



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

**July 9, 2018
6:00 p.m.**

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

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

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

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

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

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

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

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

4. ORAL COMMUNICATIONS

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

5. PRESENTATION

Sales Tax Initiative by City Manager Ray Cruz

6. MINUTES

Approval of the minutes for the May 14, 2018 Planning Commission meeting

7. ELECTION OF OFFICERS FOR 2017-2018

The bylaws require the election of Commission Officers.

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 78232

Development Plan Approval Case Nos. 930, 931, 932, and 933

A request to allow a 44.67-acre site consisting of seven parcels to be subdivided into five parcels and developed with:

DPA 930: a 78,417 sq. ft. building on a 4.28-acre parcel;

DPA 931: a 58,463 sq. ft. building on a 3.53-acre parcel;

DPA 932: a 121,124 sq. ft. building on a 6.85-acre parcel;

DPA 933: a 60,117 sq. ft. building on a 3.23-acre parcel;

The remaining 26.77-acre parcel will be reserved for oil extraction operations. The project site is located at the northwest corner of Telegraph Road and Santa Fe Springs Road (APNs 8005-015-011, 8005-015-013, 8005-015-023, 8005-015-024, 8005-015-025, 8005-015-026, and 8005-015-027), within the M-2, Heavy Manufacturing Zone and Telegraph Road Corridor. (Breitburn Operating L.P.)

9. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines §15301 (Class 1)

Development Plan Approval (DPA) Case No. 937

A request for approval to apply a non-metallic finish to the rear portion of the existing +/-13,732 sq. ft. building to match the existing front office on property located at 12739 Lakeland Road (APN: 8011-016-022), within the M-2, Heavy Manufacturing, Zone. (CR&R, Inc.)

10. NEW BUSINESSParkway Tree Removal Appeal Decision

Resident Request for Removal of Parkway Tree at Gridley

11. NEW BUSINESSCategorically Exempt – CEQA Guideline Section 15311(b), Class 11Modification Permit Case Nos. 1285 & 1286

A request for a Modification of Property Development Standards to reduce the amount of required landscaping and to reduce the size of parking stalls in order to create three (3) additional parking stalls at 14156 Rosecrans Avenue (APN: 8069-006-004) within the C-4-PD, Community Commercial Planned Development, Zone.
(Prowest Engineering/7-Eleven on behalf of Tabbello Bros Inc.)

12. NEW BUSINESSCategorically Exempt – CEQA Guideline Section 15301, Class 1Modification Permit Case No. 1297

A modification of property development standards to allow the architectural elements of a billboard design to extend beyond the standard maximum of six (6) feet above, and two (2) feet along the sides and bottom, of the billboard face on property located at 13711 Freeway Drive APN: 8069-015-055, within the M-2-FOZ (Heavy Manufacturing – Freeway Overlay Zone). (Bulletin Displays, LLC)

13. CONSENT ITEMS

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

A. CONSENT ITEMConditional Use Permit Case No. 194-10

Compliance review to allow the continued operation and maintenance of a contractor's storage yard use for the storage of vacuum trucks associated with a septic tank cleaning business on the .37-acre property located 14018 Carmenita Road (APN:8059-003-003), in the M-1, Light Manufacturing, Zone within the Consolidated Redevelopment Project Area.
(Peggy Lee Hendricks for Roberts Liquid Disposal)

B. CONSENT ITEMConditional use Permit Case No. 654-4

A compliance review to allow the continued operation and maintenance of a an ambulance service including light vehicle repair and preventative maintenance located at 12160 Mora Drive (APN:8009-007-057) in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project Area.
(Care Ambulance Service)

C. CONSENT ITEMConditional Use Permit Case No. 748-3

A request for a time extension of Conditional Use Permit (CUP) Case No. 748 to allow the operation and maintenance of a parcel delivery service/ground distribution facility use located at 11688 Greenstone Avenue (APN: 8026-018-022). The subject site is dual zoned; the first ±340 ft. off Shoemaker Avenue is zoned M-1, Light Manufacturing with the remaining portion is zoned M-2, Heavy Manufacturing. (FedEx Ground)

D. CONSENT ITEMConditional Use Permit Case No. 750-1

A request for a time extension of Conditional Use Permit (CUP) Case No. 750 to allow the operation and maintenance of a 50-foot tall digital billboard with display area of 14'x48' on property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. (Bulletin Displays, LLC)

E. CONSENT ITEMConditional Use Permit Case No. 777-1

A request for a time extension of Conditional Use Permit (CUP) Case No. 771-1 to allow for the establishment, operation, and maintenance of a convenience store at 13417 Rosecrans Avenue (APN: 8059-003-025, 023, 026), within the M-1, Light Manufacturing, Zone. (Muhamet Cifligu)

F. CONSENT ITEMConditional Use Permit Case No. 778-1

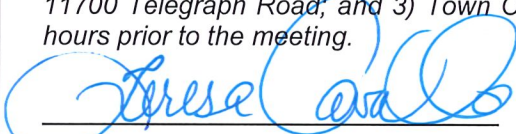
A request to allow the retail sale of firearms and ammunition at 12150 Bloomfield Avenue, Unit A (APN: 8026-019-023) in conformance with Sections 155.243 and 155.648 of the Zoning Code, which limits the retail sale of firearms to public safety and first responder personnel in the M-2, Heavy Manufacturing, zone. (S Browne Supply, LLC)

14. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

15. ADJOURNMENT

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



Commission Secretary

July 6, 2018
Date



City of Santa Fe Springs

Planning Commission Meeting

July 9, 2018

REPORT FROM THE CITY MANAGER

Sales Tax Initiative

RECOMMENDATION

This report is for informational purposes only and does not require any action by the Planning Commission.

BACKGROUND

The City Manager will provide information on the Sales Tax Initiative.

Caluya FOR W/M

Wayne M. Morrell
Director of Planning

Attachments:

None



City of Santa Fe Springs

Planning Commission Meeting

July 9, 2018

APPROVAL OF MINUTES

Minutes of the May 14, 2018 Planning Commission Meeting

RECOMMENDATION

That the Planning Commission take the following action:

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

- May 14, 2018

Staff hereby submits the minutes for Planning Commissioners' approval.

A handwritten signature in blue ink, which appears to read "Wayne M. Morrell". To the right of the signature is a small circular stamp containing the letters "WM".

Wayne M. Morrell
Director of Planning

Attachment:

Minutes for May 14, 2018



APPROVED:

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

May 14, 2018

1. **CALL TO ORDER**

Chairperson Jimenez called the meeting to order at 6:01 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chairperson Jimenez called upon Commissioner Arnold to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Jimenez
Vice Chairperson Aranda
Commissioner Arnold
Commissioner Mora
Commissioner Ybarra

Staff:

Richard L. Adams, II, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Luis Collazo, Code Enforcement Officer
Camillia Martinez, Planning Intern

Council:

Jay Sarno, Mayor
Joe Angel Zamora, Councilmember

Members absent:

None

4. **ORAL COMMUNICATIONS**

None

MINUTES

5. Approval of the minutes of the April 9, 2018 Planning Commission meetings.

It was moved by Commissioner Arnold, seconded by Commissioner Mora to approve the minutes of April 9, 2018 as submitted, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15301, Class 1
Conditional Use Permit (CUP) Case No. 500-7

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit (CUP) Case No. 500-7, and thereafter, close the Public Hearing; and
- Find and determine that the proposed 405 sq. ft. addition and appurtenant improvements to the existing LACADA recovery center, if it continuous to be conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Find and determine that the project 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 CEQA; and
- Approve Conditional Use Permit Case No. 500-7, subject to the conditions of approval as contained within Resolution No. 77-2018; and
- Require that Conditional Use Permit Case No. 500-7 be subject to a compliance review in two (2) years, on or before May 14, 2020, to ensure that the use is still operating in strict compliance with the conditions of approval; and
- Adopt Resolution No. 77-2018, which incorporates the Planning Commission’s findings and actions regarding this matter.

Chair Jimenez opened the Public Hearing at 6:03 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 6 before the Planning Commission.

Chair Jimenez called upon the Commissioners for questions and/or comments.

Vice Chair Aranda inquired about the proposed use for the outdoor area. Senior Planner Cuong Nguyen replied that the outdoor area is a required recreational area by the State.

Chair Jimenez asked if anyone present in the audience wished to speak on this matter. There being no one wishing to speak and having no further questions, Chairperson Jimenez closed the Public Hearing at 6:10 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to approve Conditional Use Permit (CUP) Case No. 500-7, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard Adams read the City's appeal process to inform the Planning Commission and public.

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 82031

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82031 and, thereafter, close the Public Hearing; and
- Find that Tentative Parcel Map No. 82031 is consistent with the City's General Plan; and
- Find that Tentative Parcel Map No. 82031 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and
- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study indicates potentially significant environmental effects related to the project have been reduced or otherwise or mitigated to less than significant levels; and
- Approve the proposed Mitigated Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Tentative Parcel Map No. 82031, subject to the conditions of approval as contained with the attached Resolution (80-2018).
- Adopt Resolution No. 80-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

*** SEE ITEM NO. 8 ***

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 936

Conditional Use Permit Case No. 787

Recommendation: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Development Plan Approval Case No. 936 and Conditional Use Permit Case No. 787, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and

- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study indicates potentially significant environmental effects related to the project have been reduced or otherwise or mitigated to less than significant levels; and
- Approve the proposed Mitigated Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Development Plan Approval Case No. 936 and Conditional Use Permit Case No. 787, subject to the conditions of approval as contained with the attached Resolution (81-2018); and
- Find that Conditional Use Permit Case No. 787 shall be subject to a compliance review in two year, on or before May 14, 2020.
- Adopt Resolution No. 81-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Jimenez opened the Public Hearing at 6:12 p.m. and called upon Planning Consultant Jimmy Wong to present Item No. 7 and Item No. 8 before the Planning Commission. Present in the audience were the applicant and their Environmental Consultant Marc Blodgett of Blodgett Baylosis Environmental Planning.

Chair Jimenez called upon the Commissioners for questions and/or comments.

Commissioner Ybarra inquired about the door-to-door community outreach and if the City received any comments from the Public Hearing Notice that was sent out to the surrounding properties. Planning Consultant Jimmy Wong replied that the only response received was from the City of Norwalk regarding the Mitigated Negative Declaration (MND).

Commissioner Arnold inquired about the parking requirements for this use. Mr. Wong replied that it is 1 parking stall for every 10,000 sf. Commissioner Arnold commented that the City of Norwalk was concerned with the number of parking stalls considering the number of trips that were indicated in the MND. Planning Consultant Jimmy Wong deferred the question to Environmental Consultant Marc Blodgett who replied that the trips referred to within the report would be from patrons who are renting from the storage facility and would be quick in nature and wouldn't require a significant number of parking stalls.

Commissioner Mora inquired about the hours of operation and if the facility would be self-service or manned. Jimmy Wong deferred to the Applicant's Representative Regional Director Adam Lentz who replied that the applicant has been in the self-storage business for over 30 years and they currently have 70 projects nationwide and half of their portfolio consists of 1400 stores which are run by property management companies.

Chair Jimenez asked if anyone present in the audience wished to speak on this matter.

Regional Director Adam Lentz commented on the wonderful job that Planning Consultant Jimmy Wong performed on the project. Mr. Lentz further commented that his team knocked on over 70+ doors and none of the residents expressed concerns or oppositions to the project. Mr. Lentz further provided a letter of support from the property's neighbor

to the north as well.

Vice Chair Aranda asked the applicant what lead them to develop a mini-storage instead of a regular storage facility. Mr. Lentz replied that they are both the same it just depends on how the municipality titles the use within the City's code. Vice Chair Aranda further inquired about the clientele and if the applicant knew from what distance their clientele would be coming from to use their facility. Mr. Lentz replied that the City is undersupplied and this facility will reach out to a three (3) mile radius.

Danny Grajeda inquired about the possibility of hazardous waste being stored at this facility and the run-off going straight to the ocean affecting sea life and if the homeless will be allowed to rent a unit to live within that unit. Mr. Lentz responded that they have a 24/7 monitored facility and have very strict lease agreements. They have yet to encounter these problems at any of their other facilities since they have a manned facility that gets to know their patrons. The facility also follows strict state mandates regarding run-off water.

Having no further questions, Chairperson Jimenez closed the Public Hearing at 6:35 p.m. and requested a motion and second for Item No. 7 and Item No. 8.

It was moved by Vice Chair Aranda, seconded by Commissioner Ybarra to approve Tentative Parcel Map No. 82031, Development Plan Approval Case No. 936 and, Conditional Use Permit Case No. 787, and the recommendations regarding these matters, which passed by the following roll call vote:

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

City Attorney Richard Adams read the City's appeal process to inform the Planning Commission and public.

9. PUBLIC HEARING

CEQA – Adoption of Supplemental Initial Study/ Mitigated Negative Declaration Conditional Use Permit Case No. 771-1

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Conditional Use Permit Case No. 771-1 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed Conditional Use Permit Case No. 771-1 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 City Zoning Regulations for the granting of a Conditional Use Permit; and
- Approve and adopt the proposed Supplemental Mitigated Negative Declaration which, based on the findings of the Supplemental Initial Study indicates that there are no potentially significant environmental effects related to the proposed changes to

Conditional Use Permit Case No. 771 or otherwise such effects have been mitigated to a less than significant level; and

- Approve Conditional Use Permit Case No. 771-1, subject to the conditions of approval as contained within Resolution 75-2018; and
- Adopt Resolution No. 75-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Jimenez opened the Public Hearing at 6:37 p.m. and called upon Planning Consultant Jimmy Wong to present Item No. 9 before the Planning Commission. Present in the audience was the applicant.

Chair Jimenez called upon the Commissioners for questions and/or comments.

Commissioner Ybarra requested clarification on the number of tires being stored at this location. Planning Consultant Jimmy Wong replied that the previous CUP approval did not mention the temporary storage of these tires at this location.

Commissioner Mora inquired about the temporary storage at this location. Jimmy Wong replied that 50,000 tires will be stored inside the building and the 40,000 tires will be stored temporarily inside the trucks for no more than 48 hours.

Chair Jimenez asked if anyone present in the audience wished to speak on this matter.

The Applicant's Representative April Garcia indicated that the Cornet location is a third building location for Lakin Tire and it is solely for temporary truck storage. When Lakin Tire originally applied for the CUP, Cal Recycle the State regulatory agency, was only asking for what was being stored inside the buildings but Cal Recycle is now making Lakin Tire to account for the total number of tires in and outside buildings and trailers. The Cornet location was solely for truck trailer storage but because tires may be inside those trailers Lakin Tire has to account for those tires inside those trailers for Cal Recycle on their permit.

Having no further questions, Chairperson Jimenez closed the Public Hearing at 6:49 p.m. and requested a motion and second for Item No. 9.

It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve Conditional Use Permit Case No. 771-1, and the recommendations regarding these matters, which passed by the following roll call vote:

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

City Attorney Richard Adams read the City's appeal process to inform the Planning Commission and public.

10. PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)
Adoption of Mitigated Negative Declaration
Tentative Parcel Map No. 78240

Recommendation: 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 Tentative Parcel Map No. 78240 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed Tentative Parcel Map 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 Tentative Parcel Map No. 78240 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; 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
- Approve Tentative Parcel Map No. 78240, subject to the conditions of approval as contained within the attached Resolution (No. 70-2018).
- Adopt Resolution No. 70-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

*** SEE ITEM NO. 14 ***

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

Adoption of Mitigated Negative Declaration

General Plan Amendment No. 27

Recommendation: 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 General Plan Amendment Case No. 27 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed General Plan Amendment 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 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
- Approve General Plan Amendment Case No. 27, subject to the conditions of approval as contained within the attached Resolution (No. 71-2018).

- Adopt Resolution No. 71-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

*** SEE ITEM NO. 14 ***

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

Adoption of Mitigated Negative Declaration

Zone Change Case No. 137

Recommendation: 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 Faculties) 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.

*** SEE ITEM NO. 14 ***

13. 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

Recommendation: 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
- 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.

*** SEE ITEM NO. 14 ***

14. 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

The following announcements were made:

- 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.

Chair Jimenez announced that the Public Hearing remained opened from the previous Planning Commission meeting and called upon Planning Consultant Vince Velasco to present Item Nos. 10-14 before the Planning Commission. Present in the audience on behalf of the applicant Storm Properties, Inc. were representatives Angie Yee and Jay Ahluwalia, So. Whittier School District Representative Mark Keriakous and Environmental Consultant Marc Blodgett of Blodgett Baylosis Environmental Planning.

Chair Jimenez called upon the other Planning Commissioners for questions and/or comments.

Commissioner Ybarra thanked Planning Consultant Vince Velasco for the well written and very detailed report.

Commissioner Arnold also commented that Mr. Velasco did an outstanding job on going over each and every question and concern that the community presented and that it was well presented.

Commissioner Mora inquired about the extent of the land lease. Planning Consultant deferred to the applicant.

Vice Chair Aranda inquired about egress from the facility is all going South on Carmenita and there is no left-hand turn going North on Carmenita. Vice Chair Aranda also inquired about the fencing along the Westside of the property and if the residents will be keeping their fences and is there a concern for a gap. Mr. Velasco confirmed that there will be no left hand turn onto Carmenita. Also, Mr. Velasco informed the Commissioners that a block wall is being constructed on the applicant's property and it will be up to the residents to decide if they want to keep their current fencing. Staff has also expressed that concern regarding the gap and has informed the applicant that the wall has to be built on their property line.

Chair Jimenez commented that Planning Consultant Vince Velasco did a great job on the presentation and responding to the publics comments and concerns.

Chair Jimenez called upon the Applicant Storm Properties, Inc.'s Representative Jay Ahluwalia who thanked the Planning Commissioners and the Planning Staff and responded to the Planning Commissioners questions. Mr. Ahluwalia indicated that the initial lease with the school district is 65 years with extensions up to 99 years. Mr. Ahluwalia replied that with regards to the wall Storm Properties goal is to work with the residents to build a nice wall that works for both sides, but built on our property, that won't leave a gap. With regards to traffic, Mr. Ahluwalia indicated that people making a left turn will be going towards the shopping center but not towards the school since it is assumed that they will be walking since the school is so close.

Chair Jimenez asked if anyone present in the audience wished to speak on this matter.

Whittier resident Josefina Tafoya thanked the Planning Commissioners for the opportunity to speak in support of the project. Ms. Tafoya expressed that as residents of an unincorporated area they don't have representation and the community does not have a progressive mindset. Ms. Tafoya provided signatures in support of the project and requested that the Planning Commission support the project to beautify the area and educate the students of the community.

Whittier resident Butch Redman "Mayor of Sunshine Acres" objected to the three (3) minute rule. He commented that the Planning Commission violated Robert Rules. He also expressed his concerns about all the money received from this project going into the general fund and not being transparent about how it is being spent. He also expressed his concerns about traffic referred to it as "slaughter alley". When his time was up he protested about the three (3) minute rule.

Whittier resident Nancy Barragan thanked the Planning Commission for listening to the Whittier residents. Ms. Barragan provided a signed petition against the project. Ms.

Barragan expressed her concerns about shrinking green space, the lack of services at Amelia Mayberry Park, the lack of representation in Unincorporated Whittier, and the traffic concerns. Ms. Barragan also commented that So. Whittier is an under performing school district and questioned how the money received from this project is being spent.

Whittier resident Steven Winger commented about history of the area and expressed how no one wants the project in the area. Mr. Winger commented that Governor Brown announced a windfall in the coffers, so why is the school giving away the property? Mr. Winger also indicated that the soccer league is playing on the field and is being used by the local community. When the school district installed the fence, they began to say the kids weren't using the field so that they can develop it.

Whittier resident Daniel Grajeda asked the following questions: 1) What type and how many solar panels will be installed so that they are not draining from the power grid? 2) What time will the trash be picked-up? 3) Will a light pole be installed in the future since no left-hand turn will not be allowed? 4) Is the project a gated community?

Whittier resident Esmeralda Ramos asked what plans the district had for the money for the students. The district has a new Superintendent and this project began with the previous Superintendent. Within the next 10 or 20 years there will be a new school board and this project will not meet the same needs of the community. The majority of the community are Hispanic and do not speak and/or read English so they were not properly notified of these hearings.

Chair Jimenez asked if there was anyone else wishing to speak on this matter. Having no one else wishing to come forward Chair Jimenez called upon the Applicant Storm Development Representative Jay Ahluwalia to address the audience's concerns.

Mr. Ahluwalia indicated that Storm Development has addressed some of these concerns within the plans and studies submitted, as well as in previous meetings and presentations. Mr. Ahluwalia indicated that the traffic study addressed that there was not enough traffic to demand a traffic light at that location. He also stated that the soccer league provided a letter in support of the project, and Storm will work with their trash hauler so that trash will be picked up at reasonable hour that is convenient to the neighbors. Mr. Ahluwalia also indicated that this project is a gated community and self-contained. He further indicated that Storm will be building this project per the State's Title 24 energy standards. With regards to the question about open space, Mr. Ahluwalia replied that there is a park located 460 feet away and no Agency would have two parks within 500 feet from each other. Mr. Ahluwalia deferred the question regarding how the monies, received from this project, were being spent to the So. Whittier School District.

Having no further questions or comments, Chairperson Jimenez closed the Public Hearing at 7:40 p.m. However, before Chair Jimenez requested a motion, he commented that he reached out to the So. Whittier School District's Superintendent and met with him and his assistants. Chair Jimenez indicated that from that meeting he was informed that the fields have not been used by the students since 2013 and there has been a decrease in student enrollment in the area for quite some time. Chair Jimenez thanked everyone in the audience for expressing their opinions and concerns and being at tonight's meeting.

Chair Jimenez requested a motion and a second for Item Nos. 10, 11, 12, 13 and 14.

It was moved by Commissioner Ybarra, seconded by Vice Chair Aranda to continue Tentative Parcel Map No. 78240, General Plan Amendment 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, and the recommendations regarding these matters, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nays: None

Absent: None

City Attorney Richard Adams read the City's appeal process to inform the Planning Commission and public.

Chair Jimenez recessed the meeting at 7:43 p.m.

Chair Jimenez convened the meeting at 7:48 p.m.

15. NEW BUSINESS

Modification Permit Case No. 1288 & 1289

- 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.

*** SEE ITEM NO. 16 ***

16. NEW BUSINESS

Modification Permit Case No. 1290

- 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. 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.

Chair Jimenez called upon Planning Intern Camillia Martinez to present Item Nos. 15 and 16 before the Planning Commission. Present in the audience on behalf of the applicant was Jeff Hamilton of Goodman Santa Fe Springs SPE LLC.

Chair Jimenez called upon the other Planning Commissioners for questions and/or comments.

Vice Chair Aranda commented that the project appears to have sufficient parking for the current number of employees; however, he inquired how does the City monitor the number of employees and the need for more parking should the business expand. Planning Intern Camillia Martinez replied that within the conditions of approval it is indicated that once the employee count exceeds a set number, the parking requirements will have to be reevaluated and the MOD would have to be adjusted accordingly. Senior Planner Cuong Nguyen also commented that there is a limit on the maximum employee count for each business associated with these MODs and there is a condition that allows staff to bring this matter before the Planning Commission at any time should there be a parking issue on site.

Commissioner Arnold asked how the City is monitoring the employee count. Senior Planner Cuong Nguyen replied that when the business applies for a Business Tax Certificate application requires that an employee count be provided since the fee is based on that count. Commissioner Arnold requested a condition to monitor the employee count.

Chair Jimenez opened the Public Hearing Notice for Item Nos. 15 and 16 at 8:01 p.m. and asked if anyone from the audience wished to speak on this matter. Having no one wishing to speak Chair Jimenez closed the Public Hearing at 8:01 p.m. and requested a motion and second for Item Nos. 15 and 16.

It was moved by Commissioner Mora, seconded by Commissioner Ybarra to approve continue Modification Permit Case No. 1288 & 1289, and Modification Permit Case No. 1290 with the condition to monitor the employee counts for these locations, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard Adams read the City's appeal process to inform the Planning Commission and public.

17. CONSENT ITEMS

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 40

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.

B. CONSENT ITEM

Conditional Use Permit Case No. 524-5

- 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.

C. CONSENT ITEM

Conditional Use Permit Case No. 729-3

- 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.

It was moved by Commissioner Ybarra, seconded by Vice Chair Aranda to approve Consent Item No. 17A, 17B, and 17C and the recommendations regarding these items, which passed by the following vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

18. ANNOUNCEMENTS

Commissioners commended staff for their hard work and their efforts that they placed into May's Agenda.

Staff:

Vince Velasco thanked the Planning Commissioners for their compliments. He also announced that a new business by the name of *La Michoacana* came in for a business license and will be occupying the Payless Shoes location.

Luis Collazo announced that his Supervisor Margarita Matson will be leaving for the City of Paramount.

19. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 8:07 p.m.

Gabriel Jimenez
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Planning Commission Meeting

July 9, 2018

PLANNING COMMISSION ELECTIONS

Nomination of Chairperson and Vice Chairperson

RECOMMENDATION

Entertain nominations for the positions of Chairperson and Vice Chairperson for the Planning Commission.

BACKGROUND

It would be appropriate at this time to select a Chairperson and Vice Chairperson from among its appointed members for a term of one year.

The Director of Planning will declare the office of Chairperson vacant and call for nominations. Once a Chairperson has been chosen, the Director of Planning will then declare of Vice Chairperson vacant and call for nominations for Vice Chairperson.

Any number of nominations can be made, and no second is required for a nomination. When there are no further nominations, the nominations are closed. Nominations are voted on in order they are made; nominations are treated in a manner such that a second nomination is not regarded as an amendment of the first, but is an independent motion to be voted on, only if the first fails to receive a majority vote.

A handwritten signature in blue ink, which appears to read "Wayne M. Morrell" followed by a small circular mark.

Wayne M. Morrell
Director of Planning

Attachments:

None



City of Santa Fe Springs

Planning Commission Meeting

July 9, 2018

PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 78232

Development Plan Approval Case Nos. 930, 931, 932, and 933

A request to allow a 44.67-acre site consisting of seven parcels to be subdivided into five parcels and developed with:

DPA 930: a 78,417 sq. ft. building on a 4.28-acre parcel;

DPA 931: a 58,463 sq. ft. building on a 3.53-acre parcel;

DPA 932: a 121,124 sq. ft. building on a 6.85-acre parcel;

DPA 933: a 60,117 sq. ft. building on a 3.23-acre parcel;

The remaining 26.77-acre parcel will be reserved for oil extraction operations. The project site is located at the northwest corner of Telegraph Road and Santa Fe Springs Road (APNs 8005-015-011, 8005-015-013, 8005-015-023, 8005-015-024, 8005-015-025, 8005-015-026, and 8005-015-027), within the M-2, Heavy Manufacturing Zone and Telegraph Road Corridor. (Breitburn Operating L.P.)

RECOMMENDATION

That the Planning Commission take the following action:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930, 931, 932 and 933, and after receiving all public comments, continue this matter to the Planning Commission meeting of August 13, 2018.

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code. Legal notice of the Public Hearing was sent by first class mail on June 27, 2018 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. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on June 27, 2018, and published in a newspaper of general circulation (Whittier Daily News) on June 27, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Staff is recommending a continuance of Tentative Parcel Map No. 78232, Development Plan Approval Case Nos. 930, 931, 932 and 933, and related environmental documents to the next available Planning Commission meeting on August 13, 2018. The continuance will provide additional time for the applicant to review and confirm the conditions of approval.

Since this case was set for public hearing, it is recommended that if any members of the public attend the meeting and wish to comment, the Planning Commission should open the public hearing and receive public comments, then take action to continue the project to the next meeting date.



Wayne M. Morrell
Director of Planning

Attachments:

1. Request for Continuance Email
2. Tentative Parcel Map
3. Overall Site Plan

Attachment 1 – Request for Continuance Letter**Laurel Reimer**

From: Jackson Washburn <JWashburn@breitburn.com>
Sent: Wednesday, July 04, 2018 1:17 PM
To: Laurel Reimer; Hersel Zahab
Subject: RE: DPA 930-933 Public Work Conditions

Follow Up Flag: Follow up
Flag Status: Flagged

Laurel,

Thank you so much for getting these to us.

I am reviewing these and my quick thought is that it would be better to continue the hearing until the August 13th Planning Commission Meeting.

Given that today is a holiday it might be difficult to have our team completely absorb these by Monday. One item that I will definitely have to confirm is number 8 on the Public Works conditions. I do not think it is an issue but I will have to run this down with our operations group to get confirmation.

So I do believe that we should continue until the August 13th Planning Commission Meeting.

Is there something you need from me for this to happen?

Thanks again for all of your help and have a happy and safe 4th of July!

Jackson

From: Laurel Reimer [mailto:LaurelReimer@santafesprings.org]
Sent: Tuesday, July 03, 2018 5:22 PM
To: Hersel Zahab; Jackson Washburn
Subject: FW: DPA 930-933 Public Work Conditions

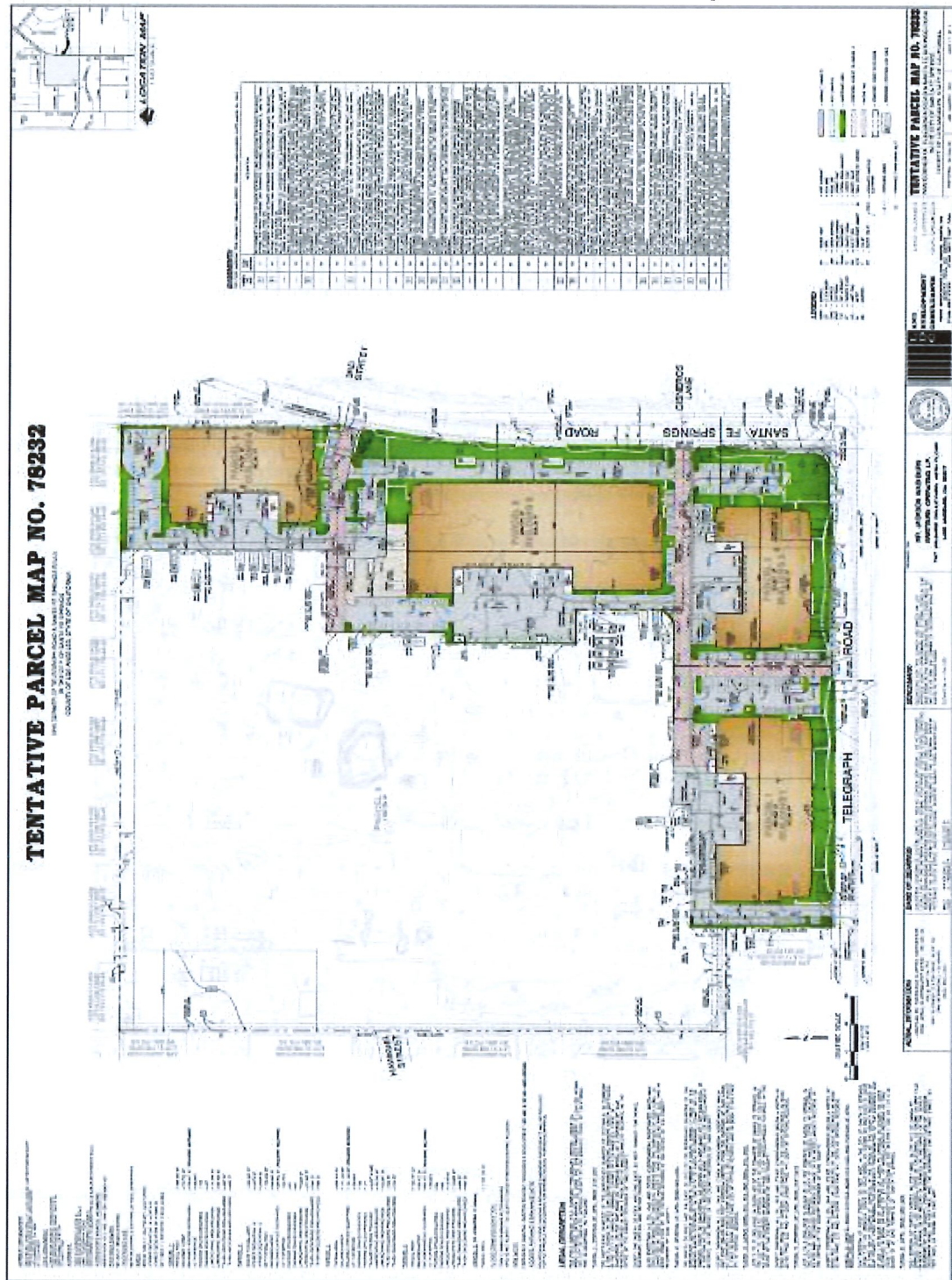
Hot off the press! Let me know what you think about proceeding with Monday's hearing or continuing to the August 13th Planning Commission meeting.

Thank you,

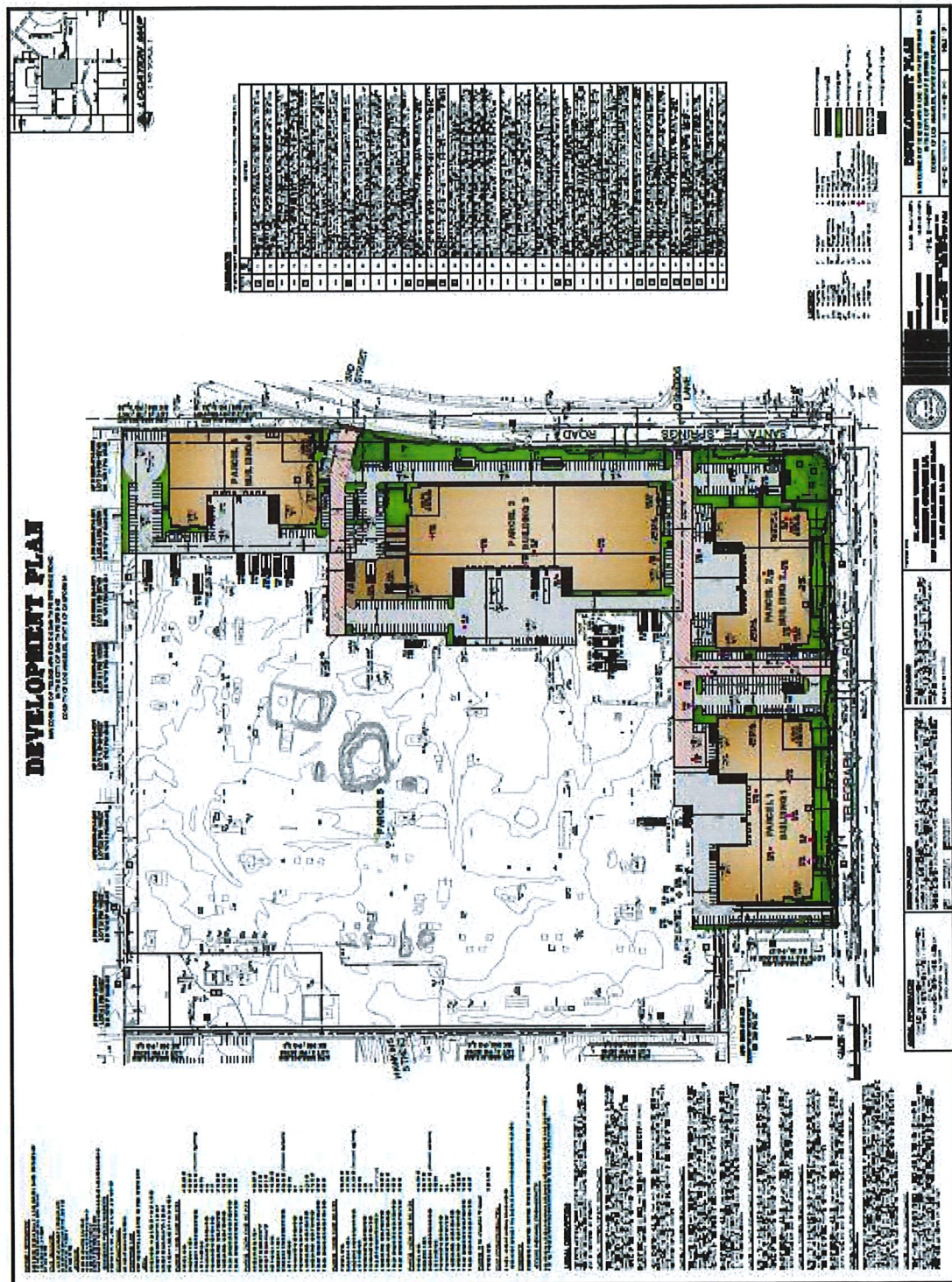
Laurel Reimer | Planning Consultant (Contract)
City of Santa Fe Springs | Department of Planning
11710 Telegraph Road | Santa Fe Springs, CA 90670
(562) 888-0511, Ext 7354 | (562) 888-7112 Fax
LaurelReimer@santafesprings.org | www.santafesprings.org

From: Robert A. Garcia (Engineering)
Sent: Tuesday, July 03, 2018 5:17 PM
To: Laurel Reimer <LaurelReimer@santafesprings.org>
Cc: Wayne M. Morrell <WayneMorrell@santafesprings.org>; Noe Negrete <NoeNegrete@santafesprings.org>; Redford

Attachment 2 - Tentative Parcel Map



Attachment 3 – Overall Site Plan





PUBLIC HEARING

Categorical Exemption - CEQA Guidelines §15301 (Class 1)

Development Plan Approval (DPA) Case No. 937

A request for approval to apply a non-metallic finish to the rear portion of the existing +/-13,732 sq. ft. building to match the existing front office on property located at 12739 Lakeland Road (APN: 8011-016-022), within the M-2, Heavy Manufacturing, Zone. (CR&R, Inc.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 937 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's proposed project meets the criteria for "Existing Facilities" pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, pursuant to Section 15301-Class 1 of CEQA; consequently, no other environmental documents are required by law; and
- Approve Development Plan Approval Case No. 937, subject to the conditions of approval as contained with Resolution No. 83-2018; and
- Adopt Resolution No. 83-2018, which incorporates the Planning Commission's findings and actions regarding this matter

LOCATION / BACKGROUND

The subject property, comprised of a single parcel (APN: 8011-016-022) measuring approximately 3.64-acres, is located on the north side of Lakeland Road at 12739 Lakeland Road. The subject property is zoned M-2, Heavy Manufacturing and is currently developed with an approximately 13,732 sq. ft. building utilized by CR&R, Inc. (a city-franchised rubbish hauler). CR&R Incorporated is a Southern California waste and recycling collection company that serves more than 3 million people and over 25,000 businesses throughout Orange, Los Angeles, San Bernardino, Imperial and Riverside counties. The company began in 1963, when Clifford Ronnenberg

purchased his first disposal company, but it wasn't until 2004 when CR&R decided to locate here in Santa Fe Springs.

In 2004, the Planning Commission approved Conditional Use Permit (CUP) Case No. 623 to allow a city-franchised rubbish hauler use on the subject site for the storage of empty rubbish collection trucks, containers, and bins. Subsequently, in 2015, the Planning Commission approved an amendment of CUP Case No. 623 to allow for e-waste recycling and storage as an ancillary activity on-site.

Recently, in 2016, the Planning Commission approved a CUP Case No. 775 to allow the operation and maintenance of a direct transfer facility on the subject site. As part of the review and approval of the recent CUP, it was discovered that the rear portion of the existing building is classified as a metal building which is no longer permitted within the City unless it is a contemporary design and provided that a Development Plan Approval is granted. Therefore, as part of the conditions of approval for CUP Case No. 775, the applicant was required to re-clad the rear portion of the existing building with a non-metallic finish to match the existing front office, which had been previously re-cladded in 2005 as part of an office expansion.

PROJECT DESCRIPTION

To fulfill one of the conditions set forth within CUP Case No. 775, the applicant, is proposing to apply a non-metallic finish to the rear portion of the existing +/-13,732 sq. ft. building to match the existing front office. It should be noted that no other change or additional square footage is proposed, thus the existing square footage will remain unchanged.

Site Plan

The site plan details the placement of the existing 13,732 sq. ft. industrial building on the subject property located at 12739 Lakeland Road. The proposed re-cladding will occur within the rear 11,150 sq. ft. portion of the building. Access and egress is provided by two existing 31'-wide and 30'-wide driveways on the western and eastern portion of the property's frontage. An existing 15'-high block wall, located along the length of the street frontage, screens the interior truck yard. As a result, trucking activities are not readily visible from the public right-of-way. There are a total of 92 parking stalls (44 vehicle parking stalls and 48 truck parking stalls) provided on-site which far exceeds the minimum requirement of 28 parking stalls based on the square footage and use of the existing building.

Elevations

The elevations indicate that with the new stucco finish, the building will have a contemporary industrial look that will match the existing front office which had been re-cladded in 2005 as part of a previously office expansion. Specifically, the applicant will be installing a stucco, sand finish, coating by STUC-O-FLEX over the

existing metal surface. The color is: 351 Sunshine by STUC-O-FLEX. For added weather protection and also provide longevity to the coating, a sealant will be provided over the stucco finish. The end result should be a seamless integration with the previous re-clad done in 2005.

STREETS AND HIGHWAYS

The subject site is located on the north side of Lakeland Road, between Bloomfield Avenue and Shoemaker Avenue. Lakeland Road and Shoemaker Avenue are designated as a "Secondary" arterial within the Circulation Element of the City's General Plan. Bloomfield Avenue is designated as a "Major" arterial.

ZONING AND LAND USE

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

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	M-2, Heavy Manufacturing	Industrial	12740 Florence Avenue – Fixture Living, Inc. (Warehouse Distribution)
South	M-2, Heavy Manufacturing	Industrial	12740 Lakeland Road – Conquest Industries, Inc. (Manufacturing - Spincasting Machines)
East	M-2, Heavy Manufacturing	Industrial	12903 Lakeland Road – XPO Logistics Freight Inc. (Warehouse / Distribution)
West	M-2, Heavy Manufacturing	Industrial	12680 Lakeland Road – LA County Assessors (Office/Storage Warehouse)

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on June 27, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on June 27, 2018, and published in a newspaper of general circulation (Whittier Daily News) June 27, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project is categorically exempt and qualifies for a Class 1 Existing Facilities Exemption (refer to CEQA Guidelines §15301). Activities associated with the existing rubbish hauler use will remain unchanged. The project simply involves the re-cladding of the exterior walls within the rear portion of the building to provide a non-metallic finish to match the existing front office area. No other change or additional square footage is proposed. If the Commission agrees, staff will be filing a Notice of Exemption (NOE) within 5 days following action by the Planning Commission.

STAFF REMARKS

Based on the reasons and findings set forth within Resolution 83-2018 (see attached), staff finds that approval of Development Plan Approval (DPA) Case No. 937 the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Regulations for the granting of a Development Plan Approval and thus will not be detrimental to the property of others or to the community as a whole. Staff, therefore, is recommending approval of the subject DPA request, subject to the conditions of approval as provided within Exhibit A of Resolution 83-2018

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

CONDITIONS OF APPROVAL

Conditions of approval for DPA 937 is attached to Resolution 83-2018 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

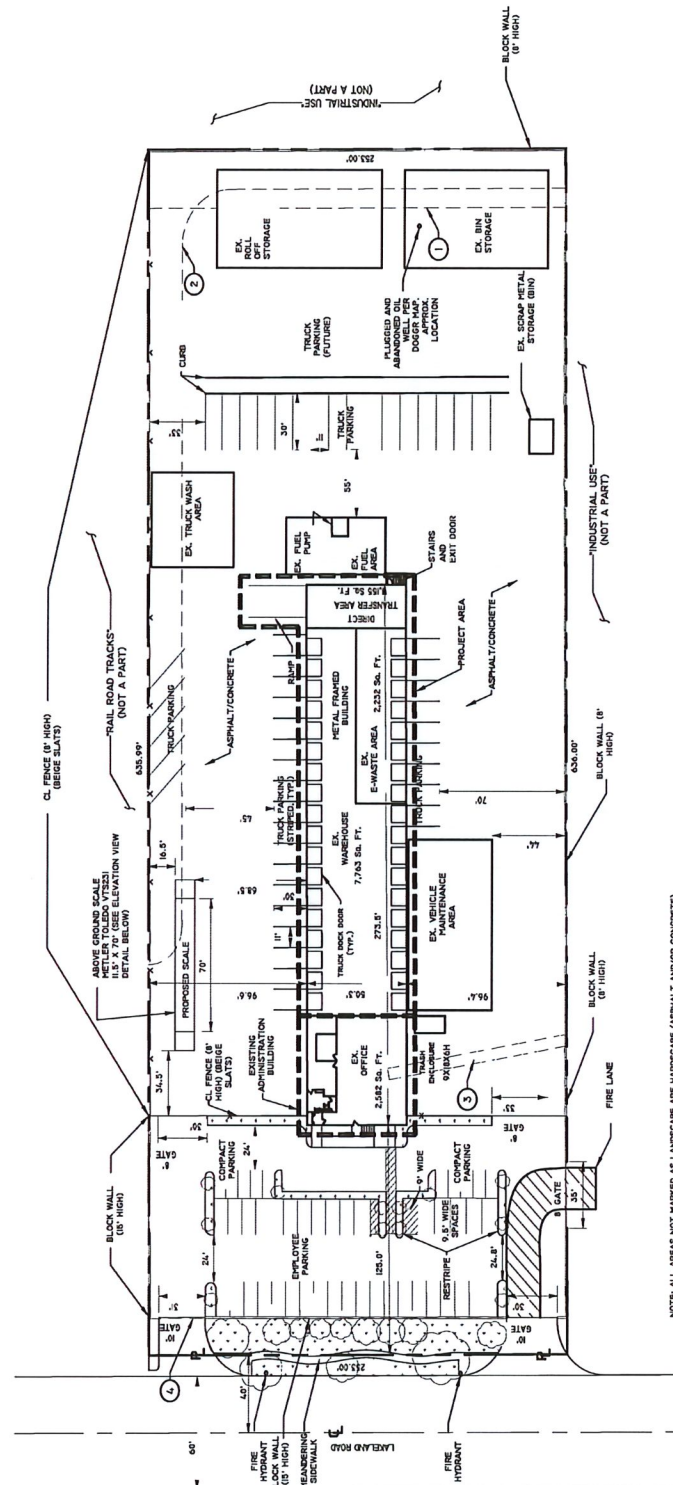
1. Aerial Photograph
2. Site Plan
3. Elevations
4. Colored Rendering
5. Development Plan Approval Application
6. Radius Map for Public Hearing Notice
7. Public Hearing Notice

Aerial Photograph



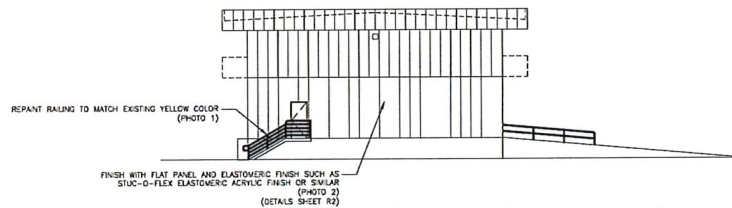
Development Plan Approval Case No. 937
12739 Lakeland Road
CR&R Incorporated

Site Plan

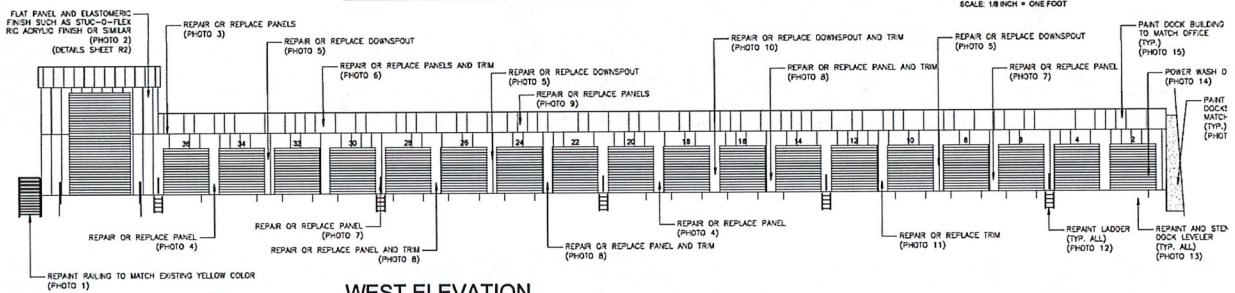


NOTE: ALL AREAS NOT MARKED AS LANDSCAPE ARE HARDSCAPE (ASPHALT AND/OR CONCRETE)

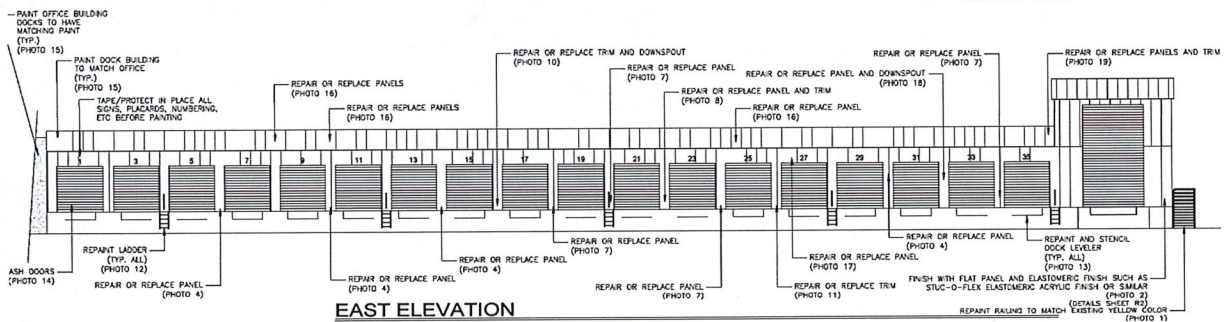
*PAINT AND FINISH NOTE: PAINT/FINISH SHALL BE STUC-O-FLEX 351 SUNSHINE COLOR, SPRAY/TROWEL TO PRODUCE SAND FINISH



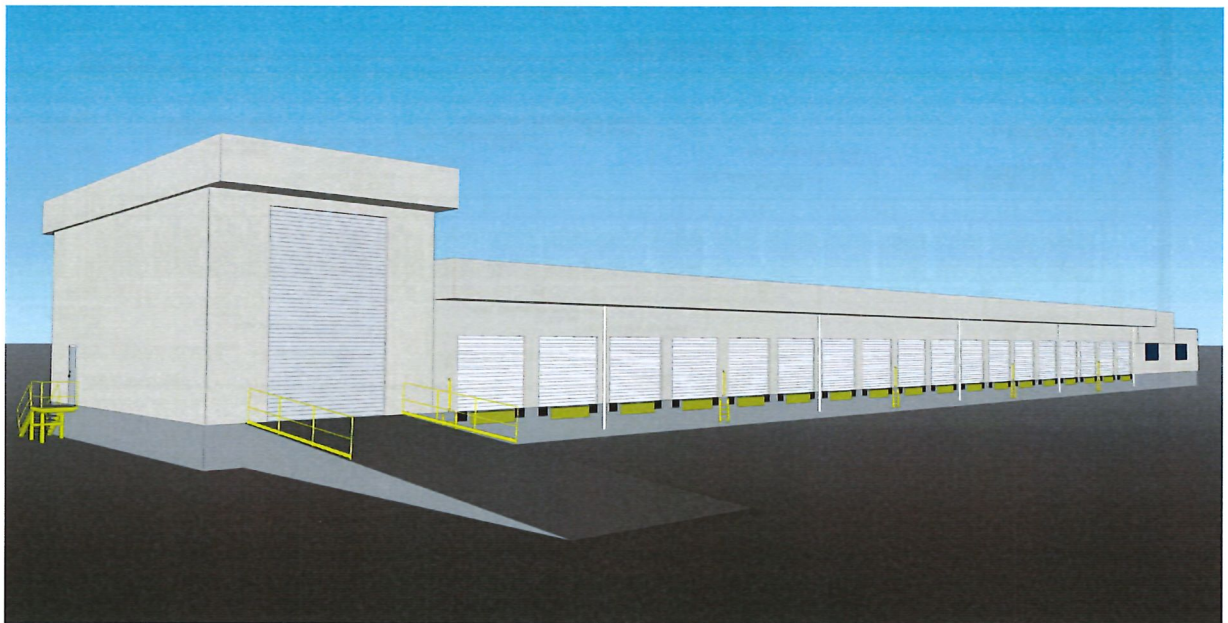
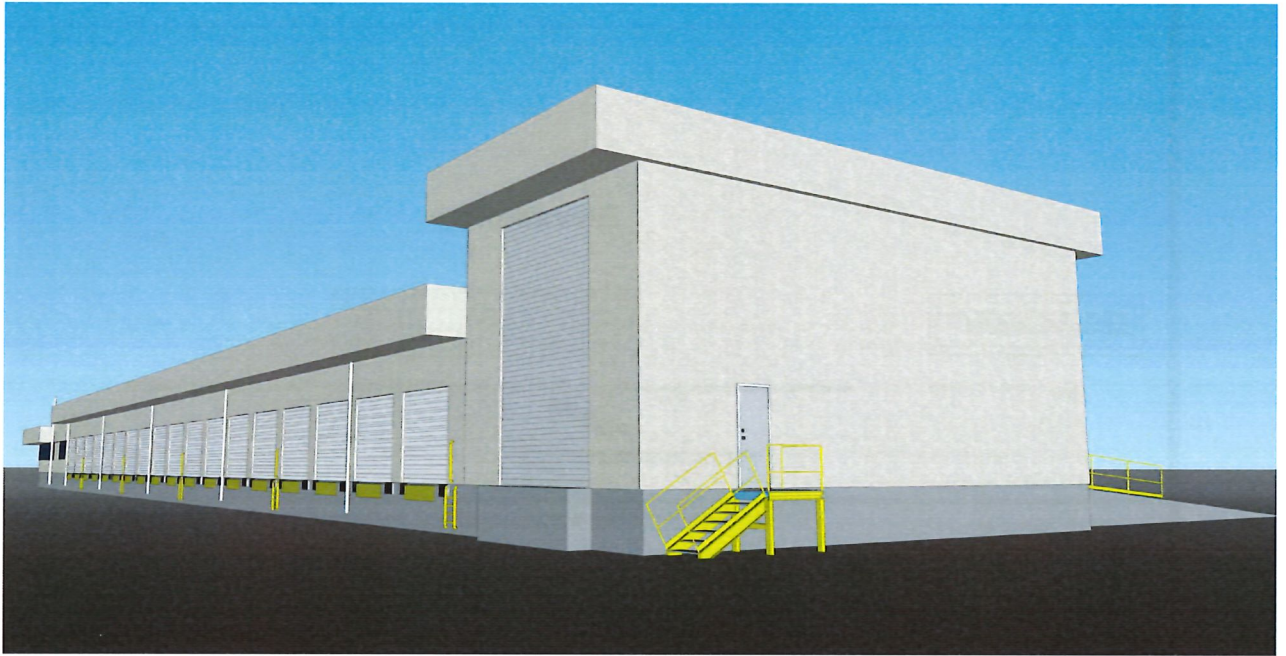
SCALE: 1/8 INCH = ONE FOOT



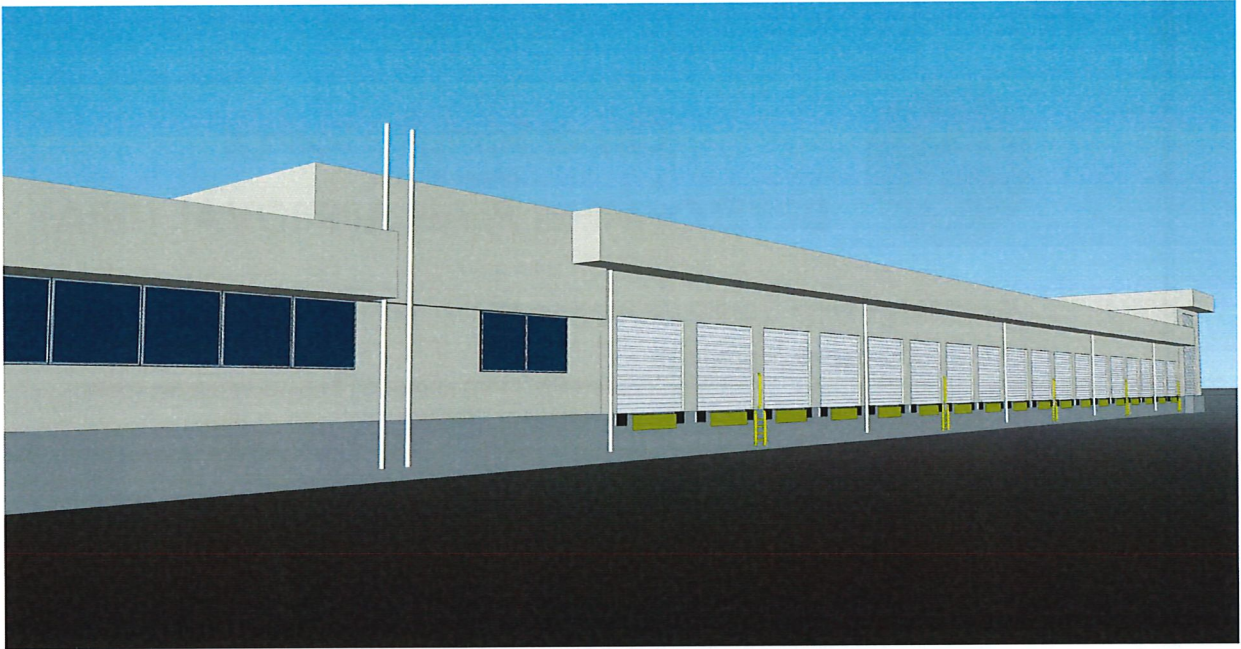
SCALE: 1/8 INCH = ONE FOOT



Colored Renderings



Colored Renderings (cont.)



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:

RECORD OWNER OF THE PROPERTY:

Name: CRR ENVIRONMENTAL SERVICES Phone No: 714-372-8281
Mailing Address: 11797 WESTERN AVE
STANTON, CA 90680
Fax No: _____ E-mail: JOHN.M2@CRRMAIL.COM

THE APPLICATION IS BEING FILED BY:

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

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

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

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

Signed: [Signature]
Signature
John McNamara
Print name

Development Plan Approval Application (cont.)DPA Application
Page 2 of 2**PROPERTY OWNERS STATEMENT**

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

Name (please print): JOHN McNAMARA
Mailing Address: 11292 WESTERN AVE, STANTON, CA 90680
Phone No: 714-372-8781
Fax No: 714-372-8781 E-mail: JOHN.M.2@CRRMAIL.COM
Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

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

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

(seal)

On SEE ATTACHED before me,
Personally appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me

Development Plan Approval Application (cont.)**ACKNOWLEDGMENT**

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

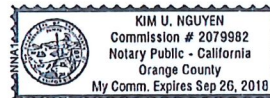
State of California
County of Orange)

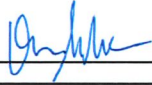
On 04/25/2018 before me, Kim U. Nguyen, Notary Public
(insert name and title of the officer)

personally appeared John McNamara
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.



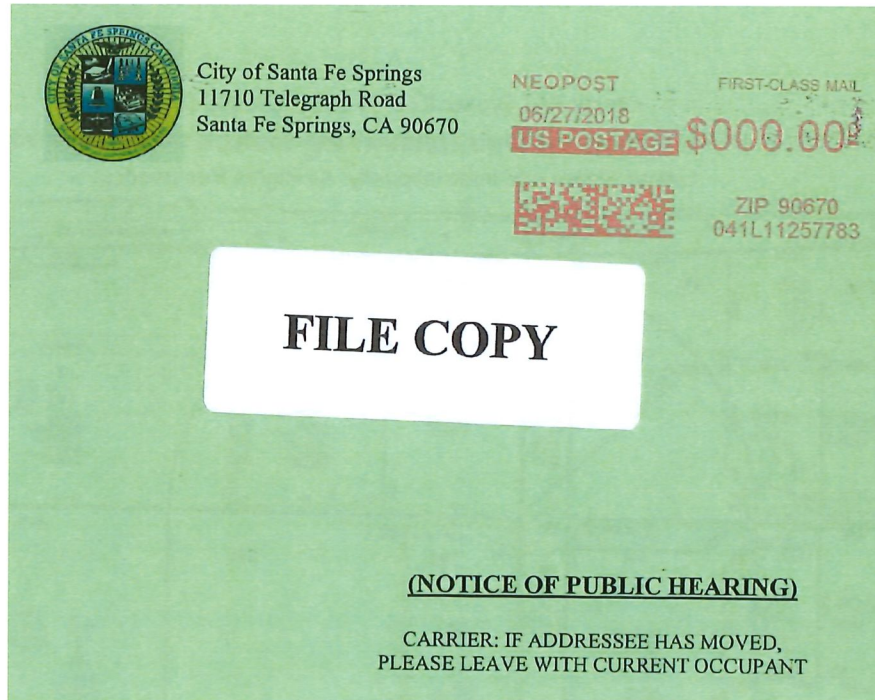
Signature  (Seal)

© RCI, LLC. RCI and related marks are registered trademarks and/or service marks in the United States and internationally. All Rights Reserved.



DONNA'S RADIUS MAPS
DATE: 6/17/2018
684 S GENTRY LANE
ANAHEIM CA 92807
(714) 921-2921

Date of Report: July 5, 2018

Radius Map for Public Hearing Notice

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

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on Monday, July 9, 2018 at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

APPLICANT/PROJECT LOCATION: CR&R, Inc. / 12739 Lakeland Road (APN 8011-016-022) .

DEVELOPMENT PLAN APPROVAL CASE NO. 937: A request for approval to apply a non-metallic finish to the rear portion of the existing +/-13,732 sq. ft. building to match the existing front office.

CEQA Status: Staff finds the proposed project is categorically-exempt pursuant to Section 15301-Class 1 (Operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses) of the California Environmental Quality Act (CEQA); Activities associated with the existing rubbish hauler use will remain unchanged and no additional square footage is proposed. Consequently, no other environmental documents are required by law. Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Planning Department at, or prior to the Public Hearing. Any person interested in this matter may contact Cuong Nguyen at 562-868-0511, Ext. 7359 or cuongnguyen@santafesprings.org

CITY OF SANTA FE SPRINGS
RESOLUTION No. 83-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 937.**

WHEREAS, a request was filed for an Development Plan Approval Case No. 937 to allow the applicant to apply a non-metallic finish to the rear portion of the existing +/- 13,732 sq. ft. building to match the existing front office on property located within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located at 12739 Lakeland Road, in the City of Santa Fe Springs, with an Assessor Parcel Number of 8011-016-022, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is CR&R, Inc. – 11292 Western Avenue, P.O. Box 125, Stanton CA 90680-2912; and

WHEREAS, the proposed Development Plan Approval 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 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 June 27, 2018 mailed a public hearing notice to all property owners within 500 feet 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 July 9, 2018 concerning Development Plan Approval Case No. 937.

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, activities associated with the existing rubbish hauler use will remain unchanged. The project simply involves the re-cladding of the exterior walls within the rear portion of the building to provide a non-metallic finish to match the existing front office area. No other change or additional square footage is proposed. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section § 155.739 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 Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

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

The proposed project is located within the M-2, Heavy Manufacturing, Zone. Pursuant to Section 155.240 of the Zoning Regulations "The purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses."

The proposed project is consistent with the purpose of the M-2 Zone in the following manner:

1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial.
2. Since the proposed project is industrial, rather than residential or commercial in nature, the land is therefore being maintained for industrial uses.
3. The subject site has been utilized by the applicant, CR&R Inc., for the storage of empty rubbish collection trucks, containers, and bins since 2004 (over 14 years), and for ancillary e-waste recycling and storage activities since 2005 (over 3 years). In 2015, CR&R Inc. was granted approval for a direct transfer facility but such activities has not yet commenced since the applicant is still making necessary improvements.
4. The proposed re-cladding project does not involve any new uses on the

subject property.

5. The proposed project complies with all development standards set forth in the M-2 Zone.

- (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.

To fulfill one of the conditions set forth within CUP Case No. 775, the applicant is proposing to apply a non-metallic finish to the rear portion of the existing +/-13,732 sq. ft. building. Both the color and texture of the finish will match the existing front office which had been previously re-cladded in 2005 as part of an office expansion. As a result, it is staff opinion that the proposed project will not have an adverse visual impact on the building or to the general appearance of the area.

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

The proposed project simply involves the application of a non-metallic finish to the rear portion of an existing industrial building. It does not involve the demolition or construction of any new buildings or structures. Additionally, the uses on-site will remain unchanged. Therefore, it is staff opinion that the project will not have an adverse visual impact on the existing building or to the general appearance of the area.

- (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.

As mentioned previously, to fulfill one of the conditions set forth within CUP Case No. 775, the proposed project simply involves the application of a non-metallic finish to the rear portion of an existing industrial building. There are no planned changes to the existing landscaping, fencing, etc. Nevertheless, the existing landscaping and fencing is currently well maintained.

- (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.

The applicant is proposing to apply a non-metallic finish to the rear portion of the existing +/-13,732 sq. ft. building to match the color and texture of the existing front office which had been previously re-cladded in 2005 as part of an office expansion. As a result, staff believes the proposed improvements will blend in with the existing building and the general area.

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

The applicant is bringing the existing non-conforming metal building into conformance with current zoning regulations. In doing so, the applicant has considered the color, texture and design of the existing building to ensure all elements remain consistent with the previous re-clad that was done in 2005. As such, staff finds the overall concept and design will be a nice enhancement to the existing metal building.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 83-2018 to approve Development Plan Approval Case No. 937 to apply a non-metallic finish to the rear portion of the existing +/-13,732 sq. ft. building to match the existing front office on property located at 12739 Lakeland Road (APN 8011-016-022), within the M-2, Heavy Manufacturing, Zone, subject to conditions attached hereto as Exhibit A.

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

Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A

**Development Plan Approval (DPA) Case No. 937
12739 Lakeland Road (APN: 8011-016-022)**

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

2. That the applicant shall remove/replace all cracked sidewalk and curb ramps. The applicant shall design and construct A.D.A. compliant sidewalks and curb ramps located on Lakeland Road per Standard Plan A88A/R-2. Construction shall be paid for by the applicant, owner/ developer.
3. 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).

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

4. 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.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

5. The applicant shall obtain all the necessary permits and approvals from the Building and Planning Departments for all work related to the proposed re-cladding of the rear portion of the existing +/-13,732 sq. ft. building.
6. The subject property shall be maintained substantially in accordance with the site plan and elevations submitted by the Applicant and on file with the case.
7. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
8. The applicant, CR&R, Inc., 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.*

9. The applicant, CR&R, Inc., 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.
10. The applicant, CR&R, 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 all entitlements and approvals issued by the City in connection with the Project or 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.
11. The Applicant agrees and understands 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.
12. 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.



City of Santa Fe Springs

Planning Commission Meeting

July 9, 2018

NEW BUSINESS

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 10408 Gridley Road

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Reaffirm the decision of the Director of Public Works to deny the request by the property owner to have the City remove the parkway tree in front of 10408 Gridley Road; and
- Deny the property owner at 10408 Gridley Road a permit to remove the parkway tree at their own expense.

BACKGROUND

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

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

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

In this case Eddie and Jamie Perry, residing at 10408 Gridley Road are appealing the Director's decision to deny the removal of the parkway tree in front of their home.

Staff Considerations

The existing parkway tree in front of 10408 Gridley Road is a Holly Oak tree and the tree has been inspected by staff. The tree has been found to be healthy as well as in good condition. The tree does not meet any of the criteria specified in the Parkway Tree Removal Policy. The large Holly Oak tree in question is a tree designated to be planted on Gridley Road per the approved Parkway Tree Planting Master Plan.

Report Submitted By:

Noe Negrete, Director
Public Works

A handwritten signature in blue ink, appearing to be "NN", is written over the printed name of Noe Negrete.

Date of Report: July 5, 2018

ITEM NO. 10

In the Perry's tree removal appeal, they state that the tree has outgrown its location as the tree canopy extends well into the street. The tree has damaged the sidewalk causing for the sidewalk to be removed and replaced. They claim the sidewalk is once again lifted and is a potential tripping hazard. Tree roots have invaded their sewer system resulting in backup and overflow to their bathrooms. The tree also prohibits grass from growing in the parkway due to its large roots and canopy providing shade. Unfortunately, these concerns do not meet the approved criteria for tree removal.

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



Noe Negrete
Director of Public Works

Attachments:

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

January 6, 2000

MEMORANDUM TO THE HONORABLE CITY COUNCIL

COUNCIL MEETING: January 13, 2000

approved

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

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

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

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

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

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

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

1. BROADENING OF REMOVAL CRITERIA

Criteria for Removal of Parkway Trees:

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

NOTE:

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

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

2. INCORPORATION OF THE PLANNING COMMISSION INTO THE APPEALS PROCESS

City Removal of Trees:

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

Appeals:

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

Resident Removal:

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

3. WHAT THE REVISED POLICY DOES NOT ADDRESS

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

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

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

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

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

FISCAL IMPACT STATEMENT

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

*assign tree removal
project number.*

INFRASTRUCTURE STATEMENT

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

RECOMMENDATION

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



Frederick W. Latham
City Manager



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

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

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

DATE OF REQUEST: 05-03-18
FECHA DE SOLICITUD: 05-03-18

☒ RES. ☐ BUS. ☒ CBL

NAME: JAMIE PERRY
NOMBRE: JAMIE PERRY

PHONE: (562) 760-2024
TELEFONO: (562) 760-2024

ADDRESS: 10408 GRIDLEY RD SFS
DOMICILIO: 10408 GRIDLEY RD SFS

NUMBER
AND TYPE OF TREE(S): 1

NUMERO Y TIPO DE ARBOL(ES):

REASON FOR REMOVAL OF TREE(S):

RAZON PARA REMOVER ARBOL(ES): MASSIVE PARKWAY TREE, TOO BIG FOR

AREA, SIDEWALK CONTINUES TO LIFT (REPAIRED
SEVERAL TIMES), CURB IS BEGINNING TO CRACK,

ROOT ISSUES WITH SEWER LINE... CAN'T GET GRASS

TO GROW UNDER UMBRELLA OF TREE. WOULD LIKE TO INSTALL
SPRINKERS BUT LARGE ROOT SYSTEM AN ISSUE.

SIGNATURE/FIRMA

DATE/FECHA

For office use only.
Para uso de oficina unicamente.

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

☐ Approved/Aprobado

☒ Denied/Rechazado

Comments/Comentarios:

I inspected the tree at 10408 Gridley Rd. It is a large
Oak tree which is healthy and in good condition. The sidewalk
had minimal lifting which was grinded down with no hazard.
We have no record of complaints for plumbing or sewer line
which is not an issue. The tree has adapted well to the parkway
being that is a large tree. There is no justifiable reason to remove
this tree.

This tree removal request is denied due to it not fitting the criteria for removal.

Eui Bah
* Note: this tree was pruned twice last year due to resident request.



11710 E. TELEGRAPH ROAD ♦ CA ♦ 90670-3679 ♦ (562) 868-0511 ♦ (562) 868-7112 ♦ WWW.SANTAFESPRINGS.ORG

DEPARTMENT OF PUBLIC WORKS

June 7, 2018

Ms. Jamie Perry
10408 Gridley Road
Santa Fe Springs, CA 90670

Subject: Tree Removal Request - Denial

Dear Ms. Perry:

We have received your request to remove a parkway tree in front of 10408 Gridley Road. The City's Tree Specialist has inspected the tree and surrounding area. After careful consideration, it has been determined that the tree in question does not meet the criteria for removal, and as such your request to remove the parkway tree cannot be approved at this time.

In accordance with the City of Santa Fe Springs' Parkway Tree Removal Policy, you may appeal this decision to the City Planning Commission, whose decision will be final. The Planning Commission has the authority to have the City remove the tree if funds are available, or to issue you a permit for a contractor to remove the tree at your expense. The approximate cost for a contractor to remove your tree ranges from \$1,700 to \$1,800.

If you choose to appeal, the enclosed appeal form must be completed and returned no later than fifteen (15) days from the date of this letter. The tree removal appeal form is enclosed for your convenience. Staff will contact you to confirm the date of the Planning Commission meeting should you wish to file an appeal.

Sincerely,

Noe Negrete
Director of Public Works/City Engineer

NN/jb

Enclosure: Appeal Form

JAY SARNO, MAYOR ♦ JUANITA TRUJILLO, MAYOR PRO TEM
CITY COUNCIL
RICHARD J. MOORE ♦ WILLIAM K. ROUNDS ♦ JOE ANGEL ZAMORA
CITY MANAGER
RAYMOND R. CRUZ







11710 E. TELEGRAPH ROAD ♦ CA ♦ 90670-3679 ♦ (562) 868-0511 ♦ (562) 868-7112 ♦ WWW.SANTAFESPRINGS.ORG

RECEIVED
CITY OF SANTA FE SPRINGS
PUBLIC WORKS

2018 JUN 13 PM 4:24

DEPARTMENT OF PUBLIC WORKS

TREE REMOVAL APPEAL FORM

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

Date of Appeal: 4/13/18

☐ Res. ☐ Bus. ☒ Cell

NAME: EDDIE and JAMIE PERRY PHONE: (562) 760-2024

ADDRESS: 10408 GRIDLEY RD SFS CA 90670

I appeal the decision of the Director of Public Works to deny removal of the parkway tree located at 10408 GRIDLEY RD. for the following reason: TREE HAS OUT GROWN ITS LOCATION. UMBRELLA OF TREE EXTENDS ACROSS THE STREET AND BASE OF TRUNK EXTENDS FROM CURB TO SIDEWALK. THE SIDEWALK HAS BEEN REPLACED, IS ONCE AGAIN LIFTED WITH AN AREA RECENTLY GROUND DOWN TO PREVENT A TRIP AND FALL HAZARD. THE CURB and CUTTER ARE BEGINNING TO SHOW CRACKS. TREE ROOTS HAVE INVADDED THE SEWER SYSTEM RESULTING IN A BACKUP and OVERFLOW IN BOTH BATHROOMS. PARKWAY IS BASICALLY IN SHADE ALL THE TIME PREVENTING GRASS TO GROW.

FYI THE TREE IS BEAUTIFUL BUT WAY TOO BIG FOR WHERE IT IS LOCATED.

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

SIGNATURE

Jamie Perry

DATE

4/13/18

For office use only.

Reviewed by Director of Public Works:

☐ Original Decision Reversed

☐ Referred to Planning Commission

Date: _____

Comment:



NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15311(b), Class 11

Modification Permit Case Nos. 1285 & 1286

A request for a Modification of Property Development Standards to reduce the amount of required landscaping and to reduce the size of parking stalls in order to create three (3) additional parking stalls at 14156 Rosecrans Avenue (APN: 8069-006-004) within the C-4-PD, Community Commercial Planned Development, Zone.

(Prowest Engineering/7-Eleven on behalf of Tabello Bros Inc.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- 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 and 155.696 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones; and
- Find that this project is Categorically Exempt pursuant to Section 15311(b), Class 11 (accessory structures - small parking lots) of the California Environmental Quality Act (CEQA); and
- Approve Modification Permit Case Nos. 1285 & 1286, subject to the conditions of approval as contained within Resolution No. 84-2018.
- Adopt Resolution No. 84-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

LOCATION / BACKGROUND

The subject property measures approximately 0.38 acres and is located at the southwest corner of Rosecrans Avenue and Valley View Avenue at 14156 Rosecrans Avenue. The subject property is zoned C-4-PD, Community Commercial-Planned Development with a General Plan Land Use designation of Commercial. The property is occupied by a 5,295 sq. ft. three-unit retail building constructed in 1990. Current occupants are a 7-Eleven convenience store, an Italian restaurant and a pawn shop.

DESCRIPTION OF REQUEST

Parking at the site has been impacted for several years, especially during lunch and dinner hours when patrons frequent the Italian restaurant. The property does not provide a sufficient number of on-site parking stalls based on the actual demand, so patrons will frequently park illegally in driveways or on neighboring properties. The applicant, Prowest Engineering/7-Eleven on behalf of Tabello Bros Inc., is proposing to

create three (3) additional parking stalls by removing landscaping and by striping stalls that are smaller than the code requirement for non-industrial uses. In total, the site will have twenty two (22) parking stalls after the proposed modification is completed.

STREETS AND HIGHWAYS

The property is located at the southwest corner of Rosecrans Avenue and Valley View Avenue. Rosecrans Avenue and Valley View Avenue are both designated as "Major" arterials within the Circulation Element of the City's General Plan.

ZONING REGULATION REQUIREMENTS

Landscaping Requirements

City of Santa Fe Springs – Zoning Regulations

Section 155.170 – LANDSCAPING

The following landscaping provisions shall apply in the C-4 Zone. In addition, the landscaping provisions of §§ [155.545](#) through [155.559](#) shall also apply:

(A) Where a C-4 Zone adjoins a dedicated street, a minimum area equivalent to 20 square feet for each lineal foot of frontage on said street shall be suitably landscaped and maintained. The landscaped area shall be located on private property behind the planned street width line and shall be clearly visible from the street frontage. The landscaped area shall include a minimum 15 foot wide landscaped strip between the on-site parking areas and the property line adjoining the public street, excepting locations for driveways.

Based on the above code requirement, the subject property should provide 4,520 sq. ft. of landscaping, with a landscaped strip of at least 15 feet wide separating the parking area from the sidewalk. Due to its corner lot location, the center has never provided the amount of landscaping required by the code, but it does currently meet the 15' landscaped setback requirement. The applicant is proposing to remove 409 sq. ft. of landscaping and reduce the landscaped strip to approximately 7 feet at the northwest corner of the site along Rosecrans Avenue and to approximately 12 feet wide along the southeast corner of the site along Valley View Avenue. Reducing the landscaped areas will allow the applicant to accommodate three (3) additional parking stalls. In total, the landscaped area will measure 2,253 sq. ft. after the modification.

Parking Requirements

City of Santa Fe Springs – Zoning Regulations

Section 155.81 – REQUIRED PARKING

(C) Commercial uses.

(4) *Cafes, restaurants, cafeterias, drive- ins, bars, cocktail lounges, nightclubs and other similar places dispensing food or refreshments.* One parking space for each 35 square feet of floor area in the public portion of the building, plus one parking space for each two employees on the largest shift. In no event shall less than 10 parking spaces be provided regardless of square feet of floor area or number of employees.

(12) *Retail establishments otherwise not enumerated in this section such as drugstores, department stores, repair shops, animal hospitals, business schools,*

dance studios. One parking space for each 250 square feet of building floor area, except area devoted exclusively to warehousing or storage, or one parking space for each two employees, whichever is greater.

City of Santa Fe Springs – Zoning Regulations**Section 155.487 – SIZE OF PARKING SPACES**

The size of off-street parking spaces shall be in accordance with the following:

- (A) Each off-street parking space for other than industrial uses shall have dimensions not less than nine feet in width and 20 feet in length.
- (B) Each off-street parking space for industrial uses shall have dimensions not less than eight and one-half feet in width and 19 feet in length.
- (E) Notwithstanding the above provisions, and except for single-family dwelling units, a maximum of 25% of the total number of required off-street parking spaces may be in compact spaces with dimensions not less than seven and one-half feet in width and 15 feet in length.

Based on the 1990 staff report for CUP 462, which permitted the construction of the site, the original development was supposed to measure 5,050 sq. ft. and provide twenty (20) parking stalls. As built, the building measures 5,295 sq. ft. and after modifications to comply with ADA requirements, the site provides nineteen (19) parking stalls. Assuming all 5,295 sq. ft. of this center were used for retail uses, the code would require that this center have 21 parking stalls (5,295 sq. ft. / 250). However, restaurants have a much higher parking requirement than retail uses, so the actual parking requirement for this center is closer to 30 parking stalls:

- Pawn shop – 1,032 sq. ft. = 4 stalls
- 7-Eleven – 3,200 sq. ft. = 13 stalls
- Restaurant – 409 sq. ft. public portion = 12 stalls + employee parking

Additionally, all parking stalls on the property should measure at least 9' x 20' to meet the code requirements for non-industrial uses. To gain three (3) additional on-site parking stalls, the applicant is proposing to create more space by striping smaller stalls:

- Eight (8) stalls measuring 8' x 15'
- Eight (8) stalls measuring 8'-6" x 18'
- Five (5) stalls measuring 9' x 18'
- One (1) stall measuring 12' x 18'

ZONING AND LAND USE

The subject property is zoned C-4-PD, Community Commercial – Planned Development with a General Plan Land Use designation of "Commercial." Properties to the west and south are also zoned C-4-PD, Community Commercial – Planned Development with a General Plan Land Use designation of "Commercial". Properties on the corners to the north and east of the subject site are located within the city of La Mirada and are occupied by gas stations, and a Pep Boys auto parts store is located on the corner to the northeast of the subject site.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff has determined that the project is

categorically exempt pursuant to Section 15311(b), Class 11 (accessory structures - small parking lots) of the California Environmental Quality Act (CEQA). The project will not increase the building square footage nor change the use of the property. Therefore, no additional environmental analysis is required. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of Planning Commission approval.

NOTICE TO ADJACENT PROPERTY OWNERS

As with similar Modification requests, staff mailed a notice of public hearing to the adjacent property owners to the north, east, south and west of the subject property to advise them of the Modification Permit request. The hearing notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 6 notices were mailed out to said property owners on June 27, 2018. To date, staff has not received correspondence from the surrounding property owners that received the notice.

STAFF CONSIDERATIONS

Based on the reasons and findings set forth in Resolution 84-2018 (attached), staff finds that approval of Modification Permit (MOD) Case Nos. 1285 & 1286 will not be detrimental to the property of others or to the community as a whole. Therefore, staff recommends approval of the subject MOD requests, subject to the conditions of approval as provided within Exhibit A of Resolution 84-2018.

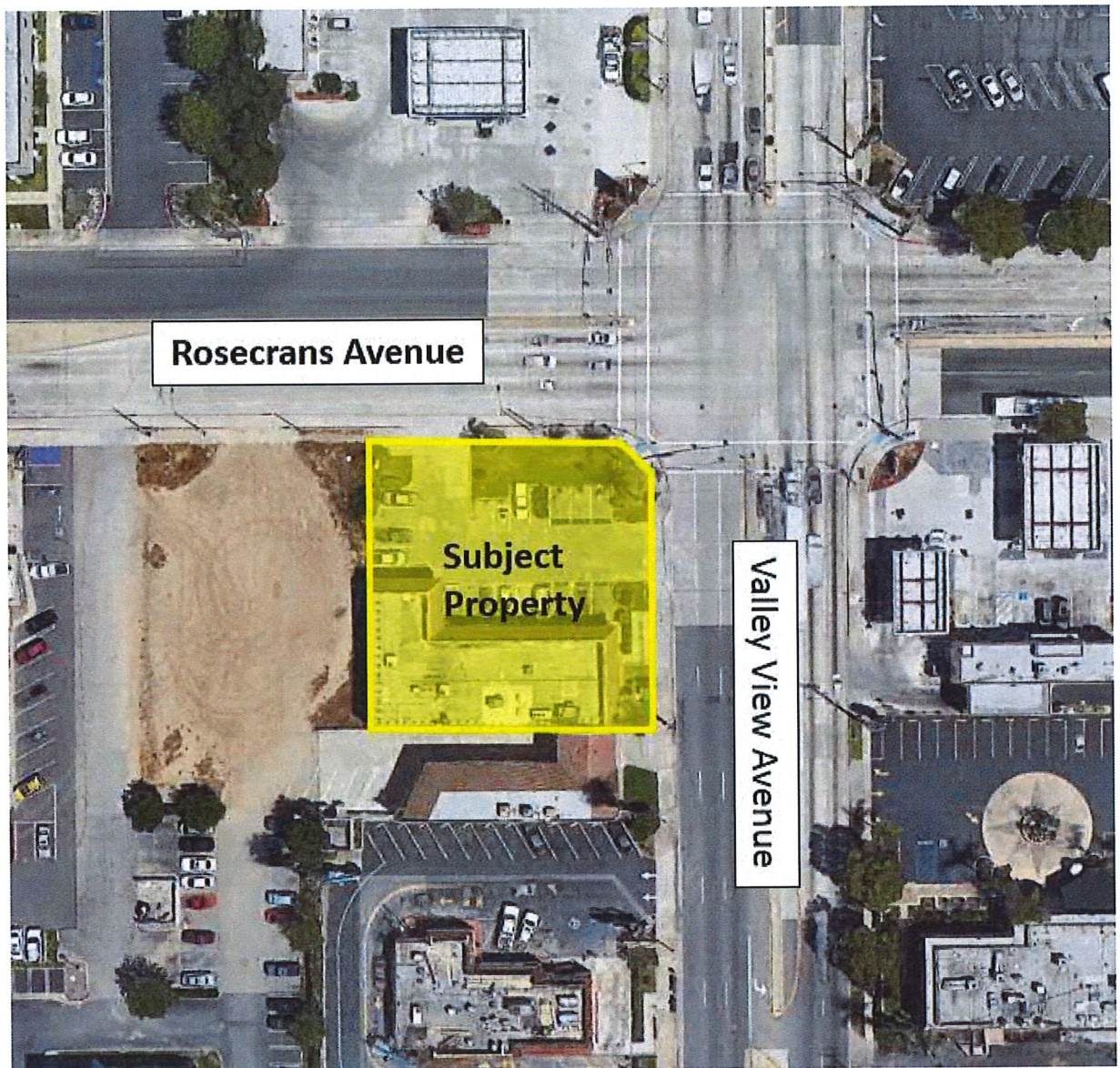


Wayne M. Morrell
Director of Planning

Attachments:

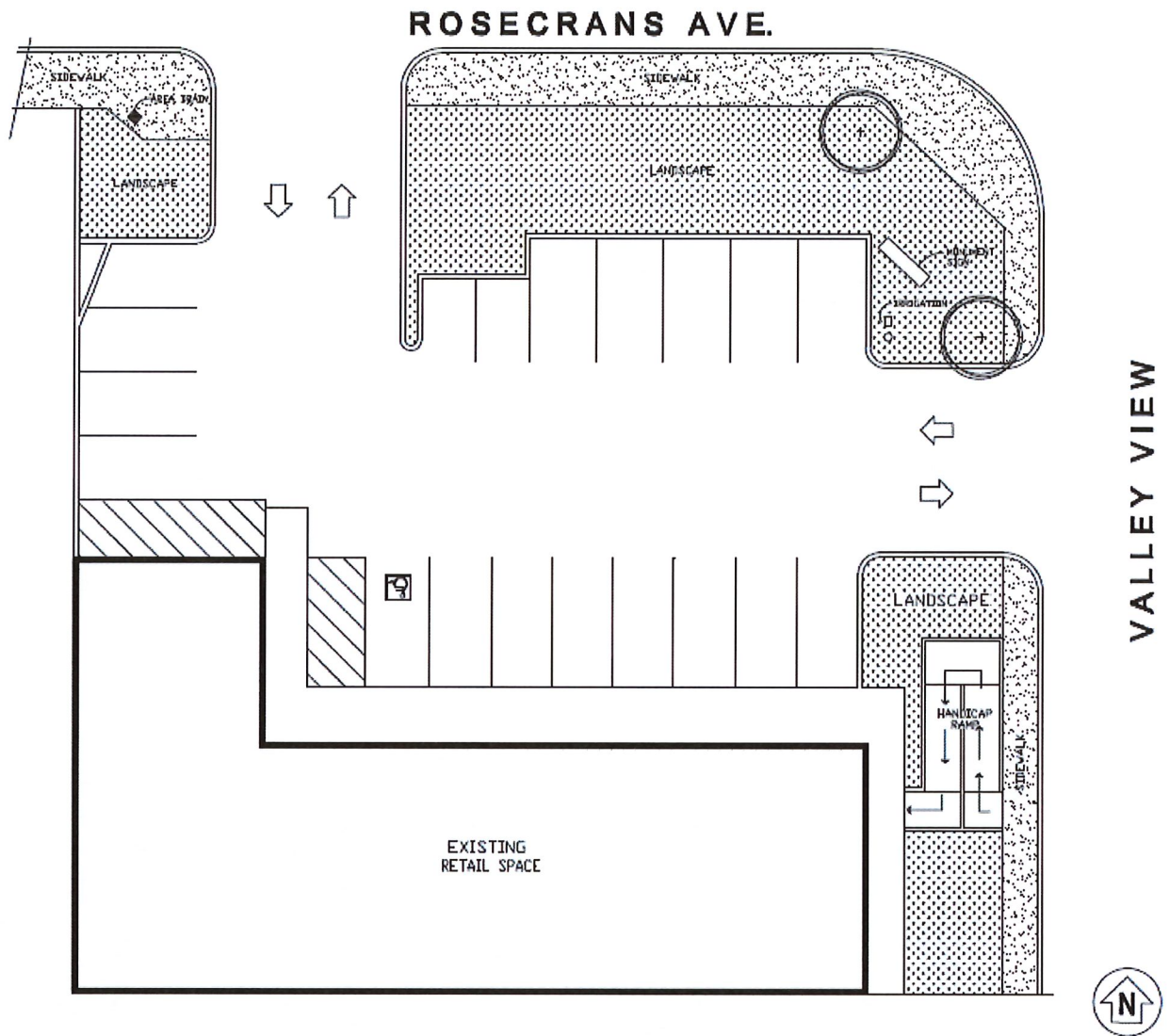
1. Aerial Photograph
2. Site Plan - Existing & Proposed
3. Modification Permit Application (MOD 1285 & 1286)
4. Notice to Adjacent Property Owners
5. Map of Noticed Properties
6. Resolution 84-2018
 - a. Exhibit A – Conditions of Approval

**Attachment 1
Aerial Photograph**

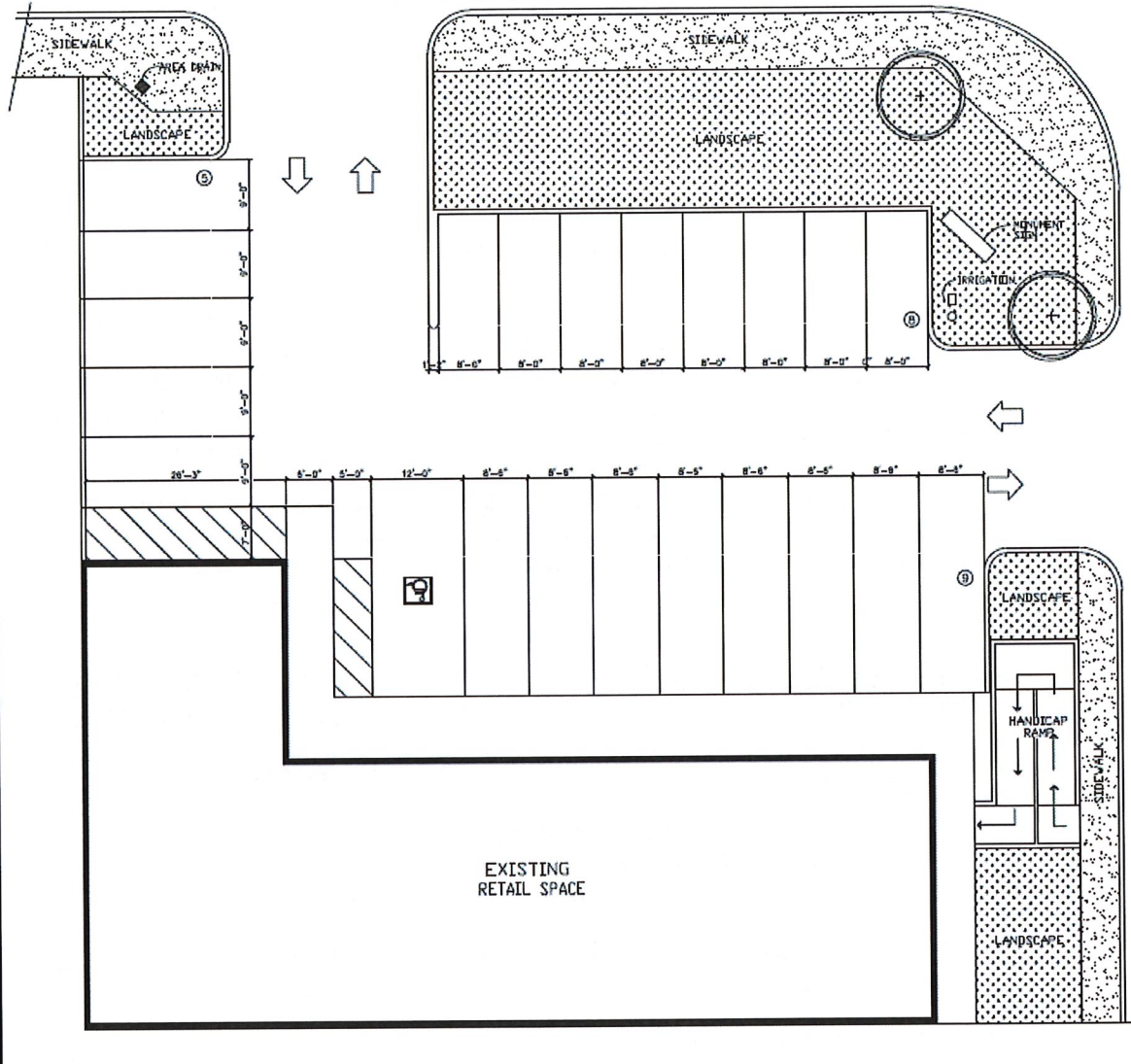


14156 Rosecrans Avenue

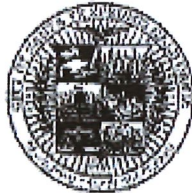
Attachment 2 Existing Site Plan



ROSECRANS AVE.



**Attachment 3
MOD 1285 & 1286 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):

14156 Rosecrans ave, Santa Fe Springs, CA

Rosecrans @ Valley View

Legal description of property: 2,500 Sq Ft of Retail Endcap Space.

Record Owner of Property:

Name: Tabella Bros Inc. Phone No: (951) 785-5997

Mailing Address: PO Box 3450, LA Habra CA 90632

Fax No: _____ E-mail: h.Tabella@gmail.com

The application is being filed by:

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

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

Describe the modification requested: _____

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"

**Attachment 3
MOD 1285 & 1286 Application Cont.**

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.

PROPERTY

WE ARE REMOVING 409 SF OF LANDSCAPING
ADDING 3 PARKING STALLS.

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.

DUE TO THE OVER CROWDING AND
LIMITED PARKING SPACES, CUSTOMERS ARE PARKING
IN THE ENTRANCE DRIVEWAYS. REMOVING 409 SF OF
LANDSCAPING TO INSTALL 3 ADD'L PARKING STALLS

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

CUSTOMERS ARE PARKING IN THE DRIVEWAY
ENTRANCES DUE TO LIMITED PARKING STALLS.
CREATED LIABILITY ISSUES

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.

THIS PARKING LAYOUT WILL BENEFIT
ALL TENANTS IN STRIP CENTER

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.

WE ARE PREVENTING POSSIBLE LIABILITY
ISSUES DUE TO CURRENT PARKING LAYOUT IN
ADDING 3 NEW PARKING STALLS

**Attachment 3
MOD 1285 & 1286 Application Cont.**

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): Tabello Bros Inc.
 Mailing Address: PO Box 3450 LA Habra CA 90632
 Phone No: (951) 785-5997
 Fax No: _____ E-mail: htabello@gmail.com
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES)ss.

I, Hani Tabello, 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, _____
 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? _____

**Attachment 3
MOD 1285 & 1286 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 April 11, 2018 before me, Nancy A. Romo, Notary Public

Date

Here Insert Name and Title of the Officer

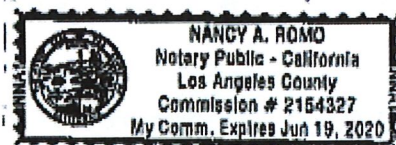
personally appeared Hani

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: Nancy A Romo
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 DocumentTitle or Type of Document: Property Owners Statement Document Date: 4/11/18Number of Pages: 1 Signer(s) Other Than Named Above: _____**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____

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

Signer Is Representing: _____

Signer's Name: _____

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

Signer Is Representing: _____

Attachment 4
Notice to Adjacent Property Owners

**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, July 9, 2018 at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Prowest Engineering on behalf of Tabetto Bros Inc.
Property located at: 14156 Rosecrans Avenue (APN: 8069-006-004)

Modification Permit Case Nos. 1285 and 1286: A modification of property development standards to reduce the amount of required landscaping and to reduce the size of parking stalls in order to create three (3) additional parking stalls.

CEQA Status: Staff has determined the project is categorically exempt pursuant to Section 15311(b), Class 11 (accessory structures—small parking lots) of the California Environmental Quality Act (CEQA). Therefore, no additional environmental analysis is necessary to meet the requirements of CEQA. Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5. 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 Department of Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact Laurel Reimer at 562-868-0511, Ext. 7354 or laurelreimer@santafesprings.org.



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

NEOPOST

FIRST-CLASS MAIL

06/27/2018

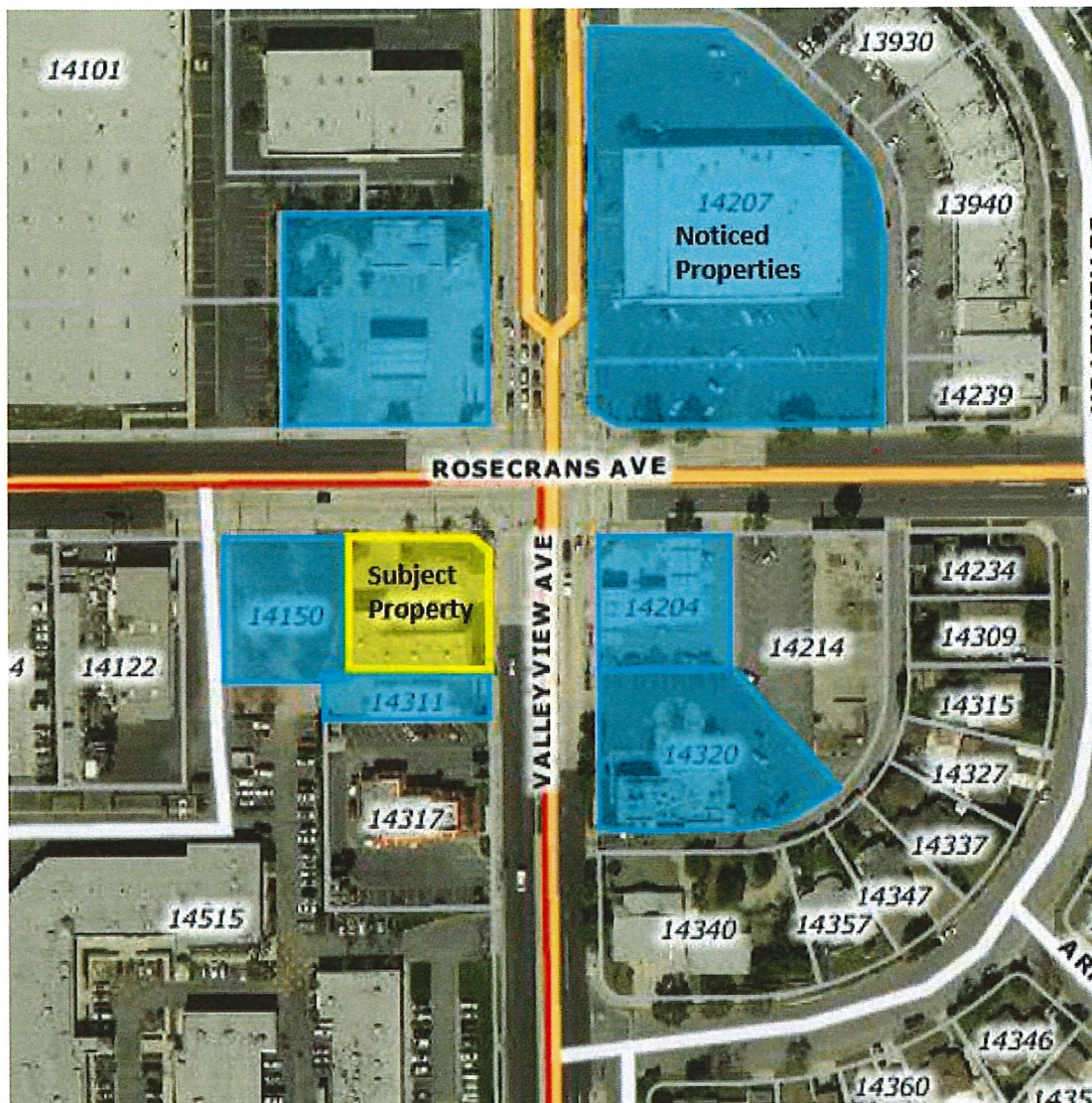
US POSTAGE \$000.00⁹ZIP 90670
041L11257783

FILE

(NOTICE OF PUBLIC HEARING)

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

**Attachment 5
Map of Noticed Properties**



CITY OF SANTA FE SPRINGS
RESOLUTION No. 84-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NOS. 1285 & 1286.**

WHEREAS, a request was filed for Modification Permit Case No. 1285 to allow the applicant to reduce the amount of required landscaping on the subject property located within the C-4-PD, Community Commercial – Planned Development, Zone; and

WHEREAS, a request was filed for Modification Permit Case No. 1286 to allow the applicant to reduce the size of parking stalls on the subject property located within the C-4-PD, Community Commercial – Planned Development, Zone; and

WHEREAS, the subject property is located at 14156 Rosecrans Avenue, in the City of Santa Fe Springs, with an Assessor Parcel Number of 8069-006-004, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Tabello Bros Inc. with a mailing address of P.O. Box 3450, La Habra, CA 90632; and

WHEREAS, the proposed Modification Permits are 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 15311(b), Class 11 (accessory structures - small parking lots) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on June 27, 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 July 9, 2018 concerning Modification Permit Case Nos. 1285 & 1286.

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 15311(b), Class 11 (accessory structures - small parking lots) 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 minor changes to the existing parking layout for an existing multi-tenant commercial building. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. MODIFICATION PERMIT APPROVAL FINDINGS

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

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

Granting the requested modifications would not be considered a special privilege to the applicant. The Planning Commission has granted similar modification requests in the past, including the following requests to reduce the amount of required landscaping:

- MOD 1284 at 13045 Los Nietos Road – December 2017
- MOD 1269 at 13417 Rosecrans Avenue – January 2017
- MOD 1242 at 11651 Telegraph – August 2014
- MOD 1243 at 10200 Matern Place – June 2014

The Planning Commission has also long allowed for compact parking stalls. The smallest stalls on site will measure eight feet in width, which is six inches wider than the size of a compact parking stall.

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

The current property does not have sufficient parking to meet the needs of its users. As a result, patrons have used parking stalls on surrounding properties or parked illegally in driveway areas. The property is fully developed and there is no available space to locate additional parking stalls except for within the required landscaped areas, or by reducing the size of parking stalls. The proposed modifications will improve site conditions and bring the parking stall numbers closer to what is required by code for the current mix of users.

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

Corner parcels have significantly more street frontage, thus requiring more landscaping than interior lots. The property was developed as a three-tenant commercial building in 1990 and the restaurant use was not considered when the property was first constructed. As a result, the parking count for the property does not

meet code requirements for the current tenants. The applicant is attempting to maintain the current businesses on site while making positive improvements to the site.

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

The Planning Commission has granted similar requests in the past and the overall proposal would be a welcomed improvement over current site conditions. The proposed modification will improve the safety and circulation of the subject property and surrounding properties by providing more on-site parking.

In accordance with Section 155.696 of the City's Zoning Regulations, before granting a Modification Permit, the Commission shall take into considerations the following factors in making its determination as to whether or not there are practical difficulties or hardships involved:

- A) *That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.*

The property was developed with the current building and parking lot in 1990. The site is almost completely built-out and the only way to increase the number of on-site parking stalls is to reduce the size of the landscaped areas and/or decrease the size of existing parking stalls.

- B) *That the purpose of the modification is not based exclusively on the financial advantage to the owner.*

The modification requests are primarily based on safety concerns. Given the current shortage of parking, patrons frequently park in the driveway areas, which impede fire access and on-site circulation, or on neighboring parcels. The applicant will be creating three additional stalls on the subject property to reduce the likelihood of patrons parking in driveway areas. Additionally, the modification requests are a good neighborly gesture to reduce the likelihood that patrons will park on neighboring properties.

- C) *That the alleged difficulties were not created by any person presently having an interest in the property.*

The subject property has been home to a small restaurant and a convenience store for over 20 years. Parking on-site has always been limited, but conditions have worsened over the past couple years as patrons have resorted to parking in driveway areas. The current issues are due to the habits of patrons visiting the business, not the staff or owners of the businesses on the subject properties.

- D) That conditions involved are not generally applicable to most of the surrounding properties.

The surrounding properties are not located on a corner, nor do they experience the same parking constraints as the subject property.

- E) That the requested modification would not diminish property values in the neighborhood.

The modification requests will not diminish property values in the neighborhood because granting the modification requests will improve conditions for the subject property and surrounding properties.

- F) That the proposed modification will not increase congestion or endanger the public safety

The proposed modifications will provide additional on-site parking stalls, therefore improving site circulation and reducing the likelihood of patrons parking illegally. The modifications will actually decrease congestion and improve public safety.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 84-2018 to approve Modification Permit Case No. 1285 to allow the applicant to reduce the amount of required landscaping on the subject property; and to approve Modification Permit Case No. 1286 to allow the applicant to reduce the size of parking stalls on the subject property located at 14156 Rosecrans Avenue, subject to conditions attached hereto as Exhibit A.

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

Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A

Modification Permit (MOD) Case Nos. 1285 & 1286 14156 Rosecrans Avenue (APN: 8069-006-004)

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

1. 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: Laurel Reimer 562.868.0511 x7354)

2. Applicant understands and agrees that a minimum of 2,253 square feet of landscaping, as shown on the site plan submitted and on file with this case, shall be provided at all times.
3. Applicant understands and agrees that a minimum of 22 parking stalls, 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.
4. Applicant shall replant the landscaped areas with a drought tolerant ground cover.
5. Applicant understands and agrees that 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, or 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. In the event the need arises for additional 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 parking issues.
8. It is the responsibility of the applicant to ensure that parking be provided and maintained on the subject site at all times.

9. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Rosecrans Avenue or Valley View Avenue, use street(s) as a staging area, or to back up onto the street from the subject property.
10. 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. The applicant, Tabello Bros Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Modification Permits, 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.
12. 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

Categorically Exempt – CEQA Guideline Section 15301, Class 1 Modification Permit Case No. 1297

A modification of property development standards to allow the architectural elements of a billboard design to extend beyond the standard maximum of six (6) feet above, and two (2) feet along the sides and bottom, of the billboard face on property located at 13711 Freeway Drive APN: 8069-015-055, within the M-2-FOZ (Heavy Manufacturing – Freeway Overlay Zone). (Bulletin Displays, LLC)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- 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 Sections 155.695 and 155.696 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones; and
- Find and determine that this project is categorically exempt, pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA); and
- Approve Modification Permit Case No. 1297, subject to the conditions of approval as contained within Resolution No. 85-2018; and
- Adopt Resolution No. 85-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

LOCATION / BACKGROUND

The subject property is located on the northeast corner of Freeway Drive and Spring Avenue at 13711 Freeway Drive (APN: 8069-015-055). The property measures 216,775 sq. ft. (approximately 4.98-acres) and is located within the M-2-FOZ (Heavy Manufacturing – Freeway Overlay Zone). The property is currently developed with an approximately 82,000 sq. ft. building that is occupied by a steel warehouse and shipping company (Martinez Trucking and Logistics).

On December 14, 2015, the Planning Commission approved Zone Variance Case No. 76 to allow a reduction of the 5-acre minimum size requirement for property's with a digital billboard and Conditional Use Permit Case No. 750 to allow the construction and operation of a new fifty (50)-foot tall digital billboard.

On May 24, 2018, the City Council approved and adopted Ordinance No. 1092 to update the existing regulations set forth in the Municipal Code relating to billboards within the Freeway Overlay Zone. As a part of the update, Section 155.384(H) was amended with various changes, including, but not limited to, allowing architectural elements to extend up to two (2) feet on either side and/or below the advertising copy, as well as, extend up to six (6) feet above the fifty (50)-foot limit.

DESCRIPTION OF REQUEST

The applicant, Bulletin Displays, LLC, is requesting approval of a Modification Permit (MOD) to allow the architectural elements of their unique billboard design to extend beyond the standard maximum of six (6) feet above, and two (2) feet along the sides and bottom, of the billboard face.

Proposed Details:

The proposed architectural elements will extend a maximum distance of 6'-10" above the billboard face, 3' to the northerly side, 2' to the southerly side, and 12' to the lowest portion below the billboard face.

Table 1
Required Versus Proposed

Required		Proposed	
Above	6 Feet	Above	6 Feet, 10 Inches
Side (Northerly)	2 Feet	Side (Northerly)	3 Feet
Side (Southerly)	2 Feet	Side (Southerly)	2 Feet
Below	2 Feet	Below	12 Feet

Although the project does not meet the standard requirements for architectural elements on a billboard as defined by the City's Zoning Regulations, it should be noted that the proposed billboard has a very unique design. Although Ordinance No. 1092 set standards for architectural projections, staff finds that the proposed design by Bulletin Displays is an anomaly.

ZONING REGULATION REQUIREMENTS

City of Santa Fe Springs – Zoning Regulations

Section 155.384 - BILLBOARDS

Section 155.384 BILLBOARDS

(H) General Requirements

(1) *Maximum advertising copy area.* The maximum advertising copy area of each billboards face shall be 672 square feet per face (e.g., 14 feet x 48 feet). Measurement of the maximum advertising copy area includes only the measurement of the billboard face, exclusive of architectural elements which may extend up to 2' on either side and/or below the advertising copy.

(2) *Maximum height.* The maximum height of billboards shall be 50 feet, measured from the finished grade at the base of the sign to the top edge of the billboard face. This excludes architectural elements which may extend up to six (6) feet above the 50 feet limit.

STREETS AND HIGHWAYS

The property is located at the northeast corner of Freeway Drive and Spring Avenue. Freeway Drive is designated as a "Collector" arterial and Spring Avenue is designated as a "Local" arterial, within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

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

Table 2
General Plan Consistency Analysis

Surrounding Zoning, General Plan Designation			
Direction	Zoning District	General Plan	Land Use
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Metal Manufacturing</u> (15310 Spring Ave/Ross Bindery, Inc.)
South	M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone	Industrial	<u>Aerospace Manufacturing</u> (13700 Firestone Blvd/LeFiell Manufacturing)
East	M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone	Industrial	<u>Warehouse</u> (15415 Marquardt Ave/Target Specialty Products, Inc.) <u>Vacant</u> (13767 Freeway Dr)
West	M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone	Industrial	<u>Warehouse</u> (13635 Freeway Dr/Mother's Nutritional Center)

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), in that, it only involves minor exterior changes to

an existing digital billboard. 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 5 notices were mailed out to said property owners on Wednesday, June 27, 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 85-2018 (see attached), staff finds that approval of Modification Permit (MOD) Case No. 1297 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 85-2018.

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

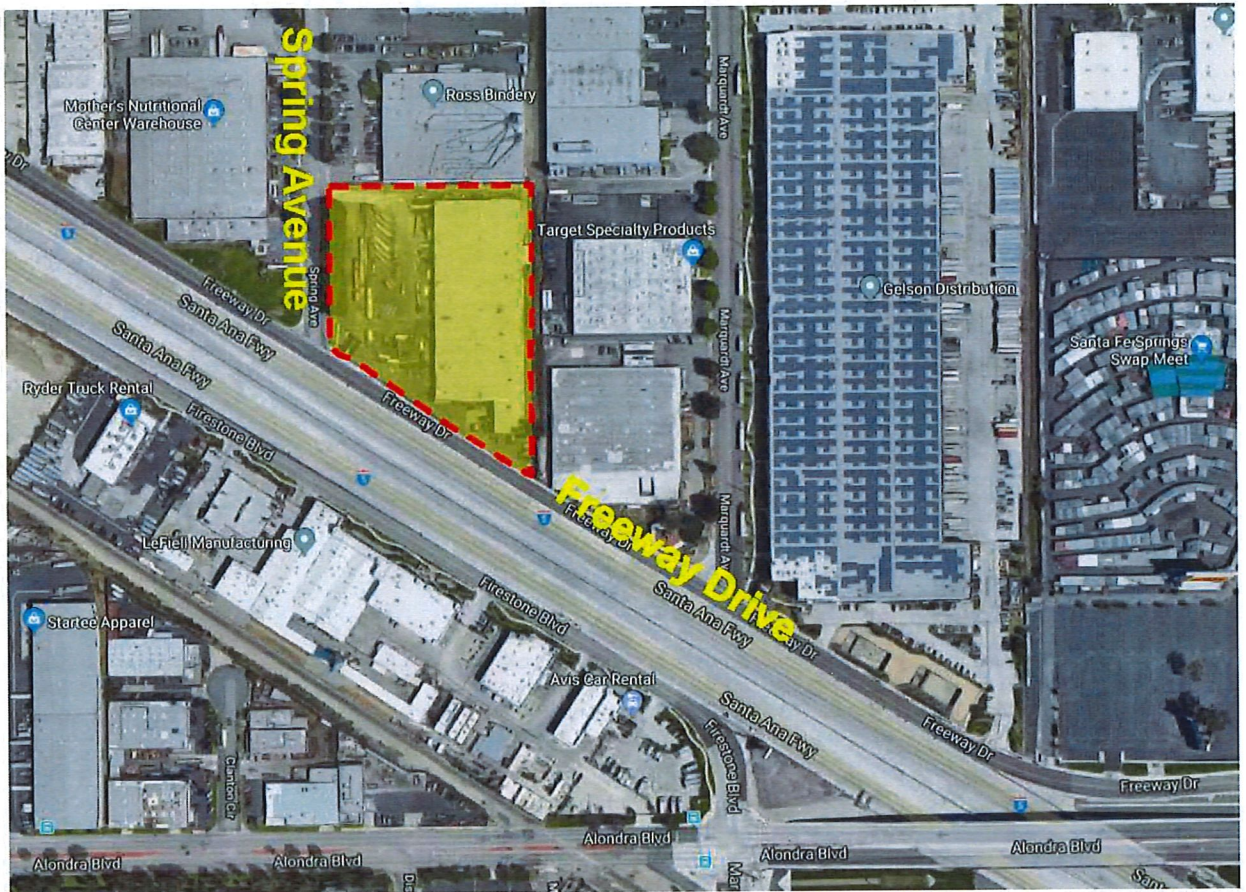
Attachments:

1. Aerial Photograph
2. Proposed Elevations
3. Colored Elevations
4. Modification Permit Application
5. Notice to Adjacent Property Owners
6. Map of Noticed Properties
7. Resolution No. 85-2018
 - a. Exhibit A – Conditions of Approval

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

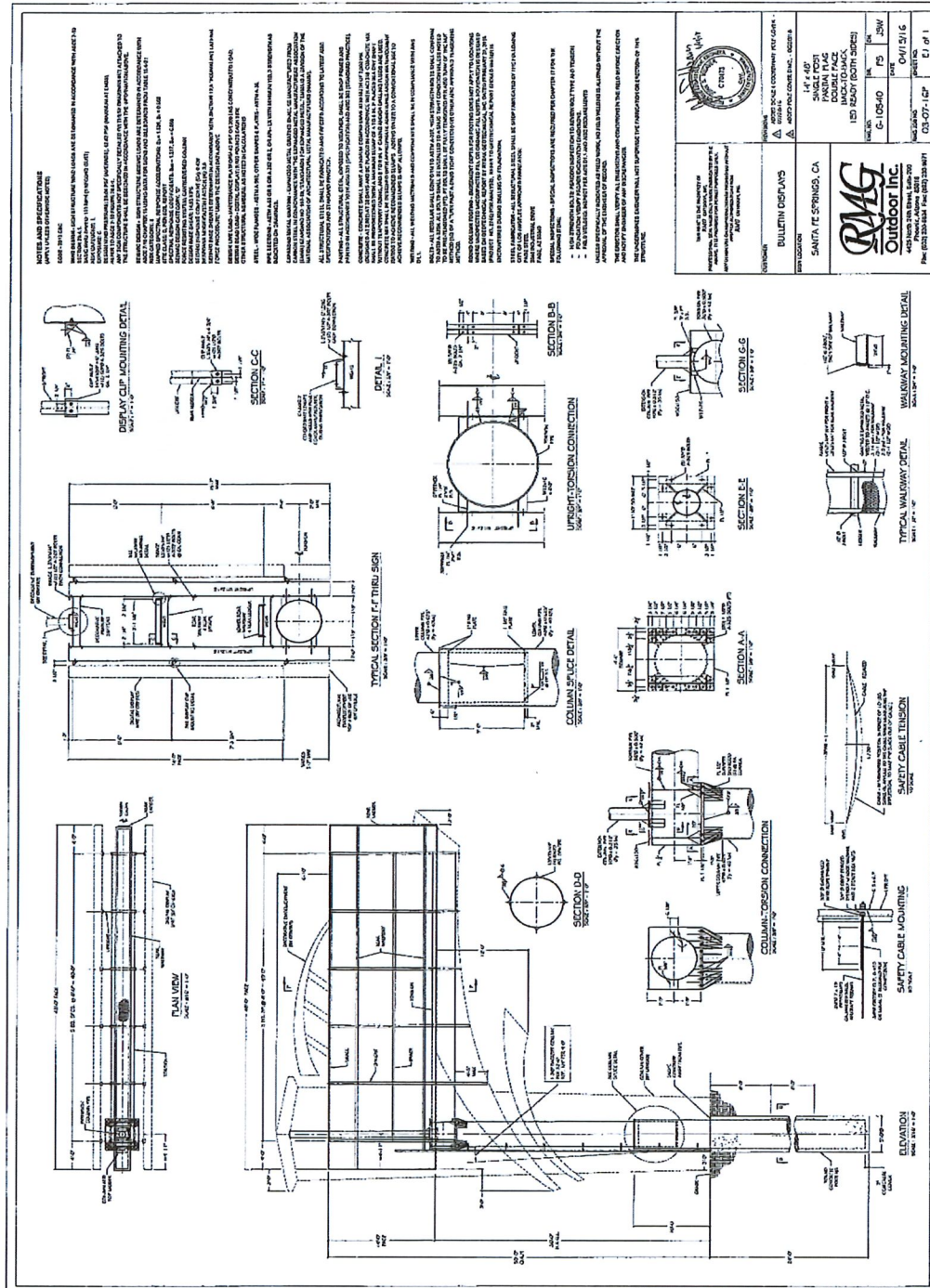
MODIFICATION PERMIT CASE NO. 1297



NORTH

13709 Freeway Drive
(Bulletin Displays, LLC)

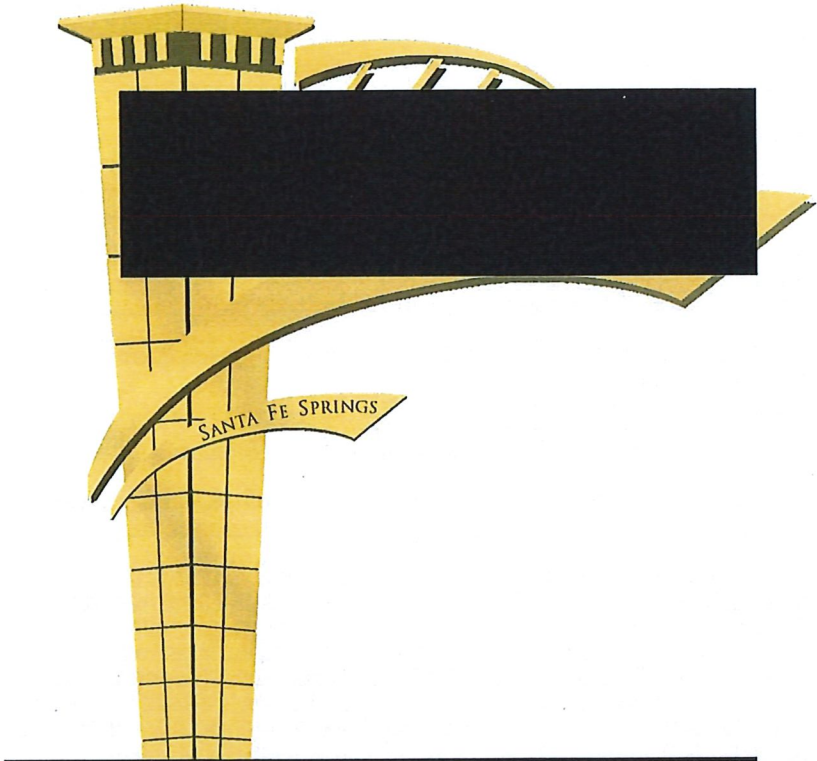
Proposed Elevations



Colored Elevations



City of Santa Fe Springs Message Center
Santa Ana (5) Freeway
(actual city approved concept may differ)



BULLETIN DISPLAYS, LLC
"CREATIVE OUTDOOR ADVERTISING"
3127 E. South St., Ste. B
Long Beach, CA 90805
(310) BULLETIN (285-5384)
(562) 470-6680 * Fax (562) 470-6686
BulletinDisplays.com

Display
14'x48' - full color LED (19 mm)
Overall Height - Per City code.

This print and design concept is the property of Bulletin Displays, LLC. Copyrighted 2015 by Bulletin Displays, LLC. This is the unpublished drawing created by Mark A. Kudler for Bulletin Displays, LLC. Any other use of this reproduction is prohibited without the written authorization from Bulletin Displays, LLC.

Modification Permit Application



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

Received

JUN 07 2018

Planning Department

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): 13709 Freeway Dr. Santa Fe Springs, CA 90670

Legal description of property: See Attached

Record Owner of Property:

Name: 13711 Freeway Dr. LLC Phone No: (562) 921-0785

Mailing Address: 13711 Freeway Dr. Santa Fe Springs, CA 90670

Fax No: (562) 921-0649

E-mail: Brenda@martineztruckinginc.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.): Lessee

Describe the modification requested: Regarding the height of the architectural features, to allow seven (7') feet to the top of a 50' Digital Display, and three (3') foot extension to each side of the Digital Display, to extend the architectural features to the ground per an already City approved architectural billboard design at 13709 Freeway Dr. The City's new zoning amendment allows the maximum height of an architectural billboard design to be six (6') feet above the (50') fifty foot overall billboard structure and an extension up to two (2') feet on either side and two (2') feet below the Digital Display

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.

N/A

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

N/A

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 height, side and bottom extensions of the architectural design will be taller, wider, and lower than is allowed. The design cannot be altered as it is designed proportionally based on the monopole and approved by the City and is fabricated and installed already.
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 City has already approved this architectural design at this location through a Development Agreement. The sign was fabricated and installed but for the architectural feature. Therefore any alteration is very expensive and will cause the sign to lose its aesthetic design and be in violation of our development agreement and prevent us from complying with the approved plans by the City.
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. This architectural design is creating a Landmark Message Center Sign for the City of Santa Fe Springs. Our competitors and other landowners are only interested in meeting the basic requirements of the "Pole Cover Requirements" set by the City and thus the other property owners and sign owners would not be interested in investing the amount of money being spent by Bulletin Displays to design and construct a Landmark sign.
6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general. The modification will not be detrimental to the other properties since the plans have already been approved by the City and nobody objected at any of the hearings.

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: 13711 Freeway Dr. LLC
 Mailing Address: 13711 Freeway Dr. Santa Fe Springs, CA 90670
 Phone No: (562) 921-0785
 Fax No: (562) 921-0649 E-mail: Brenda@martineztruckinginc.com
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

Brenda Martinez, 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)

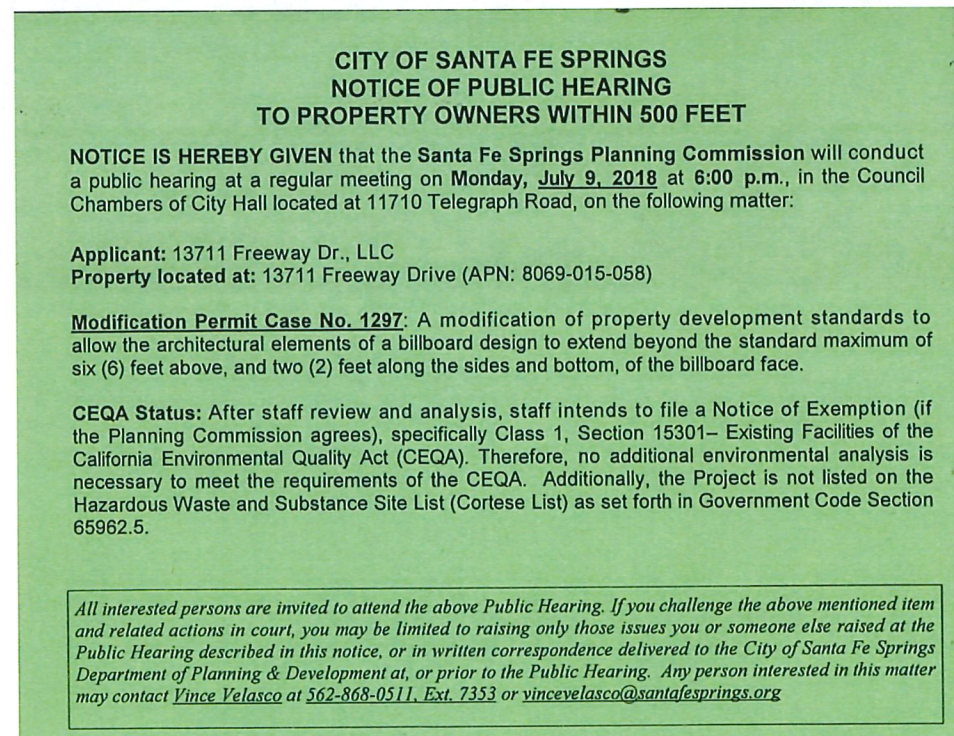
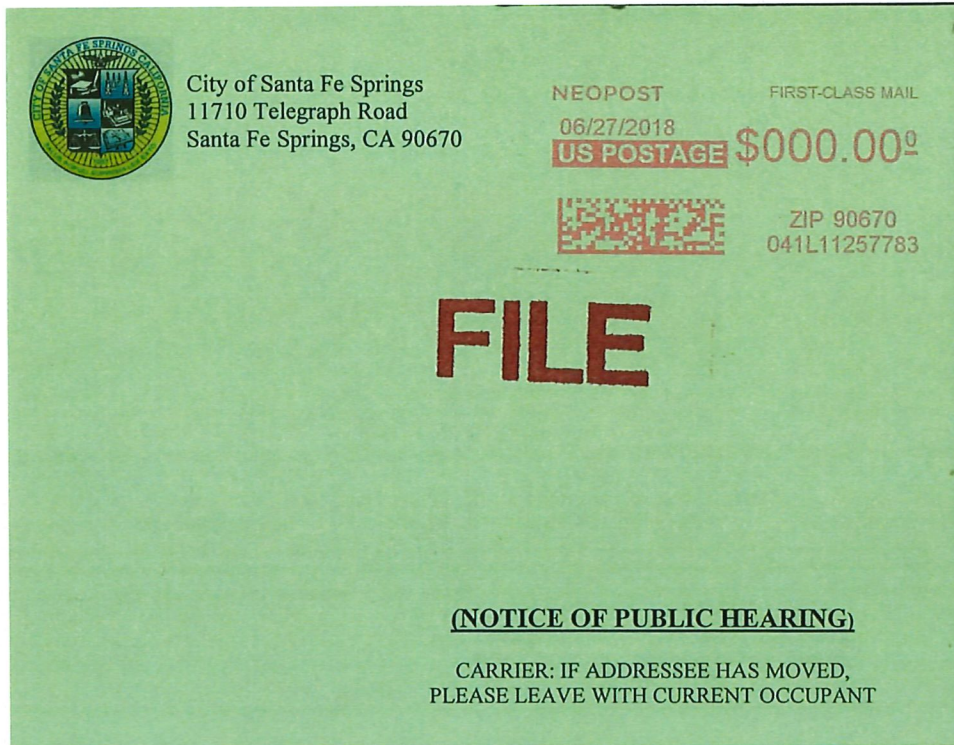
On June 4, 2018 before me, Elizabeth Anne Baker (seal) appeared Brenda Martinez.
 Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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

[Signature]
 Notary Public

FOR DEPARTMENT USE ONLY	
CASE	NO: <u>1297</u>
DATE FILED:	<u>6/7/18</u>
FILING FEE:	_____
RECEIPT NO:	_____
APPLICATION COMPLETE?	_____

Notice to Adjacent Property Owners

Map of Noticed Properties



CITY OF SANTA FE SPRINGS
RESOLUTION No. 85-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 1297.**

WHEREAS, a request was filed for an Modification Permit Case No. 1297 to allow the architectural elements of a billboard design to extend beyond the standard maximum of six (6) feet above, and two (2) feet along the sides and bottom, of the billboard face on property located at 13711 Freeway Drive, within the M-2-FOZ (Heavy Manufacturing – Freeway Overlay Zone); and

WHEREAS, the subject property is located at 13711 Freeway Drive, in the City of Santa Fe Springs, with an Assessor Parcel Number of 8069-015-055, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is 13711 Freeway Drive, LLC – 13711 Freeway Drive, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Modification Permit is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(3); 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 mailed a public hearing notice to each property owner adjacent to the project site on June 27, 2018; 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 July 9, 2018 concerning Modification Permit Case No. 1297.

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 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, 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 155.695 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 the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.*

The proposed architectural elements will extend beyond the maximum requirements by 10" above the billboard face, 1' on the northerly side, and 12' at the lowest point below the billboard face. It should be noted that the southerly side of the elements meets the City's standard requirements. Although the greatest deviation from the standard requirements is 12' below the billboard face, there is separation between two elements. Nevertheless, staff finds that the proposed design by Bulletin Displays is an abnormality. Typical architectural elements, as observed in other cities, should generally fall within the limits established by Ordinance No. 1092. Moreover, if a similar request arose, staff would consider the circumstance of the case and, if the facts presented are similar, staff would also recommend approval of such request.

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

The height, side, and bottom extensions of the architectural design will be taller, wider, and lower than is allowed. As mentioned previously, the proposed billboard has a unique design. As such, the architectural elements are not your typical façade treatments, as this design will specifically take the shape of the City's logo. Because the architectural elements form the City's logo, the design cannot be altered as it is designed proportionally based on the existing monopole.

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

The unique circumstance in this case is the fact that the architectural elements are not your typical façade treatments, as this design will specifically take the shape of the City's logo. Because the architectural elements form the City's logo, the design cannot be altered as it is designed proportionally based on the existing monopole.

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

Unlike typical architectural elements found on digital billboards, the subject billboard will be provided with a unique design that will specifically take the shape of the City's logo. The overall concept is both creative and attractive, therefore, the proposed deviations will not create an aesthetic obstruction or be detrimental to other persons, properties, or the community.

SECTION III. MODIFICATION PERMIT COMMISSION'S CONSIDERATION

Pursuant to Section 155.696 of the City's Zoning Regulations, in addition to the required showing by the applicant, the Commission shall take into consideration the following factors in making a determination as to whether or not there are practical difficulties or hardships involved:

A) That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.

As mentioned previously, the particular physical circumstance is the fact that the architectural elements are not your typical façade treatments, as this design will specifically take the shape of the City's logo. Because the architectural elements form the City's logo, the design cannot be altered as it is designed proportionally based on the existing monopole.

B) That the purpose of the modification is not based exclusively on the financial advantage to the owner.

As mentioned previously, the unique circumstance is the fact that the architectural elements are not your typical façade treatments, as this design will specifically take the shape of the City's logo. Because the architectural elements form the City's logo, the design cannot be altered as it is designed proportionally based on the existing monopole. Although the applicant could try to re-configure the design to meet the City's standard requirements, it would not result in a proportionate design.

C) That the alleged difficulties were not created by any person presently having an interest in the property.

Through Ordinance No. 1092, the City established criteria for architectural elements on digital billboards, based on data retrieved from other zoning regulations. However, as repeatedly stated, the proposed billboard has a very unique design. In order to keep the design proportionate, the regulated deviations from the standard code requirements are necessary.

D) That the conditions involved are not generally applicable to most of the surrounding properties.

Unlike typical architectural elements found on digital billboards, the subject billboard will be provided with a unique design that will specifically take the shape of the City's logo. As such, the creative design is seen as an anomaly and thus, the conditions surrounding this request would not generally be applicable to other billboard projects.

E) That the requested modification will not increase congestion or endanger the public safety.

The requested modification will not increase congestion as the architectural elements will be extended above the ground on an existing 50-foot high digital billboard. In addition, construction drawings have been submitted to the Building and Safety Division to ensure that the architectural elements meets the structural requirements set forth in the Los Angeles County Building Code.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 85-2018 to approve Modification Permit Case No. 1297 to allow the architectural elements of a billboard design to extend beyond the standard maximum of six (6) feet above, and two (2) feet along the sides and bottom, of the billboard face on property located at 13711 Freeway Drive, within the M-2-FOZ (Heavy Manufacturing – Freeway Overlay Zone), subject to conditions attached hereto as Exhibit A.

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

Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Planning Commission Meeting

July 9, 2018

CONSENT ITEM

Conditional Use Permit Case No. 194-10

Compliance review to allow the continued operation and maintenance of a contractor's storage yard use for the storage of vacuum trucks associated with a septic tank cleaning business on the .37-acre property located 14018 Carmenita Road (APN:8059-003-003), in the M-1, Light Manufacturing, Zone within the Consolidated Redevelopment Project Area.

(Peggy Lee Hendricks for Roberts Liquid Disposal)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a contractor's storage yard use on the subject property, if conducted in strict compliance with the conditions of approval, 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 objectives of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Require that Conditional Use Permit Case No. 194, be subject to a compliance review in five (5) years, on or before July 9, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained with this staff report.

BACKGROUND

The applicant is in the septic tank cleaning business wherein the applicant uses vacuum trucks to remove sewage from septic tanks. The waste from the septic tanks is then disposed of at a licensed County dump facility; none of the waste material is allowed to be brought onto or stored upon the subject property. The property is being used for the outside storage of vacuum trucks and empty bins/tanks associated with the septic tank cleaning business.

The Planning Commission originally approved the subject contractor's storage yard use in August of 1974. The subject use has now occurred on the site for 44 consecutive years. This is the tenth compliance review that has been conducted since the original CUP was approved.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, a walk-through inspection of the subject property is performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection the applicant was directed

to comply with the following:

Planning Department:

- Submit an updated site plan including the additional 2 vehicles that were not agreed upon in the original conditions of approval.

The applicant, otherwise, was in full compliance with the existing conditions of approval. Staff therefore finds that if the contractor's storage yard use 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 194, be subject to a compliance review in five (5) years, on or before July 9, 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.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact – Camillia Martinez: 562-868-0511 x7519)

1. That any future signage for the property shall first be reviewed and approved the Department of Planning and Development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 26" maximum size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and related sign guidelines of the City. **(ongoing)**
2. That the applicant/owner shall continue to comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations. **(ongoing)**
3. That all required landscaped areas shall continue to be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of laws, weeding, removal of litter, fertilizing, replacing of plants, trees and shrubs when necessary and the regular watering of all plantings. **(ongoing)**

4. That the automatic sprinkler system shall be regularly maintained and shall provide adequate water for all landscaped areas. **(ongoing)**
5. That there shall be no dumping or storage of waste materials on the property. **(ongoing)**
6. That the storing of more than ~~two trucks~~ **four trucks** on the property shall be subject to the approval of the Director of Planning and Development. **(Revised)**
7. That Conditional Use Permit Case No. 194-10, shall be subject to a compliance review in five (5) years, on or before **July 9, 2023**. Approximately, three (3) months before **July 9, 2023**, the applicant shall request in writing that the City review the circumstances of the case for a further extension of the privileges granted. **(Revised)**
8. 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 ordinances violated the Permit shall be void and the privileges granted hereunder shall lapse. **(ongoing)**
9. That the trees, adjacent to Carmenita Road, shall continue to be maintained in a neat, clean, orderly and healthful condition. **(Ongoing)**



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Current Site Photos
3. Updated Site Plan
4. CUP Compliance Review Request Letter
5. Receipt

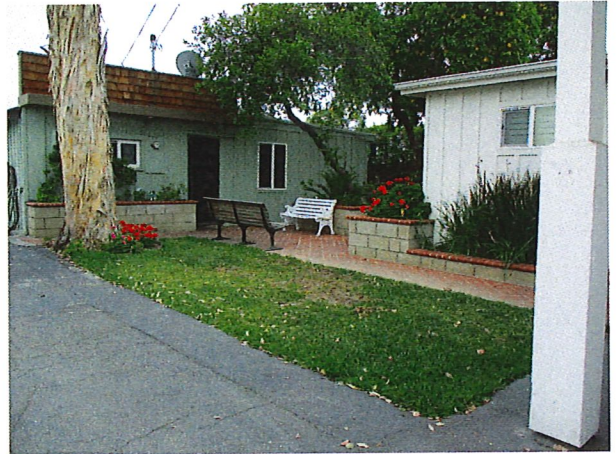
AERIAL PHOTOGRAPH



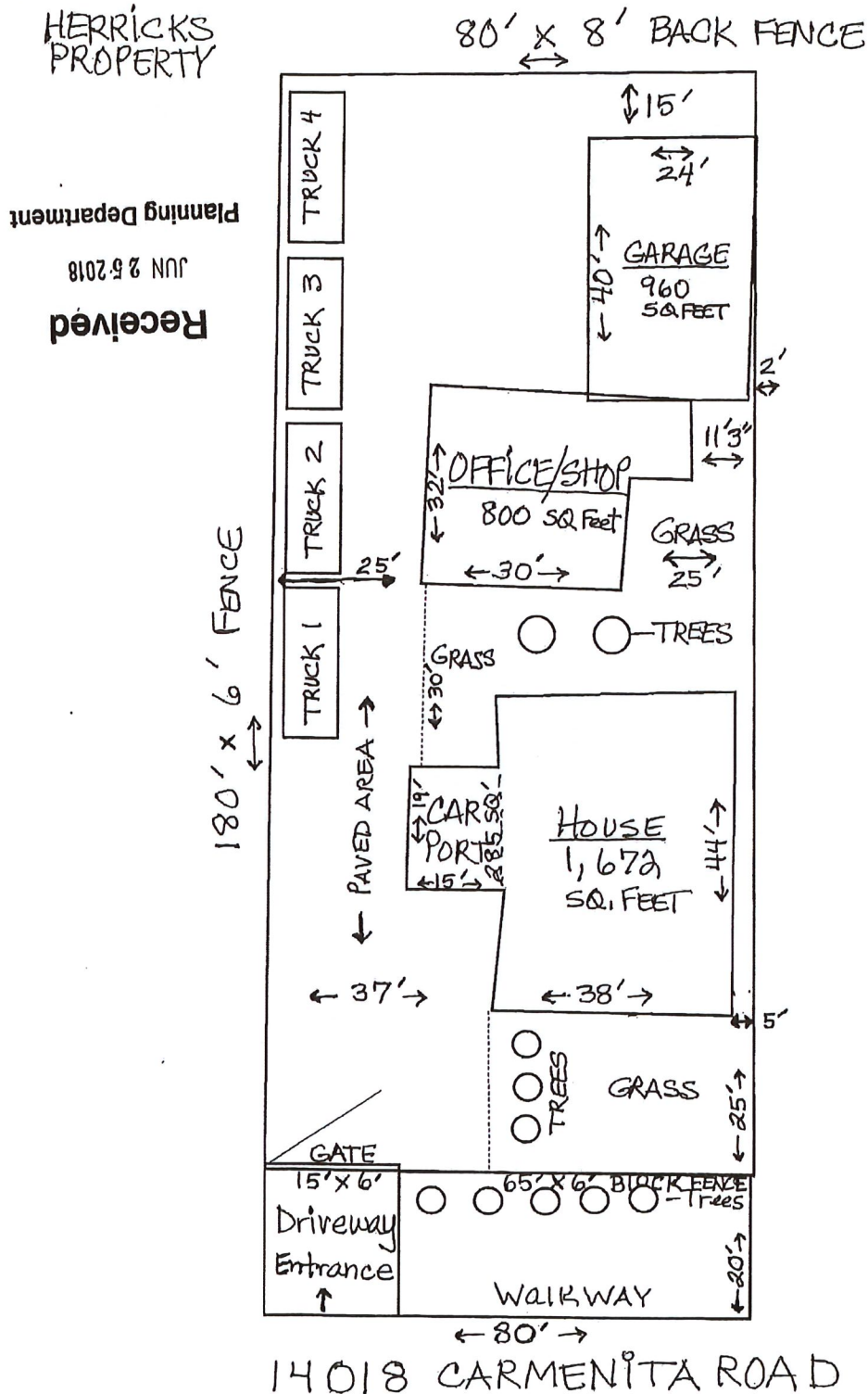
Conditional Use Permit 194-10

14018 Carmenita Road (APN: 8059-003-003)

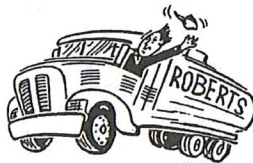
CURRENT SITE PHOTOS



UPDATED SITE PLAN



CUP COMPLIANCE REVIEW REQUEST LETTER



**ROBERT'S
LIQUID
DISPOSAL**

14018 Carmenita Road
Santa Fe Springs, CA 90670
TEL: (562) 864-2953
FAX: (562) 926-8527

Received

March 26, 2018

APR 03 2018

DEPARTMENT OF PLANNING & DEVELOPMENT
CITY OF SANTA FE SPRINGS
ATTN: JESUS TORRES CAMPOS
11710 Telegraph Road
Santa Fe Springs, Ca. 90670

Planning Department

RE: CONDITIONAL USE PERMIT (CUP) CASE NO. 194-10
14018 Carmenita Road, Santa Fe Springs, Ca. 90670

Dear Mr. Campos,

We would like to request an extension of our Conditional Use Permit to allow the continued operation and maintenance of a Contractor's storage yard on Carmenita Road. We have a Septic Tank Cleaning Business, and park 5 Vacuum pump Trucks on our 0.37 acre property located in the M-1, Light Manufacturing Zone District @ 14018 Carmenita Road, within the Consolidated Redevelopment Project Area.

We have been here since 1973. Our operations have remained the same. We park our trucks here, and dispatch them to various parts of the County pumping Septic Tanks.

We look forward to the Renewal of our CONDITIONAL USE PERMIT!

Sincerely,

Peggy Lee Herricks
ROBERT'S LIQUID DISPOSAL

Enclosure: PERMIT EXTENSION & PROCESSING FEE \$563.00 ATTACHED*

RECEIPT

City		DISTRIBUTION				
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT	
110	297	4110	1800		563.00	

City of Santa Fe Springs

Robert's Liquid Disposal (NAME)

14018 Camarillo Pkwy (ADDRESS)

SFS CA 90670 (CITY AND STATE)

CUP Extension Case No. 194-10 (DESCRIPTION)

RECEIPT

City of Santa Fe Springs, CA
FINANCE DEPARTMENT
11710 E Telegraph Rd
Santa Fe Springs, CA 90670
(562) 868-0511

000026-0006 04/03/2018 10:27AM

MISCELLANEOUS
Description: CONDITIONAL
USE PERMIT (PL0201)
Reference 1: 14018 CARM
Reference 2: CASE194-10
CONDITIONAL USE PERMIT
(PL0201)
2018 Item: PL0201
1 @ 563.00
CONDITIONAL USE PERMIT
(PL0201) 563.00

563.00

Subtotal 563.00
Total 563.00

CHECK 563.00
Check Number 017411

Change due 0.00

Paid by: ROBERTS LIQUID DISPOSAL



Comments: MK

Thank you for your payment

CUSTOMER COPY



City of Santa Fe Springs

Planning Commission Meeting

July 9, 2018

CONSENT ITEM

Conditional use Permit Case No. 654-4

A compliance review to allow the continued operation and maintenance of a an ambulance service including light vehicle repair and preventative maintenance located at 12160 Mora Drive (APN:8009-007-057) in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project Area.
(Care Ambulance Service)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of an ambulance service including light vehicle repair and preventative maintenance, 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. 654-4, be subject to a compliance review in five (5) years, on or before, July 9, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained with this staff report.

BACKGROUND

The Planning Commission originally approved Conditional Use Permit (CUP) Case No. 654 on April 24, 2006 to authorize the establishment, operation and maintenance of an ambulance service within a 22,815 sq. ft. building located on a 1.3-acre parcel at 12160 Mora Drive. Several compliance reviews were conducted until December 12, 2016 when the CUP was brought back to Planning Commission for an amendment to authorize light vehicle repair and preventative maintenance in conjunction with the current ambulance service operations. In the approved conditions of approval it was stated that a compliance review would be conducted a year from the approval date. This is the first compliance review since the Conditional Use Permit Amendment was approved.

ZONING CODE REQUIREMENT

Section 155.243(J)(1) of the City's Zoning Ordinance lists an ambulance service as a conditional use activity in the M-2, Heavy Manufacture, Zone; consequently, a conditional use permit must first be granted by the Planning Commission before the ambulance use can be established.

Section 155.211(O) of the City's Zoning Ordinance lists auto repair garages as a principal permitted use in the M-1, Light Manufacturing Zone, provided all work is

Report Submitted By: Camillia Martinez

Planning and Development Department

Date of Report: July 5, 2018

ITEM NO. 13B

conducted within a completely enclosed structure. Section 155.241(A) states any use listed as a permitted use in the M-1 Zone is also a principal permitted use in the M-2, Heavy Manufacturing Zone.

While the light vehicle repair use is considered a principal permitted use that is allowed by-right, Section 155.243(J)(1) lists an ambulance service use as a conditional use activity in the M-2, Heavy Manufacturing Zone.

City of Santa Fe Springs – Zoning Regulations**Section 155.243 - CONDITIONAL USES (J)**

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

(J) Also the following:

(1) Ambulance Service

City of Santa Fe Springs – Zoning Regulations**Section 155.211 - CONDITIONAL USES (O)**

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

(O) Repair garages, body and fender works and auto painting, providing all work is conducted within a completely enclosed structure.

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. Following the recent inspection, the applicant was directed to comply with the following:

1. To obtain an Industrial General Storm Water Permit from the State Water Resources Control Board through the Storm Water Multiple Application and Report Tracking System
2. To obtain a hazardous waste generator ID number from the Department of Toxic Substances Control Board
3. To update the hazardous material inventory information and site map in the California Environmental Reporting System

Staff recently verified that the applicant has completed the aforementioned items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff therefore finds that if the establishment, operation and maintenance of an ambulance service with light vehicle repair use 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 approval of CUP 654-4, subject to the conditions of approval as contained in this staff report.

Report Submitted By: Camillia Martinez

Date of Report: July 5, 2018

Planning and Development Department

CONDITIONS OF APPROVAL

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

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562-868-0511 x 7309)

1. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or resident from contracting any solid waste disposal company that does not hold a current permit from the City. **(Ongoing)**

FIRE DEPARTMENT – FIRE PREVENTION DIVISION

(Contact – Richard Kallman 562.868-0511 x3710)

2. That ambulance vehicles and related emergency response vehicles belonging to the use shall not activate a siren or other “Code 3” audible alarm on the subject property or along any adjoining local street or private property until said vehicle reaches the intersection of Telegraph Road, Norwalk Boulevard or Florence Avenue. **(Ongoing)**
3. That the applicant shall obtain an Industrial General Storm Water Permit from the State Water Resources Control Board through the Storm Water Multiple Application and Report Tracking System (SMARTS) database system (<https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.xhtml>) prior to beginning vehicle maintenance operations. **(Ongoing)**
4. That the applicant shall obtain a hazardous waste generator ID number from the Department of Toxic Substances Control Board (DTSC) before generating any waste oil or other hazardous waste. **(Complete)**
5. That the applicant shall update the hazardous material inventory information and site map in the California Environmental Reporting System (<http://cers.calepa.ca.gov/>) if new hazardous materials will be stored on-site as part of the vehicle maintenance operation. **(Complete)**

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact – Camillia Martinez: 562-868-0511 x 7519)

6. That any proposed signage for the use shall comply with Section 155.515 of the City Code of Ordinances and the related Sign Guidelines of the City. **(Ongoing)**
7. That all ambulance vehicles and related emergency response vehicles shall be parked behind the building at all times; the front parking lot spaces shall be

reserved exclusively for use by employee and visitor vehicles. No portion of the required off-street parking area shall be used for outdoor storage or any type, manufacturing or similar uses, or the parking of inoperative vehicles at any time. **(Ongoing)**

8. That no parking of ambulances, trucks or any other type of vehicles shall be allowed alongside the east side of the building to avoid compromising the width of the fire line. **(Ongoing)**
9. That the parking lot shall be maintained in a state of good appearance at all times. **(Ongoing)**
10. ~~That the applicant shall submit a \$75 check, made payable to "Los Angeles County," to the Planning Department to file a Categorical Exemption from the California Environmental Quality Act within four (4) days of Planning Commission approval. **(Complete)**~~
11. That Conditional Use Permit Case No. 654-4 shall be valid for a five (5) year period, until **July 9, 2023**. Approximately three (3) months before **July 9, 2023**, the applicant shall request in writing that the City review the circumstances of the case and consider a further extension of the privileges granted herein. **(Revised)**
12. That the applicant shall obtain all necessary Building Permits and related approvals from the Building, Planning and Fire Department for any proposed improvements related to the use. **(Ongoing)**
13. That the applicant shall comply with all Federal, State and local requirements and regulations including, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations, and all other applicable codes and regulations. **(Ongoing)**
14. That 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. **(Ongoing)**
15. That the applicant, Care Ambulance Service, 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 concerning Conditional Use Permit Case No. 654, when action is brought within the time

period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**

16. That if there is evidence that conditions of approval have not been fulfilled, or the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or has 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. **(Ongoing)**



Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Current Site Photos
3. CUP Compliance Review Request Letter
4. Receipt

Aerial Photograph



Conditional Use Permit 654-4

12160 Mora Drive (APN: 8009-007-057)

Current Site Photos



CUP Review Request Letter



1517 W. Braden Court • Orange, CA 92868
www.careambulance.net
(714) 288-3800

February 2nd, 2018

Cuong H Nguyen
City of Santa Fe Springs
Department of Planning and Development
11710 Telegraph Road
Santa Fe Springs, CA 90670

Re: Conditional Use Permit (CUP) Case No. 654, 12160 Mora Dr, Santa Fe Springs

Dear Cuong H. Nguyen:

Care's Conditional Use Permit (CUP) for our emergency ambulance operations, located at 12160 Mora Dr, Santa Fe Springs, is due for a compliance review.

I would like to request a review for compliance of the subject permit.

The location is used by Care Ambulance Service as an emergency ambulance operations station and maintenance facility, staffed 24-hours daily. The building also contains our LA County offices and dispatch center.

There have been no changes to the use of this building during our last approval period throughout 2017-18.

Attached, please find our processing fee of 563.00, made payable to the City of Santa Fe Springs. Should you have any additional questions or concerns, please feel free to contact me at (714) 713-1581.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lyle Hanson", written over a horizontal line.

Lyle Hanson
Operations Division Manager, Los Angeles County

Receipt

		DISTRIBUTION				
FUND	GL	ACTIVITY	OBJECT	PROJECT	AMOUNT	
110	297	4110	2200		\$563.00	

City _____
of _____
Santa Fe Springs

CARE AMBULANCE SVC., INC.
(NAME)
1517 Broken Court
(ADDRESS)
Orange, CA 92868
(CITY AND STATE)
Compliance Review - CUP 654
(DESCRIPTION)

RECEIPT

CARE AMBULANCE SERVICE, INC.

221,490

City of Santa Fe Springs

January 31, 2018

Document No.	Doc. Date	Posting Description	Net Amount
PERMIT	1/31/2018	Invoice PINV11210	563.00

Total 563.00

CITY OF
SANTA FE SPRINGS
FINANCE DEPT
11710 TELEGRAPH RD
SANTA FE SPRINGS CA 90670
562 409-7520
DATE 02/13/2018 TUE TIME 15:43

MISC \$563.00
TOTAL \$563.00
CHECK \$563.00
CLERK 1 004785 00000
** REPRINT **



CONSENT ITEM

Conditional Use Permit Case No. 748-3

A request for a time extension of Conditional Use Permit (CUP) Case No. 748 to allow the operation and maintenance of a parcel delivery service/ground distribution facility use located at 11688 Greenstone Avenue (APN: 8026-018-022). The subject site is dual zoned; the first ±340 ft. off Shoemaker Avenue is zoned M-1, Light Manufacturing with the remaining portion is zoned M-2, Heavy Manufacturing. (FedEx Ground)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 748, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
- Approve a one (1) year time extension of Conditional Use Permit Case No. 748, until July 9, 2019, subject to the original conditions of approval as contained within this staff report.

BACKGROUND/ DESCRIPTION OF REQUEST

FedEx Ground is located on an approximately 15-acre site, which is currently developed with an approximately 328,378 sq. ft. industrial concrete tilt-up building that was completed in August of 2013.

In August 2014, the Planning Commission initially approved Conditional Use Permit (CUP) Case No.748 to allow the establishment, operation, and maintenance of a parcel delivery service/ground distribution facility use at 11688 Greenstone Avenue.

Since FedEx signed a long-term lease, they understandably needed some assurance that the site will be able to accommodate their anticipated growth throughout the term of the lease. Therefore, subsequently to the approval of CUP 748, the applicant had requested approval of a CUP amendment (748-1) to allow six potential satellite parking locations (totaling approximately 6.91-acres) for future parking. The CUP amendment, along with a Modification Permit (MOD 1248) since one of the proposed parking locations was located more than 400 feet from the primary site, was approved by the Planning Commission in September of 2014.

During the most recent site inspection, staff observed that the applicant had not yet submitted an alternative surface treatment plan for satellite parking area F. According to the applicant, they are currently negotiating to lease another property at 12211

Greenstone Avenue and relocate the existing trailer activities from satellite parking area F. The company did not find it financially feasible to apply the alternative surface treatment if they were not going to remain at this location. Additionally, the relocation of their trailer activities would trigger an amendment to their existing Conditional Use Permit. Due to the fact that the applicant is not able to satisfy condition #38 of the conditions of approval, and they do not want to prematurely amend the Conditional Use Permit at this time, they must obtain a time extension to allow themselves additional time to either be in full compliance or otherwise, formally submit an amendment to this Conditional Use Permit.

Staff, therefore, is recommending that the subject CUP be extended for one (1) year, until July 9, 2019. At which time, if the applicant has decided to remain, staff will conduct a compliance review of the subject parcel delivery service/ground distribution facility use.

STAFF CONSIDERATIONS

Staff believes the applicant has diligently worked to keep the subject parcel delivery facility in compliance with the CUP; however, the uncertainty of satellite parking area F, has hindered their ability to be in full compliance. Staff is, however, confident that the applicant will finalize their decision to either move to an alternative location or otherwise, provide an alternative surface treatment for parking area F in the upcoming year. Providing the applicant with an extension to their CUP will keep the CUP valid and allow FedEx to continue their operations while they finalize their negotiations.

CONDITIONS OF APPROVAL:

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

ENGINEERING / PUBLIC WORKS DEPARTMENT: **(Contact: Robert Garcia 562-868-0511 x7545)**

STREETS

1. That the owner shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along Greenstone Avenue and Shoemaker Avenue 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. **(on-going)**
2. That adequate "on-site" parking, which may include one or more satellite parking areas as identified in CUP Case No. 748-2, 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 owner shall pay the actual cost of sign installation. **(on-going)**

3. 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. **(on-going)**

CITY UTILITIES

4. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications on Greenstone Avenue and Shoemaker Avenue. Storm drain plans shall be approved by the City Engineer. **(on-going)**
5. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site shall be installed to the City Standard. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants. **(on-going)**
6. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system. **(on-going)**
7. That the landscape irrigation system shall be connected to reclaimed water, if available, on Greenstone Avenue and Shoemaker Avenue. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line. **(on-going)**
8. The owner/developer 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. **(on-going)**

PARCEL MAPS

9. A reciprocal access easement Agreement covering each parcel of the subject properties shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder only for satellite parking areas which share access. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney. **(on-going)**

MISCELLANEOUS

10. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this

submittal. A professional civil engineer registered in the State of California shall prepare the grading plan. **(on-going)**

11. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer. **(on-going)**
12. 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. **(on-going)**
13. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). **(on-going)**

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallman 562.868-0511 x3710)

14. That fire lanes and fire access shall be provided and maintained at all times. In the alley / access road between Greenstone and Shoemaker, the power poles shall be relocated to cause at least a 24' wide access lane, if Area C (11801-11829 Shoemaker Avenue) or Area D (11813, 11741 and 11735 Shoemaker Avenue) parking areas, or any parts thereof, are utilized. **(on-going)**
15. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways. **(on-going)**
16. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways. 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. **(on-going)**

DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:

(Contact: Tom Hall 562.868-0511 x3715)

17. 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. **(on-going)**

18. A hazardous waste determination must be made for any leaking containers of hazardous material discovered at this location. If the material is determined to be a hazardous waste, the owner/operator must comply with all hazardous waste generator requirements, including transportation by registered hazardous waste haulers. Transporting hazardous waste to a central hub for processing and disposal is prohibited. **(on-going)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 x3320)

19. That the applicant shall submit, and obtain approval of, a lighting (photometric) and security plan for the each off-site parking lot in association with FED-EX. These plans shall be submitted to the Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. In addition, all exterior lighting shall be designed and installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services concurrent with the processing of the improvement plans for each off-site parking lot. **(on-going)**
20. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department as part of their Business License Process. 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 of this Permit by the City Council. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(on-going)**
21. 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. **(on-going)**

22. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, 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. **(on-going)**
23. That pedestrian accesses shall be provided within the proposed parking areas associated with FED-EX. A site plan shall be submitted to the Department of Police Services showing the paths and access ways. Pedestrian access ways shall be well lit with lighting at a minimum of 1-foot candle power. Pedestrian access ways for the off-site lots shall be indicated on the improvement plans for each individual lot. **(on-going)**
24. That the Applicant shall provide security fencing along the perimeter of the parking lots to prevent unauthorized access into the parking areas as determined/required by the Director of Planning or authorized designee. The type of fencing (tube steel or chain link) shall be reviewed and approved by the Director of Planning. **(on-going)**
25. That the parking areas shall be posted with signs notifying that the parking areas are restricted to employees only and that all others will be towed at the owner's expense. **(on-going)**
26. That the parking areas shall be posted with signs notifying that unauthorized individuals will be charged with trespassing. **(on-going)**
27. That the Applicant shall not install razor or barbed wire on the any part of the walls, fences or other structures. **(on-going)**
28. That signs shall be posted along the "Access Road" showing the speed limit and "No Stopping Anytime". **(on-going)**
29. That all traffic signs shall be treated with reflective material for night view. **(on-going)**

30. That the Lot described as 12017 Greenstone Avenue shall be used exclusively for the parking and storage of unhitched trailers, and in an effort to deter pedestrian traffic from the site, truck drivers may unhitch their respective trailers on the site, but shall be prohibited from parking their truck on the site. In addition, passenger vehicles shall also be prohibited from parking on the site at all times. **(on-going)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

31. 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)**
32. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309. **(on-going)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

33. That the applicant understands that the conditions of approval for CUP 748-2 shall replace the conditions for CUP 748-1, however, all other applicable conditions described in the original CUP (*approval letter dated August 12, 2014*) shall remain affective. Should there be a conflict between the conditions of approval for CUP 748-2 and the conditions within the original CUP (*approval letter dated August 12, 2014*), the conditions for CUP 748-2 shall control and govern over the original CUP conditions. **(on-going)**
34. This approval allows the applicant, FedEx Ground Package Systems, Inc., to establish, operate and maintain a distribution facility use at 11688 Greenstone Avenue (APN 8026-018-030), with potential satellite parking on properties located at: **(on-going)**
- 11720 Greenstone Avenue (APN: 8026-018-015) – also referred to as Lot 1 or Area B;
 - 11801–11829 Shoemaker Avenue (APN 8026-020-038,024,022,048 & 049) – also referred to as Lot 2 or Area C;
 - 11813 Shoemaker Avenue (APN: 8026-020-037) – also referred to as Lot 3 or Area D;
 - 11741 Shoemaker Avenue (APN: 8026-020-009) – also referred to as Lot 4 or Area D;

- 11735 Shoemaker Avenue (APN: 8026-020-081) – also referred to as Lot 5 or Area D; and
 - 12017 Greenstone Avenue (APN: 8026-020-080) – also referred to as Lot 6 or Area F;
35. That the applicant understands that the use of property located at 12017 Greenstone Avenue (APN: 8026-020-080), because it is located more than 400 feet from the distribution facility at 11688 Greenstone Avenue, is subject to prior approval of Modification Permit Case No. 1248 from the City's Planning Commission. **(on-going)**
36. That the applicant understands that all employees and contractors parking will be limited to the project site and associated satellite parking sites identified in condition #34. Use of satellite parking sites can be developed individually, or in conjunction with each other, depending on the existing demand. Any changes to the satellite parking parcels (identified in condition #34) shall require prior approval from the City's Planning Commission. **(on-going)**
37. That the proposed distribution facility use and satellite parking areas shall otherwise be substantially in accordance with the site plans (Attachment A & B) submitted by the applicant and on file with the CUP 748-2 case. **(on-going)**
38. That the applicant understands and agrees that the existing alley and satellite parking areas B, C, and D shall be paved and striped to the satisfaction of the City of Santa Fe Springs. Improvements to the alley, however, is not triggered until Area C or D satellite parking areas are utilized. The applicant may utilize an alternative surface treatment (such as gravel) for Area F, provided the applicant obtain prior approval from the Director of Planning or designee for the design and materials used prior to installation. Additionally, lighting and utilities within Area F may be constructed above ground subject to prior approval from the Director of Planning or designee. **(on-going)**
39. That the applicant understands and agrees that the sidewalk and parkway landscaping for adjacent satellite parking sites (excluding 12017 Greenstone Avenue) shall be consistent with what is currently provided at 11688 Greenstone Avenue (along both the Greenstone Avenue and Shoemaker Avenue frontages). Frontage improvements (along both the Greenstone Avenue and Shoemaker Avenue frontages) along each satellite parking site will be required concurrently with the development of each specific satellite parking area. **(on-going)**
40. That the applicant understand that cars and/or trucks shall not be parked or otherwise stored on the satellite parking areas until they have been improved and/or striped substantially in accordance with the site plans submitted by the

applicant and on file with the CUP 748-2 case. All truck and van stalls shall be further identified by having the words "truck stall" and "van stall" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign or on a map that is both provided to on-site personnel and also distributed to all drivers. **(on-going)**

41. That no portion of the 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 Planning Director, Director of Police Services, and the Fire Marshall. **(on-going)**
42. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. No on-street parking by employees or patrons is permitted on either Greenstone Avenue or Shoemaker Avenue and that violations to this rule may result in the restriction or revocation of privileges granted under this Permit. **(on-going)**
43. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Greenstone Avenue, use street as a staging area, or to back up onto the street from the subject property. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. The applicant understands that violations to this rule may result in the restriction or revocation of privileges granted under this Permit. **(on-going)**
44. That WB23 and STAA trucks shall only be parked in designated stalls that are large enough to accommodate the dimensions of such vehicles. Said vehicles shall not be parked in a manner whereby they will impact existing driveways, parking areas, or on-site circulation. **(on-going)**
45. That the applicant understands that all proposed truck, trailer, and van storage areas shall be substantially screened from public view. Prior to occupancy, the applicant shall provide necessary plans to the Planning Department to demonstrate that said storage areas will be adequately screened. **(on-going)**
46. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development. **(on-going)**
47. That the applicant shall provide 24-hour on-site security to continually monitor the subject property as well as all associated satellite parking areas. **(on-going)**

48. That the applicant shall ensure that the site and all satellite parking areas are continually maintained free of trash, junk, debris, etc., and in an otherwise neat and orderly manner. **(on-going)**
49. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909. **(on-going)**
50. 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. **(on-going)**
51. That CUP Case No. 748 shall be subject to review in ~~two (2) years~~ one (1) year, on or before ~~September 22, 2016~~ **July 9, 2019**, to verify continued compliance with the established conditions and also analyze the current parking demands to ensure adequate parking for employee and contractors, and related trucks, trailers and vans, still remains available. Regardless of the above date, the applicant understands that at any point that the city finds and determines that parking related to the parcel delivery use has become an issue, the applicant shall immediately begin working with the planning staff to mitigate the problem as expeditiously as possible. Solutions may include, but is not limited to, the following potential mitigation measures: **(revised - on-going)**
 - a. Adjust shift change times so that the parking demand during the peak periods (during shift changes) is lessened.
 - b. Provide carpool incentives for the employees.
 - c. Hold a local job fair must be held to facilitate the hiring of local residents as a means to reduce worker commutes and further reduce potential parking demand.
 - d. Purchase and provide bus passes for workers to promote the use public transit.
 - e. Initiate vanpool program as an alternative means for employees and contractors to commute to work.
 - f. Secure other additional satellite parking sites.
 - g. Reduction of workforce (employees and/or contractors).
52. That the applicant, FedEx Ground Package Systems, 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 owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(on-going)**

53. 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 may refer the use permit to the Planning Commission for review. Upon such review, if the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject use permit. **(on-going)**
54. That it is hereby declare to be the intent that if any provision of this Approval is violated, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(on-going)**

Wayne M. Morrell
Director of Planning

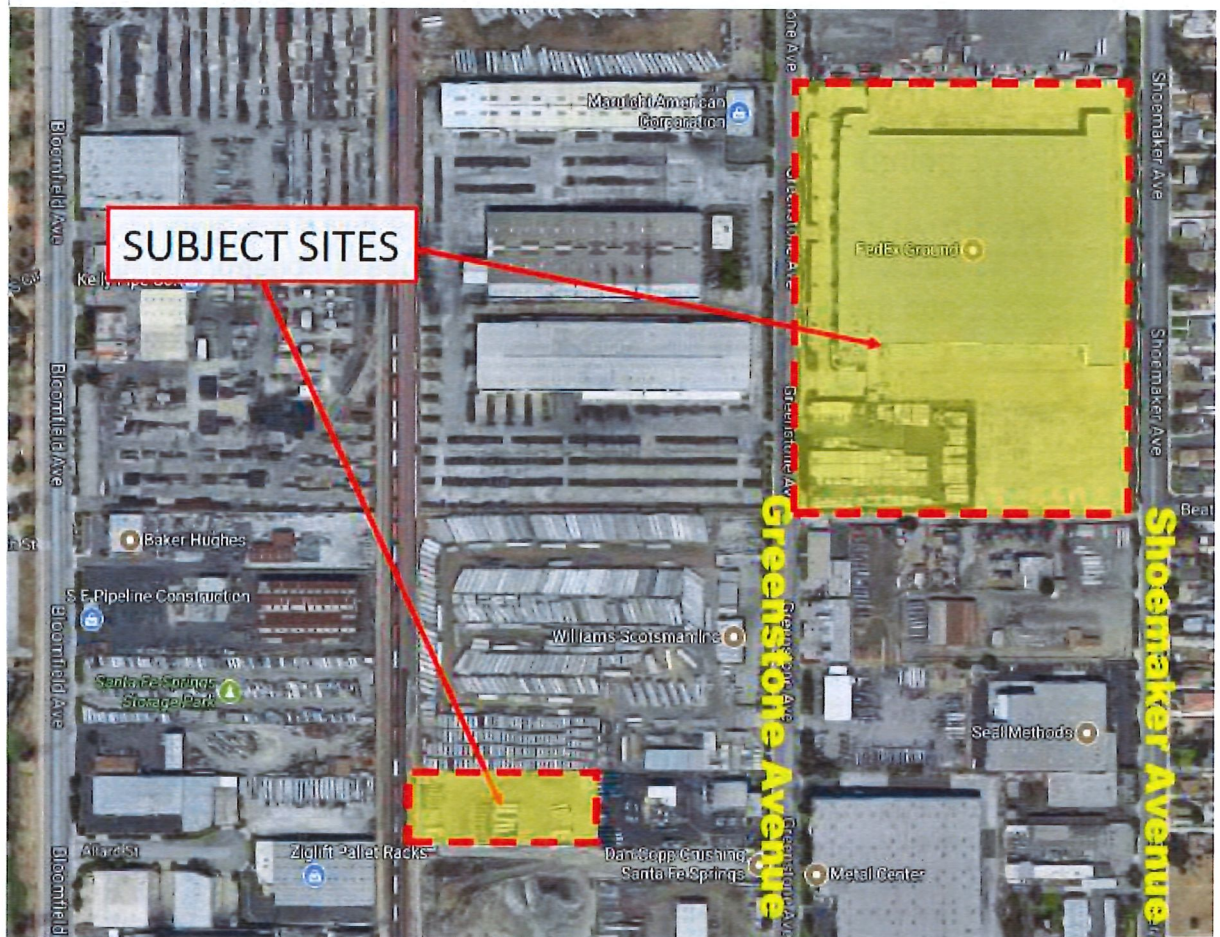
Attachments:

1. Aerial Photograph
2. Parking Plan
3. Alternative Parking Plan
4. Existing Site Photos
5. Letter Requesting Consideration of Time Extension

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

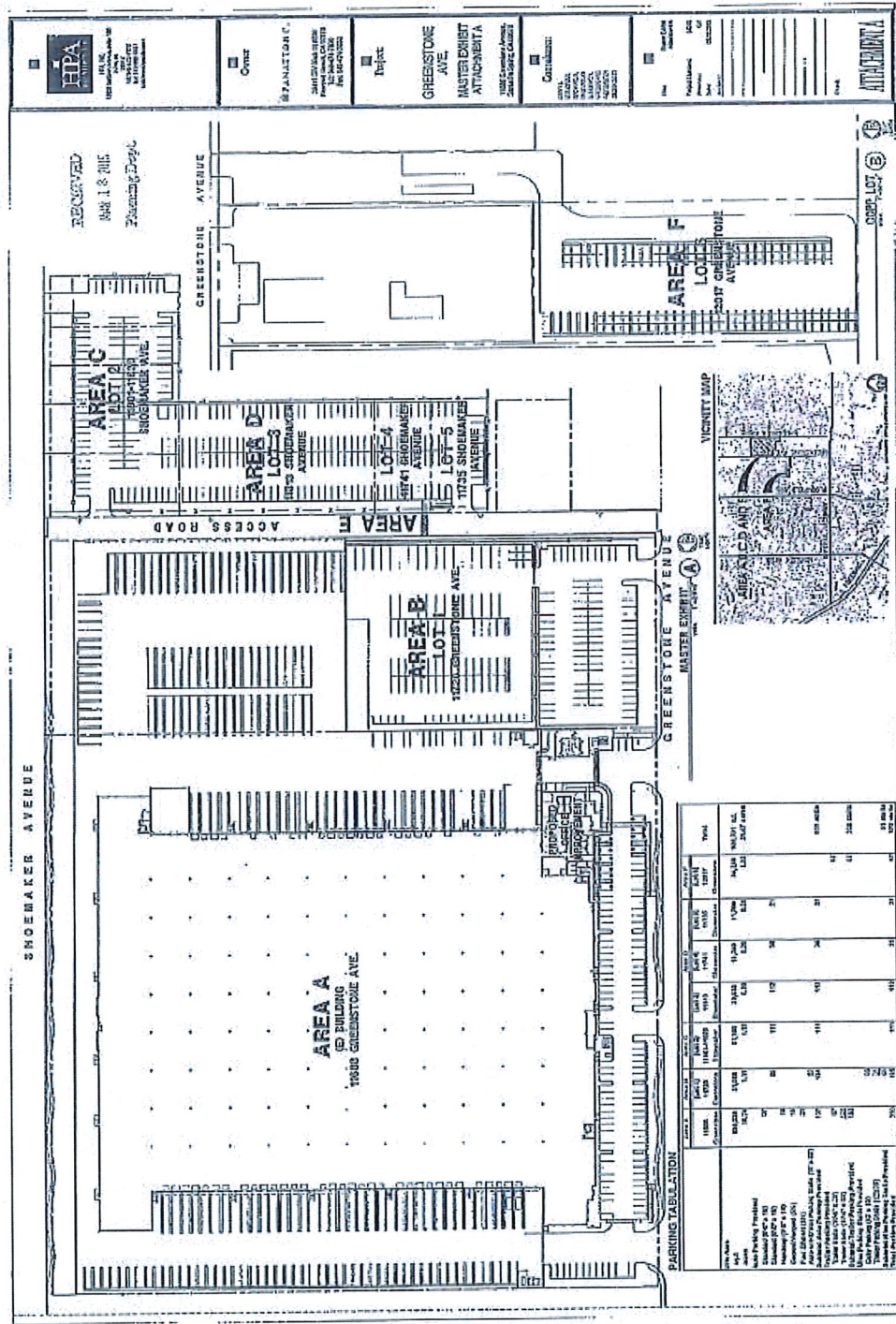
CONDITIONAL USE PERMIT CASE NO. 748



11688 Greenstone Avenue
(Applicant: FedEx)

Parking Plan

PARKING PLAN



ALTERNATIVE PARKING PLAN



Existing Site Photos



Letter Requesting Consideration of Time Extension



June 6, 2018

Cuong Nguyen
Senior Planner
City of Santa Fe Springs – Planning Department
11710 Telegraph Road
Santa Fe Springs, CA 90670

Re: Conditional Use Permit (CUP) Case No. 748

11720 & 12017 Greenstone Avenue, 11801 – 11829 Shoemaker Avenue, 11735, 11741 & 11813
Shoemaker Avenue, Santa Fe Springs, CA 90670

Mr. Nguyen:

Please allow this letter to serve as FedEx Ground's request to extend our Compliance Review of the subject permit. We are in negotiations to lease another property located at 12211 Greenstone Avenue to use as satellite trailer parking for our operation in Santa Fe Springs. We respectfully request a one-year extension to June 19, 2019 for our Compliance Review. Over the next year, we plan to complete an amendment to our CUP to include this additional parking lot and complete tenant improvements at this site.

In the event you have any questions or comments, please do not hesitate to contact me the address listed below.

Thank you again for your continued support and assistance with our business operations in Santa Fe Springs.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Nicholson".

Jennifer Nicholson
Senior Real Estate Project Specialist
FedEx Ground Package System, Inc.
1000 FedEx Drive
Moon Township, PA 15108
(412) 859-2355 office
(412) 859-2655 fax
jennifer.nicholson@fedex.com

Cc: James Kondos, Project Engineer



City of Santa Fe Springs

Planning Commission Meeting

July 9, 2018

CONSENT ITEM

Conditional Use Permit Case No. 750-1

A request for a time extension of Conditional Use Permit (CUP) Case No. 750 to allow the operation and maintenance of a 50-foot tall digital billboard with display area of 14'x48' on property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. (Bulletin Displays, LLC)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 750, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
- Approve a one (1) year time extension of Conditional Use Permit Case No. 750, until July 9, 2019, subject to the original conditions of approval as contained within this staff report.

BACKGROUND/ DESCRIPTION OF REQUEST

The subject property is located on the northeast corner of Freeway Drive and Spring Avenue at 13711 Freeway Drive (APN: 8069-015-055). The property measures 216,775 sq. ft. (approximately 4.98-acres) and is located within the M-2-FOZ (Heavy Manufacturing – Freeway Overlay Zone). The property is currently developed with an approximately 82,000 sq. ft. building that is occupied by a steel warehouse and shipping company (Martinez Trucking and Logistics).

On December 14, 2015, the Planning Commission approved Zone Variance Case No. 76 to allow a reduction of the 5-acre minimum size requirement for property's with a digital billboard and Conditional Use Permit Case No. 750 to allow the construction and operation of a new fifty (50)-foot tall digital billboard. Although the support and digital face of the 50-foot billboard was constructed, the architectural elements could not be approved until the City established standard requirements to allow architectural elements to extend beyond the established limits. As proposed, the overall height of the billboard, with the architectural treatments would extend above 50 feet.

On May 24, 2018, the City Council approved and adopted Ordinance No. 1092 to update the existing regulations set forth in the Municipal Code relating to billboards within the Freeway Overlay Zone. As a part of the update, Section 155.384(H) was amended with various changes, including, but not limited to, allowing architectural elements to extend up to two (2) feet on either side and/or below the advertising copy,

as well as, extend up to six (6) feet above the fifty (50)-foot limit.

Although, the recent amendments to the existing billboard ordinance included provisions to address architectural elements, the established limits were based on a survey of standard treatments that were consistently found on recently constructed billboards. The applicant, however, is proposing to construct a very unique design that will take on the shape of the city's logo. Since their design still does not meet the newly adopted standards for architectural elements on digital billboards, the applicant therefore has submitted an application for a Modification Permit (MOD 1297) to allow the proposed architectural elements to exceed the standard requirements recently established by Ordinance No. 1092.

Because the architectural elements have not been provided, the applicant is technically not in full compliance with the conditions of approval required by the original CUP. The applicant is therefore seeking a one-year time extension to allow themselves additional time to secure approval of said MOD and thereafter install the architectural elements onto the existing billboard.

STAFF CONSIDERATIONS

Staff believes the applicant has diligently worked to keep this project moving forward and towards development. As mentioned previously, the billboard support and face has been constructed. However, the installation of the architectural elements were placed on hold while the City established standard requirements for architectural elements on digital billboards. Although the proposed architectural elements do require approval of a MOD due to the unique design, the applicant has recently submitted an application for said MOD.

Provided the MOD is approved the PC, staff is confident that the project will continue to move forward to be fully constructed in the upcoming year. Providing the applicant with an extension to their CUP will keep the CUP valid while they complete the construction of the architectural elements. Staff is therefore recommending that the subject CUP be extended for one (1) year, until July 9, 2019. At which time, staff will conduct a compliance review of the subject digital billboard.

CONDITIONS OF APPROVAL:

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

ENGINEERING / PUBLIC WORKS DEPARTMENT: (Contact: Robert Garcia 562.868-0511 x7545)

1. That a grading plan shall be submitted showing elevations and drainage pattern of the site. The improvements shall not impede, obstruct or pond water onsite.

The grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal.

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo 562.868-0511 x3319)

2. That the applicant, Bulletin Displays, LLC shall provide an emergency phone number and the name of a contact person to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the owner/developer or their representative any time, 24 hours a day.
3. That the support post of the billboards shall be treated with a graffiti-proof paint finish and the billboards 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.
4. That the applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow individuals to scale the billboards.

Code Enforcement

5. That the applicant, Bulletin Displays, LLC shall not encroach, reduce or do away with the approved number of parking spaces.

WASTE MANAGEMENT:
(Contact: Teresa Cavallo 562.868.0511 x7309)

6. That the applicant, Bulletin Displays, LLC 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)**
7. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309. **(on-going)**

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

8. That this approval allows the applicant, Bulletin Displays, LLC, to establish, operate and maintain a new digital billboard on property located at 13711 Freeway Drive (APN: 8069-015-055). **(on-going)**
9. That the subject billboard shall be in conformance with Ordinance No. 1036, an ordinance of the City of Santa Fe Springs relating to the standards for the installation of billboards on certain properties in the City. **(on-going)**
10. That approval of Conditional Use Permits No. 750 shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. **(on-going)**
11. That all required permits regarding Highway Oriented Signs shall be obtained from the California Department of Transportation (Caltrans). **(on-going)**
12. That Conditional Use Permits No. 750 shall not become effective, unless the City Council and Bulletin Displays, LLC enter into a Development Agreement regarding the operation of the subject billboard. **(on-going)**
13. That approval of the subject Conditional Use Permit (CUP 750) is still contingent upon approval of a Zone Variance (ZV 76) for the reduction to the minimum 5-acre size required for of properties to qualify to obtain a billboard. **(on-going)**
14. That the proposed digital billboard shall not have any walkways or platforms on either face side of the billboard or any type of appendages or attachments. Walkways and platforms are allowed between the sign faces. The only exception shall be for a camera to monitor the face of the billboard. **(on-going)**
15. That the applicant, Bulletin Displays, LLC agrees to hire a qualified land surveyor to prepare an accurately scaled map showing the subject digital billboard will meet the required minimum 1,000 feet distance from another billboard located on the same side of the Freeway (existing or previously approved). Said map shall be provided concurrently or prior to submittal for plan check. **(on-going)**
16. That prior to issuance of a building permit for the subject billboard, the Applicant, Bulletin Displays, LLC shall provide the Planning Department with the following: **(on-going)**

- a. The telephone number of a maintenance service to be available twenty-four (24) hours a day, to be contacted in the event that a billboard becomes dilapidated or damaged.
 - b. Show a redacted lease demonstrating a right to install the billboard on the subject property.
 - c. A list of locations of all billboards in the City owned or managed by the entity that will own or manage the subject billboard. This information also shall be provided on an accurately scaled map. The intent of this requirement is to facilitate analysis of the proposed billboard's compliance with the spacing and location requirements.
17. That the message transition for the subject digital billboard shall be instantaneous or 1-2 seconds, if fading. **(on-going)**
 18. That lighting levels on the subject digital billboard shall not exceed 0.3 foot candles above ambient light from a distance of 250 feet, as measured according to standards of the Outdoor Advertising Association of America (OAAA). **(on-going)**
 19. That brightness of the subject digital billboard shall not exceed 800 nits (candela per square meter) from sunset to sunrise. At all other times, brightness shall not exceed 7500 nits. **(on-going)**
 20. That within one week after the sign is activated, a qualified lighting consultant/electrical engineer shall measure the sign intensity at the sign face and ensure compliance with Condition 18 above regarding the standard of 0.3 foot candles above ambient light from a distance of 250 feet. Written verification of compliance shall be provided to the Planning Department within one week following sign activation. All cost shall be the responsibility of the Applicant, Bulletin Displays, LLC. **(on-going)**
 21. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909, if applicable. **(on-going)**
 22. That the applicant, Bulletin Displays, LLC shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings. **(on-going)**

23. That the proposed digital billboard shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case. **(on-going)**
24. That the applicant, Bulletin Displays, LLC 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 Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application or one can be downloaded at www.santafesprings.org. **(on-going)**
25. That the project shall comply with 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. **(on-going)**
26. That Conditional Use Permit Case No. 750 shall be subject to a compliance review in one (1) year, on or before ~~December 14, 2016~~ **July 9, 2019**, to ensure the subject digital billboard use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report. **(revised – on-going)**
27. That the applicant, Bulletin Displays, 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 CUP and/or ZV, 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)**
28. It is hereby declared to be the intent that if any provision of this Permit is violated, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. Prior to voiding the permit, the City shall contact Bulletin Displays, LLC with certified mail return receipt requested and list the specific facts indicating a violation and its applicable code provisions and allow Bulletin Displays, LLC to remedy the violation within seven (7) working days from receipt of the notice or a reasonable amount of time if a remedy cannot be reasonably done in seven (7) days. **(on-going)**

29. If any term or provision of this CUP shall be determined invalid, void, or unenforceable, the remaining conditions shall not be affected and such remaining conditions are not rendered impractical to enforce or to otherwise deprive Bulletin Displays, LLC or the city of the benefits of this CUP. **(on-going)**



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Colored Elevation
3. Existing Site Photos
4. Time Extension Request Letter

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 750-1



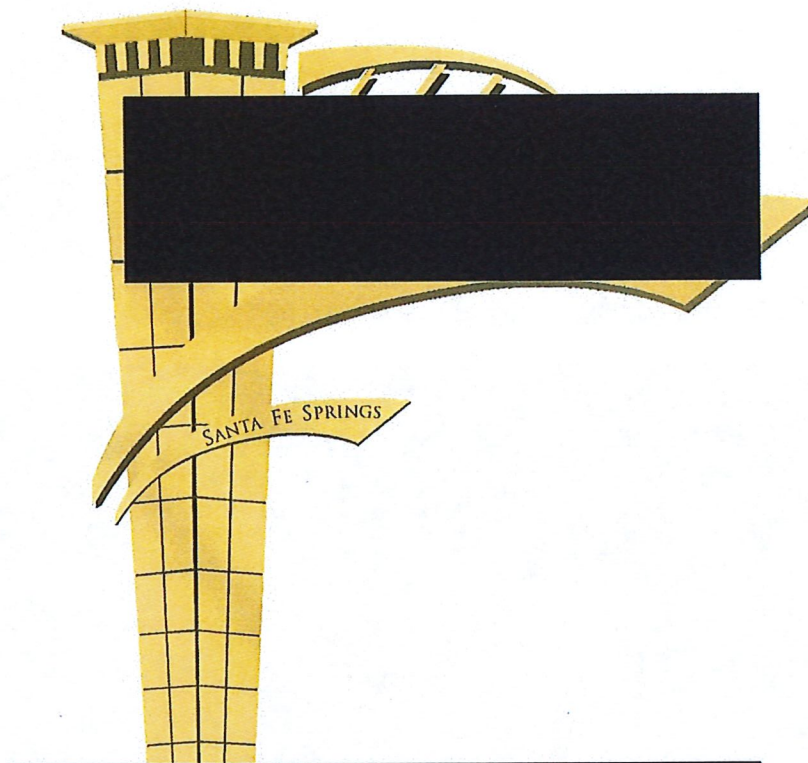
NORTH

13711 Freeway Drive
(Bulletin Displays, LLC)

Proposed Colored Renderings



City of Santa Fe Springs Message Center Santa Ana (5) Freeway (actual city approved concept may differ)



BULLETIN DISPLAYS, LLC

"CREATIVE OUTDOOR ADVERTISING"

3127 E. South St., Ste. B
Long Beach, CA 90805
(310) BULLETIN (286-5384)
(562) 470-6680 • Fax (562) 470-6686
BulletinDisplays.com

Display
14'x48' - full color LED (19 mm)
Overall Height - Per City code.

This print and design concept is the property of Bulletin Displays, LLC. Copyrighted 2015 by Bulletin Displays, LLC. This is the unpublished drawing created by Mark A. Kudler for Bulletin Displays, LLC. Any other use of this reproduction is prohibited without the written authorization from Bulletin Displays, LLC.

Existing Site Photos



Time Extension Request Letter

BULLETIN DISPLAYS, LLC

"CREATIVE OUTDOOR ADVERTISING"

3127 E. South Street, Ste. B
Long Beach, CA 90805
(310) BULLETIN [285-5384]
(562) 470-6680 * Fax (562) 470-6686

July 6, 2018

Mr. Vince Velasco
Planning Consultant
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Re: Time Extension Request for Architectural Features and Pole Cover for Conditional Use Permit 750 –
Bulletin Displays LLC, 13711 Freeway Drive

Dear Mr. Velasco

It has come to our attention that the One (1) year extension for our Conditional Use Permit 750 to place the Pole Cover and Architectural features on the billboard is about to expire. Bulletin Displays LLC would like to request an additional One (1) year extension to complete the required work. Now that the City has amended the Sign Ordinance and our Modification is being considered we believe that Bulletin Displays will be able to complete our work within this requested new One (1) year extension.

Thank you for your consideration and we look forward to working with the City in the future.

Sincerely,
BULLETIN DISPLAYS, LLC
"CREATIVE OUTDOOR ADVERTISING"



Andy Goodman
Vice President

bulletindisplays.com

andy.g@bulletindisplays.com



CONSENT ITEM

Conditional Use Permit Case No. 777-1

A request for a time extension of Conditional Use Permit (CUP) Case No. 771-1 to allow for the establishment, operation, and maintenance of a convenience store at 13417 Rosecrans Avenue (APN: 8059-003-025, 023, 026), within the M-1, Light Manufacturing, Zone. (Muhamet Cifligu)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 777, 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 a one (1) year time extension of Conditional Use Permit Case No. 777 (until July 9, 2019), subject to the original conditions of approval for Development Plan Approval 916, Conditional Use Permit 777, and Modification Permit 1269 as contained within this staff report.

LOCATION / BACKGROUND

The subject property, located at 13417 Rosecrans Avenue (APN: 8059-003-025, 023, 026) is located at northeast corner of Carmenita Road and Rosecrans Avenue. The property is zoned M-1 (Light Manufacturing) and is currently developed with an abandon structure that was previously occupied by an equipment rental company. Industrial uses are located to the north, east, and west of the property. The property to the south is within the City of Norwalk's boundary and currently occupied by a drive-thru restaurant use.

The applicant, Muhamet Cifligu, proposed to construct a new 2,998 square foot convenience store along with a 2,638 square foot carwash and a service station on the subject property. In accordance with the City's Zoning Regulations, a Development Plan Approval is required for the construction of a new structure within the redevelopment project area. Additionally, since the applicant proposed to construct a convenience store within the M-1 Zone, a Conditional Use Permit was required because a convenience grocery market is considered a conditional use activity within the M-1 Zone. It should be noted that the applicant is concurrently requesting consideration and approval of a Tentative Parcel Map to allow for the consolidation of three (3) parcels (APN: 8059-003-025, 023, and 026) that comprise the subject property into one parcel.

On January 9, 2017, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 777 to allow the applicant, Muhamet Cifligu, to construct

operate and maintain a convenience store on the subject property. In accordance with Section 155.721 of the City's Zoning Regulations (see Code Section below), a conditional use permit, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action.

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

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

STAFF CONSIDERATIONS

Although the proposed project has begun construction the applicant has continued their efforts to keep the project moving along. The applicant's civil engineer is working towards obtaining a final map for TPM No. 74163. Additionally, the project is currently in plan check and eventually the applicant is working towards obtaining all agency approvals and thereafter secure building permits. Providing the applicant with an extension to their CUP will keep the CUP valid and allow Muhamet Cifligu to continue the plan check process and eventually construct the project.

CONDITIONS OF APPROVAL

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

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-0511 x7545)

1. That unless the applicant receives an approval from the Director of Public Works, the applicant shall pay a flat fee of \$ 24,504.30 (Obtain cost from Engineering) to reconstruct/resurface the existing street frontage to centerline for Carmenita Road and City Boundary on Rosecrans Avenue. Nevertheless, said reconstruct/resurface works shall be done upon to the satisfaction of the Director of Public Works.
2. The applicant shall pay the costs or a portion of the costs associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Carmenita Road and Rosecrans Avenue as determined by the City Engineer and Fire Chief.

3. That the applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Carmenita Road and Rosecrans Avenue 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.
4. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay the actual cost of sign installation.
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. That the applicant shall pay to the City the entire cost of \$15,000 for design, engineering, installation and inspection of one (1) street light on Carmenita Road. The City will design and cause construction of said street light(s).
8. 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 and Rosecrans Avenue. Storm drain plans shall be approved by the City Engineer.
9. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
10. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.
11. All buildings shall be connected to the sanitary sewers.
12. 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.

13. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
14. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public 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.
15. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.
16. 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.
17. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
18. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
19. 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.

20. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
21. That the applicant shall pay the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service.
22. 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.
23. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
24. 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.
25. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

26. That the convenience store shall be prohibited from selling or storing alcoholic beverages at all times.
27. That the convenience store shall comply with the State laws regarding the sale of cigarettes or other tobacco products.
28. That the convenience store management shall comply with the City's Sign Guidelines and the City's Sign regulations at all times.
29. That pursuant to Section 95.03(A-37) of the City's Property Maintenance Ordinance, canopies or membrane structures shall prohibited for outdoor use at all times.

30. That the car wash and convenience store activity, if operated by different management companies, shall each obtain a separate business license as required by Section 35.073 of the Municipal Code.
31. That the Applicant shall not allow the outdoor placement of items such as, but not limited to, newspaper racks, water machines, propane dispensaries, internet exchange lockers, pay telephones, recycling boxes, portable signs or advertisements; signs showing the current gasoline prices are exempt.
32. That the Applicant shall comply with AB 531 which requires service stations to provide air and water for paying customers. A site plan shall be submitted to the Department of Police Services showing the location of the air/water machine within 30 days after the approval of this permit. The air/water machine shall be maintained in working order at all times.
33. That the Applicant shall comply with the Americans with Disabilities Act as it applies to the assistance to people with disabilities and shall provide signs notifying customers as to how to obtain the said assistance.
34. That the Applicant and/or his tenants shall not allow loitering on the subject site and shall post signs prohibiting loitering.
35. That the applicant shall install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel.
36. 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 sixty (60) day from the date of approval by the Planning Commission.
37. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.

38. 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.
39. 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.
40. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.

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

41. 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.
42. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
43. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
44. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote

hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.

45. 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.
46. 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.
47. 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.
48. 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)

49. 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.
50. That the applicant shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

WASTE MANAGEMENT :
(Contact: Teresa Cavallo 562.868.0511 x7309)

51. 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.

52. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.
53. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

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

Conditions for the Development Plan Approval:

54. That the delivery truck used for convenience store product and/or fuel shall be limited to the hours that least impact visitors on-site. Prior to operation, the owner/applicant shall submit to the Planning Department a tentative delivery schedule for approval.
55. That only one diesel fuel pump shall be permitted. Location of said diesel fuel pump must be reviewed and approved by the Planning Department prior to issuance of building permits.
56. That diesel fuel nozzle shall be permitted at location(s) where it is not accessible for sub-truck/trailer. Location of said diesel fuel nozzle must be reviewed and approved by the Planning Department prior to issuance of building permits.
57. That no on-site idling shall be permitted for vehicles queuing for pumps dispensing diesel fuel.
58. That the applicant shall ensure no on-site drive aisles area blocked/obstructed at anytime to prevent the free flow of on-site traffic.
59. That the proposed propane tank shall not extend beyond the height and length of the proposed enclosure.
60. That all vacuuming & drying of vehicle must be conducted within the designated parking area. No portion of the non-designated parking area or driveway areas shall be used for vacuuming & drying activities, unless prior approval is obtained from the Director of Planning.
61. That approval of the subject Development Plan Approval (DPA) Case No. 916 is still contingent upon approval of Modification Permit (MOD) Case No. 1269 to allow a reduction of overall required landscape area, and reduction to the width

of the required 20' wide landscape strip along Carmenita Road and Rosecrans Avenue; Conditional Use Permit (CUP) Case No. 777 to allow for the establishment, operation, and maintenance of a convenience store within the M-1, Light Manufacturing, Zone; and related Environmental Documents with traffic study.

62. That the Mitigation Monitoring Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 916 and Modification Permit Case No. 1269. The Mitigation Monitoring Program is listed as an attachment to this staff report.
63. That the applicant 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.
64. That during construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
65. That the applicant agrees and understands that all utilities within the development shall be placed underground.
66. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp of approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
67. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector

assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Deputy Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.

68. That prior to submitting building plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
- i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: line-of-sight drawing and/or building cross section must be scaled.

69. That prior to submitting building plan to the Building Division for plan check, the applicant, owner, or developer must coordinate with City's Public Work Department for final parcel map checking. The applicant shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
70. That the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

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

71. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
72. That the applicant shall submit a lighting program that is integrated into the overall site, landscape design, and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting shall be used as a way to enhance the texture of plants and structures, and to create a sense of height in a landscape design. It is also a great way to create a "barrier" or to simply enhance the beauty of uniquely structured plants that you may have in your landscape.
73. That upon completion of the new landscaping, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
74. That the electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) A copy of the Guideline is available at the Planning Department.
75. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval from both the Fire and Planning Departments.
76. That the applicant shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
77. That the Planning Department shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed

sign. All drawings shall be properly dimensioned and drawn to scale on a minimum 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. No temporary or portable signs such as sandwich boards, poster boards, trailer sign, etc., shall be allowed.

78. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*).
79. 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.
80. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
81. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case.
82. That the applicant understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
83. That a minimum of 21 parking stalls shall be provided and continually maintained on-site at all times. Said parking stalls shall be legibly marked off on the pavement, showing the required parking spaces. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
84. That the applicant shall design and construct meandering sidewalks along Carmenita Road and Rosecrans Avenue. Said meandering sidewalks must be reviewed and approved by the Planning Department and Public Works Department prior to construction.

85. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
86. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Carmenita Road and Rosecrans Avenue, use said streets as a staging area, or to back up onto the street from the subject property.
87. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
88. That prior to issuance of building permits, the applicant or owner/developer 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 their knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understand and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.

- c. Applicant 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.
89. 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).
90. That the applicant or the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
91. 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.
92. That the applicant and owner/developer agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with

the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

93. That all otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
94. That the applicant shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, applicant shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.
95. 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.
96. 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.

Conditions for the Conditional Use Permit:

97. That the approval of Conditional Use Permit No. 777 shall allow for the establishment, operation, and maintenance of a convenience store within a 2,999 square feet unit located at 13417 Rosecrans Avenue.
98. That there shall be no on-site kitchen facilities or preparation of food or drinks without prior approval from the Director of Planning or his/her designee.
99. That all vehicles associated with the subject convenience store 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 vehicle associated with the subject convenience store shall not obstruct or impede any on-site or off-site traffic.

100. That the proposed convenience store, including any lighting, fences, walls, cabinets, and poles shall be maintain in good repair, free from trash, debris, litter, graffiti and other forms of vandalism. Any litter, graffiti, and/or damage caused from other forms of vandalism shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
101. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054
102. That the applicant shall not allow commercial vehicles, trucks and/or truck tractor to queue on Carmenita Road or Rosecrans Avenue, use streets as a staging, or to back up onto the street from subject property.
103. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored, or rusted.
104. 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 Certification), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecillia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
105. That the applicant shall not sublet, lease, or rent the proposed convenience store without prior approval from the Director of Planning.
106. 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.
107. That Conditional Use Permit Case No. 777 shall be subject to a compliance review in one (1) year, no later than January 9, 2018, to ensure the subject convenience store is still operating in strict compliance with the conditions of approval as stated in this staff report.
108. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or

general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.



Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Time Extension Request Letter
3. Receipt

Aerial Photograph



CITY OF SANTA FE SPRINGS



Conditional Use Permit 777-1

13417 Rosecrans Avenue (APN: 8059-003-025, 023, 026)

Time Extension Request Letter

Architecture
Planning
Design

March 26, 2018

1 2 2 0
D a t e
S t r e e t
Montebello
California
9 0 6 4 0
(3 2 3)
890-8770
F A X
890-8774

Mr. Jesus Torres Campos
Planning Intern
Department of Planning and Development
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, California 90670

Subject: Conditional Use Permit (CUP) Case No. ~~771-1~~⁷⁷⁷, 13417 Rosecrans Avenue, Santa Fe Springs, California 90670 request of review of compliance

Dear Mr. Campos,

As requested per your letter dated March 19, 2018, we are presently in obtaining building permits and other approval agencies for the project per the Condition of Approval per Conditional Permit Case No. ~~771-1~~⁷⁷⁷. Enclosed are copies of those applications.

If there are any questions, please feel free to call me if you have any questions.

Sincerely,

Furuto Rubio & Associates, Inc.

Roy Furuto A.I.A.
President

Cc; File
Attachments
Matt Cifligu, Owner



Receipt

City
of
Santa Fe Springs

DISTRIBUTION					
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	397	4110	B100	Plan Check	\$115.00

METRIC THREADS
(NAME)

14704 S. RAYBORN
(ADDRESS)

SFS
(CITY AND STATE)

Plan Check (14114 Carmenita Rd)
(DESCRIPTION)

RECEIPT

CITY OF
SANTA FE SPRINGS
FINANCE DEPT
11710 TELEGRAPH RD
SANTA FE SPRINGS CA 90670
562 409-7520
DATE 01/04/2018 THU TIME 12:04

MISC \$115.00
TOTAL \$115.00
CHECK \$115.00
CLERK 1 002399 00000
** REPRINT **



CONSENT ITEM

Conditional Use Permit Case No. 778-1

A request to allow the retail sale of firearms and ammunition at 12150 Bloomfield Avenue, Unit A (APN: 8026-019-023) in conformance with Sections 155.243 and 155.648 of the Zoning Code, which limits the retail sale of firearms to public safety and first responder personnel in the M-2, Heavy Manufacturing, zone. (S Browne Supply, LLC)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued retail sale of firearms and ammunition, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and 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. 778-1, be subject to a compliance review in five (5) years, on or before, July 9, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

The Planning Commission originally approved Conditional Use Permit (CUP) Case No. 778 on May 8, 2017 to authorize the establishment and operation of the retail sale of firearms and ammunition within a unit lease of 1,320 sq. ft. located within a multi-tenant industrial building at 12150 Bloomfield Avenue. This is the first compliance review since the initial approval.

The applicant, S Browne Supply, LLC, was established in 2014 as a minority and woman-owned small business specializing in the sale of law enforcement products to qualified first responders. The business consists of sales to individual officers and to local, state and federal agencies. Products include clothing, belts, holsters, flashlights, weapon sites, gloves, and body armor.

ZONING CODE REQUIREMENT

Several sections of the City's Zoning Regulations require S Browne Supply to obtain a Conditional Use Permit (CUP) prior to initiating the retail sale of firearms and ammunition in the M-2 (Heavy Manufacturing) Zone:

- §155.243(B)(6) – Storage of firearms of any type, including rifles, hand guns and similar weapons totaling five or more in any combination, including wholesale transfer, retail as specified in §155.243(N), storage, distribution or delivery of any firearm(s).

- §155.243(B)(7) – Storage of ammunition, munitions, bullets, including smokeless gunpowder in amounts totaling 20 pounds or more.
- §155.243(N) – Retail sale, lease or transfer of any firearm(s) to the following upon presentation of proper government-issued identification:
 1. Active and retired sworn law enforcement personnel.
 2. Law enforcement agencies.
 3. Fire Fighters, Volunteer Fire Fighters, and Paramedics.
 4. Military personnel including Reservists and National Guard, including Military personnel with "retired" credentials.
 5. Corrections Officers, including Parole and Probation Officers.
 6. Individuals with a valid Security Guard License issued by the California Bureau of Security & Investigative Services.
 7. Security companies with a valid certification by the California Bureau of Security & Investigative Services.
 8. Court Judges, District Attorneys, Deputy District Attorneys, and District Attorney Investigators.
 9. Law Enforcement Academy Cadets with enrollment documentation from the Academy.
- §155.648(A) - A conditional use permit shall be required for the establishment of a storage use involving explosives, firearms or ammunition pursuant to §155.243 of this chapter.

Therefore, the applicant applied for and received approval of a CUP to allow the retail sale of firearms and ammunition on the subject property.

CONSIDERATIONS

As standard practice for all CUP compliance reviews, a walk-through inspection of the subject property is 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 confirmed that the applicant was in full compliance with the existing conditions of approval. Staff therefore finds that if the retail sale of firearms and ammunition 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 778, be subject to a compliance review in five (5) years, on or before July 9, 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.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Richard Kallman 562.906.3810)

1. The Applicant shall not individually store or use materials used in the manufacture of ammunition such as smokeless propellants, black powder, or primers and that only the storage of finished small arms ammunition is allowed. **(Ongoing)**

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562.906.3815)

2. 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. **(Ongoing)**

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo 562.868.0511 x3319)

3. The Applicant shall install and maintain a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. **(Ongoing)**
4. ~~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 sixty (60) days from the date of approval by the Planning Commission.~~ **(Complete)**
5. ~~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 thirty (30) days after the project has been completed and prior to the occupancy permit being issued. (Complete)~~

6. 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)**
7. ~~The Applicant shall comply with Section 155.648(B)(1) of the Santa Fe Springs Zoning Code in reference to establishing and submitting a security and safety plan. While Section 155.648(B)(1) requires the submittal of the security and safety plan prior to the Applicant's occupancy of the location, and because the Applicant has already taken occupancy, the said plan shall be submitted to the Department of Police Services no later than thirty (30) days from the approval of this Permit by the Planning Commission. (Complete)~~
8. The Applicant shall fully comply with Chapter 110 of the Santa Fe Springs Municipal Code as it pertains to Secondhand Dealers. **(Ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

9. 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)**
10. ~~All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309. (Complete)~~

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Camillia Martinez 562.868.0511 x7519)

11. The sale of firearms shall be in compliance with Section 155.243 (N) of the Zoning Code, which limits the retail sale, lease or transfer of any firearm(s) to the following upon presentation of proper government-issued identification:
 - a. Active and retired sworn law enforcement personnel.
 - b. Law enforcement agencies.

- c. Fire Fighters, Volunteer Fire Fighters, and Paramedics.
 - d. Military personnel including Reservists and National Guard, including Military personnel with "retired" credentials.
 - e. Corrections Officers, including Parole and Probation Officers.
 - f. Individuals with a valid Security Guard License issued by the California Bureau of Security & Investigative Services.
 - g. Security companies with a valid certification by the California Bureau of Security & Investigative Services.
 - h. Court Judges, District Attorneys, Deputy District Attorneys, and District Attorney Investigators.
 - i. Law Enforcement Academy Cadets with enrollment documentation from the Academy. **(Ongoing)**
12. The storage of firearms and ammunition shall be in compliance with Section 155.648(B)(4) of the Zoning Code, which states:
The storage of explosives, firearms or ammunition shall comply with the following additional Building and Fire Code requirements.
- a. *Ammunition.*
 - 1. *Storage of ammunition.*
 - a. Amounts not exceeding 500 pounds may be stored in a safe and secured location.
 - b. Amounts in excess of 500 pounds shall be stored in a location and in a manner approved by the City's Fire Chief.
 - c. Not more than 1,000 pounds may be stored in a basement equipped with automatic sprinklers.
 - d. Over 5,000 pounds shall be stored in a room of one hour fire resistive construction. Door openings thereon shall be protected by one hour fire assemblies. Such rooms shall be equipped with an automatic sprinkler system.
 - 2. *Separation.* Ammunition shall be separated from flammable liquids, flammable solids, and oxidizing materials by one hour fire resistive separation or by a distance of not less than 25 feet.
 - 3. *Approval.* Ammunition shall not be stored with Class A or Class B explosives unless the storage facility is approved by the City's Fire Chief.
 - b. *Fire protection.* Portable fire extinguishers shall be provided as required by §10.301 of the Uniform Fire Code wherever fireworks, smokeless powder, small arms ammunition or small arms primers are stored, manufactured, or handled. **(Ongoing)**
13. The sale of firearms or ammunition shall be conducted only inside 12150 Bloomfield Avenue, Unit A. Firearm and ammunition sales shall be an ancillary portion of the overall business. **(Ongoing)**

14. The applicant shall become a California Licensed Firearms Dealer prior to initiating the sale of firearms or ammunition. The applicant shall provide the City with proof upon becoming a California Licensed Firearms Dealer. Said certification shall be maintained in good standing at all times. **(Ongoing)**
15. The applicant shall employ at least one Department of Justice (DOJ) Certified Instructor at all times for the purposes of performing safe handling demonstrations of firearms being purchased or acquired. The applicant shall provide the City with a copy of DOJ Certified Instructor certification. Said certification shall be maintained in good standing at all times. **(Ongoing)**
16. All required State and Federal permits allowing the sale of firearms shall be maintained at all times. Proof of valid permits shall be submitted to the City on an annual basis. **(Ongoing)**
17. At any time the applicant is not open for business, the applicant shall store all firearms and ammunition in a locked fireproof safe or vault. Stored firearms and ammunition shall be kept in an area of the store not accessible to patrons. **(Ongoing)**
18. Firearms and ammunition displays shall be located inside the store so as to not be visible from outside the store. **(Ongoing)**
19. No firearm, or imitation thereof, or placard advertising the sale or other transfer thereof, shall be readily seen from outside the store. **(Ongoing)**
20. No live firing of firearms shall be permitted on the subject premises at any time. **(Ongoing)**
21. Applicant understands and accepts that this Permit is solely for a land use entitlement to allow the retail sale of firearms and/or ammunition in conformance with Sections 155.243 and 155.648 of the Zoning Code. The granting of this Permit does not circumvent any Federal, State or regulatory local laws as they apply to the sale of firearms and/or ammunition. **(Ongoing)**
22. The applicant, S Browne Supply, 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 Conditional Use Permit Case No. 778, 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. **(Ongoing)**

23. If there is evidence that these conditions of approval have not been fulfilled or the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or has a substantial adverse impact on public facilities or services, the Director of Planning may refer Conditional Use Permit Case No. 778 back 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 CUP. **(Ongoing)**
24. 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. **(Ongoing)**
25. A copy of herein-listed conditions of approval shall be maintained on the subject premise at all times. **(Ongoing)**
26. Conditional Use Permit Case No. 778 shall be subject to a compliance review in **five (5) years**, on or before **July 9, 2023**, to ensure the firearms and ammunition sale use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report. **(Revised)**



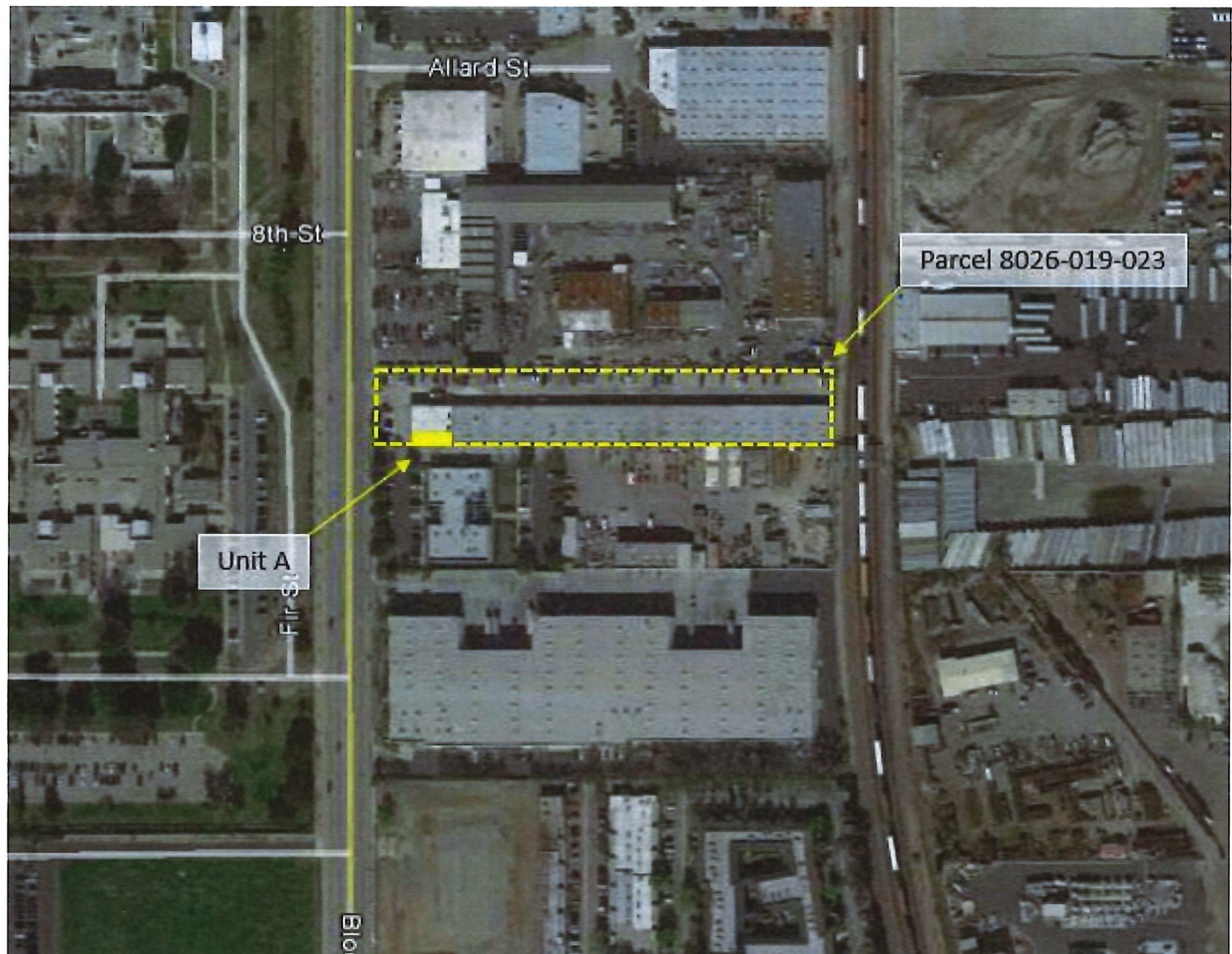
Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Current Site Photos
3. CUP Compliance Review Request Letter
4. Receipt

Aerial Photograph

CONDITIONAL USE PERMIT CASE NO. 778



**S BROWNE SUPPLY
12150 Bloomfield Ave, Unit A**

Current Site Photos



CUP Compliance Review Request Letter

S Browne Supply, LLC
12150 Bloomfield Ave, Unit A
Santa Fe Springs, CA 90670
Tel: (562) 853-1700
Fax: (562) 286-8005
www.sbrownesupply.com

Received

MAY 07 2018

Planning Department



Department of Planning & Development
City of Santa Fe Springs
11710 Telegraph Rd.
Santa Fe Springs, CA 90670-3679

To Whom It May Concern:

I am writing this letter to request a review for the compliance of the subject permit. We are currently selling firearms and ammunition to Law Enforcement Officers, Departments, and Security Personnel pursuant to Santa Fe Springs City Code section 155.243(N).

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

Kind regards,

Paulajeon Eagleman
Owner
S Browne Supply
1-562-863-1700
peagleman@sbrownesupply.com

ReceiptCity
of
Santa Fe Springs

DISTRIBUTION					
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	397	4010	8600	CUP 778-1	565

S Browne Supply, LLC

12150 Bloomfield Ave Suite A

Santa Fe Springs, CA 90670

Compliance Review CUP 778-1

RECEIPT

