for the proposed 128-unit gated apartment complex and appurtenant improvements.

Issue/Concern Raised:

3. The decision to change the land from a school use to a residential use is unethical, considering that the school was developed by taking land from previous residential uses.

Staff Response:

Staff understands how, if eminent domain was used to take the land from home owners in order to originally develop the school and the district is now leasing the land to develop new housing, it would appear unethical. The South Whittier School District rightfully owns the land and has the ability to make decisions for future development of said land, so long as the future development is compatible with surrounding land uses. In the findings made for the proposed development, it was explained how the proposed 128-unit apartment complex and appurtenant improvements are compatible with the surrounding land uses. Additionally, many decades have passed since the school was originally developed. At the time that the land was said to be taken from the previous land owners, housing needs were much different. Furthermore, in December 2017, the State of California passed new laws, which will require all cities to provide additional housing. With all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for the required housing increase.

Issue/Concern Raised:

4. Adjacent community feels that they were not properly notified of the public hearing.

Staff Response:

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed development 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 March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. Therefore, staff has done their due diligence to properly notice the appropriate persons and within the required time frame.

Issue/Concern Raised:

5. The South Whittier School District (SWSD) did not communicate the land lease to the community.

Staff Response:

Public communication started in March 2011 when the South Whittier School District (SWSD) first reviewed this as "Surplus Land". There have been several public meetings regarding this matter between 2011 and 2016. On September 13, 2017, Storm Properties, Inc. and the SWSD coordinated a neighborhood meeting with the South Whittier MASH Group to introduce the project. They used the same 500 foot radius from the subject site, as required by the City, to notice said neighborhood meeting. A total of 30 neighbors and community members were in attendance. Additionally, the land lease has been noticed on the public post board agenda 16 times between February 2016 and August 2017, as well as, posted on the SWSD website via an article and through their Frequently Asked Questions "FAQ" page.

Issue/Concern Raised:

6. What will the South Whittier School District use the funding for?

Staff Response:

As discussed in the public meetings and posted on the SWSD website FAQ, "the school district is currently projecting deficit spending in future years due in part to a decline in enrollment, this revenue will help close that gap. Any excess revenue will be used in a manner to support the education of South Whittier students."

Issue/Concern Raised:

7. The removal of the existing field will eliminate the activities played by the school students and organized soccer leagues.

Staff Response:

The subject site is owned and operated by the South Whittier School District, who determines the usage of the property. In 2013, the school district installed a chain-link fence, approximately 650 feet south of Lakeland Road. In addition to the chain-link fence, "No Trespassing" signs have been posted on the outside of the chain-link fence, which runs parallel to Carmenita Road. Scheduled soccer league games are the only activities that have been approved to occur on this portion of the site. The school district has notified these teams of the proposed project and will arrange for these teams to play at other facilities. It is important to note that the 5.13-acre portion of the property is not public open space, and therefore, anyone using this area without the school district's consent, is considered to be trespassing. Furthermore, Amelia Mayberry Park is approximately 460 feet from the proposed project, located in Unincorporated South Whittier, and has many amenities including baseball diamonds, basketball courts, a gymnasium, and senior center.

Issue/Concern Raised:

8. There is a proposal to develop a skate park in the nearby Amelia Mayberry Park. This development would further reduce the public open space in the area.

Staff Response:

The Amelia Mayberry Park is under the jurisdiction of Los Angeles County. Interested residents need to contact Supervisor Janice Hahn's office for additional information or to express their concerns. It should be noted that staff did contact Ivan Sulic, who serves as the Field Deputy for various areas, including Unincorporated South Whittier, regarding this concern. Mr. Sulic confirmed that the skate park has been approved to be constructed, but the proposal will not impact any of the existing amenities.

Issue/Concern Raised:

9. Parking will become an issue on Carmenita Road.

Staff Response:

All of the parking related to the 128-unit apartment complex will be located directly on the subject property. In addition, the applicant is providing twenty (20) parking stalls above the standard city requirements.

Issue/Concern Raised:

10. Traffic will be increased by the additional residents to the surrounding area.

Staff Response:

As a part of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared. In association with the IS/MND, a detailed traffic study was completed for the project. The City's Traffic Engineer reviewed and approved the traffic study. The analysis determined that the proposed project would generate 851 average

daily trips. Of this total, 65 trips would occur during the morning peak hour and 79 trips would occur during the evening peak hour. All of the traffic would use the main driveway connection with Carmenita Road and therefore, all of the trips going to and from the project site would use Carmenita Road. The analysis determined that none of the study intersections would be adversely impacted by the proposed project and that no traffic on local streets was anticipated. Since the project's available parking is well in excess of the City's parking requirements, no on-street parking is anticipated.

Issue/Concern Raised:

11. Consider water drainage to the properties to the West.

Staff Response:

As part of the plan check process, a grading permit will be required. Said grading permit requires a review of all drainage concerns on the subject property, including but not limited to, making sure that the property does not drain onto adjacent properties.

Issue/Concern Raised:

12. More people to the area will create more problems.

Staff Response:

Both the applicant and staff have taken the appropriate measures to ensure that this project does not significantly impact the existing community. As a part of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) with traffic study was prepared. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment. The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Air Quality, Cultural Resources, Geology & Soils, Hydrology & Water Quality, Transportation & Circulation, and Tribal Cultural Resources*. In addition, the State of California passed 15 new Assembly Bills into law in December 2017, which will require all cities to provide additional housing. The City must provide 324 additional housing units before the year 2021. With the State of California enforcing every city to take action in helping the housing crisis and with all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for additional housing.

Issue/Concern Raised:

13. The proposed project zoned R-3-PD, Multiple Family Residential – Planned Development, would be adjacent to properties zoned A-1, Light Agricultural.

Staff Response:

The R-3-PD, Multiple Family Residential – Planned Development, Zone and the A-1, Light Agricultural, Zone are considered compatible land uses. Within the Los Angeles

County Zoning Ordinance, the A-1 Zone allows for townhomes, subject to a Conditional Use Permit, which is a very similar use to the proposed apartment development. Additionally, the project will also be adjacent to existing zoning of R-3-PD to the south, fronting Meyer Road. There are a total of 8 properties within 1000 feet of the subject site, with a similar R-3 zoning. Out of those 8 properties, 7 are adjacent to the A-1 Zone. Furthermore, the project has been thoughtfully designed with existing neighbors in mind, specifically referring to the proposed 60 foot rear yard setback.

Issue/Concern Raised:

14. The schools will become overcrowded.

Staff Response:

Based on evidence provided by the South Whittier School District, enrollment at Carmela Elementary School has declined 60% since the 2000-2001 school year and has declined 28% in the last seven years. The peak enrollment year during the last seven years was 1,042 students, while the enrollment during the 2017-2018 school year was 414 students. With 612 students less than peak, there is plenty of capacity for new students. The school district can greatly benefit from new enrollments and welcomes new families bringing potential students.

Issue/Concern Raised:

15. New residents might complain about the noise from neighboring animals in the surrounding area.

Staff Response:

The residents in the Unincorporated South Whittier A-1, Light Agricultural, Zone are entitled to owning specific livestock in accordance with the Los Angeles County Zoning Ordinance. As long as the livestock are within the list of permitted animals, County residential are allowed to keep such animals. Additionally, the only residential immediately adjacent to the subject site is to the rear. Furthermore, the closest apartment building from the rear property line is proposed with an approximately 60 foot setback. It should be noted that the City's Zoning Regulations only requires a minimum rear yard setback of 15 feet. Therefore, the proposed setback will have 45 feet more than what is normally provided. As a result, any noise impact will be reduced.

Issue/Concern Raised:

16. Have there been community meetings notifying county residents about the proposed development project? If so, what was the notification process within the required notification mile radius?

Staff Response:

See answer from Issue #5.

Issue/Concern Raised:

17. What is contained in the Mitigated Negative Declaration and why was an Initial Study in need of a Mitigated Negative Declaration?

Staff Response:

An Initial Study is a preliminary analysis to determine whether an EIR, Negative Declaration, or Mitigated Negative Declaration is needed. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed project. A Mitigated Negative Declaration is a California Environmental Quality Act (CEQA) document that describes the proposed project, presents findings related to environmental conditions, and includes a copy of the Initial Study, which documents the reasons to support the findings. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and Blodgett/Baylosis Environmental Planning determined that although the proposed project could have a significant effect on the environment, revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Issue/Concern Raised

18. Was there an adequate notification process notifying county residents of the Negative Declaration review period? If yes, when were they noticed and were they also written in Spanish?

Staff Response:

A Notice of Intent (NOI) to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) was recorded with the County Recorder's office on February 20, 2018. Said NOI initiated a 20-day public review and comment period (began on February 20, 2018 and ended on March 10, 2018). The NOI identified all of the available locations in which to review the IS/MND. A copy of the IS/MND was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website. In addition, the NOI along with a copy of the IS/MND was also mailed to surrounding cities for their review and comment. State law does not require cities to notice the IS/MND to surrounding or adjacent properties directly, or otherwise provide such documents in additional languages. Therefore, staff has done their due diligence to properly circulate the IS/MND in accordance with State law.

Issue/Concern Raised:

19. What is the required notification process?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

20. What is the required notification mile radius to residents?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

21. Were notices sent with adequate time to residents in Unincorporated South Whittier living adjacent about all the meetings and notices about the proposed development sites?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

22. Were there public notices about the development projects posted at the sites during the required notification timeframe?

Staff Response:

This matter was set for public hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. As such, the City's Zoning Regulations do not require the public hearing to be posted at the subject site. Further details regarding the noticing process can be found in the response to Issue #4.

Issue/Concern Raised:

23. Were County residents notified of the CEQA review period, so we had a chance to review the draft CEQA documents?

Staff Response:

See answer to Issue #17.

Issue/Concern Raised:

24. Was there an address given to County Residents about where to review the draft CEQA documents?

Staff Response:

See answer to Issue #18.

Issue/Concern Raised:

25. Was a CEQA document posted in a local area for easy access by local county residents?

Staff Response:

As mentioned previously, a copy of the Initial Study/Mitigated Negative Declaration was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website. State law does not require the City to post the environmental document within close proximity from the subject site.

Issue/Concern Raised:

26. Has there been a traffic study conducted for all the proposed development projects?

Staff Response:

See answer to Issue #10.

Issue/Concern Raised:

27. How much green space will be take away in South Whittier?

Staff Response:

As mentioned previously, the subject site is not considered green space and is private property, owned by the South Whittier School District. Additionally, although the subject site is adjacent to Unincorporated South Whittier, it is physically located within the boundaries of Santa Fe Springs. If residents of South Whittier are concerned about the lack of green space within Unincorporated South Whittier, they need to contact Supervisor Janice Hahn's office.

Issue/Concern Raised:

28. Will the developer replace the green space or compensate green space in some way which benefits the South Whittier community and does not take away existing green space in the community?

Staff Response:

As mentioned previously, the subject site is not considered green space and therefore, the applicant is not required to dedicate green space elsewhere. It should be noted that the South Whittier School District will be making efforts to relocate the private soccer league, who are currently the only individuals approved to use the subject area for recreational use. Furthermore, the South Whittier community has complete access to the Amelia Mayberry Park, located approximately 460 feet from the subject site. If the residents of South Whittier are concerned about the lack of green space within Unincorporated South Whittier, they need to contact Supervisor Janice Hahn's office.



Wayne M. Morrell
Director of Planning

Attachments:

1. April 9, 2018 Staff Report
2. Draft Mitigated Negative Declaration (*previously delivered to PC on 3/19/2018*)
3. Resolution
 - a. Exhibit A – Conditions of Approval



PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 935

Conditional Use Permit Case No. 785

DPA Case No. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone; CUP Case No. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone. (Storm Properties, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 935 and Conditional Use Permit Case No. 785 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 City's 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 City's Zoning Regulations for the granting of a Conditional Use 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; and

RECOMMENDATIONS (Cont.)

- Approve Development Plan Approval Case No. 935 and Conditional Use Permit Case No. 785, subject to the conditions of approval as contained within the attached Resolution (73-2018).

LOCATION / BACKGROUND

The subject property, located at 13300 Lakeland Road, is currently comprised of one (1) parcel (APN: 8026-008-903) measuring approximately 558,028 sq. ft. (12.81-acres), and located at the southwest corner of Carmenita Road and Lakeland Road. The subject property is zoned PF (Public Facilities) and is currently developed with an elementary school to the north and a preschool to the south. Residential uses are located to the north, south, east, and west of the property. The residential properties located to the east, west, and a portion of the south of the subject property are not within the City's boundaries, but are within an unincorporated area of Los Angeles County.

As part of their proposal to develop a new 128-unit gated apartment project, Storm Properties will subdivide the existing 12.81-acre parcel into 3 separate parcels. The South Whittier School District will continue to own all three parcels but will be leasing the middle portion to Storm Properties to develop their apartment project. The northerly and southerly parcels will continue to be occupied by Carmela Elementary School and Options State Preschool, respectively. The table provided below helps clarify the addresses and associated use for each of the three proposed parcels.

Table 1
Property Addresses

Use	Address
Existing Carmela Elementary School	13300 Lakeland Road
Proposed 128-Unit Gated Apartment Complex	11201-11313 Carmenita Road
Existing Options Preschool	11325 Carmenita Road

PROJECT DESCRIPTION:

The proposed project requires approval of the following entitlements:

As mentioned briefly above, the applicant, Storm Properties, Inc., is proposing to develop a new 128-unit gated apartment project on a ±5.13-acre portion of the subject property, between the elementary school and the preschool. In addition to the subject Development Plan Approval (DPA) and Conditional Use Permit (CUP), the proposed project will need approval of the following four entitlements: a Tentative Parcel Map

(TPM), a General Plan Amendment (GPA), a Zone Change (ZC), and an additional Conditional Use Permit (CUP). Below are the case numbers, as well as, a brief description of each entitlement request, including the subject Development Plan Approval and Conditional Use Permit:

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

DETAILS OF THE PROPOSED DEVELOPMENT:

DEVELOPMENT PLAN APPROVAL (DPA 935):

As stated previously, the applicant is requesting approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road.

Site Plan

The site plan for the proposed 128-unit residential apartment project indicates that the project would be comprised of seven (7) 3-story wood walk-up buildings (approximately 174,201 sq. ft.), a single-story leasing and clubroom amenity building, an outdoor pool/spa area, and a small dog park.

Of the 128 units, 68 (53.1%) will be designed for 1 bedroom and 1 bathroom, and the remaining 60 units (46.9%) will be designed for 2 bedrooms and 2 bathrooms. The 1 bedroom/1bathroom floor plans range from 735 to 764 sq. ft. and the 2 bedroom/2 bathroom floor plans range from 1,094 to 1,119 sq. ft. Each unit will have approximately 76 to 94 sq. ft. of private open space (patio/balcony) in addition to approximately 8,900 sq. ft. of public open space (community area) that would be provided throughout the development. Within the public open space area, the amenities would include a 5,600 sq. ft. clubroom, pool, and spa area, along with a 1,299 sq. ft. fitness room, and a 2,027 sq. ft. dog park.

The main entrance to the apartment development would be from Carmenita Road. A total of approximately 276 parking stalls are proposed for the site. Of these stalls, 191 would be covered resident parking, 70 would be standard surface/uncovered resident parking, and the remaining 15 stalls would be guest spaces, including 5 handicap stalls. Guest parking will be centrally located, adjacent to the leasing and clubhouse amenity building.

Floor Plan

The floor plan for the proposed development is summarized in the following table (Table 2).

Table 2
Storm Properties Apartment Project

Building	Story	Floor Plan	Sq Ft	Bedroom	Bathroom
1-7	3	A1	735	1	1
1-7	3	A2	764	1	1
1-7	3	B1	1,119	2	2
1-7	3	B2	1,094	2	2
Clubroom	1	--	1,165	--	--
Leasing	1	--	650	--	--
Fitness	1	--	1,299	--	--
Mail	1	--	169	--	--
Package	1	--	256	--	--
Office	1	--	138	--	--

Elevations

Spanish Eclectic Style:

The architecture incorporates various details of Spanish Colonial and Mediterranean styles. Wrought iron and wood detailing creates texture, as well as, adds to a rich collection of materials. Design features include arched openings, shutters, and clay tile roof vents piercing the stucco, just below the gable peaks. Other materials include tile roofing, clay accents, and stucco in an earth tone color palette.

Parking Requirements

A total of 276 parking stalls will be provided for the apartment project: 86 garage stalls, 105 carport stalls, 59 standard/surface stalls, 11 compact stalls, and 15 guest stalls. A total of 5 accessible stalls will be provided throughout the development. As proposed, the project is required to provide a total of 256 covered parking stalls.

- 2 parking spaces in a garage or carport for each dwelling unit
 - 128 units x 2 covered spaces = 256 covered spaces required
 - 276 spaces are proposed
 - 191 covered spaces are proposed
 - 85 uncovered spaces are proposed

The proposed project, therefore, does not meet the minimum parking requirements set forth by the City's Zoning Regulations with respect to the number of covered spaces, but does provide more parking spaces required per code. Additionally, the proposed rezoning will result in a Planned Development Overlay, which allows variety and flexibility, while at the same time, maintaining high standards of design and quality of improvements.

Planned Development Overlay

As stated previously, the proposed rezoning will result in a Planned Development Overlay. The intent of the Overlay is to allow variety and flexibility, while at the same time, maintaining high standards of design and quality of improvements. The proposed project does involve deviations from the development standards set forth in the underlying R-3, Multiple Family Residential, Zone. The deviations are to not provide the maximum allowed density, the maximum building height, the minimum distance between buildings, and the required number of covered parking stalls.

Density:

The population density in the R-3 Zone shall be controlled by the requirements of 2,000 sq. ft. of lot area for each dwelling unit. Therefore, the maximum allowed density within the R-3 Zone is 22 units per acre. The proposed project will consist of 128 dwelling units on approximately 5.13 acres of land, which will result in a density of approximately 25 units per acre, therefore, exceeding the maximum allowed density set forth by the

City's Zoning Regulations. In the City's General Plan Land Use Element specifically, Goal 16.1, it states that a greater variety of housing types, sizes, and costs is encouraged, however, including some townhomes and multi-family dwellings at densities not greater than 25 dwelling units per acre. Additionally, within the City's General Plan Land Use Element, specifically, within the Multiple Family Residential sub-category, in those areas with a Planned Development (PD) overlay, density may be increased to roughly 25 dwelling units per acre. As a result, the proposed population density will meet the requirements set forth in Goal 16.1 of the City's Land Use Element.

Building Height:

The building height in the R-3 Zone shall not be greater than 25 feet provided, that they comply with the front, side, and rear yard requirements, as well as, the distance between buildings. As proposed, the maximum building height for buildings 1 – 7 is 37' 3-1/2" and the maximum building height for the amenity building is 26 feet. Since the proposed maximum height is approximately 12' 3-1/2" over the allowable height for the underlying zone, this would require that the front, side, and rear setbacks be increased by 10 feet, resulting in a front yard setback of 25 feet, a side yard setback of 15 feet and a rear yard setback of 15 feet. As proposed, the apartment project will provide a 20 foot front yard setback, a 15 foot side yard setback, and a 60 foot rear yard setback. As a result, the project would meet the side yard setback requirement and exceed the rear yard setback requirement, but would be deficient 5 feet in the front yard setback. It should be noted that buildings 1 – 7 have a height of 35 feet for a majority of the roof line. There are several architectural features that extend to 37' 3-1/2" and therefore, increasing the front, side, and rear yard setback an additional 10 feet, rather than 5 feet. Additionally, the apartment project has been strategically shifted towards Carmenita Road, as practical, to alleviate concerns from the residents to the west, relating to noise and visibility onto the neighboring properties.

In addition, the distance between buildings shall also be increased by 10 feet, resulting in a separation requirement of 30 feet. As proposed, the apartment project will exceed this requirement in all areas of the property, except those adjacent to the amenity building, specifically, buildings 3, 4, and 5, as well as, the amenity building itself. The proposed plans illustrate that 20 feet will be provided between building 3 and the amenity building, 20 feet will be provided between building 4 and the amenity building, 27 feet will be provided between building 3 and building 4, and 27 feet will be provided between building 4 and building 5. As stated previously, the proposed project has several architectural features that extend to 37' 3-1/2" and therefore, increasing the building separation requirement an additional 10 feet, rather than 5 feet. In addition, the amenity building in comparison to the remaining buildings is smaller in mass and thus, will not create a towering affect between the paths-of-travel.

Fences, Hedges, and Walls:

The City's Zoning Regulations state that any fence, hedge, and/or wall within the front yard setback shall be limited to 3-1/2 feet. The subject project is proposing to install a 7 foot high perimeter block wall, approximately 10 feet from the front property line. The proposed block wall has been strategically placed within the front yard setback in order to fully screen the proposed walking trail that runs along the entire inside perimeter of the subject property.

Parking:

As stated previously, a total of 256 covered spaces are required for the proposed project. According to the proposed plans, a total of 276 parking spaces will be provided, however, only 191 of those spaces will be covered. Although, the proposed project will not provide the minimum number of covered parking stalls, the development will be providing a minimum of 1 covered space per bedroom. In addition, the proposed project will exceed the 2:1 parking ratio, without the garage or carport requirement.

CONDITIONAL USE PERMIT (CUP 785):

As part of their request, the applicant is requesting approval of a Conditional Use Permit (CUP) to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) at 11201 – 11313 Carmenita Road.

The applicant is proposing to amend the Land Use Map from the existing designation of Public Facilities to Multiple Family Residential, as well as, change the zoning designation from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development). According to Section 155.329(A) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any use, structure, improvement, or change of any use in a Planned Development Zone.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (73-2018), Staff finds that the applicant's request meets the criteria set forth in § 155.739 and § 155.716 of the City's Zoning Regulations, for the granting of a Development Plan Approval and Conditional Use Permit, respectively.

STREETS AND HIGHWAYS

The subject property is located at the west side of Carmenita Road. Carmenita Road is designated as a "Major" arterial, within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." In conjunction with this DPA and CUP request,

the applicant is proposing to rezone the subject property from PF, Public Facilities, to R-3-PD, Multiple Family Residential – Planned Development and also amend the existing general plan land use designation from “Public Facilities” to “Multiple Family Residential.” The Zoning, General Plan and Land Use of the surrounding properties are shown in “Table 3” on the next page.

Table 3
General Plan Consistency Analysis

Surrounding Zoning, General Plan and Land Use			
Direction	Zoning District	General Plan	Land Use
North	PF	Public Facilities	School (Carmela Elementary School)
South	R-3-PD; A-1 (Unincorporated LA County)	Multiple Family Residential; Agriculture	Condominium (Willowstone); Single Family Residential
East	R-1 (Unincorporated LA County)	Single Family Residential	Single Family Residential
West	A-1 (Unincorporated LA County)	Agriculture	Single Family Residential

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City’s Municipal Code. Legal notice of the Public Hearing for the proposed zone change 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 March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City’s Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City’s Zoning Ordinance.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed project. For more details regarding the MND, which was prepared for the proposed overall project, please refer to the staff report for

Tentative Parcel Map (TPM) No. 78240.

AUTHORITY OF PLANNING COMMISSION:

Development Plan Approval:

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

Conditional Use Permit

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

CONDITIONS OF APPROVAL

Conditions of approval for DPA 935 and CUP 785 is attached to Resolution 73-2018 as Exhibit A



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Floor Plans
4. Elevations
5. Colored Rendering
6. Development Plan Application
7. Conditional Use Permit Application
8. Public Hearing Notice
9. Radius Map for Public Hearing Notice
10. Draft Mitigated Negative Declaration (*previously delivered to PC on 3/19/2018*)
11. Resolution
 - a. Exhibit A – Conditions of Approval

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

TENTATIVE PARCEL MAP NO. 78240, GENERAL PLAN AMENDMENT CASE NO. 27,
ZONE CHANGE CASE NO. 137, DEVELOPMENT PLAN APPROVAL CASE NO. 935,
CONDITIONAL USE PERMIT CASE NO. 785, CONDITIONAL USE PERMIT CASE NO. 786



NORTH

13300 Lakeland Road & 11201 – 11325 Carmenita Road
(Storm Properties)

Development Plan Approval Application



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

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:

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

13300 Lakeland Road, Whittier, CA 90605
APNs 8026-008-900 and 8026-008-903

RECORD OWNER OF THE PROPERTY:

Name: South Whittier School District of Los Angeles County Phone No: 562-944-6231
Mailing Address: 11200 Telechron Ave, Whittier, CA 90605 ATTN: Mark Keriakous

Fax No: _____ E-mail: mkeriakous@swhttier.net

THE APPLICATION IS BEING FILED BY:

- ☐ Record owner of the property
☒ Authorized agent of the owner (written authorization must be attached to application)

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

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

128-unit gated apartment project.
See attached plans.

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
Jon Spelke, Vice President, Storm Properties, Inc.
Print name
(If signed by other than the record owner, written authorization must be attached to this application.)

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Development Plan Approval."

Development Plan Approval Application (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
 County of Los Angeles)
 On October 26, 2017 before me, Sandy Sok, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Jon Spelke
 Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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Development Plan Approval Application (Cont.)



11200 Telechron Ave., Whittier, CA 90605 / (562) 944-6231

BOARD OF TRUSTEES
Elias Alvarado
Jan Baird
Sylvia V. Macías
Deborah Pacheco
Francisco 'Javi' Santana

CENTRAL ADMINISTRATION
Dr. Gary Gonzales, Superintendent
Mark Keriakous, Associate Superintendent, Business Services
Martha Mestanza-Rojas, Associate Superintendent, Educational Services

PROPERTY OWNER(S) AUTHORIZATION FORM

AUTHORIZATION FOR AGENT TO ACT ON BEHALF OF LEGAL PROPERTY OWNER

I/WE, the owners of the subject property, APN: 8026-008-903 and 8026-008-900, authorize **STORM PROPERTIES, INC. and its employees** to act in my/our behalf in all manners relating to CITY OF SANTA FE SPRINGS for the above listed subject property. This authorization is valid until further written notice from me/us, the owners.

Dated this 12th day of OCTOBER, 2017

Owner:

South Whittier School District

By: 

Print Name: Mark Keriakous

Title: Associate Superintendent, Business Services

Conditional Use Permit Application



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

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 13300 Lakeland Road, Whittier, CA 90605

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary). Included is the legal description of parcel to be subdivided, Exhibit A. This application is for Proposed Parcel 2 of the attached parcel map.

Record Owner of the property: South Whittier School District of Los Angeles, County
Name: Mark Kerlakous Phone No: 562-944-6231
Mailing Address: 11200 Telechron Ave, Whittier, CA 90605 Date of Purchase: N/A
Fax No: _____ E-mail: mkerlakous@swhittier.net
Is this application being filed by the Record Owner? No
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:
Name: Storm Properties, Inc. Phone No: 310-986-2436
Mailing Address: 23223 Normandie Ave, Torrance, CA 90501
Fax No: _____ E-mail: jspelke@storm-properties.com
Describe any easements, covenants or deed restrictions controlling the use of the property: See attached Exhibit B.

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed): The development of a 128-unit gated apartment community with a proposed zone change from Public Facilities to R-3-PD. The project will include seven 3-story wood walk-up buildings, a single-story leasing and club house amenity building, an outdoor pool / spa area, and a small dog park.

NOTE

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

Conditional Use Permit Application (Cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT

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

The proposed use, which also calls for a General Plan Amendment from Public Facilities to Multi-Family and a Zone Change from Public Facilities to R-3-PD, is consistent with the existing multi-family projects to the south zoned R-3-PD, creating cohesive land use designations and zoning. The proposed apartment community will provide new housing to a largely residential neighborhood.
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

The proposed use is consistent with the existing multi-family projects to the south and will provide new housing to a largely residential neighborhood. Added building setbacks and access from Carmenita will eliminate any impacts to the surrounding area.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?

Standard construction mitigation measures will be implemented.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

The proposed development provides new housing to the area and will be operated in a professional manner to maintain the quality of the community.
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.

All access to the proposed project will be on Carmenita, a major thoroughfare, thus creating no impacts to the surrounding residential streets.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

Developer / Ground Lessee:
Storm Properties, Inc.
23223 Normandie Ave, Torrance, CA 90501

Conditional Use Permit Application (Cont.)

EXHIBIT A

CUP Application
Page 4 of 3

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WHITTIER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF TRACT NO. 3152, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGES 53 THROUGH 57, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTH AND EAST BY THE NORTH AND EAST LINES OF SAID LOT 1; ON THE WEST BY THE EAST LINE OF TRACT NO. 9891 AS SHOWN ON MAP RECORDED IN BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER; AND ON THE SOUTH BY A LINE THAT BEARS NORTH 89°34'30" WEST FROM A POINT IN SAID EAST LINE OF LOT 1 THAT IS DISTANT THEREON NORTH 0°31' EAST 856.34 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 1.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS LYING BENEATH SAID PROPERTY, TOGETHER WITH THE RIGHT OF ENTRY THERETO FROM LOCATIONS OUTSIDE OF THE SUBJECT PROPERTY PROVIDED THAT NO ENTRANCE SHALL BE MADE ABOVE A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF THE SUBJECT PROPERTY, AS CONTAINED IN AN ORDER AND DECREE IN CASE NO. 698,981 SUPERIOR COURT, LOS ANGELES COUNTY CALIFORNIA, CERTIFIED COPIES THEREOF BEING RECORDED JUNE 16, 1959 AS INSTRUMENT NOS. 4448 AND 4449, BOTH OF OFFICIAL RECORDS.

APN: 8026-008-903, 8026-008-900

Conditional Use Permit Application (Cont.)

EXHIBIT B EXCEPTIONS

CUP Application
Page 5 of 3

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
- B. General and special city and/or county taxes, bonds, or assessments which may become due on said land, if an when title to said land is no longer vested in a governmental or quasigovernmental agency. Tax Parcels for said land are currently shown as 8026-008-903 and 8026-008-900.
- C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
 1. Water rights, claims or title to water, whether or not disclosed by the public records.
 2. An easement for roads, railroads, ditches and water courses over a strip of land 30 feet wide, along, adjoining and on each side of the quarter section lines, as reserved in the deed from the Santa Gertrudes Land Association, recorded in [Book 90, Page 66 of Deeds](#).
 3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The Pacific Telephone and Telegraph Company, a corporation
Purpose:	Poles and anchors
Recording No:	Book 5605, Page 142 of Deeds
Affects:	A portion of said land as more particularly described in said document

Reference is hereby made to said document for full particulars.
 4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Union Oil Company of California, a corporation
Purpose:	Pipe lines
Recording No:	Book 3908, Page 139 of Official Records
Affects:	A portion of said land as more particularly described in said document
 5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The County of Los Angeles
Purpose:	Public road and highway
Recording No:	Book 9412, Page 5 of Official Records
Affects:	A portion of said land as more particularly described in said document
 6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Southern California Edison Company, a corporation
Purpose:	Public utilities
Recording Date:	November 23, 1949
Recording No:	2348, in Book 31552, Page 153 of Official Records
Affects:	A portion of said land as more particularly described in said document

Conditional Use Permit Application (Cont.)

CUP Application
Page 6 of 3

EXCEPTIONS (Continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: The City of Santa Fe Springs, a Municipal Corporation
Purpose: Street, public utility, municipal and government purposes
Recording Date: October 20, 1958
Recording No: [3974, in Book D-250, Page 312 of Official Records](#)
Affects: A portion of said land as more particularly described in said document
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: General Telephone Company of California, a corporation
Purpose: Public utilities
Recording Date: December 15, 1958
Recording No: [3685, in Book D-305, Page 532 of Official Records](#)
Affects: A portion of said land as more particularly described in said document
9. The requirement that said land be used for the construction and maintenance thereon of public school buildings, and grounds and appurtenances and for any use authorized by law, as contained in a decree entered May 06, 1959, had in an action entitled South Whittier School District of Los Angeles County vs. American Savings and Loan Association, et al., a certified copy thereof being recorded [June 16, 1959 as Instrument No. 4448 of Official Records](#).
10. Any rights that Orange County Nursery Co. may have in said land until March 31, 1960 and any award said Orange County Nursery Co. may receive for the removal of certain nursery stock from said land as provided in the decree above mentioned.
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: General Telephone Company of California, a corporation
Purpose: Transmission of electric energy for communication
Recording Date: April 21, 1960
Recording No: [3151 of Official Records](#)
Affects: A portion of said land as more particularly described in said document
- Reference is hereby made to said document for full particulars.
12. Matters contained in that certain document
- Entitled: Grant of Real Property for Public Use
Dated: November 19, 1968
Executed by: South Whittier School District of Los Angeles County, California, and the County of Los Angeles
Recording Date: February 05, 1969
Recording No: [2679 of Official Records](#)
- Reference is hereby made to said document for full particulars.
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot;
- Purpose: public use all the Roads and Avenues
Affects: as shown on said Map within said subdivision

EXCEPTIONS

Conditional Use Permit Application (Cont.)

(Continued)

14. ^{CUP Application}
^{Page 7 of 3} Intentionally Deleted.

15. Intentionally Deleted.

16. Intentionally Deleted.

17. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

18. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

19. Intentionally Deleted.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

Public Hearing Notice

FILE COPY



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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP NO. 78240
GENERAL PLAN AMENDMENT CASE NO. 27
ZONE CHANGE CASE NO. 137
DEVELOPMENT PLAN APPROVAL CASE NO. 935
CONDITIONAL USE PERMIT CASE NO. 785
CONDITIONAL USE PERMIT CASE NO. 786
& ENVIRONMENTAL DOCUMENTS**

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

TENTATIVE PARCEL MAP CASE NO. 78240: A request for approval to allow the approximately 12.98-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

GENERAL PLAN AMENDMENT CASE NO. 27: A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

ZONE CHANGE CASE NO. 137: A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

DEVELOPMENT PLAN APPROVAL CASE NO. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 786: A request for approval to allow the operation, and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

Public Hearing Notice

PD, Multiple Family Residential – Planned Development, Zone.

ENVIRONMENTAL DOCUMENTS: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

APPLICANT / PROJECT LOCATION: Storm Properties, Inc. / (APN: 8026-008-903)

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained Marc Blodgett of Blodgett and Associates to prepare the necessary CEQA documents. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study and subsequent Mitigated Negative Declaration. The draft CEQA documents have been finalized and thus, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on February 20, 2018 and ended on March 10, 2018. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

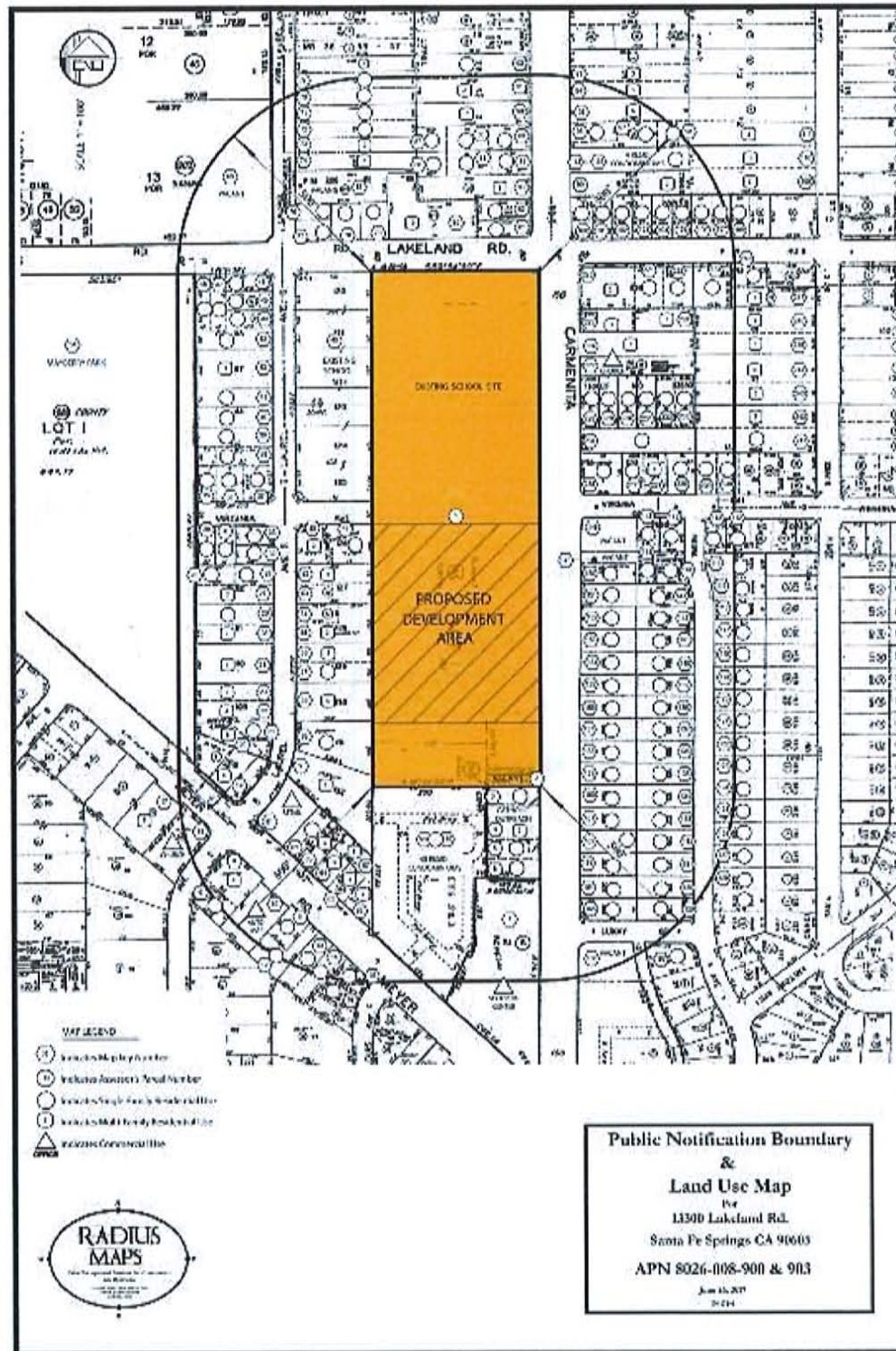
THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, April 9, 2018 at 6:00 p.m.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7353, VinceVelasco@santafesprings.org.

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

Radius Map for Public Hearing Notice



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 73-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 935 &
CONDITIONAL USE PERMIT CASE NO. 785.**

WHEREAS, a request was filed for Development Plan Approval Case No. 935 to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone; and

WHEREAS, a request was filed for Conditional Use Permit Case No. 785 to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.), within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone; and

WHEREAS, the subject property is located at 11201 – 11313 Carmenita Road, in the City of Santa Fe Springs, with an Accessor's Parcel Number of 8026-008-903, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is South Whittier School District, 11200 Telechron Avenue, Whittier, CA 90605; and

WHEREAS, the proposed Development Plan Approval Case No. 935 and Conditional Use Permit Case No. 785 are both considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project will not result in any significant adverse immitigable impacts on the environment therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 29, 2018 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 29, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on April 9, 2018, at which time it received public testimony concerning Development Plan Approval Case No. 935 and Conditional Use Permit Case No. 785. At said meeting, it was determined that the DPA, CUP, and all related items would be continued to the next regularly scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m.

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a public hearing on the continued items on May 14, 2018, at which time it received additional testimony concerning Development Plan Approval Case No. 935 and Conditional Use Permit Case No. 785.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the construction and operation of a new 128-unit apartment complex within a 5.13-acre (223,416 sq. ft.) site. The construction of the proposed residential development is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, the City has required the preparation and proposal to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated

Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting or monitoring program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the Zoning Regulations, in studying any application for Development Plan Approval, the Commission shall give consideration to the following:

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

1. The proposed project will be located within the R-3-PD, Multiple Family Residential – Planned Development, Zone. Pursuant to Section 155.090 of the City's Zoning Regulations, "The purpose of the R-3 Zone is to provide a suitable environment for family life for those wishing to live in apartments or multiple dwelling units. The intent is to promote desirable residential characteristics for medium density living and to stabilize and protect existing medium density areas by the establishment of those requirements and facilities conducive to proper development." Although the project deviates from the development standards in relation to the Planned Development Overlay, there are several proposed amenities that exceed the normal standards, such as the dog park and the on-site walking trail. The proposed deviations, however, don't compromise the quality and overall design of the project.

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

1. The proposed development is currently an empty field, no longer used by Carmela Elementary School to the north. The proposed development will be a significant improvement to the subject site. The proposed buildings have been designed with variation in the provided setback, height, materials, and color. The result is an attractive project that is comparable to other high quality residential projects in Santa Fe Springs.

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

1. Based on the proposed scale, consideration to the placement of buildings were made to ensure sufficient setbacks to the adjacent properties. Additionally, the design of the new buildings provide quality architectural design. These architectural design elements break up the mass of the building, and present an attractive and distinctive façade. Therefore, as designed, the proposed development is suitable for all of its intended users, and the distinctive design represents the architectural principles of proportion and harmony.

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

1. Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. For instance, the entire frontage, along Carmenita Road, will provide landscaping and fencing. The proposed fencing will appropriately screen on-site activities with a 7-foot high block wall fence, but also, accent buildings along the main entrance through a 7-foot high wrought iron fence.

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

1. As stated previously, the proposed development is attractive. The architect used multiple variations in height, setback, materials and color. Although the style and architecture doesn't match the adjacent vicinity, this is largely due to the fact that the homes were built around the 1950's. The proposed project will enhance the overall area and has the potential to inspire upgrades to the existing properties.

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

1. The proposed residential project will be constructed on a site that is currently under-utilized. Staff finds that the new apartment development is attractive, and thus, will be an enhancement to the overall area. Staff believes that proper attention has been given to the placement, scale, and design of the proposed buildings.

SECTION III. CONDITIONAL USE PERMIT FINDINGS

Pursuant to section 155.329 of the Zoning Regulations, a Conditional Use Permit shall be required for any use, structure or improvement, or the change of any use in a Planned Development Zone. Additionally, the Commission should note that in accordance

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

A) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

1. The subject site is surrounded by various residential uses, directly to the east and west, and indirectly to the north and south. Considerations have been made to ensure that minimal impacts occur to the surrounding properties. Therefore, staff finds that the proposed development will not be detrimental to persons or property in the immediate vicinity.

B) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

1. As stated previously, the proposed development is attractive. The architect used multiple variations in height, setback, materials and color. Although the style and architecture doesn't match the adjacent vicinity, this is largely due to the fact that the homes were built around the 1950's. The proposed project will enhance the overall area and has the potential to inspire upgrades to the existing properties.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 73-2018 to approve a Development Plan Approval Case No. 935 to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements and Conditional Use Permit Case No. 785 to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) at property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone, and approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this _____ day of May, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562-868-0511 x7545)

1. That the applicant shall pay a flat fee of \$15,452 to reconstruct/resurface the existing street frontage to City Limit of Santa Fe Springs, CA for Carmenita Road.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Carmenita Road street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$1,200 to install (6) new signs.
4. The applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.
5. That the applicant shall pay to the City, \$60,000 the entire cost of design, engineering, installation and inspection of (4) street lights on Carmenita Road. The City will design and cause construction of said street lights.
6. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
7. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Carmenita Road. Storm drain plans shall be approved by the City Engineer.
8. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. The applicant/ developer shall pay for all permits and construction associated with water main tie-ins.
9. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.

10. All buildings shall be connected to the sanitary sewers.
11. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
12. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
13. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
14. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
15. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
16. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
17. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
18. That a hydrology study shall be submitted to the City. The study shall be prepared by a Professional Civil Engineer.
19. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.

20. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

21. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the Director of Police Services no later than thirty (30) days from the first submittal to the Building Department.
22. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than thirty (30) days from the first submittal to the Building Department. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day for emergency purposes.
23. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
24. That the complex manager and/or any future tenant or occupants shall not permit any outdoor storage, the reduction of parking spaces, or the encroachment of parking spaces areas for storage at any time.
25. That washing of vehicles shall be prohibited on the site at all times.

26. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
27. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
28. That the perimeter walls and/or fences (wrought iron, chain-link, or otherwise) shall have a minimum height of 8'-0", the wall fronting on Carmenita Road shall be permitted a minimum height of 7'-0". The point of connection between the two wall heights shall be designed to provide a soft and appealing transition. The proposed wall transition design shall be reviewed and approved by the Department of Planning.
29. That Building 2 and Building 6 shall be equipped with noise reduction windows and doors, and that the occupants shall be notified that they will be exposed to ambient noise generated by the adjoining schools.
30. That the dog park shall have signs posted notifying users to clean-up after their respective pets and that they are subject to an administrative citation under section 92.101 of the City Code should they fail to exercise due care and control of their pet.
31. That vehicles shall not stop or be parked in front of garage doors at all times. All vehicles are required to be parked within a marked stall and not interfere with the flow of traffic at all times.
32. That tenants and visitors are subject to Section 90.15 of the City Code and shall not park and/or store vehicles in the open for more than five-days.
33. That balconies and/or patio areas shall not be used to maintain storage, clothes lines, canopies, tarps, satellite dishes, and/or other miscellaneous equipment.
34. That the complex management shall prohibit on-site smoking as required by Civil Code Section 1947.5 and Section 104495 of the Health and Safety Code.
35. That the complex management shall prohibit on-site smoking of marijuana and/or cannabis products under Section 1947.5 of the Civil Code.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallman 562.868-0511 x3710)

36. 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. Additionally, the Amenity Building shall be protected by an approved automatic sprinkler system.
37. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
38. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,125 gpm with a residual pressure of 20 psi flowing from the most remote hydrant. This flow is based on a maximum fire-flow calculation area of 26,300 square feet. If a larger fire-flow calculation area is used, Fire Department approval must be obtained. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
39. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
40. 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.
41. 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.
42. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

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

secured prior to beginning work related to the permitted activity.

44. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

WASTE MANAGEMENT :

(Contact : Teresa Cavallo 562.868-0511 x7309)

45. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
46. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.
47. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

48. Approval of the subject Development Plan Approval (DPA) Case No. 935 and Conditional Use Permit (CUP) Case No. 785 is still contingent upon approval of General Plan Amendment (GPA) Case No. 27 to amend the Land Use Map of the City's General Plan for properties located west of Carmenita Road, approximately 650 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential, approval of Zone Change (ZC) Case No. 137 to change the zoning designation for properties located west of Carmenita Road, approximately 650 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development), and approval of Tentative Parcel Map (TPM) Case No. 78240 to allow the approximately 12.98-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 63,473 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (APN: 8026-008-903).
49. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission along with the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 935 and Conditional Use

Permit Case No. 785. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.

50. The applicant, Storm Properties, shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
51. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
52. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
53. Provisions shall be made for appropriate television systems and for communication systems, including, but not limited to, telephone and internet services. Appropriate cable television systems, as used, means those franchised or licensed to serve the geographical area in which the subdivision is located.
54. All utilities and utilities installation, within the boundaries of the property, shall be underground.
55. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials to be used and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
56. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
57. The applicant, Storm Properties, shall submit a lighting plan that is integrated into the overall site, landscape design and building design. Lighting shall be used to

highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.

58. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
59. The Planning Department shall first review and approve the main entrance for the development. At minimum, the proposal (plan) shall include the size, style and color of the proposed entry gate, side gates along the entry way, call box, and monument sign. The applicant shall submit said plans prior to plan check submittal.
60. The applicant shall submit a mailbox plan (locations and sizes) to the Director of Planning or his/her designee for review and approval, prior to plan check submittal. Said plan shall also be approved by the local Postmaster at the Santa Fe Springs post office. The owner/developer shall submit written confirmation to the City proving that the mailbox locations were approved by the Postmaster.
61. Any on-site traffic calming devices and location shall be reviewed and approved by the City prior to installation, including, but not limited to, speed bumps.
62. All parking areas shall be legibly marked off on the pavement, showing the required parking spaces. All compact and guest spaces shall be further identified by having the words "compact"/"guest" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
63. A minimum of 256 parking stalls shall be provided and maintained at all times. Of the 256 parking stalls, a minimum of 191 parking stalls shall be covered and a minimum of 15 parking stalls shall be for guest parking.
64. A maximum of 4 electric vehicle parking stalls shall be provided and maintained. Additionally, no electric vehicle stalls shall be designated as guest parking.
65. Cable TV and television pull boxes shall be flush with the ground. Nevertheless, the box covers shall be painted Forest Green.
66. Carports shall be designed to architecturally integrate with the overall design theme of the development. The final carport design shall be subject to review and approval by the Director of Planning or his/her designee, prior to plan check submittal.
67. The color, style, and material of the dog park fencing shall be identified on the construction drawings. The color of the fencing shall be contrasting to the building color palette. The fencing shall not exceed five (5) feet in height.

68. Waste bags and a trash receptacle shall be provided and maintained in the dog park area.
69. The water usage in the dog wash area shall comply with all local, state, and federal water regulations.
70. The applicant shall provide and maintain all appropriate signage in the pool area, as required by state regulations.
71. The proposed buildings shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
72. Approved address numbers shall be placed on the proposed buildings in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
73. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
74. Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. *It should be noted that certain changes may also require approvals from other departments.*
75. Final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
76. There shall be no roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and visible from a public street. Prior to the installation of a satellite dish antennae or similar devices, the applicant shall submit plans to the Planning Department for review and approval.
77. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that

they do not spray on equipment. A copy of the Guideline is available at the Planning Department.

78. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Director of Planning and Development or his/her designee. The point of connection between the two wall heights, addressed in condition #28, shall meet at the easterly wall of Buildings 2 and 6.
79. The applicant shall paint all downspouts to match the adjacent surface color. Where the color changes on the adjacent surface, the color of the downspout shall be consistent and also change.
80. The Planning Department shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on a minimum 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
81. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: Not less than 4½ feet in width nor less than 15 feet in length, with not less than 3 square feet of additional space for each unit over 13 units. *(Calculations are subject to change).*
82. Trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be planted with vines if located adjacent to or within a landscapes area to help screen the enclosure. Trellises or other covered structures are recommended to minimize the visual impact of trash bins from dwelling units.
83. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have an approval stamp from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
84. The Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Deputy

Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.

85. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
86. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with

all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

87. The applicant, Storm Properties, shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
88. The applicant, Storm Properties, shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
89. General Plan Amendment Case No. 27, Zone Change Case No. 137, and Tentative Parcel Map Case No. 78240 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem to impose.
90. The applicant, Storm Properties, 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 all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
91. 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.
92. 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.

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



PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)

Categorically Exempt – CEQA Guideline Section 15301, Class 1

Conditional Use Permit Case No. 786

A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

RECOMMENDATIONS: That the Planning Commission:

- Consider the information presented in this report, in combination with the April 9, 2018 staff report, which collectively provide necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 786 and, thereafter, close the Public Hearing; and
- Find and determine that the subject preschool 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 155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find and determine that the proposal meets the criteria for "existing facilities", pursuant to Section 15301-Class 1 of the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA.
- Approve Conditional Use Permit Case No. 786, subject to the conditions of approval as contained within the attached Resolution (No. 74-2018).
- Adopt Resolution No. 74-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

BACKGROUND

At the April 9, 2018 Planning Commission meeting, the subject CUP (along with five other related entitlements) were presented by staff for the commissioners' consideration. After opening the public hearing, the audience had an opportunity to express their concerns towards the proposed project. The applicant also had an opportunity to respond to said concerns. Commissioner Arnold made a motion to approve the proposed entitlements for the proposed apartment complex and appurtenant improvements, but the motion did not receive a second vote. Therefore, it was determined that all related items would be continued to the next scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m. It was mentioned by City Attorney, Richard Adams II, that if the two absent commissioners wanted to take action on these items at the next scheduled meeting, they would need to listen to the audio recording for the April 9, 2018 meeting, prior to the meeting. The audio recording of the April 9, 2018 meeting was sent via email to both Commissioners Aranda and Ybarra on April 19, 2018.

COMMENTS/QUESTIONS RECEIVED BY THE PUBLIC

The topics below provides a brief description of the specific issues raised by the concerned South Whittier residents, along with staff's response.

Issue/Concern Raised:

1. Why is the project referenced as a Santa Fe Springs project when it has a Whittier address?

Staff Response:

There are many properties within the City of Santa Fe Springs that border Unincorporated South Whittier and have a Whittier mailing address. Although, this project currently has a Whittier mailing address, in fact, it is within the City of Santa Fe Springs boundaries. The subject property is adjacent to Santa Fe Springs' properties to the north and south, but adjacent to Unincorporated South Whittier to the east and west.

Issue/Concern Raised:

2. The land should be used for a homeless shelter.

Staff Response:

Shelter for the homeless would not be a compatible use for the subject site, because it is immediately adjacent to two (2) schools. Generally speaking, such uses are typically buffered from schools and other sensitive land uses. In addition, the land is currently owned by the South Whittier School District, whom after much thought and consideration, has chosen to lease their land to Storm Properties, Inc. for the proposed

128-unit gated apartment complex and appurtenant improvements.

Issue/Concern Raised:

3. The decision to change the land from a school use to a residential use is unethical, considering that the school was developed by taking land from previous residential uses.

Staff Response:

Staff understands how, if eminent domain was used to take the land from home owners in order to originally develop the school and the district is now leasing the land to develop new housing, it would appear unethical. The South Whittier School District rightfully owns the land and has the ability to make decisions for future development of said land, so long as the future development is compatible with surrounding land uses. In the findings made for the proposed development, it was explained how the proposed 128-unit apartment complex and appurtenant improvements are compatible with the surrounding land uses. Additionally, many decades have passed since the school was originally developed. At the time that the land was said to be taken from the previous land owners, housing needs were much different. Furthermore, in December 2017, the State of California passed new laws, which will require all cities to provide additional housing. With all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for the required housing increase.

Issue/Concern Raised:

4. Adjacent community feels that they were not properly notified of the public hearing.

Staff Response:

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed development 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 March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. Therefore, staff has done their due diligence to properly notice the appropriate persons and within the required time frame.

Issue/Concern Raised:

5. The South Whittier School District (SWSD) did not communicate the land lease to the community.

Staff Response:

Public communication started in March 2011 when the South Whittier School District (SWSD) first reviewed this as "Surplus Land". There have been several public meetings regarding this matter between 2011 and 2016. On September 13, 2017, Storm Properties, Inc. and the SWSD coordinated a neighborhood meeting with the South Whittier MASH Group to introduce the project. They used the same 500 foot radius from the subject site, as required by the City, to notice said neighborhood meeting. A total of 30 neighbors and community members were in attendance. Additionally, the land lease has been noticed on the public post board agenda 16 times between February 2016 and August 2017, as well as, posted on the SWSD website via an article and through their Frequently Asked Questions "FAQ" page.

Issue/Concern Raised:

6. What will the South Whittier School District use the funding for?

Staff Response:

As discussed in the public meetings and posted on the SWSD website FAQ, "the school district is currently projecting deficit spending in future years due in part to a decline in enrollment, this revenue will help close that gap. Any excess revenue will be used in a manner to support the education of South Whittier students."

Issue/Concern Raised:

7. The removal of the existing field will eliminate the activities played by the school students and organized soccer leagues.

Staff Response:

The subject site is owned and operated by the South Whittier School District, who determines the usage of the property. In 2013, the school district installed a chain-link fence, approximately 650 feet south of Lakeland Road. In addition to the chain-link fence, "No Trespassing" signs have been posted on the outside of the chain-link fence, which runs parallel to Carmenita Road. Scheduled soccer league games are the only activities that have been approved to occur on this portion of the site. The school district has notified these teams of the proposed project and will arrange for these teams to play at other facilities. It is important to note that the 5.13-acre portion of the property is not public open space, and therefore, anyone using this area without the school district's consent, is considered to be trespassing. Furthermore, Amelia Mayberry Park is approximately 460 feet from the proposed project, located in Unincorporated South Whittier, and has many amenities including baseball diamonds, basketball courts, a gymnasium, and senior center.

Issue/Concern Raised:

8. There is a proposal to develop a skate park in the nearby Amelia Mayberry Park. This development would further reduce the public open space in the area.

Staff Response:

The Amelia Mayberry Park is under the jurisdiction of Los Angeles County. Interested residents need to contact Supervisor Janice Hahn's office for additional information or to express their concerns. It should be noted that staff did contact Ivan Sulic, who serves as the Field Deputy for various areas, including Unincorporated South Whittier, regarding this concern. Mr. Sulic confirmed that the skate park has been approved to be constructed, but the proposal will not impact any of the existing amenities.

Issue/Concern Raised:

9. Parking will become an issue on Carmenita Road.

Staff Response:

All of the parking related to the 128-unit apartment complex will be located directly on the subject property. In addition, the applicant is providing twenty (20) parking stalls above the standard city requirements.

Issue/Concern Raised:

10. Traffic will be increased by the additional residents to the surrounding area.

Staff Response:

As a part of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared. In association with the IS/MND, a detailed traffic study was completed for the project. The City's Traffic Engineer reviewed and approved the traffic study. The analysis determined that the proposed project would generate 851 average daily trips. Of this total, 65 trips would occur during the morning peak hour and 79 trips would occur during the evening peak hour. All of the traffic would use the main driveway connection with Carmenita Road and therefore, all of the trips going to and from the project site would use Carmenita Road. The analysis determined that none of the study intersections would be adversely impacted by the proposed project and that no traffic on local streets was anticipated. Since the project's available parking is well in excess of the City's parking requirements, no on-street parking is anticipated.

Issue/Concern Raised:

11. Consider water drainage to the properties to the West.

Staff Response:

As part of the plan check process, a grading permit will be required. Said grading permit requires a review of all drainage concerns on the subject property, including but not limited to, making sure that the property does not drain onto adjacent properties.

Issue/Concern Raised:

12. More people to the area will create more problems.

Staff Response:

Both the applicant and staff have taken the appropriate measures to ensure that this project does not significantly impact the existing community. As a part of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) with traffic study was prepared. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment. The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Air Quality, Cultural Resources, Geology & Soils, Hydrology & Water Quality, Transportation & Circulation, and Tribal Cultural Resources*. In addition, the State of California passed 15 new Assembly Bills into law in December 2017, which will require all cities to provide additional housing. The City must provide 324 additional housing units before the year 2021. With the State of California enforcing every city to take action in helping the housing crisis and with all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for additional housing.

Issue/Concern Raised:

13. The proposed project zoned R-3-PD, Multiple Family Residential – Planned Development, would be adjacent to properties zoned A-1, Light Agricultural.

Staff Response:

The R-3-PD, Multiple Family Residential – Planned Development, Zone and the A-1, Light Agricultural, Zone are considered compatible land uses. Within the Los Angeles County Zoning Ordinance, the A-1 Zone allows for townhomes, subject to a Conditional Use Permit, which is a very similar use to the proposed apartment development. Additionally, the project will also be adjacent to existing zoning of R-3-PD to the south, fronting Meyer Road. There are a total of 8 properties within 1000 feet of the subject site, with a similar R-3 zoning. Out of those 8 properties, 7 are adjacent to the A-1 Zone. Furthermore, the project has been thoughtfully designed with existing neighbors in mind, specifically referring to the proposed 60 foot rear yard setback.

Issue/Concern Raised:

14. The schools will become overcrowded.

Staff Response:

Based on evidence provided by the South Whittier School District, enrollment at Carmela Elementary School has declined 60% since the 2000-2001 school year and has declined 28% in the last seven years. The peak enrollment year during the last seven years was 1,042 students, while the enrollment during the 2017-2018 school

year was 414 students. With 612 students less than peak, there is plenty of capacity for new students. The school district can greatly benefit from new enrollments and welcomes new families bringing potential students.

Issue/Concern Raised:

15. New residents might complain about the noise from neighboring animals in the surrounding area.

Staff Response:

The residents in the Unincorporated South Whittier A-1, Light Agricultural, Zone are entitled to owning specific livestock in accordance with the Los Angeles County Zoning Ordinance. As long as the livestock are within the list of permitted animals, County residential are allowed to keep such animals. Additionally, the only residential immediately adjacent to the subject site is to the rear. Furthermore, the closest apartment building from the rear property line is proposed with an approximately 60 foot setback. It should be noted that the City's Zoning Regulations only requires a minimum rear yard setback of 15 feet. Therefore, the proposed setback will have 45 feet more than what is normally provided. As a result, any noise impact will be reduced.

Issue/Concern Raised:

16. Have there been community meetings notifying county residents about the proposed development project? If so, what was the notification process within the required notification mile radius?

Staff Response:

See answer from Issue #5.

Issue/Concern Raised:

17. What is contained in the Mitigated Negative Declaration and why was an Initial Study in need of a Mitigated Negative Declaration?

Staff Response:

An Initial Study is a preliminary analysis to determine whether an EIR, Negative Declaration, or Mitigated Negative Declaration is needed. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed project. A Mitigated Negative Declaration is a California Environmental Quality Act (CEQA) document that describes the proposed project, presents findings related to environmental conditions, and includes a copy of the Initial Study, which documents the reasons to support the findings. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and Blodgett/Baylosis Environmental Planning determined that although the proposed

project could have a significant effect on the environment, revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Issue/Concern Raised

18. Was there an adequate notification process notifying county residents of the Negative Declaration review period? If yes, when were they noticed and were they also written in Spanish?

Staff Response:

A Notice of Intent (NOI) to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) was recorded with the County Recorder's office on February 20, 2018. Said NOI initiated a 20-day public review and comment period (began on February 20, 2018 and ended on March 10, 2018). The NOI identified all of the available locations in which to review the IS/MND. A copy of the IS/MND was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website. In addition, the NOI along with a copy of the IS/MND was also mailed to surrounding cities for their review and comment. State law does not require cities to notice the IS/MND to surrounding or adjacent properties directly, or otherwise provide such documents in additional languages. Therefore, staff has done their due diligence to properly circulate the IS/MND in accordance with State law.

Issue/Concern Raised:

19. What is the required notification process?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

20. What is the required notification mile radius to residents?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

21. Were notices sent with adequate time to residents in Unincorporated South Whittier living adjacent about all the meetings and notices about the proposed development sites?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

22. Were there public notices about the development projects posted at the sites during the required notification timeframe?

Staff Response:

This matter was set for public hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. As such, the City's Zoning Regulations do not require the public hearing to be posted at the subject site. Further details regarding the noticing process can be found in the response to Issue #4.

Issue/Concern Raised:

23. Were County residents notified of the CEQA review period, so we had a chance to review the draft CEQA documents?

Staff Response:

See answer to Issue #17.

Issue/Concern Raised:

24. Was there an address given to County Residents about where to review the draft CEQA documents?

Staff Response:

See answer to Issue #18.

Issue/Concern Raised:

25. Was a CEQA document posted in a local area for easy access by local county residents?

Staff Response:

As mentioned previously, a copy of the Initial Study/Mitigated Negative Declaration was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website. State law does not require the City to post the environmental document within close proximity from the subject site.

Issue/Concern Raised:

26. Has there been a traffic study conducted for all the proposed development projects?

Staff Response:

See answer to Issue #10.

Issue/Concern Raised:

27. How much green space will be take away in South Whittier?

Staff Response:

As mentioned previously, the subject site is not considered green space and is private property, owned by the South Whittier School District. Additionally, although the subject site is adjacent to Unincorporated South Whittier, it is physically located within the boundaries of Santa Fe Springs. If residents of South Whittier are concerned about the lack of green space within Unincorporated South Whittier, they need to contact Supervisor Janice Hahn's office.

Issue/Concern Raised:

28. Will the developer replace the green space or compensate green space in some way which benefits the South Whittier community and does not take away existing green space in the community?

Staff Response:

As mentioned previously, the subject site is not considered green space and therefore, the applicant is not required to dedicate green space elsewhere. It should be noted that the South Whittier School District will be making efforts to relocate the private soccer league, who are currently the only individuals approved to use the subject area for recreational use. Furthermore, the South Whittier community has complete access to the Amelia Mayberry Park, located approximately 460 feet from the subject site. If the residents of South Whittier are concerned about the lack of green space within Unincorporated South Whittier, they need to contact Supervisor Janice Hahn's office.



Wayne M. Morrell
Director of Planning

Attachments:

1. April 9, 2018 Staff Report
2. Draft Mitigated Negative Declaration (*previously delivered to PC on 3/19/2018*)
3. Resolution
 - a. Exhibit A – Conditions of Approval



City of Santa Fe Springs

Planning Commission Meeting

April 9, 2018

PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15301, Class 1

Conditional Use Permit Case No. 786

A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 786 and, thereafter, close the Public Hearing; and
- Find and determine that the subject preschool use 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 155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration with Traffic Study which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the subject preschool use will have a significant adverse effect on the environment; and
- Find and determine that the proposal meets the criteria for "existing facilities", pursuant to Section 15301-Class 1 of the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA.
- Approve Conditional Use Permit Case No. 786, subject to the conditions of approval as contained within the attached Resolution (74-2018).

LOCATION / BACKGROUND

The subject property, located at 13300 Lakeland Road, is currently comprised of one (1) parcel (APN: 8026-008-903) measuring approximately 557,295 sq. ft. (12.81-acres), and located at the southwest corner of Carmenita Road and Lakeland Road. The subject property is zoned PF (Public Facilities) and is currently developed with an

elementary school to the north and a preschool to the south. Residential uses are located to the north, south, east, and west of the property. The residential properties located to the east, west, and a portion of the south of the subject property are not within the City's boundaries.

As part of their proposal to develop a new 128-unit gated apartment project, Storm Properties will be subdividing the existing 12.81-acre parcel into 3 separate parcels. The South Whittier School District will continue to own all three parcel but will be leasing the middle portion to Storm Properties to develop their apartment project. The northerly and southerly parcels will continue to be occupied by Carmela Elementary School and Options Carmela State Preschool, respectively. The table provided below helps clarify the address and associated use for each of the three proposed parcels.

Table 1
Property Addresses

Use	Address
Existing Carmela Elementary School	13300 Lakeland Road
Proposed 128-Unit Gated Apartment Complex	11201-11313 Carmenita Road
Existing Options Preschool	11325 Carmenita Road

PROJECT DESCRIPTION:

Due to the Zone Change from PF to R-3 PD, associated with the apartment project, the existing pre-school is now required to obtain approval of a Conditional Use Permit. In accordance with Section 155.093, a Conditional Use Permit is required for all public, private, and quasi-public buildings and uses of a recreational, educational, religious, cultural, or public service nature.

All activities related to the subject preschool use are existing and no additions or modifications to the existing buildings or use are proposed. The State Preschool is a half-day learning program for three and four year old children, offering morning and afternoon classes during the school year. The intent of the State Preschool is to ensure that each preschool child develops the skills essential to success in elementary school. This facility operates between the hours of 9:00 am and 5:00 pm.

As mentioned briefly above, the applicant, Storm Properties, Inc., is proposing to develop a new 128-unit gated apartment project on a ±5.13-acre portion of the subject property, between the elementary school and the preschool. In addition to the subject Conditional Use Permit (CUP), the proposed project will need approval of the following five entitlements: a Tentative Parcel Map (TPM), a General Plan Amendment (GPA), a Zone Change (ZC), a Development Plan Approval (DPA), and an additional Conditional Use Permit (CUP). Below are the case numbers, as well as, a brief description of each entitlement request, including the subject Conditional Use Permit:

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.79-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.093 (I) of the Zoning Regulations, states that public, private or quasi-public uses of a recreational, educational, religious, cultural, or public service nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.093 (I)	<u>Section 155.093</u> (I) Public, private or quasi-public uses of a recreational, educational, religious, cultural, or public service nature.

STREETS AND HIGHWAYS

The property is located at the west side of Carmenita Road. Carmenita Road is designated as a "Major" arterial, within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." The proposed zoning is R-3-PD, Multiple Family Residential – Planned Development with a general plan land use designation of "Multiple Family Residential." The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table 2
General Plan Consistency Analysis

Surrounding Zoning, General Plan Designation			
Direction	Zoning District	General Plan	Land Use
North	PF	Public Facilities	School (Carmela Elementary School)
South	R-3-PD; A-1 (Unincorporated LA County)	Multiple Family Residential; Agriculture	Condominium (Willowstone); Single Family Residential
East	R-1 (Unincorporated LA County)	Single Family Residential	Single Family Residential
West	A-1 (Unincorporated LA County)	Agriculture	Single Family Residential

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed zone change 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 March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general

circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff finds the proposed project is categorically-exempt under Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) because the use is existing and no additional square footage or improvements are being proposed. Staff, therefore, believes the project will not be detrimental to persons or property in the immediate vicinity. Consequently, additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (74-2018), Staff finds that the applicant's request meets the criteria set forth in § 155.716 of the City's Zoning Regulations, for the granting of a Conditional Use Permit.

AUTHORITY OF PLANNING COMMISSION:

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

CONDITIONS OF APPROVAL

Conditions of approval for CUP 786 is attached to Resolution 74-2018 as Exhibit A



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Conditional Use Permit Application
3. Public Hearing Notice
4. Radius Map for Public Hearing Notice
5. Resolution No. 74-2018
 - a. Exhibit A – Conditions of Approval

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

DEVELOPMENT PLAN APPROVAL CASE NO. 935,
CONDITIONAL USE PERMIT CASE NO. 785, CONDITIONAL USE PERMIT CASE NO.
786, GENERAL PLAN AMENDMENT CASE NO. 27, ZONE CHANGE CASE NO. 137, &
TENTATIVE PARCEL MAP CASE NO. 78240



NORTH

13300 Lakeland Road
(Storm Properties)

Conditional Use Permit Application



City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 13300 Lakeland Road, Whittier, CA 90605

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary). Included is the legal description of parcel to be subdivided, Exhibit A. This application is for Proposed Parcel 3 of the attached parcel map.

Record Owner of the property: South Whittier School District of Los Angeles, County
 Name: Mark Keriakous Phone No: 562-944-6231
 Mailing Address: 11200 Telechron Ave, Whittier, CA 90605 Date of Purchase: N/A
 Fax No: _____ E-mail: mkeriakous@swhittier.net
 Is this application being filed by the Record Owner? No
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:
 Name: Storm Properties, Inc. Phone No: 310-986-2436
 Mailing Address: 23223 Normandie Ave, Torrance, CA 90501
 Fax No: _____ E-mail: jspelke@storm-properties.com
 Describe any easements, covenants or deed restrictions controlling the use of the property: See attached Exhibit B.

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed): Options Carmela State Preschool currently exists and will remain. A CUP is required because a zone change is being processed for Proposed Parcel 3 from Public Facilities to R-3-PD.

NOTE

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

Conditional Use Permit Application (Cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT

1. Explain why the proposed use is essential or desirable in the location requested.
The use will remain the same. A CUP is required because a zone change is being processed for the Proposed Parcel 3 from Public Facilities to R-3-PD.
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.
The use will remain the same. A CUP is required because a zone change is being processed for the Proposed Parcel 3 from Public Facilities to R-3-PD.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?
Proposed Parcel 3 will not be developed. It will remain as is, Options Carmela State Preschool.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
The use will remain the same.
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
The use will remain the same.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
Not applicable. Use will remain the same.

Conditional Use Permit Application (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
 County of Los Angeles)
 On October 26, 2017 before me, Sandy Sok, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Jon Spelke
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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Conditional Use Permit Application (Cont.)



11200 Telechron Ave., Whittier, CA 90605 / (562) 944-6231

BOARD OF TRUSTEES
Elias Alvarado
Jan Baird
Sylvia V. Macias
Deborah Pacheco
Francisco 'Javi' Santana

CENTRAL ADMINISTRATION
Dr. Gary Gonzales, Superintendent
Mark Keriakous, Associate Superintendent, Business Services
Martha Mestanza-Rojas, Associate Superintendent, Educational Services

PROPERTY OWNER(S) AUTHORIZATION FORM

AUTHORIZATION FOR AGENT TO ACT ON BEHALF OF LEGAL PROPERTY OWNER

I/WE, the owners of the subject property, APN: 8026-008-903 and 8026-008-900, authorize **STORM PROPERTIES, INC.** and its employees to act in my/our behalf in all manners relating to CITY OF SANTA FE SPRINGS for the above listed subject property. This authorization is valid until further written notice from me/us, the owners.

Dated this 12th day of OCTOBER, 2017

Owner:

South Whittier School District

By: 

Print Name: Mark Keriakous

Title: Associate Superintendent, Business Services

Public Hearing Notice

FILE COPY

11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · www.santafesprings.org*"A great place to live, work, and play"*

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP NO. 78240
GENERAL PLAN AMENDMENT CASE NO. 27
ZONE CHANGE CASE NO. 137
DEVELOPMENT PLAN APPROVAL CASE NO. 935
CONDITIONAL USE PERMIT CASE NO. 785
CONDITIONAL USE PERMIT CASE NO. 786
& ENVIRONMENTAL DOCUMENTS**

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

TENTATIVE PARCEL MAP CASE NO. 78240: A request for approval to allow the approximately 12.98-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

GENERAL PLAN AMENDMENT CASE NO. 27: A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

ZONE CHANGE CASE NO. 137: A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

DEVELOPMENT PLAN APPROVAL CASE NO. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 786: A request for approval to allow the operation, and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

Public Hearing Notice

PD, Multiple Family Residential – Planned Development, Zone.

ENVIRONMENTAL DOCUMENTS: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

APPLICANT / PROJECT LOCATION: Storm Properties, Inc. / (APN: 8026-008-903)

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained Marc Blodgett of Blodgett and Associates to prepare the necessary CEQA documents. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study and subsequent Mitigated Negative Declaration. The draft CEQA documents have been finalized and thus, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on February 20, 2018 and ended on March 10, 2018. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

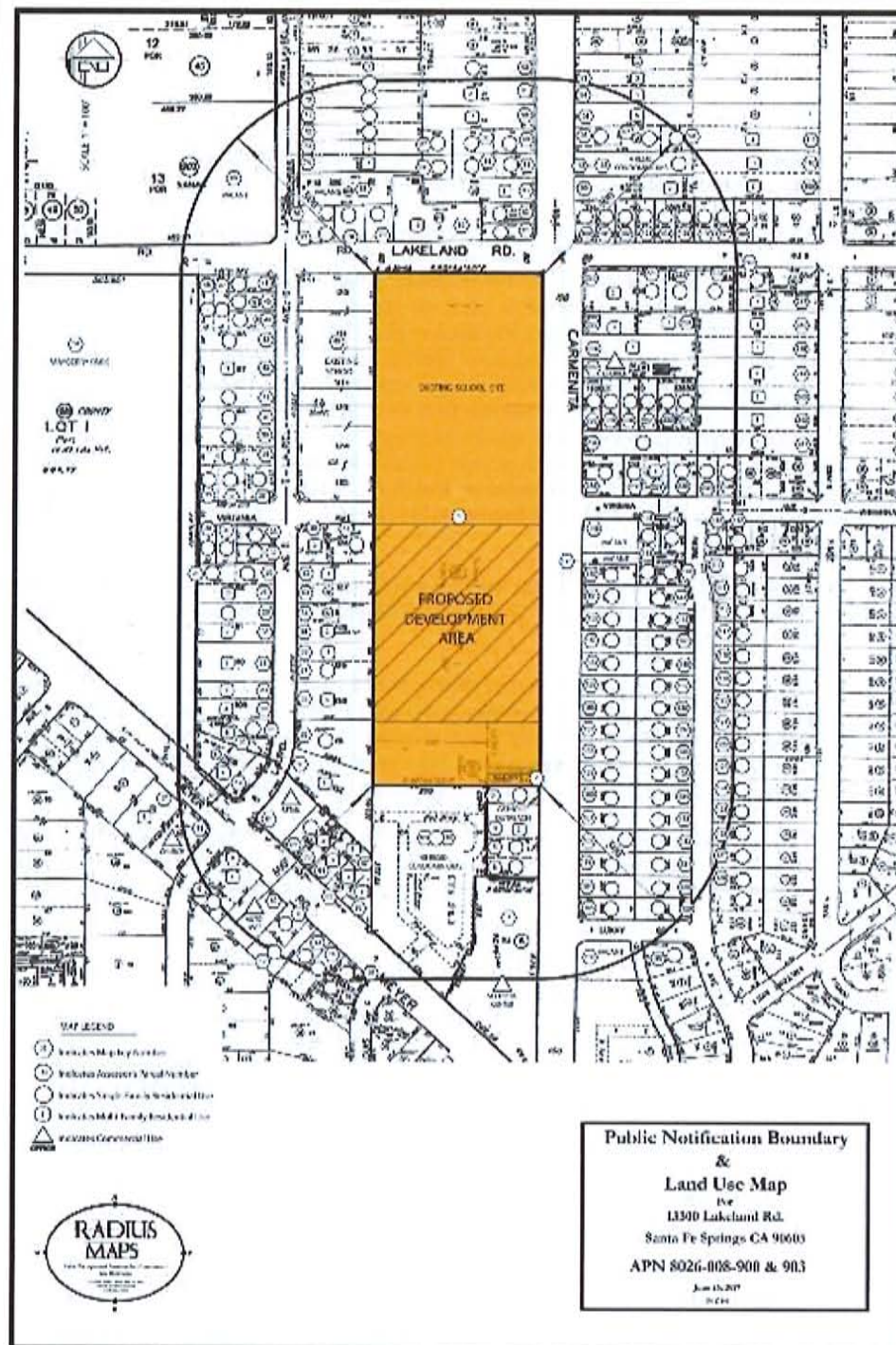
THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, April 9, 2018 at 6:00 p.m.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7353, VinceVelasco@santafesprings.org.

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

Radius Map for Public Hearing Notice



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 74-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 786.**

WHEREAS, a request was filed for Conditional Use Permit Case No. 786 to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone; and

WHEREAS, the subject property is located at 11325 Carmenita Road, in the City of Santa Fe Springs, with an Accessor's Parcel Number of 8026-008-903, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is South Whittier School District, 11200 Telechron Avenue, Whittier, CA 90605; and

WHEREAS, the proposed Conditional Use Permit Case No. 786 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 29, 2018 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 29, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on April 9, 2018, at which time it received public testimony concerning Conditional Use Permit (CUP) Case No. 786. At said meeting, it was determined that the CUP and all related items would be continued to the next regularly scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m.

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a public hearing on the continued items on May 14, 2018, at which time it received additional testimony concerning Conditional Use Permit Case No. 786.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Due to the Zone Change from PF to R-3 PD, associated with the apartment project, the existing pre-school is now required to obtain approval of a Conditional Use Permit. All activities and buildings pertaining to the subject preschool use are existing and no additional square footage or improvements are proposed.

Pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt and has determined that additional environmental analysis is, therefore, not necessary to meet the requirement of the California Environmental Quality Act (CEQA).

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to section 155.093(I) of the Zoning Regulations, a Conditional Use Permit shall be required for any public, private, or quasi-public uses of a recreational, educational, religious, cultural, or public service nature, within the R-3, Multiple Family Residential, Zone.

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

- A) *Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*
 - 1. Options State Preschool is an existing facility, which has been operating as a permitted use within the PF (Public Facilities) Zone. Due to the Zone Change, associated with the apartment project, the existing preschool use is now required to obtain a Conditional Use Permit. Therefore, staff finds that the preschool facility would remain harmonious with adjoining properties and surrounding land uses.
- B) *Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.*

1. The site characteristics will remain unchanged. As mentioned previously, the use and the facility are existing and there is currently no proposal for additional square footage. Staff therefore finds that the proposed use will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 74-2018 to approve Conditional Use Permit Case No. 786 to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone, and determine that said project is exempt from the California Environmental Quality Act pursuant to Section 15301, Class 1 (Existing Facilities), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this _____ day of May, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

1. Approval of Conditional Use Permit No. 786 is contingent upon approval of General Plan Amendment Case No. 27 and Zone Change Case No. 137.
2. The applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.
3. The Department of Planning and Development shall first review and approve all sign proposals for the preschool. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
4. The preschool shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
5. The applicant, Storm Properties, 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 all entitlements and approvals issued by the City in connection with the preschool use and from any CEQA challenges relating to the environmental review and determination for the project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
6. If there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. Applicant shall be notified prior to any such action.
7. It is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and privileges granted hereunder shall lapse.



NEW BUSINESS

Modification Permit Case No. 1288 & 1289

A request for a Modification of Property Development Standards to temporarily not provide one-hundred and thirty-six (136) required parking stalls related to the proposed use, for Suite A (12418 Florence Avenue), and to temporarily not provide fifty-eight (58) required parking stalls related to the proposed use, for Suite B (12489 Lakeland Road), (APN's: 8009-022-077 and 8009-022-079) within the M-2, Heavy Manufacturing, Zones. (Goodman Santa Fe Springs SPE LLC)

RECOMMENDATIONS: That the Planning Commission:

- Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- 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; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 1288 & 1289, subject to the conditions of approval as contained within Resolution No. 78-2018; and
- Adopt Resolution No. 78-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

LOCATION / BACKGROUND

The subject site is the 54-acre Goodman Logistics Center located in between Bloomfield Avenue, Lakeland Road, and Florence Avenue. The subject property is Building 2, located in the middle of the logistics center, at 12418 Florence Avenue and 12489 Lakeland Road. The newly constructed building is comprised of 506,465 sq. ft. and is zoned M-2 (Heavy Manufacturing). The surrounding properties are also zoned M-2 and Industrial land uses are located to the north, east, south, and west.

In April 2015, the Planning Commission approved a request to construct an approximant 506,000 sq. ft. industrial building at 12345 Lakeland Road. The project included 421 parking stalls for Building 2, therefore, it met the minimum parking requirements set forth by the City's Zoning Regulations.

DESCRIPTION OF REQUEST

Details of Proposed Use

The applicant, Goodman Santa Fe Springs SPE LLC, is proposing to utilize the subject site for warehousing. Specifically, the proposed use for Suite A will accommodate RIM who ship and distribute various customers' goods, and Suite B will accommodate Funai who ship and distribute electronic goods. The applicant is now seeking approval for a Modification Permit to replace standard parking stalls with trailer stalls. Suite A is proposing to replace 58 required standard parking stalls with 24 trailer stalls. Suite B is proposing to replace 136 required standard parking stalls with 56 trailer stalls. RIM only anticipates having a maximum of 36 employees on the largest shift and Funai only anticipates having a maximum of 90 employees on the largest shift. Both believe the required automobile parking stalls would be unnecessary.

Floor Plan

Suite A contains 10,358 sq. ft. of office space and 307,468 sq. ft. of warehouse. Suite B contains 4,598 sq. ft. of office space and 184,040 sq. ft. of warehouse.

Parking

On April 27, 2015 the Planning Commission approved Development Plan Approval (DPA) Case No. 888 to allow the approximant 506,000 sq. ft. building, four-hundred and twenty-one (421) parking stalls with twenty-five (25) trailer parking stalls.

Suite A (RIM)

Upon review of the proposal, staff determined the proposed use, based on the total area of the warehouse and office areas, and is required to provide three-hundred and six (306) parking stalls and seventeen (17) trailer parking stalls. The proposed site plan identifies the applicant will instead provide one-hundred and seventy (170) parking stalls and eighty-six (86) trailer parking stalls. As a result, the applicant is requesting approval for a Modification of Property Development Standards Permit to allow for a temporary reduction of one-hundred and thirty-six (136) parking stalls.

Suite B (Funai)

Upon review of the proposal, staff determined the proposed use, based on the total area of the warehouse and office areas, and is required to provide two-hundred and thirty-six (236) parking stalls and eight (8) trailer parking stalls. The proposed site plan identifies the applicant will instead provide one-

hundred and seventy-eight (178) parking stalls and forty (40) trailer parking stalls. As a result, the applicant is requesting approval for a Modification of Property Development Standards Permit to allow for a temporary reduction of fifty-eight (58) parking stalls.

Alternate Site Plan

Because, there is a possibility that the proposed tenant will relocate, staff must know that parking for a new tenant will be provided in accordance with the City's zoning regulations. Therefore, in addition to the proposed site plan an alternate site plan was submitted to show how the area occupied by RIM and Funai may be independently striped to meet the minimum parking requirements based on the area occupied by a tenant. If a particular tenant leaves, the parking stalls will be restriped to reflect the alternative parking plan submitted through these MOD's, or otherwise, future tenants must convey to staff that continued reduction in parking is warranted.

Once RIM (Suite A) leaves the subject site the truck yard area will be restriped to reflect the alternative parking plan which depicts the three-hundred and six (306) parking stalls and thirty (30) required trailer parking stalls. Otherwise, any future tenant shall provide the planning staff with employment detail to review and determine if a continued reduction on parking is still warranted.

Once Funai (Suite B) leaves the subject site the truck yard area will be restriped to reflect the alternative parking plan which depicts the two-hundred and thirty-nine (239) parking stalls and sixteen (16) required trailer parking stalls. Otherwise, any future tenant shall provide the planning staff with employment detail to review and determine if a continued reduction on parking is still warranted.

ZONING REGULATION REQUIREMENTS

Parking Requirements

City of Santa Fe Springs – Zoning Regulations

Section 155.481 – REQUIRED PARKING – INDUSTRIAL USES

Section 155.481 REQUIRED PARKING**(D) Industrial Uses**

- (1) Industrial uses, including incidental office uses.
 - (a) 0 - 20,000: one parking space per 500 square feet.
 - (b) 20,001 - 100,000: one parking space per 750 square feet.
 - (c) 100,001 - 200,000: one parking space per 1,000 square feet.
 - (d) 200,001 and above: one parking space per 2,000 square feet.
 - (e) Truck parking shall be required as per § 155.487(F).
- (2) Notwithstanding the above, multi-tenant industrial units or buildings shall provide one space for each 500 square feet of gross floor area for the first 40,000 square feet of gross building area. Additionally, incidental office area exceeding 15% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.

STREETS AND HIGHWAYS

The subject site has frontage on Lakeland Road and Florence Avenue; Lakeland Road is designated as a "Secondary Highway" and Florence Avenue is designated as a "Major Highway" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2, (Heavy Manufacturing, Zone) with a General Plan land use designation of Industrial. The adjacent properties to the north, south, east and west are zoned M-2, (Heavy Manufacturing, Zone), and are developed with a mixture of manufacturing, trucking, and industrial office.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), in that, it only involves minor exterior changes to existing parking stalls to an existing industrial building. No additional square footage is proposed and the anticipated use will remain unchanged. Additional environmental analysis is therefore not necessary to meet the requirements of the CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date the Planning Commission approves the proposed project.

NOTICE TO ADJACENT PROPERTY OWNERS

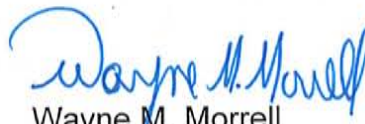
The Planning Commission should note that, as with similar requests, staff mailed notices to the adjacent property owners (north, south, east and west) to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission. A total of 7 notices were mailed out to said property owners on Monday, April 30, 2018. To date, staff has not received any correspondence from the surrounding property owners that received the notice.

STAFF CONSIDERATIONS

Based on the reasons and findings set forth within Resolution 78-2018 (see attached), staff finds that approval of Modification Permit (MOD) Case No. 1288 & 1289 will not be detrimental to the property of others or to the community as a whole. Staff, therefore, is recommending approval of the subject MOD requests, subject to the conditions of approval as provided within Exhibit A of Resolution 78-2018.

AUTHORITY OF THE PLANNING COMMISSION

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.



Wayne M. Morrell
Director of Planning

Attachments:

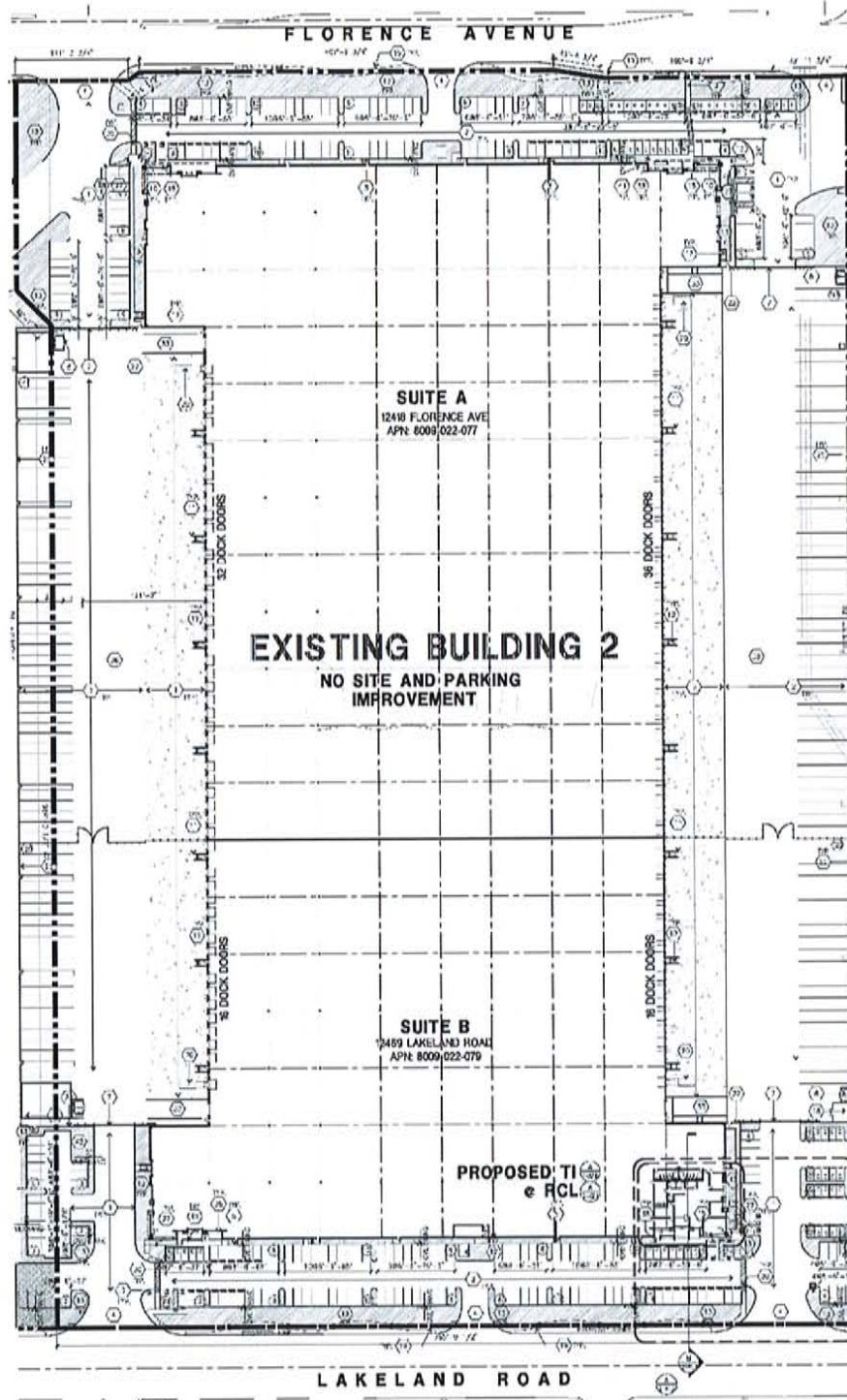
1. Aerial Photograph
2. Proposed Site Plan
3. Alternative Site Plan
4. Modification Permit Application 1288
5. Estimated Employee Count (RIM)
6. Modification Permit Application 1289
7. Estimated Employee Count (Funai)
8. Map of Noticed Properties
9. Notice to Adjacent Property Owners
10. Resolution No. 78-2018
 - a. Exhibit A – Conditions of Approval

Aerial Photograph

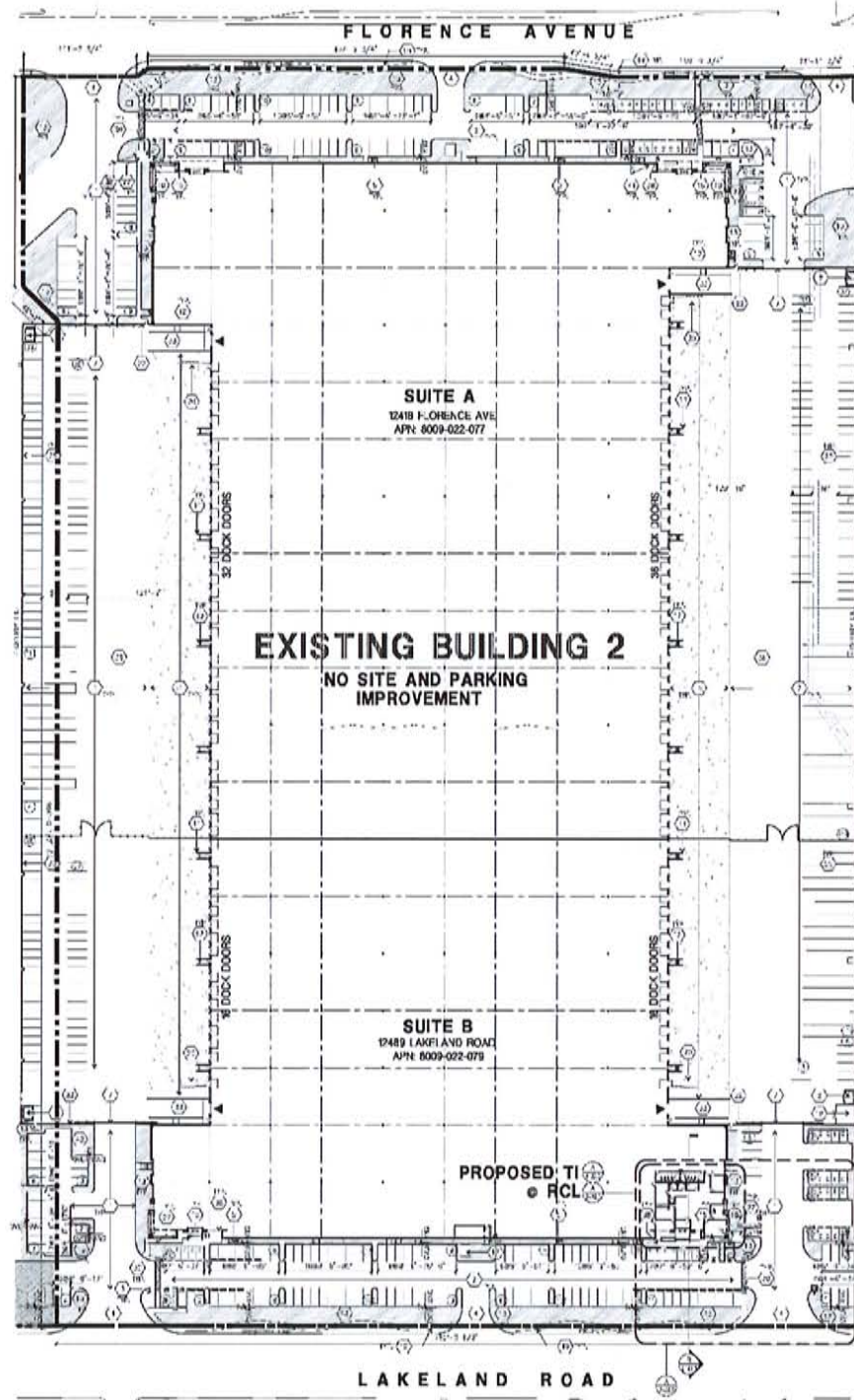


**Modification Permit Case No. 1288
12418 Florence Avenue
&
Modification Permit Case No. 1289
12489 Lakeland Road
Goodman Santa Fe Springs SPE LLC**



Proposed Site Plan

Alternative Site Plan



Modification Permit (MOD) Application 1288

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): 12418 Florence Avenue

Legal description of property: North 312,447 sq ft of Building #2 at Goodman Logistics Center. Parcel Map 73063 Parcel 2.

Record Owner of Property:

Name: Goodman Santa Fe Springs SPE LLC Phone No: 949-407-0118

Mailing Address: 18201 Von Karman Ave. Suite 1170

Irvine, California 92612

Fax No: 949-502-5505

E-mail: blair.dahl@goodman.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: To confirm the adequacy of the automobile parking based upon the tenant's employee count and use.

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 (MOD) Application 1288 (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.
The additional automobile parking spaces striped inside the truck court will reduce the facility's operational functionality. These extra spaces will not be utilized for car parking by the occupant.
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 code (zoning) requires a much greater number of car parking stalls than is practical for this type of facility. The design and operation of the truck court would be less than ideal with auto stalls striped.
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.
Approval of this request is based upon the auto parking stalls being adequate to serve the number of employees working at the business and the anticipated vendors or customers visiting the business on a daily basis. There is no "special privilege" granted because other businesses could receive the same treatment if they meet the required parking/employee ratio.
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.
There should be no impact on other properties or public welfare since all vehicles serving the business and employees can easily park on site.

Modification Permit (MOD) Application 1288 (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): Aaron Morgan
 Mailing Address: 18201 Von Karman Ave. Suite 1170, Irvine CA 92612
 Phone No: 949-407-0118
 Fax No: 949-502-5505 E-mail: blair.dahl@goodman.com
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF ~~LOS ANGELES~~ Orange County) ss.

I, Aaron Morgan, 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: [Signature]
 (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 PublicSee attached**FOR DEPARTMENT USE ONLY**

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

Modification Permit (MOD) Application 1288 (Cont.)**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

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 Orange)

On February 12, 2018 before me, L. Gauthier, Notary Public, personally appeared Adam Morgan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature


Signature of Notary Public



Place Notary Seal Above

Estimated Employee Count (RIM)



RIM Logistics Ltd.

1001 W. Walnut St.
Rancho Dominguez,
CA 90220

Tel: 310-218-0499
Fax: 310-218-0056

To: City Santa Fe Springs
From: Larry Betts
cc: Planning Department
Date: January 22, 2018
Subject: 12418 Florence Ave. – Goodman Logistics Center

Dear Planning Department:

RIM logistics is entering into a lease agreement to move our business to Goodman Logistics Center. Our business will employ 26 office employees and 10 warehouse employees per shift. The parking areas provided will be adequate for our operation.

Sincerely,


Larry Betts
Branch Manager
RIM logistics, ltd.
(714) 317-4476
larrybetts@rimlogistics.com

Exceeding Expectations!!!

Modification Permit (MOD) Application 1289

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.
The additional automobile parking spaces striped inside the truck court will reduce the facility's operational functionality. These extra spaces will not be utilized for car parking by the occupant.
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 code (zoning) requires a much greater number of car parking stalls than is practical for this type of facility. The design and operation of the truck court would be less than ideal with auto stalls striped.
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.
Approval of this request is based upon the auto parking stalls being adequate to serve the number of employees working at the business and the anticipated vendors or customers visiting the business on a daily basis. There is no "special privilege" granted because other businesses could receive the same treatment if they meet the required parking/employee ratio.
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.
There should be no impact on other properties or public welfare since all vehicles serving the business and employees can easily park on site.

Modification Permit (MOD) Application 1289 (Cont.)

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): 12489 Lakeland Road

Legal description of property: South 194,017 sq ft of Building #2 at Goodman Logistics Center. Parcel Map 73063 Parcel 2.

Record Owner of Property:

Name: Goodman Santa Fe Springs SPE LLC Phone No: 949-407-0118

Mailing Address: 18201 Von Karman Ave. Suite 1170

Irvine, California 92612

Fax No: 949-502-5505 E-mail: blalr.dahl@goodman.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: To confirm the adequacy of the automobile parking based upon the tenant's employee count and use.

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 (MOD) Application 1289 (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): Aaron Morgan
 Mailing Address: 18201 Von Karman Ave. Suite 1170, Irvine CA 92612
 Phone No: 949-407-0118
 Fax No: 949-502-5505 E-mail: blair.dahl@goodman.com
 Signature: 

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.
Orange County

I, Aaron Morgan, 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.

See Attached

WITNESS my hand and official seal

Notary Public**FOR DEPARTMENT USE ONLY**

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

Modification Permit (MOD) Application 1289 (Cont.)**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

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 Orange)

On February 12, 2018 before me, **L. Gauthier, Notary Public**, personally appeared Aaren Morgan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature



Signature of Notary Public



Place Notary Seal Above

Estimated Employee Count (Funai)



January 22, 2018

City Santa Fe Springs
Planning Department Attn: Cuong Nguyen
11710 Telegraph Road
Santa Fe Springs, CA 90670

RE: 12489 Lakeland Road – Goodman Logistics Center

Dear Planning Department:

We are entering into a lease agreement to move our business to the Goodman Logistics Center. Our business will employ 20 office workers and approximately 70 warehouse workers per shift. The parking areas provided should be more than adequate for our operation.

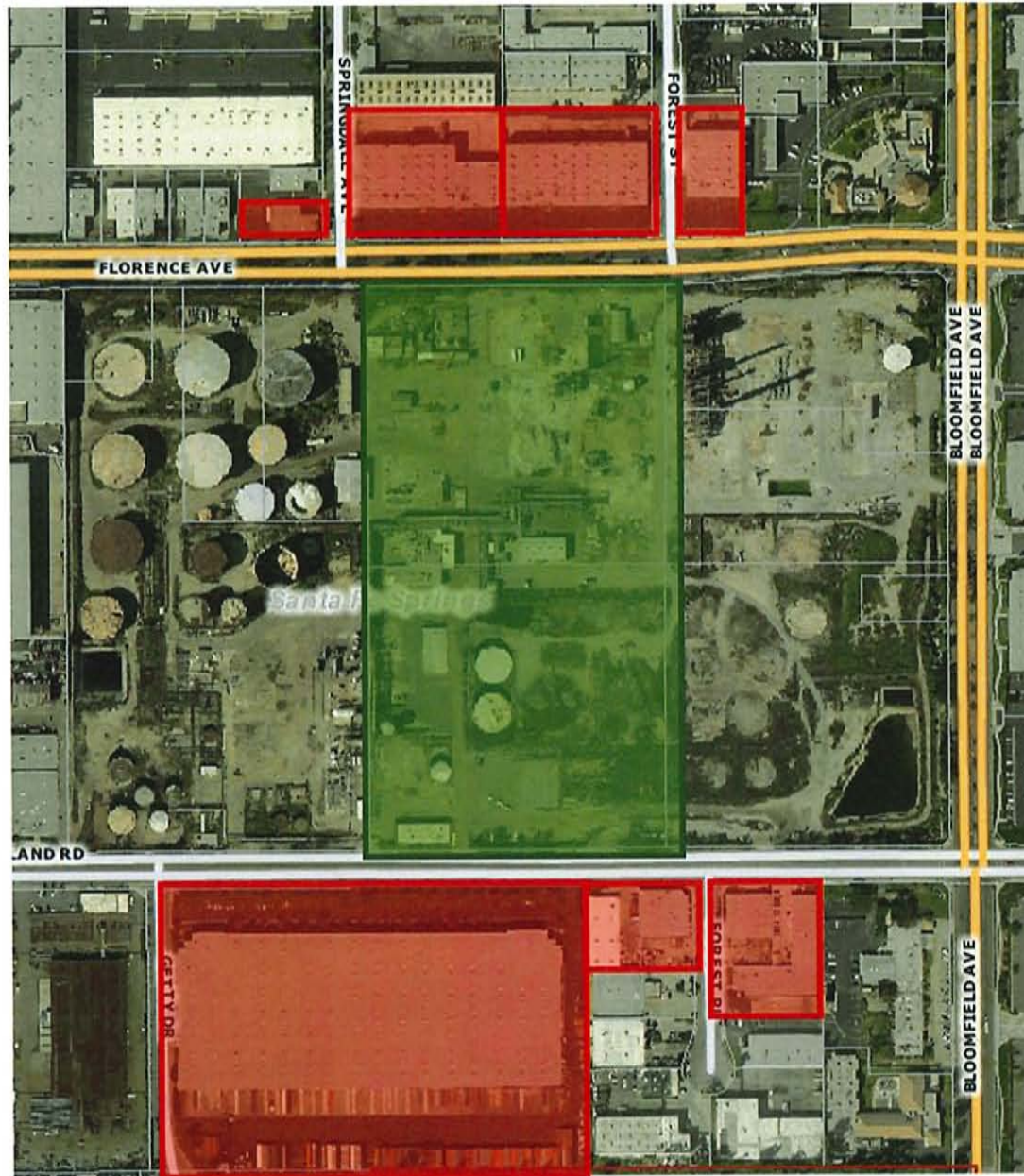
Sincerely,

A handwritten signature in blue ink, appearing to read 'Noel Lagura', written over the word 'Sincerely,'.

Noel Lagura
Director of Logistics
Funai Corporation Inc.
Tel. no. (562) 739 0123
nlagura@funaicorp.com

Funai Corporation, Inc.
19900 Van Ness Avenue Torrance, CA 90501 Phone: (310) 787-3000 Fax: (310) 320-0634

Noticed Properties



Properties Noticed



Subject Property

Notice to Adjacent Property Owners



City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

EAST SINJEM DOUGLAS L AND FON E TRS
13966 GLENN DR
WHITTIER CA 90605

NOTICE OF PUBLIC HEARING

CARRIER: IF ADDRESSEE HAS MOVED,
PLEASE LEAVE WITH CURRENT OCCUPANT

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING TO ADJACENT PROPERTY OWNERS

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on Monday, May 14, 2018 at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Goodman Santa Fe Springs SPE LLC

Property located at: 12418 Florence Avenue and 12489 Lakeland Road (APN's: 8009-022-0077 and 8009-022-079)

Modification Permit (MOD) Case Nos. 1288 and 1289: A request to allow for a Modification Permit to temporarily not provide one-hundred and thirty-six (136) required parking stalls related to the proposed use, for Suite A (12418 Florence Avenue, APN: 8009-022-077), and sixty (60) required parking stalls related to the proposed use, for Suite B (12489 Lakeland Road, APN: 8009-022-079), within the M-2, Heavy Manufacturing, Zones.

CEQA Status: Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), in that, it only involves interior tenant improvements and minor changes to the existing parking layout for an existing industrial building. Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days following action by the Planning Commission.

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 Planning and Development Department at, or prior to the Public Hearing. Any person interested in this matter may contact Camillia Martinez at 562-868-0511, Ext. 7519 or camilliamartinez@santafesprings.org

CITY OF SANTA FE SPRINGS
RESOLUTION No. 78-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 1288 & 1289.**

WHEREAS, a request was filed for an Modification Permit Case No. 1288 to allow the applicant to temporarily not provide one-hundred and thirty-six (136) required parking stalls related to the subject building use on property located within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, a request was filed for an Modification Permit Case No. 1289 to allow the applicant to temporarily not provide fifty-eight (58) required parking stalls related to the subject building use on property located within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located at 12418 Florence Avenue, in the City of Santa Fe Springs, with an Assessor Parcel Number of 8009-022-077, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the subject property is located at 12489 Lakeland Road, in the City of Santa Fe Springs, with an Assessor Parcel Number of 8009-022-079, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Goodman Santa Fe Springs SPE LLC – 18201 Von Karman Ave. #1170, Los Angeles, CA 92612; and

WHEREAS, the proposed Modification Permit is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(2); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on April 30, 2018 mailed a public hearing notice to each adjacent property owner of the project site; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning

Commission Meeting on May 14, 2018 concerning Modification Permit Case No. 1288 & 1289.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that, it only involves interior tenant improvements and minor changes to the existing parking layout for an existing industrial building. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. MODIFICATION PERMIT APPROVAL FINDINGS

Pursuant to Section 155.697 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination of the subject Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

- A) *That there are hardships involved with immediate compliance with certain property development standards.*

The subject parcel is currently developed with an industrial concrete tilt-up warehouse building. Depending on the tenant and the area devoted to warehousing, many warehouse uses require more truck stalls than automobile stalls due to the traditionally lower employee count associated with warehousing type uses. The City's Zoning Regulations, however, provides a single parking ratio for all industrial uses throughout the city, regardless of the area devoted to warehousing activities.

For Suite A, RIM is therefore seeking approval to reserve and not provide 136 of the 306 required parking stalls associated with the property. Since the applicant only anticipate having a maximum of 36 employees on the largest shift, a total of 306 automobile parking stalls would be unnecessary. Instead, the applicant would like to stripe or otherwise use the truck yard area for exclusive truck parking and circulation purposes. RIM will still provide and maintain a minimum of 170 parking stalls on-site which should be more than sufficient to accommodate the anticipated parking demands associated with their proposed operations.

For Suite B, Funai is therefore seeking approval to reserve and not provide 58 of the 236 required parking stalls associated with the property. Since the applicant only anticipate having a maximum of 90 employees on the largest shift, a total of 236

automobile parking stalls would be unnecessary. Instead, the applicant would like to stripe or otherwise use the truck yard area for exclusive truck parking and circulation purposes. Funai will still provide and maintain a minimum of 178 parking stalls on-site which should be more than sufficient to accommodate the anticipated parking demands associated with their proposed operations.

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

Suite A, RIM is currently developed with a 317,827 square foot concrete tilt-up industrial building with a total of 306 automobile parking stalls and 30 truck parking stalls. Although the applicant is seeking approval to temporarily eliminate 136 parking stalls, the request is specific to RIM based on their anticipate activities and, more importantly, their expected employee count. In addition, as evident from the attached floor plan, the subject building will be mainly utilized for a warehouse distribution operation with very limited office space (10,358 sq. ft. or 3.3% of the overall square footage).

Suite B, Funai is currently developed with an 188,638 square foot concrete tilt-up industrial building with a total of 239 required automobile parking stalls and 8 required truck parking stalls. Although the applicant is seeking approval to temporarily eliminate 58 parking stalls, the request is specific to Funai based on their anticipate activities and, more importantly, their expected employee count. In addition, as evident from the attached floor plan, the subject building will be mainly utilized for a warehouse distribution operation with very limited office space (4,598 sq. ft. or 1.5% of the overall square footage).

It should be noted that, similar to other Modification Permits granted for a temporary reduction in parking, should the applicant vacate the premises, they will need to restripe the parking area (as per the Alternative Site Plan submitted and on file with this case) to meet the City's Zoning Regulations. The subject Modification Permit, however, may be transferred to a future tenant provided the employee to parking ratio is similar and the Planning Commission finds and determines that continue reduction of automobile parking is still warranted. The Planning Commission, therefore, finds that approval of Modification Permit Case No. 1288 & 1289 would not be detrimental to other persons or properties.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 78-2018 to approve Modification Permit Case No. 1288 to allow the applicant to temporarily not to provide one-hundred and thirty-six (136) required parking stalls related to the subject building use at 12418 Florence Avenue, and to approve Modification Permit Case No. 1289 to allow

the applicant to temporarily not to provide fifty-eight (58) required parking stalls related to the subject building use at 12489 Lakeland Road, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this _____ day of May, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A

**Modification Permit (MOD) Case No. 1288
12418 Florence Avenue (APN: 8009-022-077)
&
Modification Permit (MOD) Case No. 1289
12489 Lakeland Road (APN: 8009-022-079)**

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

1. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.

PLANNING AND DEVELOPMENT DEPARTMENT
(Contact: Camillia Martinez 562.868.0511 x7519)

2. Applicant understands and agrees that a minimum of 170 standard parking stalls and 86 trailer parking stalls as off-street parking spaces, as shown on the site plan submitted and on file with this case, shall be made continuously available on the subject site at all times for the tenant Funai.
3. Applicant understands and agrees that a minimum of 178 standard parking stalls and 40 trailer parking stalls as off-street parking spaces, as shown on the site plan submitted and on file with this case, shall be made continuously available on the subject site at all times for the tenant RIM.
4. Applicant understands and agrees that the privileges granted under Modification permit Case No. 1288 are for the sole use by RIM. Should RIM move, vacate, or otherwise abandon the premises, the subject truck yard area and a total of 56 trailer parking stalls shall be re-striped per the attached Alternative Site Plan submitted and on file with this case; Otherwise, all future tenants shall provide the planning staff with employment detail to review and determine if a continued reduction of 136 standard stalls is still warranted. All vehicles associated with the subject business shall continue to park on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
5. Applicant understands and agrees that the privileges granted under Modification permit Case No. 1289 are for the sole use by Funai. Should Funai move, vacate, or

otherwise abandon the premises, the subject truck yard area and a total of 24 trailer parking stalls shall be re-striped per the attached Alternative Site Plan submitted and on file with this case; Otherwise, all future tenants shall provide the planning staff with employment detail to review and determine if a continued reduction of 58 standard stalls is still warranted. All vehicles associated with the subject business shall continue to park on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.

6. The parking and access areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time. No portion of the required access driveways, landscape areas, off-street parking and loading areas, shall be impacted or otherwise reduced at any time, without written approval by the Director of Planning and the City's Fire Department.
7. There shall be a maximum peak shift employee count of 125 recognized under this MOD approval for the tenant at 12418 Florence Avenue. An employee count shall be provided by all future tenants to confirm compliance with the subject MOD prior to approval of a business operations tax certificate for the subject property.
8. There shall be a maximum peak shift employee count of 125 recognized under this MOD approval for the tenant at 12489 Lakeland Road. An employee count shall be provided by all future tenants to confirm compliance with the subject MOD prior to approval of a business operations tax certificate for the subject property.
9. Applicant understands and agrees that any future changes to the floor plan of 12418 Florence Avenue whereby the square-footage of 10,358 sq. ft. of office space and 307,469 sq. ft. of warehouse is expanded by 15% including a second-story and a mezzanine, the subject Modification Permit would need to be approved and otherwise amended by the Planning Commission.
10. Applicant understands and agrees that any future changes to the floor plan of 12489 Lakeland Road whereby the square-footage of 4,598sq. ft. of office space and 184,040 sq. ft. of warehouse is expanded by 15% including a second-story and a mezzanine, the subject Modification Permit would need to be approved and otherwise amended by the Planning Commission.
11. In the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking issues.
12. It is the responsibility of the Applicant to ensure that truck parking, customer parking and employee parking be provided and maintained on the subject site at all times. Applicant and/or his employees shall not park on the public street or other properties at any time.

13. The owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Lakeland Road or Florence Avenue, use street(s) as a staging area, or to back up onto the street from the subject property.
14. That the applicant shall submit two (2) a \$75 checks, made payable to "Los Angeles County Clerk", to the Planning Department to file a Notice of Exemption from the California Environmental Quality Act within two (2) calendar days of Planning Commission approval.
15. 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.
16. That the applicant, 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 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.
17. 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.



NEW BUSINESS

Modification Permit Case No. 1290

A request for a Modification of Property Development Standards to not provide two-hundred and ninety-two (292) required parking stalls related to the proposed use, at 12319 Lakeland Road (APN: 8009-022-080), within the M-2, Heavy Manufacturing, Zones. (Goodman Santa Fe Springs SPE LLC)

RECOMMENDATIONS: That the Planning Commission:

- Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- 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; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorical Exempt; and
- Approve Modification Permit Case No. 1290, subject to the conditions of approval as contained within Resolution No. 78-2018; and
- Adopt Resolution No. 79-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

LOCATION / BACKGROUND

The subject site is the 54-acre Goodman Logistics Center located in between Bloomfield Avenue, Lakeland Road, and Florence Avenue. The subject property is Building 3, located on the westerly parcel of the logistics center, at 12319 Lakeland Road. The newly constructed building is comprised of 290,267 sq. ft. and is zoned M-2 (Heavy Manufacturing). The surrounding properties are also zoned M-2 and Industrial land uses are located to the north, east, south, and west.

On April 2015, the Planning Commission approved a request to construct an approximant 300,000 sq. ft. industrial building at 12345 Lakeland Road. The project

included 297 parking stalls for Building 3, therefore, it met the minimum parking requirements set forth by the City's Zoning Regulations.

DESCRIPTION OF REQUEST

Details of Proposed Use

The applicant, Goodman Santa Fe Springs SPE LLC, is proposing to utilize the subject site for warehousing. Specifically, the proposed use will accommodate McMaster Carr Supply Company who supplies a variety of mechanical, electrical, plumbing, and utility hardware materials. The applicant is now seeking approval for a Modification Permit to replace some compact and standard parking stalls with trailer stalls. Building 3 is proposing to replace 32 compact parking stalls and 30 standard parking stalls with 52 trailer stalls. McMaster Carr Supply Company anticipates having a maximum of 20 employees on the largest shift, and believes a total of 292 automobile parking stalls would be unnecessary.

Floor Plan

The 290,267 sq. ft. building contains 1,170 sq. ft. of office space and 289,097 sq. ft. of warehouse.

Parking

On April 27, 2015 the Planning Commission approved Development Plan Approval (DPA) Case No. 889 to allow the approximant 300,000 sq. ft. building, two-hundred and ninety-eight (298) parking stalls with ten (10) trailer parking stalls. Upon review of the proposal, staff determined the proposed use, based on the total area of the public portion of the building and employee count, has a related required parking demand of two-hundred and ninety-two (292) parking stalls. The subject site modification will provide two-hundred and thirty-six (236) parking stalls and sixty-one (61) trailer parking stalls. As a result, the applicant is concurrently requesting approval for a Modification of Property Development Standards Permit to allow for said deficit of required parking stalls.

Once McMaster Carr leaves the subject site the parking stalls will be restriped to reflect the alternative parking plan that was approved in DPA 889. Two-hundred and ninety-six (296) parking stalls with ten (10) trailer parking stalls.

Alternate Site Plan

Because, there is a possibility that the proposed tenant will relocate, staff must know that parking for a new tenant will be provided in accordance with the City's zoning regulations. Therefore, in addition to the proposed site plan an alternate site plan was submitted to show how the area occupied by McMaster Carr Supply Company may be independently striped to meet the minimum parking requirements based on the area occupied by a tenant. If a particular tenant leaves, the parking stalls will be restriped to reflect the alternative parking plan submitted through this MOD, or

otherwise, future tenants must convey to staff that continued reduction in parking is warranted.

ZONING REGULATION REQUIREMENTS

Parking Requirements

City of Santa Fe Springs – Zoning Regulations

Section 155.481 – REQUIRED PARKING – INDUSTRIAL USES

Section 155.481 REQUIRED PARKING

(D) Industrial Uses

(1) Industrial uses, including incidental office uses.

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

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

STREETS AND HIGHWAYS

The subject site has frontage on Lakeland Road; Lakeland Road is designated as a "Secondary Highway" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2, (Heavy Manufacturing, Zone) with a General Plan land use designation of Industrial. The adjacent properties to the north, south, east and west are zoned M-2, (Heavy Manufacturing, Zone), and are developed with a mixture of manufacturing, trucking, and industrial office.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), in that, it only involves minor exterior changes to existing parking stalls to an existing industrial building. No additional square footage is proposed and the anticipated use will remain unchanged. Additional environmental analysis is, therefore, not necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date the Planning Commission approves the proposed project.

NOTICE TO ADJACENT PROPERTY OWNERS

The Planning Commission should note that, as with similar requests, staff mailed

notices to the adjacent property owners (north, south, east and west) to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission. A total of 14 notices were mailed out to said property owners on Monday, April 30, 2018. To date, staff has not received any correspondence from the surrounding property owners that received the notice.

STAFF CONSIDERATIONS

Based on the reasons and findings set forth within Resolution 79-2018 (see attached), staff finds that approval of Modification Permit (MOD) Case No. 1290 will not be detrimental to the property of others or to the community as a whole. Staff, therefore, is recommending approval of the subject MOD request, subject to the conditions of approval as provided within Exhibit A of Resolution 79-2018.

Authority of Planning Commission

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a 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.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Site Plan
3. Alternative Site Plan
4. Modification Permit Application
5. Estimated Employee Count
6. Notice to Adjacent Property Owners
7. Map of Noticed Properties
8. Resolution No. 79-2018
 - a. Exhibit A – Conditions of Approval

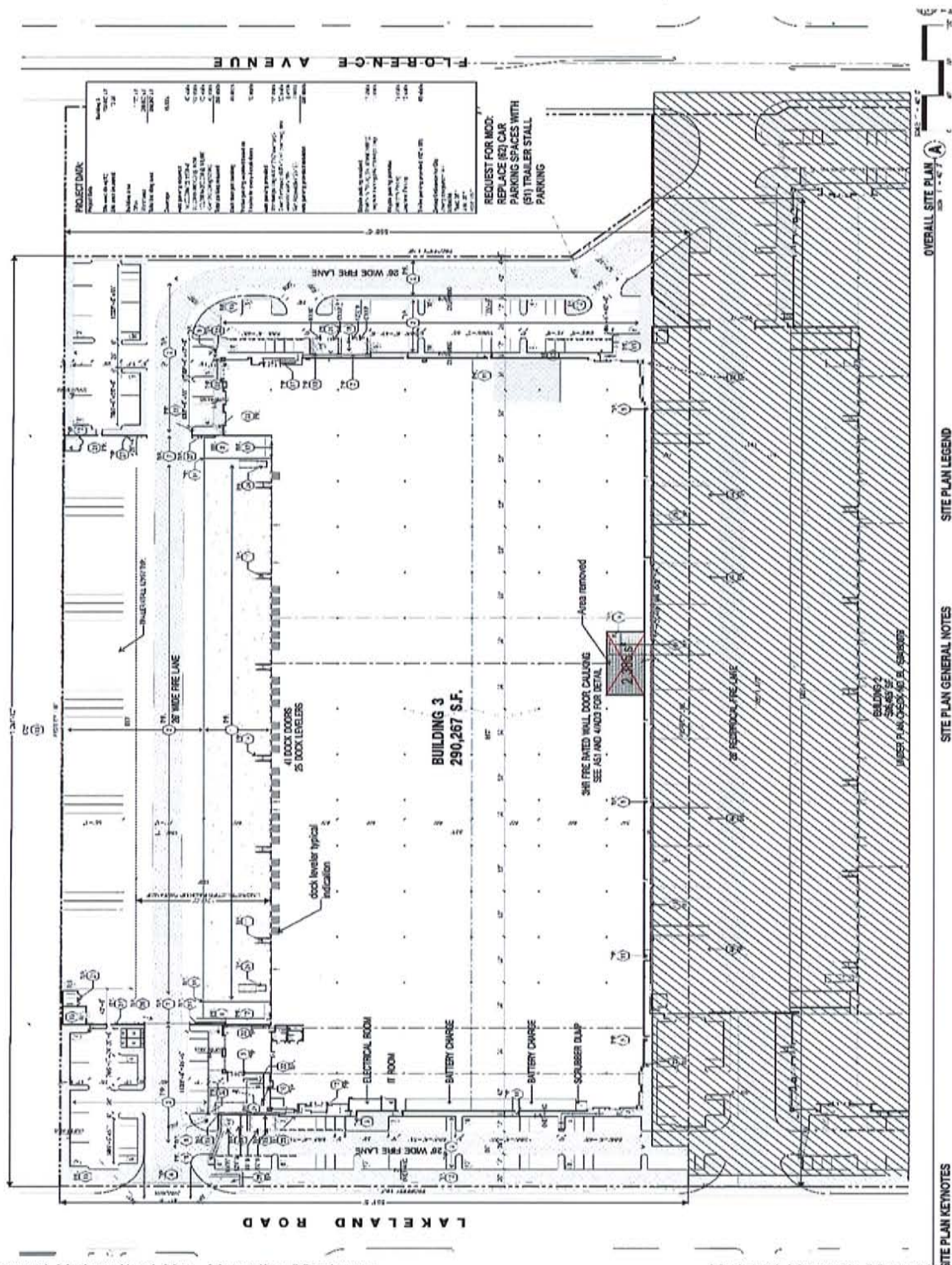
Aerial Photograph



**Modification Permit Case No. 1290
12319 Lakeland Road
Goodman Santa Fe Springs SPE LLC**



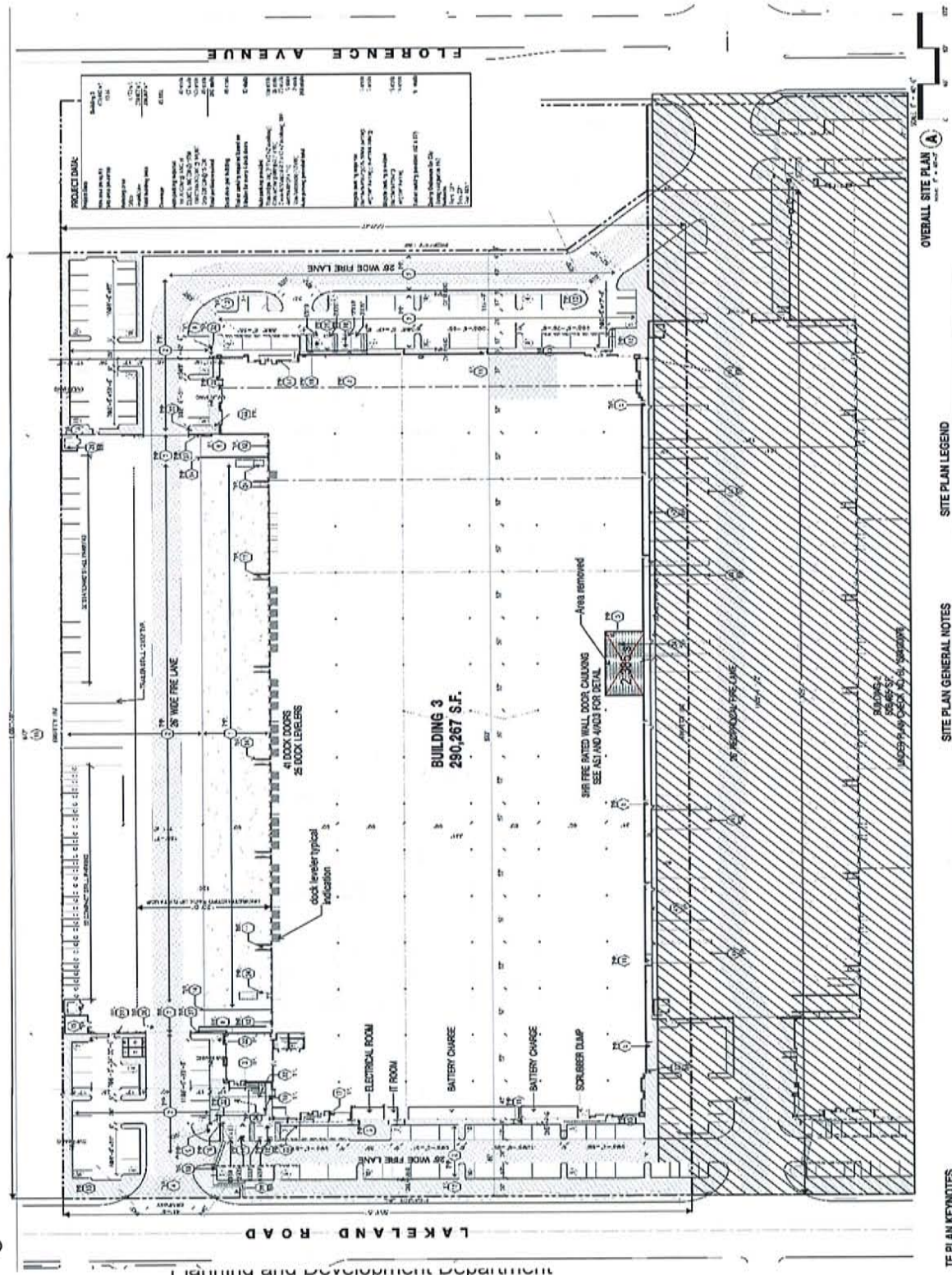
Site Plan Modification Request



Report Submitted By: Camillia Martinez
Planning and Development Department

Date of Report: May 10, 2018

Site Plan Alternative



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): 12319 Lakeland Road

Legal description of property: South of Building #3 at
Goodman Logistics Center, Parcel Map 73063 Parcel 3.

Record Owner of Property:

Name: Goodman Santa Fe Springs SPE LLC Phone No: 949-407-0118

Mailing Address: 18201 Von Karman Ave. Suite 1170

Irvine, California 92612

Fax No: 949-502-5505

E-mail: blair.dahl@goodman.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: To confirm the adequacy of the
automobile parking based upon the tenant's employee count and use.

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.
The additional automobile parking spaces striped inside the truck court will reduce the facility's operational functionality. These extra spaces will not be utilized for car parking by the occupant.
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 code (zoning) requires a much greater number of car parking stalls than is practical for this type of facility. The design and operation of the truck court would be less than ideal with auto stalls striped.
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.
Approval of this request is based upon the auto parking stalls being adequate to serve the number of employees working at the business and the anticipated vendors or customers visiting the business on a daily basis. There is no "special privilege" granted because other businesses could receive the same treatment if they meet the required parking/employee ratio.
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.
There should be no impact on other properties or public welfare since all vehicles serving the business and employees can easily park on site.

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): Aaron Morgan
 Mailing Address: 18201 Von Karman Ave. Suite 1170, Irvine CA 92612
 Phone No: 949-407-0118
 Fax No: 949-502-5505 E-mail: blair.dahl@goodman.com
 Signature: 

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.
Orange County

I, Aaron Morgan, 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

see
Attached

FOR DEPARTMENT USE ONLY

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

Modification Permit Application (Cont.)**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

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 Orange)

On February 14, 2018 before me, **L. Gauthier, Notary Public**, personally appeared Aaron Morgan who proved to me on the basis of satisfactory evidence to be the person ~~whose name~~ is subscribed to the within instrument and acknowledged to me that he ~~she~~ they executed the same in his ~~her~~ their authorized capacity ~~(as)~~, and that by his ~~her~~ their signature ~~on~~ the instrument the person ~~or~~, 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


Signature of Notary Public



Place Notary Seal Above

Estimated Employee Count

April 2nd, 2018

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

RE: 12319 Lakeland Road – Goodman Logistics Center

Dear Planning Department

We have entered into a lease agreement for the above mentioned property. We expect to employ approximately 20 warehouse workers on staggered shifts, operating from 6am-7pm.

Sincerely,



Kyle Dean
Facility Manager
McMaster-Carr Supply Company
(562) 463-1338
kyle.dean@mcmaster.com

Notice to Adjacent Property Owners



City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

GOODMAN SANTA FE SPRINGS SPE LLC
18201 VON KARMAN AVE STE 1170
IRVINE CA 92612

(NOTICE OF PUBLIC HEARING)

CARRIER: IF ADDRESSEE HAS MOVED,
PLEASE LEAVE WITH CURRENT OCCUPANT

**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, May 14, 2018 at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

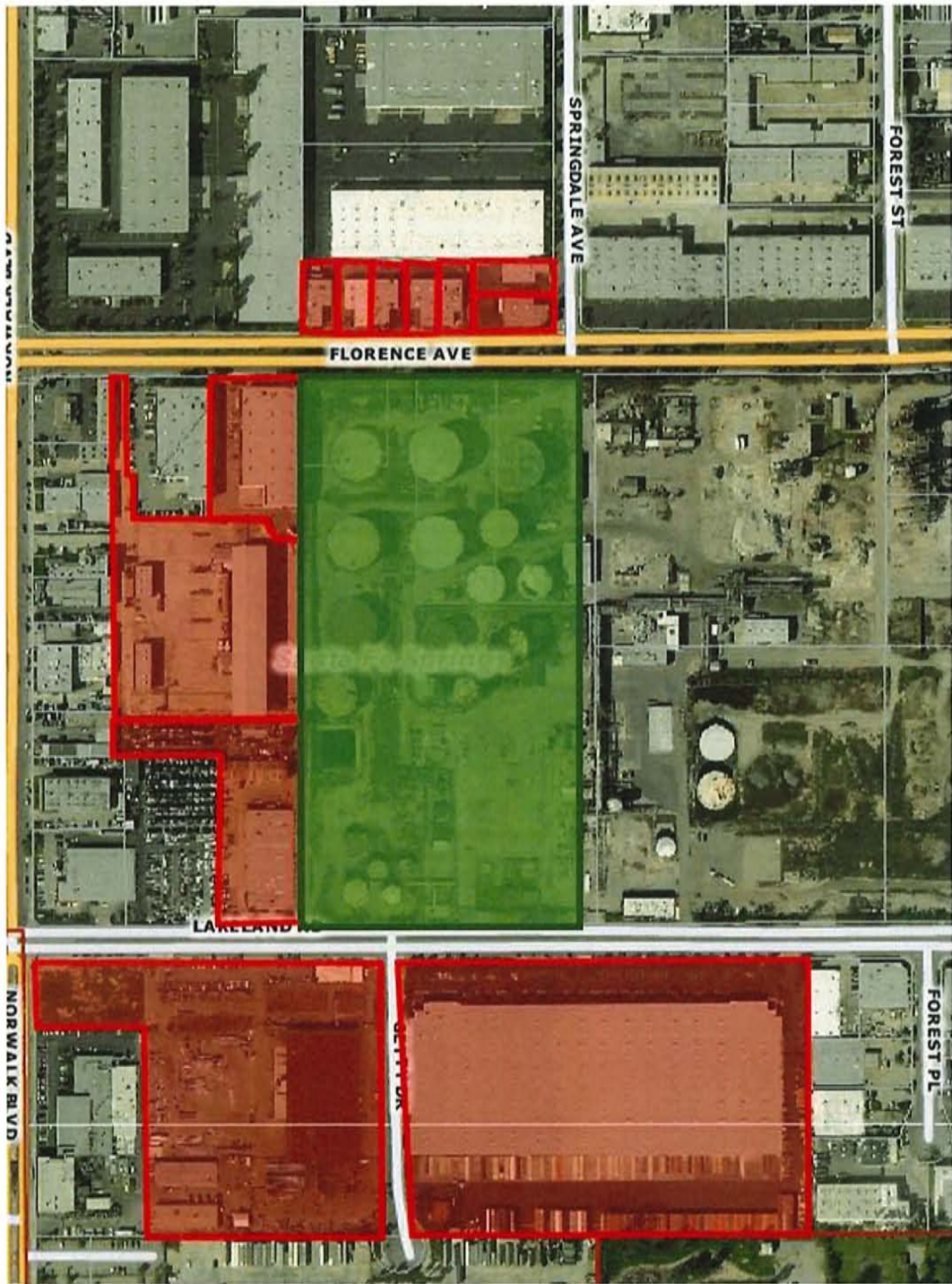
Applicant: Goodman Santa Fe Springs SPE LLC
Property located at: 12319 Lakeland Road (APN: 8009-022-080)

Modification Permit (MOD) Case Nos. 1290: A request to allow for a Modification Permit to temporarily not provide sixty-two (62) required parking stalls related to the proposed use, at 12319 Lakeland Road (APN: 8009-022-080), within the M-2, Heavy Manufacturing, Zones.

CEQA Status: Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), in that, it only involves interior tenant improvements and minor changes to the existing parking layout for an existing industrial building. Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days following action by the Planning Commission.

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 Planning and Development Department at, or prior to the Public Hearing. Any person interested in this matter may contact Camillia Martinez at 562-868-0511, Ext. 7519 or camilliamartinez@santafesprings.org

Map of Noticed Properties



Properties Noticed



Subject Property

CITY OF SANTA FE SPRINGS
RESOLUTION No. 79-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 1290.**

WHEREAS, a request was filed for an Modification Permit Case No. 1290 to allow the applicant to temporarily not provide sixty-two (62) required parking stalls related to the subject building use on property located within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located at 12319 Lakeland Road, in the City of Santa Fe Springs, with an Accessor Parcel Number of 8009-022-080, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Goodman Santa Fe Springs SPE LLC – 18201 Von Karman Ave. #1170, Los Angeles, CA 92612; and

WHEREAS, the proposed Modification Permit is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(2); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on April 30, 2018 mailed a public hearing notice to each adjacent property owner of the project site; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on May 14, 2018 concerning Modification Permit Case No. 1290.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that, it only involves

interior tenant improvements and minor changes to the existing parking layout for an existing industrial building. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. MODIFICATION PERMIT APPROVAL FINDINGS

Pursuant to Section 155.697 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination of the subject Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

- A) *That there are hardships involved with immediate compliance with certain property development standards.*

The subject parcel is currently developed with an industrial concrete tilt-up warehouse building. Depending on the tenant and the area devoted to warehousing, many warehouse uses require more truck stalls than automobile stalls due to the traditionally lower employee count associated with warehousing type uses. The City's Zoning Regulations, however, provides a single parking ratio for all industrial uses throughout the city, regardless of the area devoted to warehousing activities.

McMaster Carr Supply Company is therefore seeking approval to reserve and not provide 62 of the 292 required parking stalls associated with the property. Since the applicant only anticipate having a maximum of 20 employees on the largest shift, a total of 292 automobile parking stalls would be unnecessary. Instead, the applicant would like to stripe or otherwise use the truck yard area for exclusive truck parking and circulation purposes. McMaster Carr Supply Company will still provide and maintain a minimum of 236 parking stalls on-site which should be more than sufficient to accommodate the anticipated parking demands associated with their proposed operations.

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

The subject property is currently developed with a 290,267 square foot concrete tilt-up industrial building with a total of 292 automobile parking stalls and 10 truck parking stalls. Although the applicant is seeking approval to temporary eliminate 62 parking stalls, the request is specific to McMaster Carr Supply Company based on their anticipate activities and, more importantly, their expected employee count. In addition, as evident from the attached floor plan, the subject building will be mainly utilized for a warehouse distribution operation with very limited office space (1,170 sq. ft. or .4% of the overall square footage).

It should be noted that, similar to other Modification Permits granted for a temporary reduction in parking, should the applicant vacate the premises, they will need to

restripe the parking area (as per the Alternative Site Plan submitted and on file with this case) to meet the City's Zoning Regulations. The subject Modification Permit, however, may be transferred to a future tenant provided the employee to parking ratio is similar and the Planning Commission finds and determines that continue reduction of automobile parking is still warranted. The Planning Commission, therefore, finds that approval of Modification Permit Case No. 1290 would not be detrimental to other persons or properties.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 79-2018 to approve Modification Permit Case No. 1290 to allow the applicant to temporarily not to provide sixty-two (62) required parking stalls related to the subject building use at 12319 Lakeland Road, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this _____ day of May, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A

**Modification Permit (MOD) Case No. 1290
12319 Lakeland Road (APN: 8009-022-080)**

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

1. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.

PLANNING AND DEVELOPMENT DEPARTMENT
(Contact: Camillia Martinez 562.868.0511 x7519)

2. Applicant understands and agrees that a minimum of 236 standard parking stalls and 62 trailer parking stalls as off-street parking spaces, as shown on the site plan submitted and on file with this case, shall be made continuously available on the subject site at all times for the tenant McMaster Carr.
3. Applicant understands and agrees that the privileges granted under Modification permit Case No. 1290 are for the sole use by McMaster Carr Supply Company. Should McMaster Carr Supply Company move, vacate, or otherwise abandon the premises, the subject truck yard area and a total of 41 trailer parking stalls shall be re-stripped per the attached Alternative Site Plan submitted and on file with this case; Otherwise, all future tenants shall provide the planning staff with employment detail to review and determine if a continued reduction of 60 standard/compact stalls is still warranted. All vehicles associated with the subject business shall continue to park on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
4. The parking and access areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time. No portion of the required access driveways, landscape areas, off-street parking and loading areas, shall be impacted or otherwise reduced at any time, without written approval by the Director of Planning and the City's Fire Department.
5. There shall be a maximum peak shift employee count of 175 recognized under this MOD approval for the tenant at 12319 Lakeland Road. An employee count shall be provided by all future tenants to confirm compliance with the subject MOD prior to approval of a business operations tax certificate for the subject property.

6. In the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking issues.
7. It is the responsibility of the Applicant to ensure that truck parking, customer parking and employee parking be provided and maintained on the subject site at all times. Applicant and/or his employees shall not park on the public street or other properties at any time.
8. The owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Lakeland Road, use street(s) as a staging area, or to back up onto the street from the subject property.
9. That the applicant shall submit a \$75 check, made payable to "Los Angeles County Clerk", to the Planning Department to file a Notice of Exemption from the California Environmental Quality Act within two (2) calendar days of Planning Commission approval.
10. 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.
11. That the applicant, 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 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.
12. 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.



City of Santa Fe Springs

Planning Commission Meeting

May 14, 2018

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 40

Compliance review of Alcohol Sales Conditional Use Permit Case No. 40 to allow the continued operation and maintenance of an alcoholic beverage use involving the wholesale distribution of distilled spirits, beer and wine, at Southern Wine and Spirits located in the M-2, Heavy Manufacturing, Zone at 13500 Foster Road within the Consolidated Redevelopment Project Area.
(Southern Wine and Spirits of America, Inc.)

RECOMMENDATION:

That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 40, and request that this matter be brought back before May 14, 2023, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

Founded in 1968, the applicant, Southern Wine and Spirits of America, Inc., is the single largest distributor of wine, spirits, beer, and other non-alcoholic beverages in the United States. Today, Southern Wine and Spirits ("SWS") operates in 12 states, with its headquarters located in Miami. In February 2005, SWS consolidated their Cerritos operations and relocated them into Building "S" of the Golden Springs Business Center, located at 13500 Foster Road.

SWS maintains a Type 17 Beer and Wine Wholesaler license, and a Type 18 Distilled Spirits Wholesaler license with the Alcohol Beverage Control (ABC). In accordance with Section 155.628, SWS requested and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 40 by the Planning Commission and the City Council at their respective meetings of February 28 and March 10, 2005. Compliance reviews have been conducted of the facility with favorable results. This matter is before the Planning Commission because another code compliance review is now due.

CALLS FOR SERVICE

As part of the review process, staff checked the calls for service and found that no calls were generated as a result of the alcohol beverage activities.

COMPLIANCE REVIEW REPORT

Southern Wine and Spirits occupies Building "S", one of the largest buildings in the Business Center at approximately 840,000 sq ft., within the Golden Springs Business Center. As part of the permit review process, staff conducted a walk-through of the premises to ensure compliance with the listed conditions of approval and other regulatory ordinances and codes. Staff further contacted ABC and found that they have not had any complaint calls regarding the subject use.

Based on staff's findings, and the fact that the applicant has complied with all of the conditions of approval, staff believes that changes to the conditions are not warranted at this time. Therefore, staff is recommending another compliance review of ASCUP Case No. 40 in five years and before May 14, 2023.

CONDITIONS OF APPROVAL

Section 155.718 of the Zoning Code provides "that the Commission may grant a conditional use permit subject to such conditions as the Commission finds are warranted by the circumstances involved. . . All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development." As a result, any violation of the conditions of approval set forth within this report is a direct violation of Section 155.718 and subject to an Administrative Citation which carries fines of up to \$500.00 each day that the violation continues to exist, or the revocation of this entitlement, or both.

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial approval of this Permit. Conditions that have been modified are shown in a bold and italic font.

1. That the applicant shall be responsible for the continued maintenance and control of litter, debris, boxes, pallets and trash on the subject property.
2. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
3. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
4. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
5. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies and not by passenger-type vehicles.

6. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
7. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverages which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
8. ***That this permit is contingent upon the approval by the Department of Police Services of an updated security plan if the Applicant has made any modifications to its security procedures. Said security plan shall be submitted to the Director of Police Services by June 27, 2018. The security plan shall address the following for the purposes of minimizing risks to the public's health, welfare and safety:***
 - (A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
9. That the applicant shall at all times maintain in working order an alarm system that notifies the Whittier Police Department immediately if a breach occurs.
10. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

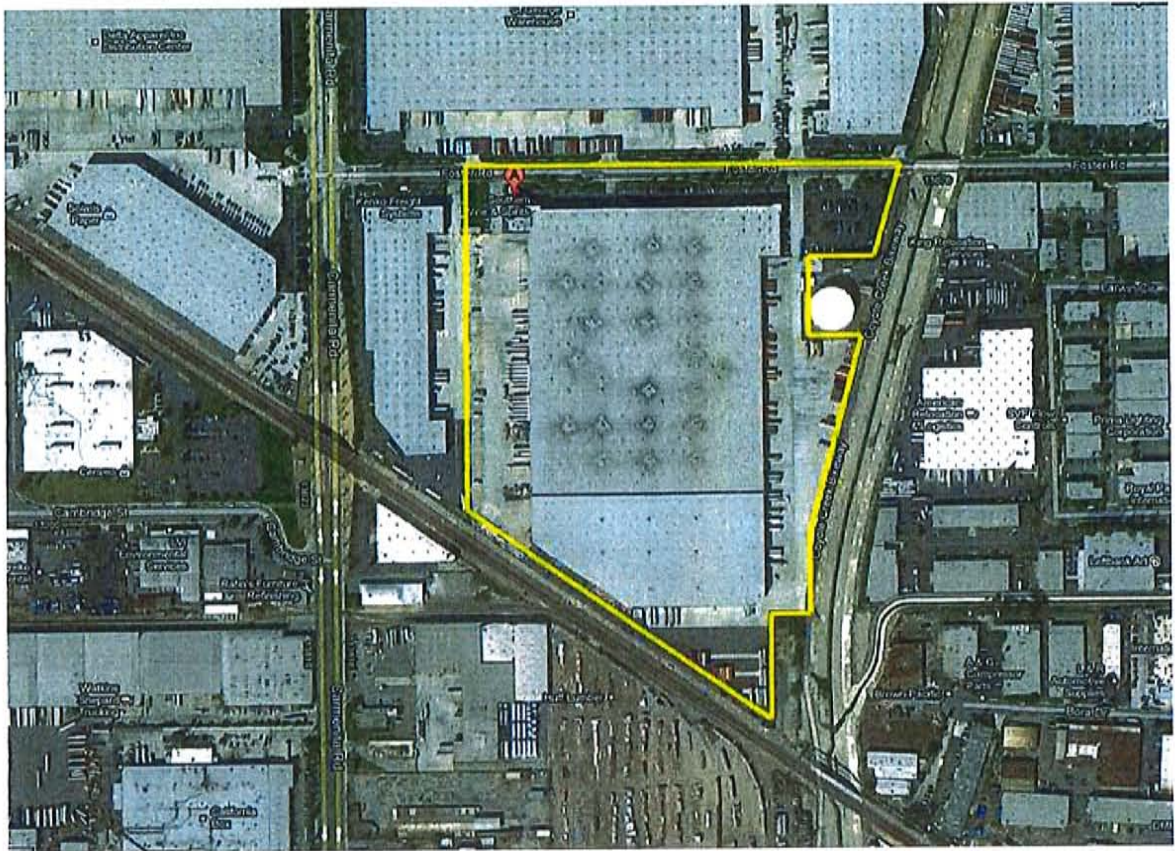
11. ***That this Permit shall be subject to a compliance review in five years, no later than May 14, 2023, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
12. That a copy of these conditions be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
13. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
14. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
15. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, and all other applicable regulations shall be strictly complied with.
16. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit is subject to the revocation process as outlined in the City Code.



Dina Torres
Director of Police Services

Attachment(s)

1. Location Map



NORTH

Santa Fe Springs

Location Map

Alcohol Sales Conditional Use Permit Case No. 40



CONSENT ITEM

Conditional Use Permit Case No. 524-5

A compliance review to allow the continued operation and maintenance of a green-waste transfer facility on property located at 12815 Imperial Highway (APN: 8026-041-039), within the M-2, Heavy Manufacturing, Zone. (Greencycle)

RECOMMENDATION: That the Planning Commission:

- Find that the continued operation and maintenance of a green-waste transfer facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 524-5, be subject to a compliance review in five (5) years, on or before, May 14, 2023, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND/LOCATION

The subject green-waste transfer facility, located at 12815 Imperial Highway, is an oddly configured lot, measuring approximately 1.7-acres. Access to the subject site is obtained by means of a 55-foot-wide road easement extending approximately 600 feet northward from Imperial Highway. Other industrial properties surround the subject site on all sides, some of which share said roadway easement.

The Planning Commission, at its meeting of November 13, 1995, initially approved Conditional Use Permit (CUP) Case No. 524 to allow the establishment, operation and maintenance of a green-waste transfer facility on the subject property. The original CUP essentially allowed the receiving and temporary stockpiling of green-waste (garden clipping, tree trimmings, etc.) for containerization and shipment to a green-waste chipping and grinding plant in the City of Chino. In other words, chipping, processing, or similar grinding of green-waste could not occur on-site. On December 12, 2016, the Planning Commission approved the Amendment of Conditional Use Permit Case No. 524 to allow chipping, grinding, and the collection of small-volume Construction, Demolition, and Inert Debris (CDI) materials as part of the existing green-waste transfer facility activities.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243 (C) of the Zoning Regulations, states that salvage, reclamation, recycling, wrecking, storage and disposal activities shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (C)	<u>Section 155.243</u> The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (C) Salvage, reclamation, recycling, wrecking, storage and disposal activities

On November 13, 1995, Greencycle, was initially granted Planning Commission approval to establish, operate, and maintain a green-waste transfer facility on the subject property. This is the fifth compliance review since the original CUP approval.

STAFF CONSIDERATIONS

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

An inspection of the property was conducted on March 5, 2018 and revealed that the business was operating in full compliance with all conditions of approval.

With the business in full compliance with the existing conditions of approval, staff finds that if the green-waste transfer facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 524-5 be subject to a compliance review in five (5) years, on or before, May 14, 2023, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

1. That the applicant shall not knowingly transport loads containing more than 10% residue. **(on-going)**

2. That the applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 892, passed 4-22-99) Penalty, see § 10.97. **(on-going)**
3. That the applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition #2. **(on-going)**
4. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(on-going)**

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

5. That the applicant shall continue to maintain the street and easement road monitoring, sweeping and green-waste material pick-up program for the clean-up of any leaves, branches or related green-waste material spilled or scattered upon any adjacent public street or easement road by vehicles visiting the subject site/operation. **(on-going)**
6. That all green-waste material shall continue to be stored within the designated bunker area only, with material height restricted to twelve (12) feet above ground level; said stockpiling area shall be located as shown on the site plan prepared by the applicant and on file with this case. No portion of the required off-street parking and loading areas shall be used for green-waste material storage, equipment storage or similar activities at any time. **(on-going)**
7. That the 9-foot wide x 20-foot wide area located directly south of the existing fire hydrant on the subject site shall continue to be restricted for emergency vehicle use only; said restricted parking area shall remain painted, and a sign posted adjacent to the hydrant, to demarcate/identify the area as a "No Parking At Any Time" zone, shall be continually maintained. Specific sign language shall be determined by the Fire Department. **(on-going)**

8. That all future fences, walls, gates and similar improvements for the proposed use shall be subject to the prior approval of the Fire Department and the Department of Planning and Development. **(on-going)**
9. That the City reserves the right to impose, at any time during the term of this Permit, a Traffic Congestion and Street Maintenance Impact Fee to help offset congestion or street damage costs related to or resulting from the subject operation. The Director of Public Works/Engineering shall determine when such fees shall be necessary, and the amount of the offset fee. **(on-going)**
10. That Conditional Use Permit Case No. 524-5, ~~as amended,~~ shall be subject to a compliance review in ~~one~~ **five (4 5) years**, until ~~December 12, 2017~~ **May 14, 2023**, to ensure the subject direct transfer use **green-waste transfer facility** is still operating in strict compliance with the conditions of approval as stated in the staff report. Approximately three (3) months before ~~December 12, 2017~~ **May 14, 2023**, the applicant/owner and/or the then operator or owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(revised - on-going)**
11. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(on-going)**
12. That the ~~existing~~ landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all existing landscaped areas. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance). **(revised - on-going)**
13. That ~~the existing office trailer along the southeast portion of the subject property be transformed into a permanent, non-portable, structure that is architecturally compatible to the existing structures on-site. Improvements may include, but not limited to, re-cladding, the removal of truck wheels, concrete base, etc. Additionally, said improvements shall be completed on or before November 14, 2017.~~ **(satisfied)**

14. ~~That all metal siding on the existing canopy along the northeast corner of the subject property shall be removed and thereafter the canopy shall be painted to match the existing building on or before, November 14, 2017. (satisfied)~~
15. That the subject grinding operations shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations. **(on-going)**
16. That the portable grinder shall be parked in the designated area indicated on the provided site plan, north of the existing building, when not in use. **(on-going)**
17. That the applicant, Greencycle, shall obtain all necessary permits and approvals and thereafter comply with all regulations enforced by the Law Enforcement Agency (LEA) and the County of Los Angeles Public Health Department in regards to a Chipping, Grinding, and Small-Volume Construction and Demolition/Inert Debris Processing Operation. **(on-going)**
18. That the Department of Planning and Development shall review and approve all new sign proposals for the development prior to installation. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on a minimum 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(on-going)**
19. That the development shall otherwise be substantially in accordance with the site plan, submitted by the owner and on file with the case. **(on-going)**
20. That a minimum of 17 parking stalls shall be continually provided and maintained at all times. All parking areas shall be legibly marked off on the pavement, showing the required parking spaces. **(on-going)**
21. That the applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments. **(on-going)**
22. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054. **(on-going)**

23. That the applicant, Greencycle Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(on-going)**
24. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the conditional use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject Conditional Use Permit. **(on-going)**
25. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(on-going)**



Wayne M. Morrell
Director of Planning

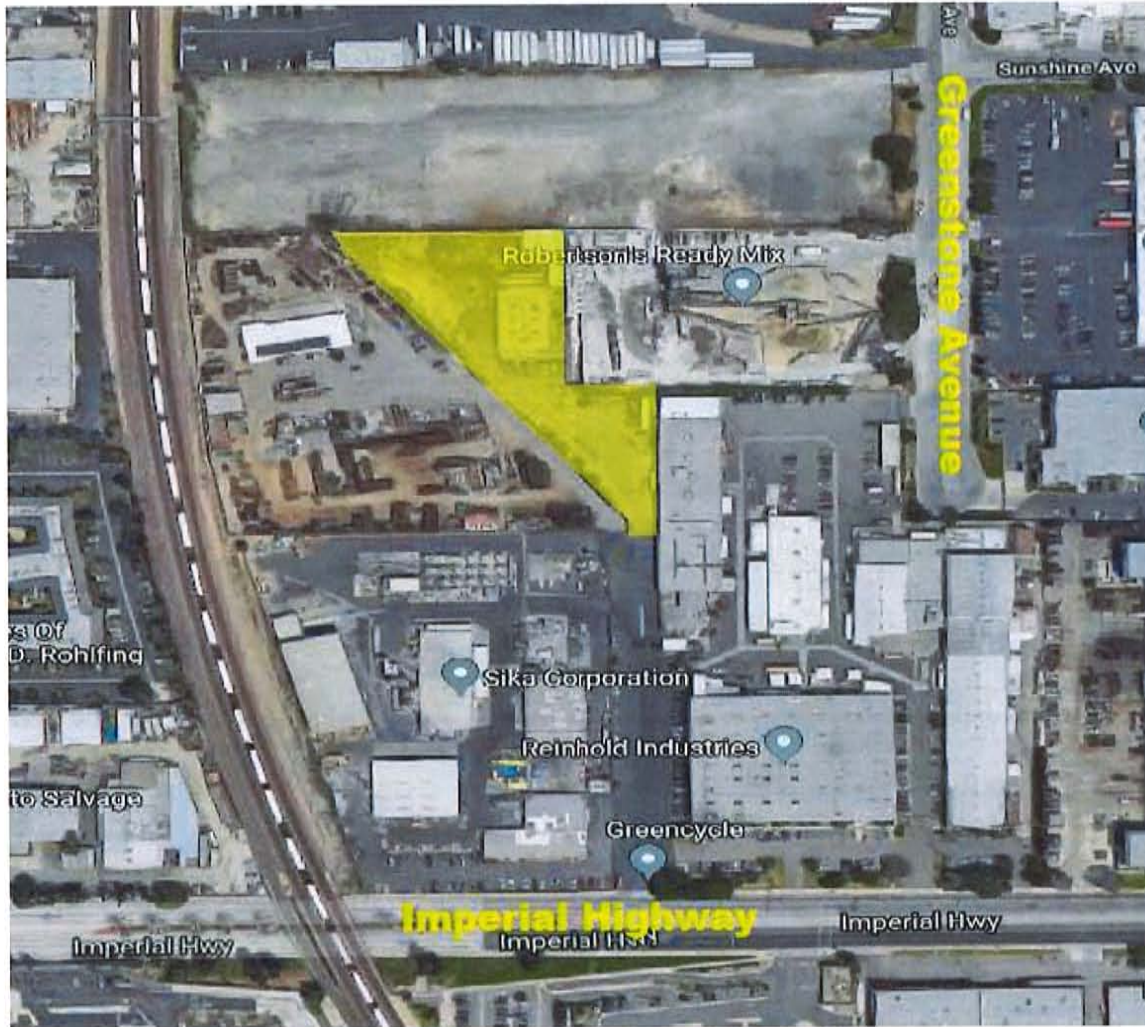
Attachments:

1. Aerial Photo
2. CUP Compliance Review Request/ Receipt
3. Current Site Photo (May 3, 2018)

Aerial Photograph



CITY OF SANTA FE SPRINGS



CONDITIONAL USE PERMIT CASE NO. 524-5



12815 Imperial Highway
(Applicant: Greencycle)

CUP Compliance Review Request Letter/ Receipt



April 25, 2018

VIA HAND DELIVERY

CITY OF SANTA FE SPRINGS
Department of Planning and Development
11710 Telegraph Road
SANTA FE SPRINGS, CA 90670-3679

ATTENTION: VINCE VELASCO
Planning Consultant

RE: REQUEST TO RENEW AND EXTEND
C.U.P. NO. 524-5 TO MAY 14, 2023

Dear Mr. Velasco:

I wish to thank you for the courtesy of your onsite visit which occurred
On March 5, 2018.

For ease of reference I have divided this written request to Renew and
Extend our Conditional Use Permit as follows:

ATTACHMENT A: EXISTING SITE MAP AS PREVIOUSLY SUBMITTED
AND APPROVED.

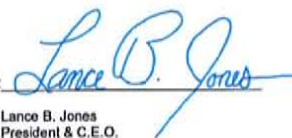
ATTACHMENT B: CURRENT BUSINESS OPERATIONS AS PREVIOUSLY
SUBMITTED AND APPROVED.

Page 2.
Vince Velasco, Planning Consultant
Department of Planning and Development

Once again, my sincere Thanks for all your help and assistance during this
Compliance Review Process. If you require any further information whatsoever,
please do not hesitate to call (562-906-5223).

Very truly yours,

GREENCYCLE

By: 
Lance B. Jones
President & C.E.O.

LBJ/skf

ATTACHMENTS: A & B

12015 E. IMPERIAL HIGHWAY • SANTA FE SPRINGS, CA 90670 • TEL 562.906.5223 • FAX 562.906.0773

		DISTRIBUTION			
FUND	Q/L	ACTIVITY	OBJECT	PROJECT	AMOUNT

City of Santa Fe Springs

(NAME)

(ADDRESS)

(CITY AND STATE)

(DESCRIPTION)

RECEIPT

11-25-17 10:41:54 0875 562.906

Report Submitted By: Vince Velasco
Planning and Development Department

Date of Report: May 10, 2018

Current Site Photos





City of Santa Fe Springs

Planning Commission Meeting

May 14, 2018

CONSENT ITEM

Conditional Use Permit Case No. 729-3

A compliance review of a precious metals foundry facility located at 8444 Secura Way (APN: 8168-026-004), within the M-1, Light Manufacturing, Zone.
(Robert Caro Company-The Buyer Guys)

RECOMMENDATIONS: That the Planning Commission:

- Find that the continued operation and maintenance of a precious metals foundry facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 729-3, be subject to a compliance review in five (5) years, on or before, May 14, 2023, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.213(T) of the City's zoning regulations, a foundry use in the M-1 (light manufacturing) zone requires a Conditional Use Permit (CUP) prior to commencement of such activities.

Robert Caro Company was established in the early 1970s and located to Santa Fe Springs in 2012. Robert Caro Company buys gold/silver scrap jewelry from various clients (jewelry stores, pawn shops, etc.). The precious metal is melted in furnaces at temperatures as high as 1,800 degrees Fahrenheit. Once the precious metal is molten, it is poured into cast iron molds to produce bullion bars. The gold/silver is then analyzed to determine its purity before being sold to a refiner recycler. The entire process typically occurs within a two (2) day time period. The business is owned and operated by Mr. Robert Caro and his son. Typical hours of operation are 6:30am to 3:00pm, Monday through Friday.

On April 9, 2012, Robert Caro Company was initially granted a Conditional Use Permit by the Planning Commission approval to establish, operate, and maintain a foundry use on the subject property. The original approval was for a period of one year. Since then, two separate Compliance Reviews were on October 14, 2013 and

April 27, 2015, respectively. The last compliance review extended the CUP for a period of three years.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. The inspection done on April 4, 2018, revealed that the applicant is in full compliance with the existing conditions of approval. Staff, therefore, finds that if the foundry use continues to operate in strict compliance with the required conditions of approval, the use will remain compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 729-3 be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact: Richard Kullman 562.868-0511 x3710)

1. Applicant shall comply with all aspects of the 2013 Edition of the California Fire Code. **(Ongoing)**

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION:

(Contact: Tom Hall 562.868-0511 x3715)

2. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**
3. That the owner/operator shall complete and submit the Chemical Hazard Classification & Occupancy Rating package to the EPD prior to storing new or increasing existing amounts of hazardous materials on the property. The building occupancy rating, based on the information provided, will be designated by the Building Department. **(Ongoing)**
4. That the owner/operator shall not bring any offsite generated hazardous waste on site. **(Ongoing)**

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

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

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868-0511 x7309)**

11. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Camillia Martinez 562.868-0511 x7353)**

7. That the Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909. **(Ongoing)**
8. That upon completion of any new landscaping and landscape upgrades, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(Ongoing)**
9. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall. **(Ongoing)**

10. That all vehicles associated with the business shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
11. That all fences, walls, gates and similar improvements for the proposed use shall be subject to the prior approval of the Department of Fire-Rescue, Department of Police Services, and the Department of Planning and Development. **(Ongoing)**
12. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(Ongoing)**
13. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Secura Way, use street as a staging area, or to backup onto the street from the subject property. **(Ongoing)**
14. ~~That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.~~ **(Complete)**
15. ~~That prior to occupancy of the property/building, the Applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).~~ **(Complete)**
16. ~~That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall have the conditions of approval incorporated into the final set prior to issuance of building permits.~~ **(Complete)**
17. That the applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject

project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org . **(Ongoing)**

18. That the site shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the Applicant and on file with the case. **(Ongoing)**
19. 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. **(Ongoing)**
20. That Conditional Use Permit Case No. 729-3 shall be subject to a compliance review in five (5) years, on or before **May 14, 2023**. Approximately three (3) months before **May 14, 2023**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
21. That the applicant, Robert Caro Company, 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 CUP Case Permit No. 729, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
22. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Ongoing)**
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.
(Ongoing)



Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Photograph of Subject Property
3. Time Extension Request Letter
4. Receipt

AERIAL PHOTOGRAPH



Conditional Use Permit Case No. 729-3
8444 Secura Way
(APN: 8168-026-004)

PHOTOGRAPH OF SUBJECT PROPERTY



TIME EXTENSION REQUEST LETTER

THE BUYERS, INC.

BUYERS AND REFINERS OF ALL PRECIOUS METALS

3/22/18

Received

MAR 26 2018

Planning Department

To the City of Santa Fe Springs
Regarding CUP 729-3

My name is Robert Caro and I still run The Buyers Inc.
out of my building. I am still processing
gold & silver scrap from local pawnshops.
I do no business with the public only licensed dealers.
I have made no changes to my operating
procedures. My hours are still the same and
I maintain the property as outlined in the CUP.
Thank you for the CUP

Robert Caro
CEO

8444 Secura Way • Santa Fe Springs, CA 90670
Tel. 562.945.7276 • Fax 562.945.7466

RECEIPT

10/03/19 423015

City of Santa Fe Springs

DISTRIBUTION					
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	742	4110	6000		

THE BUYERS INC.
(NAME)
8444 Santa Fe Springs Rd.
(ADDRESS)
SFS CA 90670
(CITY AND STATE)
CUP Extension Case No. 729-3
(DESCRIPTION)

RECEIPT

City of Santa Fe Springs, CA
FINANCE DEPARTMENT
11710 E Telegraph Rd
Santa Fe Springs, CA 90670
(562) 868-0511

000016-0006

03/26/2018 10:50AM

MISCELLANEOUS

Description:

MISCELLANEOUS PAYMENT
(FA0118)

Reference 1: CUP

Reference 2: CASE#729-3

MISCELLANEOUS PAYMENT
(FA0118)

2018 Item: FA0118

1 @ 563.00

MISCELLANEOUS PAYMENT
(FA0118)

563.00

563.00

Subtotal 563.00

Total 563.00

CHECK 563.00

Check Number 007530

Change due 0.00

Paid by: THE BUYERS INC



Comments: LM

Thank you for your payment