



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

March 12, 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. MINUTES

Approval of the minutes of the February 20, 2018 Planning Commission meetings

6. PUBLIC HEARING – Continued from the February 20, 2018 Planning Commission meeting
Tentative Parcel Map No. 82014 and Environmental Document

Request for approval to subdivide two APN's (APN: 8009-007 and APN: 8009-007-928) with a gross combined area of 6.133 acres into two parcels: Parcels 1 of 5.059 acres and Parcel 2 of 1.074 acres, on property generally located at the southwest corner of Telegraph Road and Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. (Coory Engineering for the City of Santa Fe Springs)

7. PUBLIC HEARING

Conditional Use Permit (CUP) Case No. 497-4

A request for approval to amend the existing Conditional Use Permit to remove the manufacturing of sputtering targets and bonding process from the recognized precious metal reclamation facility operations and to allow increase the capacity of the existing palladium purification system on property located at 13409, 13429, 13443, and 13501 Alondra Boulevard; 15600, 15601, 15610 and 15611 Resin Place; and 15524 and 15536 Carmenita Road*, in the M-2, Heavy Manufacturing, Zone. (Heraeus Precious Metal North America LLC)

**The subject palladium purification system is within existing building located at: 13443 Alondra Boulevard.*

8. NEW BUSINESS

2017 General Plan Housing Element Annual Progress Reports

City of Santa Fe Springs General Plan Housing Element Annual Progress Report and Environmental Document.

9. NEW BUSINESS

Request for General Plan Conformity Finding – Sale of Firestone Boulevard Remnant Parcel

City's sale of the remnant parcel on the Southerly side of Firestone Boulevard, adjacent Westerly to Shoemaker Avenue, conforms to the City's General Plan.

10. CONSENT ITEMS

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

A. CONSENT ITEMConditional Use Permit Case No. 766-2

A compliance review to allow the continued operation and maintenance of a small-group (20-30 clients) personal fitness training use within two units totaling 2,953 square feet on property located at 11540 Washington Boulevard (APN: 8169-011-032), in the M-1, Light Manufacturing, Zone and within the Washington Boulevard Redevelopment Project Area. (Fit Camp LA)

B. CONSENT ITEMConditional Use Permit Case No. 768-1

A compliance review to allow the continued operation and maintenance of a Starbucks restaurant with a drive thru at 13473 Telegraph Rd, Suite A (APN: 8157-011-025), in the C-4-PD, Community Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area. (Starbucks)

C. CONSENT ITEMConditional Use Permit Case No. 772-1

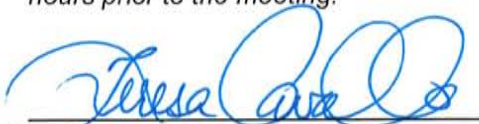
A compliance review to allow the continued operation and maintenance of an indoor recreational facility within an existing 5,042 sq. ft. tenant space on property located at 12319 Telegraph Road (APN: 8005-015-029), within the M-2, Heavy Manufacturing, Zone. (Jumper's Jungle Family Fun Center)

11. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

12. ADJOURNMENT

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


Commission Secretary

March 8, 2018
Date



APPROVED:

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

February 20, 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:

Yolanda Summerhill, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Camilla Martinez, Planning Intern
Teresa Cavallo, Planning Secretary

Members absent:

None

4. **ORAL COMMUNICATIONS**

MINUTES

5. Approval of the minutes of the December 11, 2017 and January 8, 2018 Planning Commission meetings

It was moved by Commissioner Arnold, seconded by Commissioner Ybarra to approve the minutes of January 8, 2018 as submitted and the minutes of December 11, 2017 with

the correction as noted by Vice Chair Aranda, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15332, Class 32

Development Plan Approval Case No. 917-1

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Development Plan Approval Case No. 917-1, and thereafter close the Public Hearing; and
- Find that Development Plan Approval Case No. 917-1 is consistent with the purpose, intent, goals and policies set forth in the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.739 of the City Zoning Regulations for the granting of a Development Plan Approval; and
- Find and determine that Development Plan Approval Case No. 917-1 is categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA), therefore no additional environmental analysis is necessary to meet the requirements of the CEQA; and
- Approve Development Plan Approval Case No. 917-1, subject to the conditions of approval as contained within Resolution 67-2018; and
- Adopt Resolution No. 67-2018, which incorporates the Planning Commission's findings and recommendation regarding this matter.

Chair Jimenez opened the Public Hearing at 6:05 p.m. and called upon Planning Consultant Jimmy Wong to present Item No. 6 before the Planning Commission. Present in the audience was the applicant and on behalf of the applicant their representative Roy Furuto of Furuto Rubio & Associates.

Commissioner Arnold complimented Architect Roy Furuto's design on this project and for all of his work he has done within the City of Santa Fe Springs.

Chair Jimenez also complimented the contemporary building design.

Chair Jimenez requested if there was anyone in the audience wishing to speak on this matter. Having no one wishing speak, Chairperson Jimenez closed the Public Hearing at 6:14 p.m. and requested a motion and second for Item No. 6.

It was moved by Vice Chair Aranda, seconded by Commissioner Mora to approve Development Plan Approval (DPA) Case No. 917-1, and the recommendations regarding this matter, which passed by the following vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nayes: None
Absent: None

City Attorney Yolanda Summerhill read the City's appeal process to inform the Planning Commission and public.

7. PUBLIC HEARING

Development Plan Approval Case No. 914-1 and Environmental Documents

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 914-1, and thereafter close the Public Hearing; and
- Find that Development Plan Approval Case No. 914-1 is consistent with the purpose, intent, goals and policies set forth in 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 a Development Plan Approval; and
- Find that approval of Development Plan Approval Case No. 914-1 is consistent with the previously-adopted Initial Study/Mitigated Negative Declaration/ Mitigation Monitoring and Reporting Program (IS/MND/MMRP) for Development Plan Approval Case No. 914, which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Development Plan Approval Case No. 914 will have significant adverse effects that cannot be mitigated to levels of insignificance and therefore, no additional environmental documents are required for Development Plan Approval Case No. 914-1; and
- Approve Development Plan Approval Case No. 914-1, subject to the conditions of approval as contained within Resolution No. 66-2018; and
- Adopt Resolution No. 66-2018, which incorporates the Planning Commission's findings and recommendations regarding this matter.

Chair Jimenez opened the Public Hearing at 6:15 p.m. and called upon Planning Intern Camilla Martinez to present Item No. 7 before the Planning Commission. Present in the audience on behalf of the applicant was David Sestak of Rexford Industrial.

Commissioner Arnold inquired about the parking requirements since the building size has increased. Planning Intern Camilla Martinez replied that the applicant is maintaining an adequate amount of parking for the building size as required by Planning Standards.

Vice Chair Aranda inquired about the reduction in landscaping. Planning Intern Camilla Martinez replied that landscaping requirements are being met as required also. Vice Chair Aranda also inquired about the reason for these reductions being due to the discovery of oil wells on the property site and does that impact the CEQA findings. Ms. Martinez replied that the environmental report does call out the oil wells; however, they are located within the parking lot and two of the landscaped areas. Planning Consultant Laurel Reimer commented that developers have to undergo an extensive review process before construction work and unfortunately the oil wells were not discovered in the prior Planning approval process but were not overlooked this time around. Developers can construct over oil wells; however the Division of Oil, Gas & Geothermal Resources

(DOGGR) would like the applicant to abandon the oil wells to current standards at a great expensive, so flipping the building footprint avoids all of the oil wells which is a part of the CEQA document and does not affect the CEQA document as well.

Chair Jimenez requested if there was anyone in the audience wishing to speak on this matter.

David Sestak of Rexford Industrial approached the Planning Commission to thank the Director of Planning Wayne Morrell and his staff with this challenging project. He appreciates everyone's efforts to bringing this project to development.

Having no one further wishing speak, Chairperson Jimenez closed the Public Hearing at 6:26 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve Development Plan Approval (DPA) Case No. 914-1, and the recommendations regarding this matter, which passed by the following vote:

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

City Attorney Yolanda Summerhill read the City's appeal process to inform the Planning Commission and public.

8. PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 753

Recommendation: That the Planning Commission:

- That the Planning Commission table this matter.

Chair Jimenez opened the Public Hearing at 6:27 p.m. and called upon Planning Director Wayne Morrell present Item No. 8 before the Planning Commission.

Director of Planning Wayne Morrell informed the Planning Commission that the applicant was notified of the Revocation Process and finally came in and met with staff to address the issues and concerns. The recommendation is to table this matter and if there is an issue or concern we will notice this matter for a hearing in the future.

City Attorney Yolanda Summerhill informed the Planning Commission that the Planning Commission refrain from having any discussion on Item No. 8 since the applicant was notified that this matter would be removed from the Planning Commission Agenda and the matter will be re-noticed should action be required in the future.

Per City Attorney Yolanda Summerhill no action was required and no action was taken.

9. PUBLIC HEARING

Tentative Parcel Map No. 82014 and Environmental Document

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82014 and, after receiving all public comments, continue this matter to the Planning Commission meeting of March 12, 2018.

Chair Jimenez opened the Public Hearing at 6:29 p.m. and called upon Planning Director Wayne Morrell to present Item No. 9 before the Planning Commission.

Director of Planning Wayne Morrel explained that the Public Hearing Notice had the incorrect Parcel information and was missing the assessor parcel number within the notice and staff is, therefore, requesting a continuance to the next Planning Commission of March 12, 2018.

Chair Jimenez requested a motion and second for Item No. 9.

It was moved by Commissioner Mora, seconded by Vice Chair Aranda to continue Tentative Parcel Map No. 82014 to the March 12, 2018 Planning Commission meeting which passed by the following vote:

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

CONSENT ITEMS

10. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 775-1

Recommendation: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 775, 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. 775, until February 20, 2019, subject to the original conditions of approval as contained within this staff report.

It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to approve Consent Item No. 10A and the recommendations regarding these items, which passed by the following vote:

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

ANNOUNCEMENTS

11. The following announcements were made:

Commissioners made the following announcements:

- Commissioner Arnold wished Jimmy a Happy Chinese New Year.

Staff made the following announcements:

- Planning Intern Camilla Martinez was thankful to be back in California after studying abroad in Scotland for four (4) months.

12. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 6:33 p.m.

Gabriel Jimenez
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Planning Commission Meeting

March 12, 2018

PUBLIC HEARING – Continued from the February 20, 2018 Planning Commission meeting
Tentative Parcel Map No. 82014 and Environmental Document

Request for approval to subdivide two APN's (APN: 8009-007 and APN: 8009-007-928) with a gross combined area of 6.133 acres into two parcels: Parcels 1 of 5.059 acres and Parcel 2 of 1.074 acres, on property generally located at the southwest corner of Telegraph Road and Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. (Coory Engineering for the City of Santa Fe Springs)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82014 and, after receiving all public comments, thereafter close the Public Hearing; and
- Find and determine that Tentative Parcel Map No. 82014 is an exempt activity (Subdivision of certain properties in urban areas into four or fewer parcels) pursuant to Section 15315-Class 15 of the California Environmental Quality Act (CEQA) and is therefore, listed as a categorically exempt project; and
- Find that Tentative Parcel Map No. 82014, together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Find that Tentative Tract Map No. 82014 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
- Approve Tentative Tract Map No. 82014, subject to the conditions of approval as stated in this report; and
- Actions regarding Tentative Parcel Map No. 82014 be embodied in Resolution No. 68-2018

Background:

The site currently consist of two APN's with a combined gross area of 6.133 acres and is generally located at the southwest corner of Telegraph Road and Norwalk Boulevard. The property is zoned M-2, Heavy Manufacturing with a General Plan Land Use Designation of Business Park. APN: 8009-007-915 of 5.17 acres is commonly referred to as the Sculpture Garden, because of its various sculptures and art pieces. APN: 8009-007-928 of 41,800 sq. ft. is located west of APN: 8009-007-915 and is a parking lot that serves both the adjacent restaurant (Geezers) and Sculpture Garden.

There are seven (7) abandoned oil wells on the site. Two of the wells are within the existing parking lot area (H-14, H-74) Another two wells are in the Sculpture Garden area, near the stairwell and pedestrian bridge at the northeast portion of the Site (H-2, H-21). One of the wells is located near the Norwalk Boulevard frontage (H-15). The other two wells are located at the northwest portion of the site (H-1, H-20).

The City is currently working with a developer who will purchase a portion (1.074 acre) of the site to construct a Hilton Garden Inn hotel or at a minimum, AAA-Diamond hotel, on APN 8009-007-915, specifically on the Norwalk Street frontage. The proposed hotel will consist of six stories, with one story being underground parking, 110 rooms, 122 parking spaces, 25 of which are tandem (valet), a full service restaurant, a rooftop bar and a conference room to accommodate ± 200 people. A parking structure is being considered to accommodate the clientele for the meeting room, but at this time, it has not been determined as to the number of spaces, height, etc. The parking structure would be constructed on APN: 8009-007-928 with possible spillage onto APN: 8009-007-915. Notwithstanding, before the hotel can be developed, the property needs to be first subdivided and sold to the developer.

Coory Engineering, as the authorized City representative, is therefore requesting approval of Tentative Parcel Map No. 82014, to subdivide the 6.133-acre property into two parcels: Parcel 1 of 5.059 acre and Parcel 2 of 1.074 acres. . Parcels 1 could potentially be developed with a parking structure and/or a mixed-use development consisting of retail and housing. The hotel developer will maintain the area of Parcel 1, containing the "Sculpture Garden". At this time it has not been determined if this area will be created through a legal description(s), stipulated area on an exhibit or through a subdivision. Parcel 2 will eventually be sold to the hotel developer to construct the hotel

The following tables, Table I and Table II, illustrate the condition of the site before and after the proposed subdivision.

Table I
Existing Condition

APN:	Address	No. of Bldgs	No. of APN's	Size of Lot
8009-007-915			1	5.17 acres
8009-007-928			1	41,800 sq. ft.
Total	2	0	2	6.13 acres

Table II
Condition after Proposed Subdivision

APN:	Address	No. of Bldgs	No. of Parcels	Size of Lot
New APN	New Address		1	5.059 acres
New APN	New Address	1	1	1.074 acres
Total	2	2	2	6.133 acres

RELATED ENTITLEMENTS

In addition to the request for the tentative parcel map, the proposed project will also require approval of the following entitlements:

Development Plan Approval (DPA 938)

A request for development plan approval to construct a 110 room, multi-story hotel and appurtenant improvements on 1.074 acres, at the southwest corner of Norwalk Boulevard and Telegraph Road, within the M-2-Heavy Manufacturing, Zone.

Conditional Use Permit Case No. 788

A request for conditional use permit approval to allow a hotel use within the M-2, Zone.

Modification Permit Case No. 1287

A request for a modification of property development standards to not provide the minimum 15 feet wide landscape strip for property fronting on a major freeway, to utilize tandem parking, and to not adhere to the front yard setback requirement of one foot for each foot of Building height or portion thereof.

STREETS AND HIGHWAYS

The property is located at the southwest corner of Telegraph Road and Norwalk Boulevard. Telegraph Road and Norwalk Boulevard are designated as "Major" arterial" within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is zoned M-2, Heavy Manufacturing with a general plan land use designation of "Business Park." The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table III
Surrounding Zoning, General Plan and Land Use

Surrounding Zoning, General Plan, Land Use			
Direction	Zoning District	General Plan	Land Use
North	M-2	Business Park	Vacant land
South	M-2	Business Park	Employment agency, commercial real estate
East	M-2	Industrial	Financial Offices, medical clinic; multiple-family and single family residences
West	M-2	Business Park	Offices (water filter suppliers, commercial real estate, telecommunications supplier, insurance agency, print shop

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of the State Subdivision Map Act, this Tentative Parcel Map (TPM Case No. 82014) was set for Public Hearing. Legal notice of the Public Hearing for the TPM 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 February 22, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on February 22, 2018, and published in a newspaper of general circulation (Whittier Daily News) on May 1 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Pursuant to Government Code Section 66436(a)(3)(A)(1) Non-Interference letters were mailed to Chevron and to Edison. Pursuant to Government Code Section 66455.7, a copy of the map and the date and time of the public hearing was mailed to the school district (Little Lake School District) within the boundaries of which the subdivision is proposed to be located.

ENVIRONMENTAL DOCUMENT-INITIAL DECLARATION/ PREPARED

Pursuant to the California Environmental Quality Act (CEQA), this project will not have a significant effect on the environment and is listed as a Class 15 Categorical Exemption. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning. A Notice of Categorical Exemption Class 15 has been prepared for this project.

TENTATIVE PARCEL MAP - REQUIRED FINDINGS FOR APPROVAL:

1. Consistency with the General Plan

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

TENTATIVE TRACT MAP – REQUIREMENTS FOR APPROVAL

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

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

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

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

TENTATIVE PARCEL MAP – FINDINGS IN SUPPORT OF APPROVAL:

The proposed Tentative Parcel Map, subject to the conditions of approval as contained with the staff report, is in accordance with Section §66473.5 of the Subdivision Map Act in that:

1. The proposed map and design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans.

The project site is not located within a Specific Plan area of the City. In addition, the proposed subdivision is consistent with the City's General Plan in that the proposed subdivision will not change the existing General Plan Land Use designation of Business Park nor will it change the current zoning of M-2.

The City of Santa Fe Springs has adopted a general plan to provide an overall direction for the future development of the City. The general plan's land use element describes the general location, distribution, and various types of land uses found within the City, and sets forth goals and policies for future development in the City. The General Plan Land Use Element designates the site as "Business Park". Pursuant to said element: Business Park: A high standard of design control, landscaping, setbacks, etc., should be required in order to create a park-like atmosphere. Offices of all types, particularly company headquarters and research development activities are encouraged. Industrial uses in this area should be restricted to limited manufacturing, research and light assembly operations. Restaurants and other commercial services catering to industries and their employees and customers are allowed. Oil production, storage or refining should be avoided or should be an intermediate land use

The proposed project conforms to the land use element's requirements in that:

- The Business Park designation will remain unchanged.
- The hotel will contain a full-service restaurant.
- A hotel is generally considered a commercial land use.
- Oil production is not proposed.
- The parklike setting will remain on Parcel 1 and surrounding Parcel 2
- The Sculpture Garden will remain unchanged.

FINDINGS

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

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

Table IV
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	The map would facilitate the sales of Parcel 2 for an AAA Diamond hotel, which is expected to generate Transient Occupancy Tax and property tax.
	Goal 9, Policy 9.1: Consideration of providing an adequate tax base from property tax or sales tax income.	Because the property is, government owned there is no payment of property taxes. With the sale, the property will be placed on the tax roll.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The subdivision will result in a commercial use (hotel) on Parcel 2

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

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

The map will facilitate the development of the property with a hotel use. The existing zoning permits a hotel use with a conditional use permit and maintains the minimum lot area of 7,500 sq. ft. for properties in the M-2, zone. All public streets and utility services necessary and sufficient for the full use, occupancy, and operation of the future hotel building, including water, storm drain(s), sanitary sewer, gas, electric, cable and telephone facilities, are readily available. Within Norwalk Boulevard are the following utilities: 12-inch sanitary sewer line; 2-inch SoCal gas line; and a 12-inch water line. There is a 2-inch gas line on Norwalk Boulevard.

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

The project site is not located in a sensitive environment, but rather in a fully urbanized area surrounded by various land uses. None of the parcels, pre and post subdivision, contain any riparian habitats, wetland habitats, and are not utilized for movement of any known native wildlife species of migratory fish or wildlife species; consequently, the design of the subdivision is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Site is located in the Whittier Quadrangle¹. A search of the California Department of Fish and Game (CDFG) Diversity Database was conducted to determine if any plant or wildlife species of concern have been identified in the Whittier Quadrangle vicinity. All species considered threatened or sensitive in the subject quadrangle inhabit vernal pools², tidal marshes, coastal scrubs, coastal dunes, grasslands, woodlands, or riparian communities³. None of the above communities exists on the subject site. (Source: 2007 EIR, The Villages at Heritage Springs, State Clearinghouse #: 2005011096)

Notwithstanding, under CEQA, before the proposed hotel use can be constructed, an environmental analysis is required to determine if the proposed project will result in any significant adverse impacts on the environment. Based on that preliminary review one of three environmental document will be prepared:

- Environmental Impact Report (EIR) if the project may have a significant environmental effect
- Negative Declaration if the project will have no impacts
- Mitigated Negative Declaration if the project will have impacts, but those impacts can be mitigated.

4. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

The proposed subdivision is for a property located in an urbanized area. As noted previously, the proposed map is consistent with the General Plan and the proposed development facilitated by map is also and will be consistent with the zoning and land use designation. Additionally, prior to the construction of the proposed hotel

¹ Quadrangle: A four-sided figure, bounded by parallels of latitude and meridians of longitude, used as an area unit in mapping.

² Vernal Pools: Seasonal depressional wetlands that occur under the Mediterranean climate conditions of the West Coast.

³ Riparian Communities: Plant communities contiguous to and affect by surface and subsurface hydrologic features of perennial or intermittent lotic and lentic water bodies (rivers, streams, lakes or drainage ways).

use, an environmental analysis is required to determine if the proposed use will result in any significant adverse impacts on the environment.

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

Table V
Identification of Easements

Easement No.	Type of Easement
17	Easement for Pipelines Granted to Texaco Inc. Recorded July 19, 1968 as Instrument No. 3529 in Book D-4082, Page 294 of Official Records. Also, an Agreement to Modify the Terms and Provisions of Said Document, as Therein Provided in a Document Recorded November 23, 1988 as Instrument No. 88-18887270 of Official Records.
30	Easement for Wires, Underground Conduits, Cables, Vaults and Manholes, Granted to Southern California Edison Company Recorded March 2, 1989 as Instrument No. 89-331837 of Official Records.
31	Easement for Wires, Underground Conduits, Cables and Vaults, Granted to Southern California Edison Company Recorded March 2, 1989 as Instrument No. 89-331851 of Official Records.

As required by the Subdivision Map Act, all listed easement holders were sent "Noninterference Letters." To date, Staff has not received any correspondence stating that the proposed project would interfere with any of the listed easements.

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

The project involves a request to subdivide two APN's (APN: 8009-007 and APN 8009-007-928) with a gross combined area of 6.133 acres into two parcels: Parcels 1 of 5.059 acres and Parcel 2 of 1.074 acres, on property generally located at the southwest corner of Telegraph Road and Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. The subdivision would facilitate the development of a hotel use. There is an existing 12-inch vitrified concrete sewer lines on Norwalk Boulevard. That line should have the capacity to handle any discharge from the proposed hotel use. In addition, the applicant is required to design sanitary sewers in accordance with City specifications and said plans shall be approved by the City engineer. A sewer study may also be required to be submitted with the sanitary sewer plans.

7. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

See response No. 4.

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

The proposed building resulting from the proposed subdivision will be required to adhere to the California Green Building Code. The purpose of this code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in the following categories: 1. Planning and design; 2. Energy efficiency; 3. Water efficiency and conservation; 4. Material conservation and resource efficiency; and 5. Environmental quality

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that the Tentative Parcel Map No. 82014, together with the provisions for its design and improvement, is consistent with and, in furtherance, of the policies and goals set forth in the City General Plan and is, therefore, recommending approval of Tentative Parcel Map No. 72616.

AUTHORITY OF PLANNING COMMISSION

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

CONDITIONS OF APPROVAL

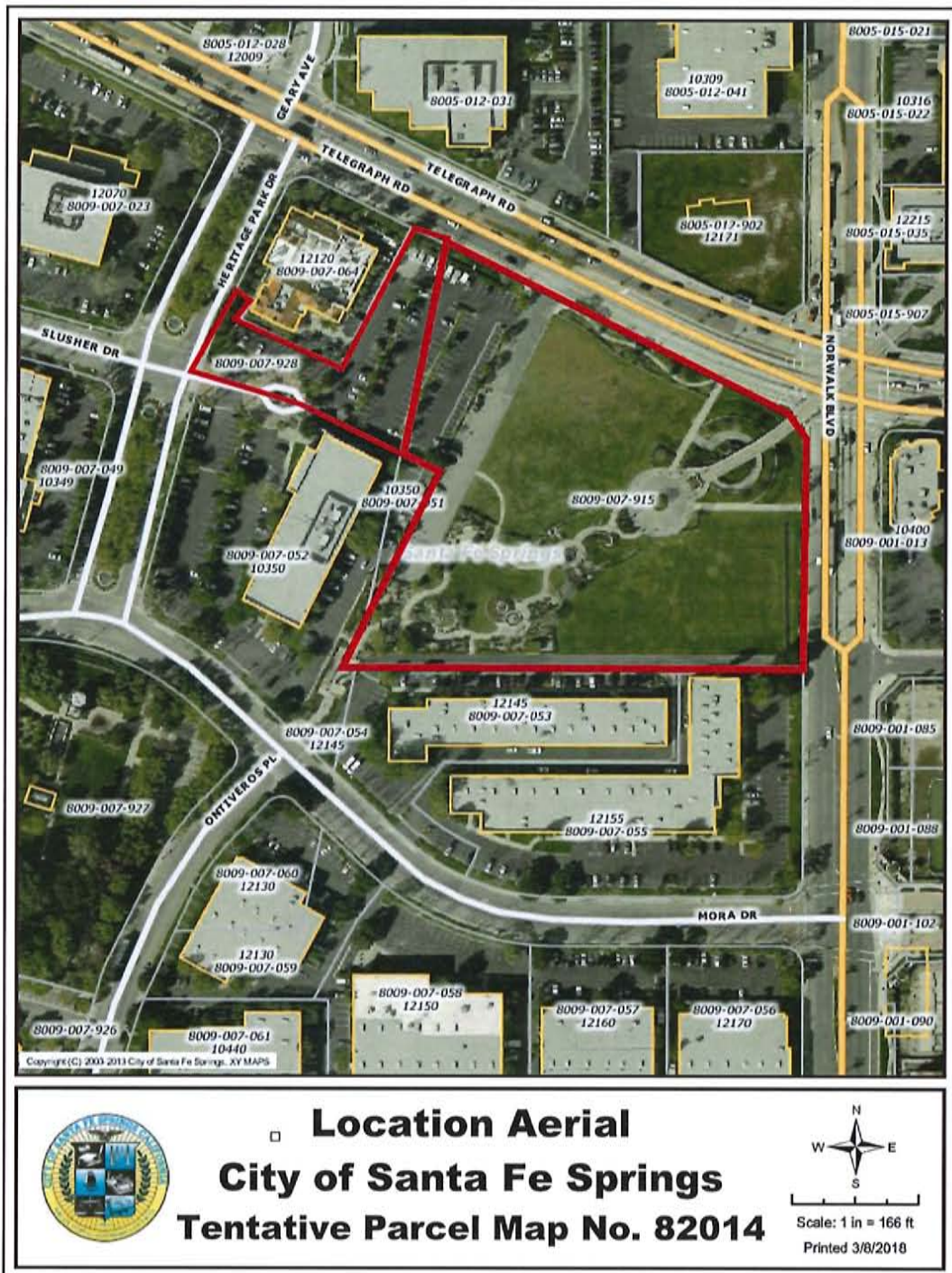
Conditions of Approval for Tentative Parcel Map No. 82014 is attached to Resolution 68-2018 as Exhibit B.

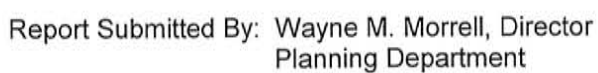


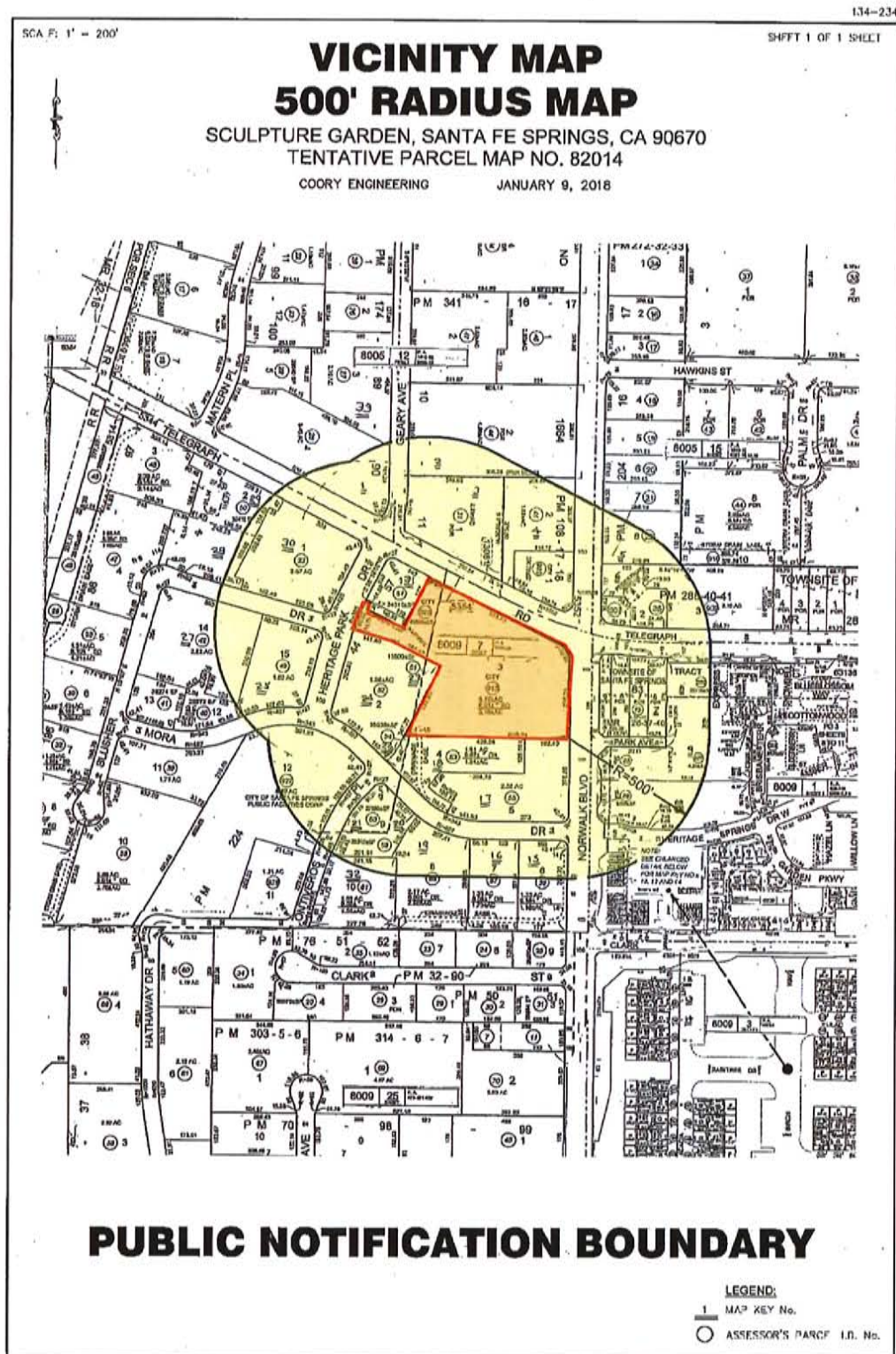
Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. (Exhibit A)-Proposed Tentative Parcel Map No. 82014
3. 500 ft. Radius Map
4. 500 ft. Labels
5. Public Hearing Notice
6. Noninterference Letter
7. School District Letter
8. Tentative Parcel Map Application
9. Resolution No. 75-2018
 - a. Exhibit B – Conditions of Approval







Utilisez le gabarit AVERY® 5160®	Sans de chargement	Repliez à la hauteur afin de révéler le rabat Pop-Up™	1-800-GO-AVERY www.avery.com
8005-012-031 Beggs Jack E. Et. Al. TRS; LA Chapter of the Natl Trust 12131 Telegraph Rd., 2 ND FL Santa Fe Springs, CA 90670	2	8005-012-044 Oltman's Investment Co. P.O. BOX 985 Whittier, CA 90608	1
8005-015-035 Santa Fe Heritage Investors, LLC 2275 W. 190 th St. Suite 201 Torrance, CA 90504	5	8005-015-022 Sam Yang (USA) Inc. 695 S. Vermont Ave. #1701 Los Angeles, CA 90005	4
8009-003-136 Billy J. Kim 808 Skyler Way Brea, CA 92821	8 to 11	8009-001-208,207, 085, 088 Telegraph Road Owner, LLC 825 3 rd Ave. #36 th New York, NY 10022	7
8009-007-023, 040, 042, & 047 to 061 15 to 30 & 32 PPF Industrial 12016 Telegraph Rd. LP 1221 Avenue of the Americas, 35 TH FL New York, NY 10020	14	8009-003-138 Jacqueline A. Shin 10557 Acacia Lane Santa Fe Springs, CA 90670	13
Samir M. Khoury, P.E. Coory Engineering 1718 N. Neville Street Orange, CA 92865	33	8005-012-027 Geary Avenue Properties, LLC 8536 White Fish Cir. Fountain Valley, CA 92708	31
8005-012-031 Beggs Jack E. Et. Al. TRS; LA Chapter of the Natl Trust 12131 Telegraph Rd., 2 ND FL Santa Fe Springs, CA 90670	2	8005-012-044 Oltman's Investment Co. P.O. BOX 985 Whittier, CA 90608	1
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Samir M. Khoury, P.E. Coory Engineering 1718 N. Neville Street Orange, CA 92865	33	8005-012-027 Geary Avenue Properties, LLC 8536 White Fish Cir. Fountain Valley, CA 92708	31

02/27/18 8:38:43AM
Page 3

Advertising Order Confirmation

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing at a meeting on Monday, March 12, 2018 at 6:00 p.m., in the City Council Chambers within City Hall located at 11710 Telegraph Road, Santa Fe Springs, California 90670. The hearing will be to consider the following:

PUBLIC HEARING RE: Tentative Parcel Map No. 82014-City of Santa Fe Springs. A request for approval to subdivide two APN's (APN: 8009-007-915 and APN: 8009-007-928), with a gross combined area of 6.133 acres into two parcels: Parcel 1 of 5.059 acres and Parcel 2 of 1.074 acres. The properties, commonly referred to as the Sculpture Garden because of the various water features, sculptures and art pieces located on the property located at the intersection of the southwest corner of Telegraph Road and Norwalk Boulevard and is zoned M-2 Heavy Manufacturing with a General Plan Land Use Designation of Business Park. Parcel 2 will eventually be sold to a hotel developer to construct a 110-room, six story, AAA Diamond hotel with a full-service restaurant, rooftop bar and conference facility. Parcel 1, which also contains parking, will be sold to a developer to construct a restaurant (Gezers) and Sculpture Garden. potentially could be developed with a parking structure, a mixed-use development and/or a container park similar to the SteelCraft container park development in the City of Long Beach. The hotel developer will maintain the area of Parcel 1, containing the Sculpture Garden. At this time it has not been determined if this area will be retained through a legal description(s) or through a subdivision.

The subdivision map is being filed primarily to accommodate the construction of the new hotel and to facilitate the further division and development of the property.

CEQA STATUS: Staff will be filing a Categorical Exemption, Class 15 "Subdivision of certain properties in urban areas into four or fewer parcels."

The Project is not listed on the Hazardous Waste and Substance Site List as set forth in Government Code Section 65962.5

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

FURTHER INFORMATION on the proposed subdivision and environmental document may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, California or by contacting Wayne M. Morrell, Director of Planning, at (562) 868-0571, Ext. 7362, or e-mail at waynemorrell@santafesprings.org.

Wayne M. Morrell, Director of Planning
City of Santa Fe Springs | Department of Planning
11710 Telegraph Road | Santa Fe Springs, CA 90670
P: (562) 868-0571 | F: (562) 868-0572
waynemorrell@santafesprings.org
www.santafesprings.org
Published: March 1, 2018
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February 23, 2018

Chevron
Attn: Land Department
6001 Bollinger Canyon Road
San Ramon, CA 94583

To Whom It May Concern:

Subject: Tentative Parcel Map No. 82014 –
Possible Impact on Right-Of-Way and/or Easement

Enclosed for your review, in accordance with the provisions of Section 66455.7 of the Government Code, is a copy of the tentative map of Parcel Map No. **82014**.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing at a meeting on **Monday, March 12, 2018 at 6:00 p.m.**, in the City Council Chambers within City Hall located at 11710 Telegraph Road, Santa Fe Springs, California 90670. The hearings will be to consider the following:

PUBLIC HEARING RE: Tentative Parcel Map No. 82014-City of Santa Fe Springs:

A request for approval to subdivide two APN's (APN: 8009-007-915 and APN 8009-007-928), with a gross combined area of 6.133 acres into two parcels: Parcel 1 of 5.059 acres and Parcel 2 of 1.074 acres. The properties, commonly referred to as the Sculpture Garden because of the various water features, sculptures and art pieces contained therein, are generally located at the southwest corner of Telegraph Road and Norwalk Boulevard and is zoned M-2, Heavy Manufacturing with a General Plan Land Use Designation of Business Park. Parcel 2 will eventually be sold to a hotel developer to construct a 110-room, six story, AAA Diamond hotel with a full-service restaurant, rooftop bar and conference facility. Parcel 1, which also contains a parking lot that serves both the adjacent restaurant (Geezers) and Sculpture Garden, potentially could be developed with a parking structure, a mixed-use development and/or a container park similar to the SteelCraft container park development in the City of Long Beach. The hotel developer will maintain the area of Parcel 1, containing the Sculpture Garden. At this time it has not been determined if this area will be created through a legal description(s) of through a subdivision.

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem

City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora

Interim City Manager
Don Powell

The subdivision map is being filed primarily to accommodate the construction of the new hotel and to facilitate the further division and development of the property.

According to Tentative Parcel Map No. 82014, the following Chevron easement(s) exist on or in proximity to the site:

Easement No.	Type of Easement
17	Easement for Pipelines Granted to Texaco Inc. Recorded July 19, 1968 as Instrument No. 3529 in Book D-4082, Page 294 of Official Records. Also, an Agreement to Modify the Terms and Provisions of Said Document, as Therein Provided in a Document Recorded November 23, 1988 as Instrument No. 88-18887270 of Official Records.

A preliminary review of the Tentative Map indicates that the proposed subdivision will not unreasonably interfere with the free and complete exercise of your right-of-way or easement. If you believe this determination is incorrect, please respond with evidence in support of your position that the proposed subdivision will unreasonably interfere with the free and complete exercise of your right-of-way or easement.

If you have any questions, please contact me at (562) 868-0511, extension 7362 or, waynemorrell@santafesprings.org.

Sincerely,

Wayne M. Morrell | Director of Planning
City of Santa Fe Springs | Department of Planning
11710 Telegraph Road | Santa Fe Springs, CA 90670
P 562.868.0511 | F 562.868.7112
waynemorrell@santafesprings.org
www.santafesprings.org

Attachment:
Tentative Parcel Map No. 82014 (Full Size)

C:\Users\wmorrell\Documents\Parcel Maps\TPM 82014 Sculpture Garden\ TPM 82014 Non-Interference Letter-Chevron\2/23/2018 9:51:12 AM\wmm

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem

City Council

Richard J. Moore • William K. Rounds • Joe Angel Zamora

Interim City Manager
Don Powell



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February 23, 2018

Jeremy Beard
Southern California Edison
Real Properties Division
2 Innovation Way
Pomona, CA 91768

Dear Mr. Beard:

Subject: Tentative Parcel Map No. 82014 –
Possible Impact on Right-Of-Way and/or Easement

Enclosed for your review, in accordance with the provisions of Section 66455.7 of the Government Code, is a copy of the tentative map of Parcel Map No. **82014**.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing at a meeting on **Monday, March 12, 2018 at 6:00 p.m.**, in the City Council Chambers within City Hall located at 11710 Telegraph Road, Santa Fe Springs, California 90670. The hearings will be to consider the following:

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Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem

City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora

Interim City Manager
Don Powell

The subdivision map is being filed primarily to accommodate the construction of the new hotel and to facilitate the further division and development of the property.

According to Tentative Parcel Map No. 82014, the following Southern California Edison easements exist on or in proximity to the site:

Easement No.	Type of Easement
30	Easement for Wires, Underground Conduits, Cables, Vaults and Manholes, Granted to Southern California Edison Company Recorded March 2, 1989 as Instrument No. 89-331837 of Official Records.
31	Easement for Wires, Underground Conduits, Cables and Vaults, Granted to Southern California Edison Company Recorded March 2, 1989 as Instrument No. 89-331851 of Official Records.

A preliminary review of the Tentative Map indicates that the proposed subdivision will not unreasonably interfere with the free and complete exercise of your right-of-way or easement. If you believe this determination is incorrect, please respond with evidence in support of your position that the proposed subdivision will unreasonably interfere with the free and complete exercise of your right-of-way or easement.

If you have any questions, please contact me at (562) 868-0511, extension 7362 or, waynemorrell@santafesprings.org.

Sincerely,

Wayne M. Morrell | Director of Planning
City of Santa Fe Springs | Department of Planning
11710 Telegraph Road | Santa Fe Springs, CA 90670
P 562.868.0511 | F 562.868.7112
waynemorrell@santafesprings.org
www.santafesprings.org

Attachment:
Tentative Parcel Map No. 82014 (Full Size)

C:\Users\wmorrell\Documents\Parcel Maps\TPM 82014 Sculpture Garden/ PM 82014 Non-Interference Letter-
SoCalEdison/2/23/2018 9:55:30 AM/wmm

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem

City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora

Interim City Manager
Don Powell



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ZIP 90670
041L11257783

January 23, 2018

Board of Trustees
Little Lake School District
10515 Pioneer Boulevard
Santa Fe Springs, California 90670

To Whom It May Concern:

Enclosed for your review, in accordance with the provisions of Section 66455.7 of the Government Code, is a copy of the tentative map of Parcel Map No. **82014**.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing at a meeting on **Monday, March 12, 2018 at 6:00 p.m.**, in the City Council Chambers within City Hall located at 11710 Telegraph Road, Santa Fe Springs, California 90670. The hearings will be to consider the following:

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A request for approval to subdivide two APN's (APN: 8009-007-915 and APN 8009-007-928), with a gross combined area of 6.133 acres into two parcels: Parcel 1 of 5.059 acres and Parcel 2 of 1.074 acres. The properties, commonly referred to as the Sculpture Garden because of the various water features, sculptures and art pieces contained therein, are generally located at the southwest corner of Telegraph Road and Norwalk Boulevard and is zoned M-2, Heavy Manufacturing with a General Plan Land Use Designation of Business Park. Parcel 2 will eventually be sold to a hotel developer to construct a 110-room, six story, AAA Diamond hotel with a full-service restaurant, rooftop bar and conference facility. Parcel 1, which also contains a parking lot that serves both the adjacent restaurant (Geezers) and Sculpture Garden, potentially could be developed with a parking structure, a mixed-use development and/or a container park similar to the SteelCraft container park development in the City of Long Beach. The hotel developer will maintain the area of Parcel 1, containing the Sculpture Garden. At this time it has not been determined if this area will be created through a legal description(s) of through a subdivision.

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Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem

City Council

Richard J. Moore • William K. Rounds • Joe Angel Zamora

Interim City Manager
Don Powell

CEQA STATUS: The proposed tentative map meets the criteria of "minor land divisions" pursuant to the California Environmental Quality Act (CEQA). Therefore, the proposed tentative map is listed as a categorically exempt project, pursuant to Section 15315-Class 15 of CEQA.

The Project is not listed on the Hazardous Waste and Substance Site List as set forth in Government Code Section 65962.5

It will be assumed that the proposed subdivision meets with your approval if this office does not receive a written report regarding this parcel map on or before **Monday, March 12, 2018.**

Wayne M. Morrell | Director of Planning
City of Santa Fe Springs | Department of Planning
11710 Telegraph Road | Santa Fe Springs, CA 90670
P 562.868.0511 | F 562.868.7112
waynemorrell@santafesprings.org
www.santafesprings.org

Attachment:
Tentative Parcel Map No. 82014

C:\Users\wmorrell\Documents\Parcel Maps\TPM 82014 Sculpture Garden\ TPM 82014 Notice to School District 2nd and
Corrected\2/23/2018 7:31:06 AM\WMM

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem

City Council

Richard J. Moore • William K. Rounds • Joe Angel Zamora

Interim City Manager
Don Powell



Subdivision/Tract/Parcel Map Application & Owner Statement

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

PROPERTY LOCATION:

Address: Southwest corner of Telegraph Road and Norwalk Boulevard

Assessor's Parcel Number: 8009-007-915 & 8009-007-064

PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

construction of hotel

PROJECT AND LAND USE DATA:

Existing Land Use: Park

Zoning Classification: M-2 Heavy Manufacturing

Intended Land Uses of Lots within the Subdivision: hotel-Parcel 2; Parcel 1 to remain unchanged

General Plan Land Use Classification: Business Park

Surrounding Land Uses: _____

North: vacant land

South: business park; employment agency, commercial real estate

East: industrial; financial offices, medical clinic, multiple-family and single-family residential residences

West: business park; offices (water filter supplier, commercial real estate, insurance agency, print shop

Existing No. of Lots: 2

Proposed No. of Lots: 2

Lot Area-per Parcel (S.F./Acres): Parcel 1: 5059 acres; Parcel 2: 1.074 acres

Building (footprint) Area-per Parcel: 15,800 sq ft

Are dedications or public improvements required? no



Subdivision/Tract/Parcel Map Application & Owner Statement

PROJECT FINDING:

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

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

UTILITIES:

Grading: Is any grading of lots contemplated? Y (If yes, show details on the tentative map.)

Water: What provisions are being made to provide an adequate water system? 12 inch water lines exist on Norwalk Boulevard and also Telegraph Road

Sewers: What provisions are being made to provide an adequate sewer system? 12 inch sanitary sewer lines exist on Norwalk Boulevard

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

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

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

Deed Restrictions: State nature of deed restrictions, existing and proposed: None exist or are proposed



Subdivision/Tract/Parcel Map Application & Owner Statement

RESPONSIBLE PARTIES:

Gas Agency:	So Cal Gas	Water Agency:	City of Santa Fe Springs
Address:	1919 South State College Boulevard	Address:	11710 Telegraph Road
	Anahelm, CA 92606		Santa Fe Springs, CA 90670
E-Mail:	mmizer@samprouilities.com	E-Mail:	noenegrete@santafesprings.org
Contact Person:	Myma Mizer, Distribution Department	Contact Person:	Noe Negrete
Phone Number:	714 834 3287	Phone Number:	562-868-0511
Sewer Agency:	County Sanitation District of Los Angeles County	Electric Agency:	Southern California Edison Company
Address:	P.O. Box 4996	Address:	9901 Geary Avenue
	Whittier, CA 90607		Santa Fe Springs, CA 90670
E-Mail:	mtremblay@lascsc.org	E-Mail:	
Contact Person:	Martha Tremblay	Contact Person:	Steve Smith
Phone Number:	562-699-7411 x 1602	Phone Number:	562 903 3185

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, Developer, Lessee, 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: _____

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

OWNER AGENT
Name: City of Santa Fe Springs
Contact: Wayne M. Morrell
Address: 11710 Telegraph Road
City: Santa Fe Springs
State: CA
Zip Code: 90670
Phone: 562 868 0511 X 7362
E-Mail: vmorrell@santafesprings.org

RECORD OWNER
Name: City of Santa Fe Springs
Contact: Wayne M. Morrell
Address: 11710 Telegraph Road
City: Santa Fe Springs
State: CA
Zip Code: 90670
Phone: 562 868 0511
E-Mail: _____

ENGINEER LICENSE SURVEY
Name: Coory Engineering
Contact: Samir M. Khoury
Address: 1718 North Neville Street
City: Orange
State: CA
Zip Code: 92865
Phone: 714 202-8700
E-Mail: SKhoury@cooryengineering.com

FOR DEPARTMENT USE ONLY	
TRACT/PARCEL MAP NO.:	TPM 82014
DATE FILLED:	_____
FILING FEE:	_____
RECEIPT NO.:	_____
APPLICATION COMPLETE?	_____

**CITY OF SANTA FE SPRINGS
RESOLUTION NO. 68-2018**

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS APPROVING
TENTATIVE PARCEL MAP NO. 82014.**

WHEREAS, Coory Engineering, acting as authorized agent for the City of Santa Fe Springs, submitted to the Planning Department, an application for Tentative Parcel Map No. 82014, a request for approval to subdivide two APN's (APN: 8009-007 and APN 8009-007-928) with a gross combined area of 6.133 acres into two parcels: Parcels 1 of 5.059 acres and Parcel 2 of 1.074 acres, on property generally located at the southwest corner of Telegraph Road and Norwalk Boulevard, in the M-2, Heavy Manufacturing, zone, as more particularly shown as Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the property owner is City of Santa Fe Springs, 11710 Telegraph Road, Santa Fe Springs, CA 90670; and

WHEREAS, in accordance with the requirements of the State Subdivision Map Act, Tentative Parcel Map No. 82014 was set for public hearing, with the legal notice of the Public Hearing mailed 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 February 22, 2018, and published in a newspaper of general circulation (Whittier Daily News) on March 1, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

WHEREAS, pursuant to Government Code Section 66436(a)(3)(A)(1), Non-Interference letters were mailed to Chevron and to Edison (easement holders); and

WHEREAS, pursuant to Government Code Section 66455.7, a copy of the map and the date and time of the public hearing was mailed to the school district (Little Lake School District) within the boundaries of which the subdivision is proposed to be located.

WHEREAS, the City of Santa Fe Springs Planning Commission did conduct a public hearing at Santa Fe Springs Civic Center, Council Chamber, 11710 Telegraph Road, on March 12, 2018 at 6:00 p.m., notice of said hearing having been duly given as required by law, to hear and consider evidence for and against Tentative Parcel Map No. 82014, at which time it received public testimony therein and from its staff; and

WHEREAS, said Planning Commission, after due inspection, investigation and studies made by itself and in its behalf and after due consideration of all evidence and reports offered at said hearing, did adopt its Resolution No. xx-2018, approving Tentative

Parcel Map No. 82014, subject to the conditions of approval described in Exhibit 'B' attached hereto and incorporated by this reference; and

NOW, THEREFORE, BE IT RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS make the following findings, determinations and recommendations with respect to proposed Tentative Parcel MAP No. 82014:

SECTION I. Environmental Findings and Determinations

Proposed Tentative Parcel Map No. 82014 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a). Based on staff's assessment, it was determined that the proposed project qualifies for a categorical exemption pursuant to Section 15315, Class 15 (Minor Land Division). Class 15 consist of the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning. A Notice of Categorical Exemption Class 15 has been prepared for this project.

SECTION II. Findings Regarding Tentative Parcel MAP No. 82014 pursuant to Government Code 66474 et seq;

1. The proposed map and design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans.

Criteria Satisfied. The project site is not located within a Specific Plan area of the City. In addition, the proposed subdivision is consistent with the City's General Plan in that the proposed subdivision will not change the existing General Plan Land Use designation of Business Park nor will it change the current zoning of M-2.

The City of Santa Fe Springs has adopted a general plan to provide an overall direction for the future development of the City. The general plan's land use element describes the general location, distribution, and various types of land uses found within the City, and sets forth goals and policies for future development in the City. The General Plan Land Use Element designates the site as "Business Park". Pursuant to said element: Business Park: A high standard of design control, landscaping, setbacks, etc., should be required in order to create a park-like atmosphere. Offices of all types, particularly company headquarters and research development activities are encouraged. Industrial uses in this area should be restricted to limited manufacturing, research and light assembly operations. Restaurants and other commercial services catering to industries and their employees and customers are allowed. Oil production, storage or refining should be avoided or should be an intermediate land use

The proposed project conforms to the land use element's requirements in that:

- The Business Park designation will remain unchanged.
- The hotel will contain a full-service restaurant.
- A hotel is generally considered a commercial land use.
- Oil production is not proposed.
- The parklike setting will remain on Parcel 1 and surrounding Parcel 2
- The Sculpture Garden will remain unchanged.
- The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act (California Government Code, Section 66474) in that:

Approval of the proposed Parcel Map would also promote a number of Specific General Plan Goal and Policies.

General Plan Consistency Analysis

Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.

Goal 9, Policy 9.1 (a) : Consideration of providing an adequate tax base from property tax or sales tax income.

Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.

Criteria Satisfied. The map would facilitate the sales of Parcel 2 for an AAA Diamond hotel, which is expected to generate Transient Occupancy Tax and property tax. Because the property is government owned, there is no payment of property taxes. With the sale, the property will be placed on the tax roll. Also, the subdivision will result in a commercial use (hotel) on Parcel 2.

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

Criteria Satisfied The map will facilitate the development of the property with a hotel use. The existing zoning permits a hotel use with a conditional use permit and maintains the minimum lot area of 7,500 sq. ft. for properties in the M-2, zone. All public streets and utility services necessary and sufficient for the full use, occupancy, and operation of the future hotel building, including water, storm drain(s), sanitary sewer, gas, electric, cable and telephone facilities, are readily available. Within Norwalk Boulevard are the following utilities: 12-inch sanitary sewer line; 2-inch SoCal gas line; and a 12-inch water line. There is a 2-inch gas line on Norwalk Boulevard.

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

Criteria Satisfied The project site is not located in a sensitive environment, but rather in a fully urbanized area surrounded by various land uses. None of the parcels, pre and post subdivision, contain any riparian habitats, wetland habitats, and are not utilized for

movement of any known native wildlife species of migratory fish or wildlife species; consequently, the design of the subdivision is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Site is located in the Whittier Quadrangle¹. A search of the California Department of Fish and Game (CDFG) Diversity Database was conducted to determine if any plant or wildlife species of concern have been identified in the Whittier Quadrangle vicinity. All species considered threatened or sensitive in the subject quadrangle inhabit vernal pools², tidal marshes, coastal scrubs, coastal dunes, grasslands, woodlands, or riparian communities³. None of the above communities exists on the subject site. (Source: 2007 EIR, The Villages at Heritage Springs, State Clearinghouse #: 2005011096)

Notwithstanding, under CEQA, before the proposed hotel use can be constructed, an environmental analysis is required to determine if the proposed project will result in any significant adverse impacts on the environment. Based on that preliminary review, one of three environmental document will be prepared:

- Environmental Impact Report (EIR) if the project may have a significant environmental effect
- Negative Declaration, if the project will have no impacts
- Mitigated Negative Declaration if the project will have impacts, but those impacts can be mitigated.

4. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Criteria Satisfied. The proposed subdivision is for a property located in an urbanized area. As noted previously, the proposed map is consistent with the General Plan and the proposed development facilitated by map is also and will be consistent with the zoning and land use designation. Additionally, prior to the construction of the proposed hotel use, an environmental analysis is required to determine if the proposed use will result in any significant adverse impacts on the environment.

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

Criteria Satisfied. As required by the Subdivision Map Act, all listed easement holders (Southern California Edison and Chevron) were sent "Noninterference Letters." To date, Staff has not received any correspondence stating that the proposed project would interfere with any of the listed easements.

¹ Quadrangle: A four-sided figure, bounded by parallels of latitude and meridians of longitude, used as an area unit in mapping.

² Vernal Pools: Seasonal depressional wetlands that occur under the Mediterranean climate conditions of the West Coast.

³ Riparian Communities: Plant communities contiguous to and affect by surface and subsurface hydrologic features of perennial or intermittent lotic and lentic water bodies (rivers, streams, lakes or drainage ways).

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

Criteria Satisfied. The subdivision would facilitate the development of a hotel use. There is an existing 12-inch vitrified concrete sewer lines on Norwalk Boulevard. That line should have the capacity to handle any discharge from the proposed hotel use. In addition, the applicant is required to design sanitary sewers in accordance with City specifications and said plans shall be approved by the City engineer. A sewer study may also be required to be submitted with the sanitary sewer plans.

7. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Criteria Satisfied. See response No. 4.

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

Criteria Satisfied. The proposed building resulting from the proposed subdivision will be required to adhere to the California Green Building Code. The purpose of this code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in the following categories: 1. Planning and design; 2. Energy efficiency; 3. Water efficiency and conservation; 4. Material conservation and resource efficiency; and 5. Environmental quality

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. xx9-2018 to approve Tentative Parcel Map No. 82018, a request for approval to subdivide two APN's (APN: 8009-007 and APN 8009-007-928) with a gross combined area of 6.133 acres into two parcels: Parcels 1 of 5.059 acres and Parcel 2 of 1.074 acres, on property generally located at the southwest corner of Telegraph Road and Norwalk Boulevard, in the M-2, Heavy Manufacturing, zone, as more particularly shown as Exhibit "A," subject and the conditions of approval attached hereto as Exhibit "B," and also find and determine that Tentative Parcel Map No. 82014 is an exempt activity (Subdivision of certain properties in urban areas into four or fewer parcels) pursuant to Section 15315-Class 15 of the California Environmental Quality Act (CEQA) and is therefore, listed as a categorically exempt project.

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

ATTEST:

Gabriel Jimenez, Chairperson

Teresa Cavallo, Planning Secretary

Exhibit A –Tentative Parcel Map No. 82014I

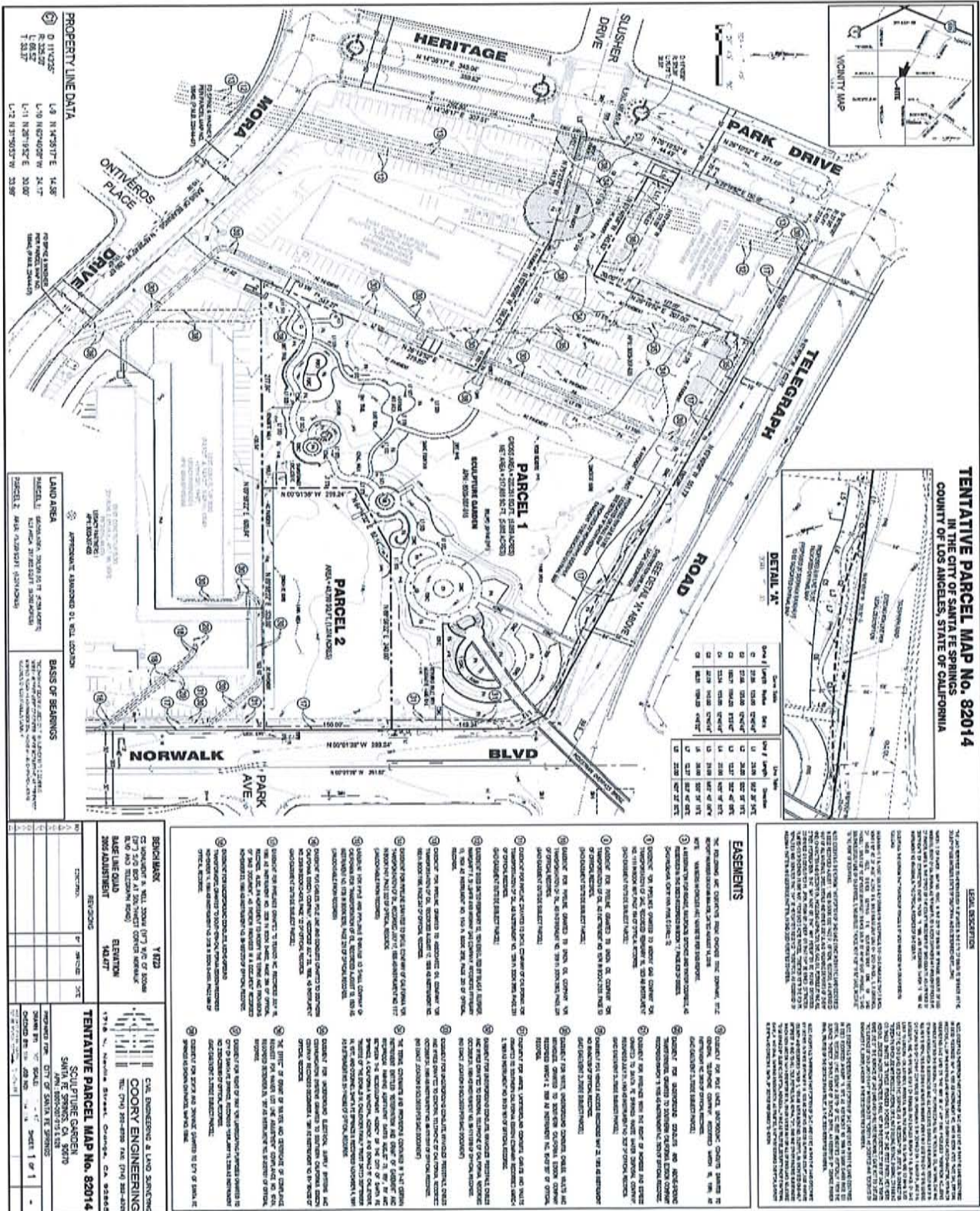


Exhibit B-Conditions of Approval

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

1. Final parcel map checking of \$4,970 plus \$295 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. The applicant shall provide at no cost to the City, one Mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

PLANNING AND DEVELOPMENT DEPARTMENT:

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

3. That Tentative Parcel Map No. 82014 shall expire 24 months after Planning Commission approval, on March 12, 2018, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City Council of the City of Santa Fe Springs for approval.
4. 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.



PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15303, Class 3

Conditional Use Permit (CUP) Case No. 497-4

A request for approval to amend the existing Conditional Use Permit to remove the manufacturing of sputtering targets and bonding process from the recognized precious metal reclamation facility operations and to allow increase the capacity of the existing palladium purification system on property located at 13409, 13429, 13443, and 13501 Alondra Boulevard; 15600, 15601, 15610 and 15611 Resin Place; and 15524 and 15536 Carmenita Road*, in the M-2, Heavy Manufacturing, Zone. (Heraeus Precious Metal North America LLC)

**The subject palladium purification system is within existing building located at: 13443 Alondra Boulevard.*

RECOMMENDATIONS: That the Planning Commission:

- Find that the proposed changes to the existing precious metal reclamation facility operations, if it continues 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.
- Find and determine that the proposal meets the criteria for "new construction of limited small new facilities", pursuant to Section 15303-Class 3 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 Amendment of CUP 497, subject to the conditions of approval as stated within the staff report.

LOCATION / BACKGROUND

The subject site is located approximately 0.3 mile west of Interstate Highway 5 (I-5), near the border of the City of Cerritos and close to the City of Norwalk. The site is located at the northeast corner of Alondra Boulevard and Carmenita Road. The site measures approximately 6.15 acres and is located within the M-2 (Heavy Manufacturing) Zone. The applicant, Heraeus Precious Metals North America (HPMNA) LLC, currently occupies ten buildings (13409, 13429, 13443 and 13501 Alondra Boulevard; 15600, 15601, 15610, and 15611 Resin Place; and 15524 and 15536 Carmenita Road) that make up the subject site.

HPMNA currently operates and maintains a precious metal reclamation and product manufacturing facility on the subject site within strict limitations set forth by Conditional Use Permit (CUP) Case No. 497. The original CUP was approved in February of 1998 and several time extensions have since been granted. HPMNA is not due for a compliance review until January 11, 2021; however, HPMNA has immediate needs to modify their existing operations and as a result is requesting approval for an Amendment to the existing CUP.

Specifically, HPMNA is requesting approval to implement the following proposed changes:

1. Remove the manufacturing of sputtering targets, which are produced using activities such as vertical metal casting or thermal spray technologies, from the recognized precious metal reclamation facility operations. Said activities had been proposed for re-location from the Chandler Arizona facility to Santa Fe Springs as part of the CUP amendment in 2015. HPMNA has since decided not to re-locate said activity. The manufacturing of sputtering targets was anticipated to be operated by a total 6 employees.
2. Remove the bonding process, which uses indium and tin allow solder to assemble planar sputter targets onto copper backing plates, from the recognized precious metal reclamation facility operations. Said activities had been proposed for re-location from the Chandler Arizona facility to Santa Fe Springs as part of the CUP amendment in 2015. HPMNA has since decided not to re-locate said activity. The bonding process was anticipated to be operated by a total 6 employees
3. Increase the capacity of the palladium purification system, doubling the capacity from 41,142 lbs. to 86,400 lbs., by streamlining the process and operation, and by installing three additional free off systems, a small filter press, connecting a second stage to an existing scrubber, and moving out of the refinery four roots blowers supplying fresh air for the free off systems. HPMNA anticipated they will need to hire 6 new employees to operate the larger palladium purification system.
4. Remove the waste water treatment system ammonia recovery process which includes the removal of an existing 5,000 gallon ammonia storage tank and thereafter installing a new 9,000 gallon storage tank to provide ammonium hydroxide for the palladium purification process upgrade.

In accordance with the previous conditions of approval, any modification or expansion of the existing facility or operations conducted on the site shall require prior approval from the City's Planning Commission. Accordingly, the applicant has submitted a formal request to amend the existing Conditional Use Permit (CUP 497) as specified in the previous conditions of approval.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243 (C)(5) of the Zoning Regulations, state that an industrial waste salvage, recycling, storage, and processing use shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (C)(5)	<u>Section 155.243</u> The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (C) Salvage, reclamation, recycling, wrecking, storage and disposal activities of the following kinds: (5) Industrial waste material salvage, recycling, storage and processing including metal, rags, clothing, wood, wood residues, sawdust, wood chips, rubber, oil, glass and paper.

Although, the applicant has an active CUP for a precious metal reclamation and product manufacturing use, the proposed changes to the existing operations conducted on-site triggers the need to bring the matter back to the Planning Commission for your review and consideration.

STREETS AND HIGHWAYS

The subject site has frontage on Alondra Boulevard and Carmenita Road. Both streets are designated as a "Major Highway" on the City's General Plan Map. The Commission should note that Resin Place was vacated in 2007 as part Parcel Map No. 69700, an approval to consolidate nine (9) parcels measuring approximately 6.15 acres into one parcel at 13429, 13443, and 13501 Alondra Boulevard; 15600, 15601, 15610, and 15611 Resin Place; and 15524 and 15536 Carmenita Road. Resin Place is, therefore, now considered a private street.

ZONING AND LAND USE

Industrially zoned areas generally surround the subject site. Properties to the north, east and west are zoned M-2, Heavy Manufacturing, and are currently occupied with industrial manufacturing, production, or warehouse/distribution facilities. Properties to the south are located in the City of Cerritos and are developed with commercial and warehouse facilities.

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff finds the proposed project is categorically-exempt under Section 15303, Class 3 (New Construction or Conversion of Small Facilities) of the California Environmental Quality Act (CEQA) because, aside from the removal of uses that were previously approved but never implemented, the proposed change involves a palladium purification use that is already existing on-

site. Additionally, the proposed activities and any related equipment will be inside existing building or otherwise completely screened from public view. Staff, therefore, believes the project will not be detrimental to persons or property in the immediate vicinity. Consequently, additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed use was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on March 1, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center and published in a newspaper of general circulation (Whittier Daily News) on March 1, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

STAFF REMARKS:

Based on the findings set forth within Resolution 69-2018 (see attached), staff finds that if the subject precious metal reclamation facility use continues to operate in strict compliance with the required conditions of approval, it will continue to be compatible with the surrounding properties and will not be detrimental or pose a nuisance risk to persons or property in the immediate vicinity.

Staff is, therefore, recommending approval of the proposed changes to the existing precious metal reclamation facility operations, subject to subject to a compliance review in three (3) years, on or before March 12, 2021, to ensure that all activities associated with the subject CUP are operating in strict compliance with the conditions of approval as stated within the staff report.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission has the authority, subject to the procedures set forth in this subchapter, to grant a Conditional Use Permit whenever it finds that the granting of said permit is consistent with the requirements, intent and purpose of this chapter. The Commission may grant a Conditional Use Permit subject to such conditions as the Commission finds are warranted by the circumstances involved. This may include the dedication and development of streets adjoining the property and other improvements. All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance

and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

CONDITIONS OF APPROVAL

Conditions of approval for CUP 497-4 is attached to Resolution 69-2018 as Exhibit A



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Equipment Plan
4. Amendment Request Letter
5. 500ft Radius Map
6. Public Hearing Notice
7. Resolution No. 69-2018
 - a. Exhibit A - Conditions of Approval

Aerial Photograph



NEW AMMONIA STORAGE
TO MATCH EXISTING
BY CONCRETE

EXISTING AMMONIA STORAGE

NEW AMMONIA STORAGE

SEE SHEET C-10
FOR CLARIFIED PLAN

[illegible]

Conditional Use Permit Amendment Request Letter

FILE COPY

Heraeus

Heraeus Precious Metals North America LLC
Global Business Unit
Heraeus Precious Metals
15524 Carmenita Road
Santa Fe Springs, CA 90670

Environmental, Health & Safety
Contact Name: Peter Eckert
Phone: +1 / 682/463-1830
Fax: +1 / 682/926-6333
E-mail: peter.eckert@heraeus.com
www.heraeus-hpm.com

Via e-mail & Hand Delivery

Mr. Cuong Nguyen
Senior Planner
City of Santa Fe Springs
Planning and Development Department
11710 Telegraph Road
Santa Fe Springs, California 90670

January 26, 2018

Re: Heraeus Precious Metals North America LLC amendment of CUP 497

Dear Mr. Nguyen,

Please find below the process description for the current and proposed changes at the Heraeus facility for the amendment of the CUP 497 we had discussed in our meeting on January 4. Attached as well a site plan of the future changes. Check # 125832 in the amount of \$2,280.00 is enclosed for the processing of the requested amendment.

Below a brief description of the current operation from the 2015 CUP renewal application:

HPMN is a precious metal reclamation and product manufacturing facility. HPMN recovers and refines precious metals that include gold, silver, platinum, palladium, rhodium and other rare metals from secondary sources. Precious metals are recovered from materials such as ores and concentrates, industrial catalysts, ceramics, off specification bullion and solutions, and scrap precious metals and alloys. Recovered metals are further refined to their pure states for formation into precious metal compounds for industrial uses. HPMN also markets precious metal solutions and salts. The engineered material department is part of compound manufacturing, which includes precious metal wire annealing, knitting/weaving operation and fabrication of gauze assemblies or stacks for sale to customers. The equipment is installed in building 15536 Carmenita Road. Fabrication residues are melted in the existing induction melt furnaces. Heraeus operates a state of the art waste water treatment system and pollution control equipment removing solution contaminants and cleaning off gases from its chemical operation. The company is recognized and holds ISO certification for Quality ISO 9001:2015 and Environmental Management Systems ISO 14001:2015.

Proposed process modification:

1. In the modification of 2015 CUP the proposed relocation and manufacturing of sputtering targets from the Heraeus Chandler Arizona facility has not been implemented and can be removed from all sections of the amended CUP.
2. As well the bonding process from the Chandler Arizona facility, using indium and tin alloy solder to assemble planar sputter targets onto copper backing plates has not been relocated and can be removed from all sections of the amended CUP.
3. Heraeus is planning to increase the capacity of the palladium purification system, doubling the capacity by stream lining the process and operation and by installing three additional free off systems, a small filter press, connecting a second stage to an existing scrubber and moving out of the refinery four roots blowers supplying fresh air for the free off systems.

Eck I_cup_ammendment_1_26_18.docx

Conditional Use Permit Amendment Request Letter (cont.)

Heraeus

- 2 -

4. The waste water treatment system ammonia recovery process has been removed, including an ammonia storage tank, and a new ammonia storage tank will be erected providing the ammonium hydroxide for the palladium purification process upgrade.

Please note an operating permit modification has been filed with the South Coast AQMD and the review is in progress.

We have a very aggressive schedule for this projects and Heraeus Management is eager to implement the changes as soon as possible.

Please let us know if you have any question regarding the amendment request of the CUP, please contact me at 562-483-1830 or e-mail me at peter.eckert@heraeus.com.

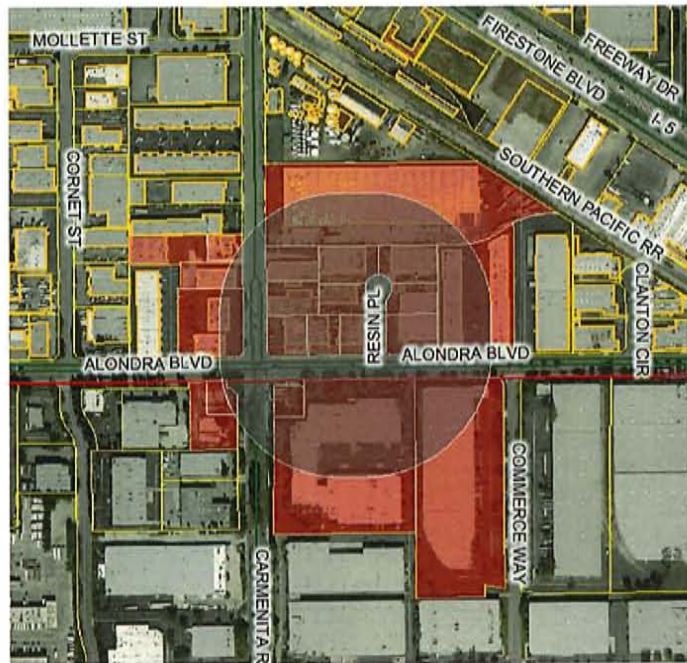
Best Regards,



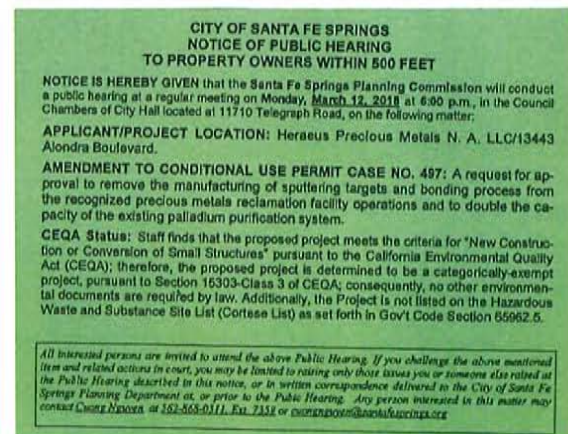
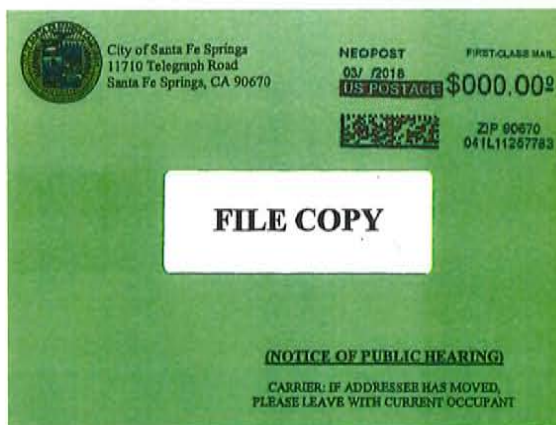
Peter Eckert
Manager Environmental Health & Safety, Quality, Facility & Maintenance

Attachment: Check # 125832
Site plans

500ft Radius Map



Public Hearing Notice



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 69-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 497-4.**

WHEREAS, a request was filed for an amendment to Conditional Use Permit Case No. 917-01 to allow for approval to amend the existing Conditional Use Permit to remove the manufacturing of sputtering targets and bonding process from the recognized precious metal reclamation facility operations and to allow increase the capacity of the existing palladium purification system on the subject M-2 (Heavy Manufacturing) zoned property; and

WHEREAS, the subject property is located at 13443 Alondra Boulevard, in the City of Santa Fe Springs, with an Assessor Parcel Number of 7005-014-070, as shown in the last rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Heraeus Precious Metal North America LLC, 15524 Carmenita Road, Santa Fe Springs, CA 90670-5610; and

WHEREAS, the proposed Amendment to Conditional Use Permit Case No. 497 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15303, Class 3 (New Construction or Conversion of Small Facilities) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Planning Department on March 1, 2018 publish a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 1, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

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

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on March 12, 2018, at which time it received public testimony concerning Conditional Use Permit Case No. 497-4.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves a few minor changes to the existing precious metal reclamation facility operations; aside from the removal of uses that were previously approved but never implemented, the proposed change involves a palladium purification use that is already existing on-site. Additionally, the proposed activities and any related equipment will be inside existing building or otherwise completely screened from public view.

Pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt and has determined that additional environmental analysis is, therefore, not necessary to meet the requirement of the California Environmental Quality Act (CEQA).

SECTION II. AMENDMENT TO CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 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 Conditional Use Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

- A) That the proposed changes to the existing precious metal reclamation facility operations will not be detrimental to persons or property in the immediate vicinity for the following reasons.
1. The subject site is located within the M-2 (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial.
 2. The subject site is currently occupied by the applicant for their precious metal reclamation and product manufacturing use.
 3. The subject site is also surrounded by various industrial uses.
 4. Although the proposed project involves an increase to the existing capacity of the palladium purification system, the site characteristics will remain practically unchanged. The removal of the manufacturing of sputtering targets and bonding process from the recognized precious metal reclamation facility operations will offset the impacts from the larger palladium purification system. The net effects are as follows:
 - 12 employees required for the previously approved manufacturing of sputtering targets and bonding process vs. 6 employees required for the larger palladium purification system.

- Net impact: 6 less employees
 - Current truck traffic is 19 trips/ per day: larger palladium purification system will require 6 additional deliveries vs. 3 deliveries required for the previously approved manufacturing of sputtering targets and bonding process.
 - Net impact: 3 more deliveries per day
5. All activities and related equipment will remain inside the existing building or otherwise completely screened from public view.
- B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.
1. The applicant currently occupies the approximately 6.15-acre site which is currently improved with a total of ten (10) buildings that is inter-connected with a screen fence along the perimeter building walls.
 2. The site characteristics will remain practically unchanged. All activities and related tanks and/or equipment will remain inside the existing building or otherwise completely screened from public view.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 69-2018 to approve a Conditional Use Permit Case No. 497-4 to amend the existing Conditional Use Permit to remove the manufacturing of sputtering targets and bonding process from the recognized precious metal reclamation facility operations and to allow increase the capacity of the existing palladium purification system within existing building located at 13443 Alondra Boulevard, and determine that said project is exempt from the California Environmental Quality Act pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Facilities), subject to conditions attached hereto as Exhibit A

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

ATTEST:

Gabriel Jimenez, Chairperson

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

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

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Noe Negrete 562-868-0511 x7611)

1. That ~~within 30 days from the date of completion of all Planning Commission approval, public improvements constructed by developers to meet the requirements set forth in these conditions,~~ the developer's **applicant and/or their** civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) **detailing the completed public improvements constructed along Resin Place** to the office of the City Engineer. **(revised wording)**

DEPARTMENT OF FIRE-RESCUE – FIRE PREVENTION DIVISION:

(Contact: Brian Reparuk 562.868-0511 x3716)

2. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the Department of Fire-Rescue. **(ongoing)**
3. That signs and markings required by the Department of Fire-Rescue shall be maintained along the required Department of Fire-Rescue access roadways. **(ongoing)**
4. Applicant shall submit to Fire Department any design modifications to existing buildings. **(ongoing)**
5. ~~Applicant shall conform to the 2013 California Fire Code with regards to the sanding, grit blasting, polishing, and spray applications the new processes entail.~~ **Applicant shall obtain all required Fire Code permits for any new tank or process installations or modifications in conformance with the most current version of the California Fire Code. (new condition)**

DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:

(Contact: Richard Kallman 562.868-0511 x3710)

6. That the owner shall track all materials/wastes received from off-site locations for processing within the facility and shall ensure that all materials/wastes are processed within one year of receipt. **(ongoing)**
7. That the owner shall immediately report any release or threatened release ("Release" or "Threatened Release") of a hazardous, toxic, or dangerous material, regardless of quantity, to the Santa Fe Springs Department of Fire-Rescue and in

accordance with the terms in California Health & Safety Code Section 25507 and Title 19, California Code of Regulations, Section 2703. **(ongoing)**

8. That the owner shall provide a written preliminary report detailing the circumstances related to any release or threatened release of hazardous, toxic, or dangerous material and the immediate action taken to mitigate the release and measures instituted to prevent future releases. The written report must be submitted to the Department of Fire-Rescue within 48 hours of the release or threatened release or within 72 hours if the release occurs on a weekend (including Friday) or a federal holiday. A final report which details the circumstances of the release and any corrective actions must be submitted to the Department of Fire-Rescue within 30 days of the release unless the Department approves a time extension in writing to the owner. **(ongoing)**
9. That the owner shall maintain alarm systems for all scrubbers to help prevent any release or threatened release of a hazardous, toxic, or dangerous material. **(ongoing)**
10. That the owner shall provide written notification to the Department of Fire-Rescue of any inspection by any local, State or Federal regulatory agency, other than the City, within 48 hours of the inspection, or 72 hours if the inspection is on the weekend (including Friday) or a federal holiday. Notification shall consist of a summary of comments and/or alleged violations of any local, State, or Federal law or regulation governing the use, storage, treatment, disposal, or transportation of hazardous material or hazardous waste along with a copy of any relevant reports, citations, or other documentation, not subject to legal privilege, arising from, or related to any inspection. Relevant reports, citations, or other documentation received subsequent to the inspection shall be provided to the Department of Fire-Rescue with 72 hours of receipt of such documentation. **(ongoing)**
11. That the owner shall continually maintain in working order all monitoring systems and alarm systems related to hazardous materials, hazardous wastes, and air emissions. No additions or modifications may be made without prior approval by the Department of Fire-Rescue. Additionally, additions or modifications to monitoring and alarm systems requiring AQMD permit(s) may not be made without prior approvals by the South Coast Air Quality Management District. **(ongoing)**
12. That the owner shall continually maintain in working order all monitoring equipment associated with the industrial wastewater pretreatment system. No additions or modifications may be made without prior approval of both the Department of Fire-Rescue and the Sanitation Districts of Los Angeles County. **(ongoing)**
13. That the owner shall continually maintain wind socks at selected locations around the facility. **(ongoing)**
14. That the owner shall maintain a comprehensive in-house emergency response

team (ERT). The ERT shall include, but is not limited to:

- a. Monitoring equipment.
- b. Decontamination equipment.
- c. Chemical protective clothing.
- d. Respiratory protective equipment.
- e. Mitigation equipment.
- f. Monthly training and annual drills.
- g. Minimum of three (3) persons per shift while chemical production activities are taking place and two (2) persons per shift at all other times when the plant is in operation, except for gauze and LAC processes, to the minimum training level of State Certified Haz-Mat First Responder Operational.
- h. Standard operating procedures shall be included for the above items. **(ongoing)**

- 15. That the owner shall maintain the approved in-house visual and audible safety alarm system that includes the following:
 - a. Alarm display panel which show the location and type of alarm.
 - b. Manual pull alarms at access points to high-hazard areas.
 - c. Gas sensors at approved locations throughout the facility.
 - d. Liquid level limit controls and alarms on hazardous material/waste tanks which exceed 500 gallons.
 - e. The safety alarm system and any other related safety equipment shall have and approved back-up emergency power source. **(ongoing)**
- 16. That the owner shall continually operate and maintain the facility in strict compliance with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Building Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the South Coast Air Quality Management District's Rules and Regulations, Department of Toxic Substance Control, and all other applicable codes and regulations. **(ongoing)**
- 17. That the owner shall maintain a valid industrial wastewater discharge permit with the City and the County Sanitation Districts of Los Angeles. No additional sources of industrial waste or modifications to the permitted pretreatment system are allowed without amending the industrial wastewater discharge permit. **(ongoing)**
- 18. That the owner shall comply with the terms of the General Permit for Storm Water Discharges Associated with Industrial Activities, including maintaining a Storm Water Pollution Prevention Plan (SWPPP) on-site. The SWPPP must include a description of all best management practices utilized to minimize contaminated runoff from flowing into the storm drain. **(ongoing)**
- 19. That the owner shall maintain compliance with the Risk Management Plan (RMP) as required in California Health and Safety Code and the City Code. **(ongoing)**

20. That the owner shall promptly provide to the Department of Fire-Rescue relevant documents, not subject to legal privilege, providing for, or relating to, actions taken by Heraeus Precious Metal North America LLC to correct, clean-up, and otherwise mitigate, remediate, and prevent future occurrences of, any existing soil and groundwater contamination at the facility and any incident which occurs, or has occurred, at the facility which is, was, or would have been a reportable release, and copies of documents relating to any corrective action plan, requirements, or operations required, ordered, or undertaken by any Federal or State regulatory agency. **(ongoing)**
21. That the owner shall pay to the City fees in amounts sufficient to reimburse the City for reasonable costs incurred by the City during the period in responding to, in any manner, any reportable release or threatened release. Costs incurred by the City shall include, but are not limited to: labor costs of City personnel, including worker's compensation benefits, applied benefits and administrative overhead; cost of equipment operation; and cost of materials. **(ongoing)**
22. That the owner shall pay reasonable costs incurred by the City during the period in taking necessary or appropriate actions to clean-up, contain, control, or in any way remediate contamination, damage, or risk to human health or the environment arising out of or in any way connected with any reportable release or threatened release, whether or not reported by Heraeus Precious Metal North America LLC. **(ongoing)**
23. In addition to any other provision contained in this Permit or existing under applicable law concerning modification or revocation of this Permit, and subject to the requirements of applicable law, if any provision of this Permit is violated, or if any release of a Hazardous Material occurs, such violation or release shall be grounds for modification or revocation of this Permit and, in case of such violation or release, the City immediately may temporarily suspend this Permit and the privileges granted hereunder and initiate proceedings to revoke or modify the Permit. Heraeus Precious Metal North America LLC reserves and retains all administrative and judicial rights of appeal. **(ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.409-1850 x3319 or Luis Collazo at x3320)

24. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall continue to maintain, 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 vehicles and indicate that 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. **(ongoing)**

25. That the proposed facility, including any lighting, fences, walls, and poles shall continue to be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 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. **(ongoing)**
26. That the applicant shall submit an updated Security Plan should there be any structure modifications or additions to the facility. The Security Plan Shall be submitted to the Department of Police Services no later than 60 days from the date of any final Building Permit approval. The applicant shall also allow Police Services Personnel to access the security cameras for investigative purposes. **(ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

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

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

29. That the applicant shall obtain all necessary permits/approvals from the Building, Planning and Fire Department for the ~~proposed~~ **all necessary** improvements related to the ~~new gauze and LAC processes~~ **proposed increase in capacity of the palladium purification system. (revised condition)**
30. A single, comprehensive RMP shall be reviewed and updated at a minimum of every five (5) years, or when there is any significant change in materials used or stored at the facility. A copy of said plan, and any subsequent revisions or amendments, shall be provided to the City of Santa Fe Springs Department of Fire-Rescue and the City of Cerritos. **(ongoing)**
31. The applicant shall continue to submit to site inspections of the subject facility at the discretion of the City. The site inspections shall consist of a detailed review of the applicant's performance and compliance with this permit, the conditions of approval, and applicable laws and regulations. In connection with the site inspections, the applicant shall provide any information requested by the City as necessary or appropriate to the City's review of this permit. **(ongoing)**

32. Except to the extent and for the duration of noncompliance expressly authorized in writing and in advanced by the City, the applicant shall comply strictly with all terms and conditions of this permit, even if such compliance requires the applicant to halt or reduce its operations or any activity permitted under this permit. **(ongoing)**
33. That the operations on the subject site shall continue to comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(ongoing)**
34. That the operations on the subject site shall continue to comply with all applicable noise standards pursuant to the City of Santa Fe Springs Noise Ordinance. **(ongoing)**
35. That all landscaped areas on the subject site shall be continually maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(ongoing)**
36. That no portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Chief or his/her designee. **(ongoing)**
37. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Alondra Boulevard, use said street as a staging area, or to backup onto the street from the subject property. **(ongoing)**
38. That all existing buildings, tanks, towers and related structures serving the HPMNA facility shall be maintained in a proper, safe, and aesthetically pleasing manner at all times; any such equipment or structure in need of painting, as determined by the Director of Planning, shall be painted within 7 days from the time HPMNA is given notice. **(ongoing)**
39. That the Department of Planning and Development shall first review and approve any new sign proposals for the subject site. 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 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. **(ongoing)**
40. That the subject site shall be maintained in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. Any

significant modification or expansion of the HPMNA facility or operations conducted on the site shall require prior approval by the City Planning Commission (PC). Any such modification or expansion shall be submitted for approval to the PC not less than 90 days prior to the proposed commencement of such modification or expansion. **(ongoing)**

41. That the Mitigation Monitoring and Reporting Program which is an attachment to the previously prepared Mitigated Negative Declaration (State Clearinghouse No. 2007061054) shall continue to be part of the conditions of approval. **(ongoing)**
42. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(ongoing)**
43. That ~~Conditional Use Permit Case No. 497 the gauze manufacturing and LAG (large area coating) use shall be subject to an administrative review after one (1) year, on or before January 11, 2017, and~~ **Conditional Use Permit Case No. 497 shall thereafter, be subject to a compliance review before the Planning Commission in valid for a period of five (5) three (3) years, until on or before January 11 March 12, 2021.** Future extension(s) of this Permit shall be substantially determined by the Heraeus's strict adherence to, and continued compliance with, these conditions of approval. **(revised condition - ongoing)**
44. That the applicant, Heraeus Precious Metal North America LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 497, 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)**
45. It is hereby declare 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)**



NEW BUSINESS

2017 General Plan Housing Element Annual Progress Reports

City of Santa Fe Springs General Plan Housing Element Annual Progress Report and Environmental Document.

RECOMMENDATIONS: That the Planning Commission:

- Recommend that the City Council authorize staff to forward the 2017 General Plan Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

BACKGROUND

The purpose of this item is for the Planning Commission to consider the status of the General Plan Housing Element Annual Progress Report (APR) for 2017, and the progress of its implementation, which needs to be reported to the California Department of Housing Community Development (HCD) and the Governor's Office of Planning and Research (OPR). Government Code Section 65400 establishes the requirement that each city and county prepare an annual report on the status the Housing Element, and the actions taken towards completion of the programs and status of the local government's compliance with the deadlines in its housing element.

Except for the Land Use Element of the City's General Plan which was adopted in 1993, all other elements (Open Space/Conservation, Safety Element, Circulation Element, Noise Element, and Environmental Element) of the General Plan were adopted in 1994. Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on any particular timeline, with the exception of the Housing Element, which is required to be updated as prescribed by State Law.

The City of Santa Fe Springs Housing Element 2014-2021(5th Cycle) was adopted by the City Council on January 30, 2014 and certified by HCD on February 18, 2014. The Housing Element establishes the City's strategy for meeting community housing needs for the period 2013-2021 and is one of seven integral and interrelated elements of the General Plan.

The 2017 Annual Report reflects the City's progress during the fourth year of the Regional Housing Need Allocation (RHNA) planning period (January 1, 2014 - October 1, 2021) for the 5th cycle Housing Element. The RHNA allocates the amount of housing growth each jurisdiction must plan for in their housing element by providing "adequate sites" through zoning. So long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA

target. However, pursuant to Government Code Section 65863, jurisdictions are required to maintain an adequate sites inventory throughout the planning period¹. For example, to the extent that high density sites identified as accommodating the lower income RHNA are developed with fewer units or developed with market rate units, the jurisdiction will need to make up any shortfall on other sites at suitable densities to accommodate lower income units, including rezoning as necessary.

As presented in Table 1 below, Santa Fe Springs was allocated a total RHNA of 324 units for the planning period. During 2017, fifteen residential building permits were issued, including fourteen single-family units and one accessory (second) dwelling unit. A rent survey of similar sized units in Santa Fe Springs indicates that market rents for accessory dwelling units fall within the level of affordability for low income households. During the first three years of the planning period (2014 - 2016), a total of 207 residential building permits were issued which address the City's above moderate income needs. As depicted in the last column of the Table, while the City has fulfilled its RHNA needs for above moderate income households, it has an unmet need for a total of 184 lower and moderate income units. The City will need to continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability to accommodate its outstanding RHNA throughout the planning period.

Table 1: Regional Housing Needs Allocation Progress

Income Level	RHNA Allocation	Building Permits 2017	Building Permits 2014 - 2016	Remaining RHNA by Income Level
Very Low	82	0	0	82
Low	50	1	0	49
Moderate	53	0	0	53
Above Moderate	139	14	207	0
Total	324	15	207	184

The City of Santa Fe Springs continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The APR represents the progress the City has made towards implementing the General Plan and Housing Element during the Calendar Year 2017 reporting period.

FISCAL IMPACT

¹"No Net Loss" planning law (Gov Code 65863) requires an adequate sites inventory to be maintained throughout the RHNA planning period. Jurisdictions are not permitted to approve projects at a lower residential density or at a higher income level than identified in the sites inventory unless the remaining sites in the housing element are adequate to address the outstanding RHNA.

No fiscal impacts are associated with the submittal of the 2018 General Plan Housing Element Annual Progress Report to HCD and OPR.



Wayne M. Morrell
Director of Planning

Attachments:

1. 2017 APR

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	SANTA FE SPRINGS
Reporting Period	01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS

Reporting Period 01/01/2017 - 12/31/2017

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income						See Instructions
Second Unit	SU	Renter	0	1	0	0	1	1			Rent survey of 1 bdrm units in Santa Fe Springs evidence average rents of \$1,350, within the level of affordability for 2 person, low income households. And at 418 sf, this ADU is smaller than most 1 bedroom units.	
(9) Total of Moderate and Above Moderate from Table A3												
(10) Total by Income Table A/A3			0	1	0	14						
* Note: These fields are voluntary												
(11) Total Extremely Low-Income Units*			0									

Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.

Rent survey of 1 bdrm units in Santa Fe Springs evidence average rents of \$1,350, within the level of affordability for 2 person, low income households. And at 418 sf, this ADU is smaller than most 1 bedroom units.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
Reporting Period 01/01/2017 - 12/31/2017

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	SANTA FE SPRINGS
Reporting Period	01/01/2017 - 12/31/2017

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	14	0	0	0	0	14	14

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
 Reporting Period 01/01/2017 - 12/31/2017

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Deed Restricted Non-Restricted	82												
Very Low	Deed Restricted Non-Restricted	82	0	0	0	0	0	0	0	0	0	0	0	82
	Deed Restricted Non-Restricted	0	0	0	0	0	0	0	0	0	0	0		
Low	Deed Restricted Non-Restricted	50	0	0	0	0	0	0	0	0	0	0	1	49
	Deed Restricted Non-Restricted	0	0	0	0	1	0	0	0	0	0	0		
Moderate		53	0	0	0	0	0	0	0	0	0	0	0	53
Above Moderate		139	0	156	51	0	0	14	0	0	0	-	221	0
Total RHNA by COG. Enter allocation number:		324												184
Total Units		0	156	51	0	15	0	0	0	0	0	0		
Remaining Need for RHNA Period														

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
Reporting Period 01/01/2017 - 12/31/2017

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1. Home Improvement Rebate	Pursue outside funding to support re-initiation of program. Seek to assist 100 homeowners.	Re-initiate program in 2014	Given funding constraints, the City has not re-initiated the program and has been re-evaluating the viability of the program over the long term.
2. Property Maintenance Program	Continue to bring properties into compliance; provide information on available rehabilitation assistance. Seek to complete 60 residential inspections on an annual basis.	2014 - 2021	During calendar year 2017, the City had a total of 296 residential code enforcement cases.
3. Residential Rental Inspection Program	Continue the annual inspection of rental units; bring substandard units into compliance.	2014 - 2021	The Residential Inspection Program was suspended in February 2016. There is discussion of bringing the program back.
4. Sale of HARP Properties	Transfer ownership of HARP properties to a non-profit for provision of first-time homebuyer units. Seek to provide two moderate income units.	2014 - 2015	Applications to be taken March 5-26, 2018 for prospective homebuyers for the existing HARP home, followed by a lottery in April to select a homebuyer to purchase the home. Shortly thereafter, Staff will determine whether to: a) sell the vacant HARP lot to a non-profit who would build a home; or b) have the City prepare the home specs, go out to bid, select a developer and once home is complete, go through a lottery to select a homebuyer.

5. County Homeownership Program (HOP)	Advertise the availability of the HOP program and LACDC bi-lingual homebuyer seminars.	Update advertising by 2014.	The City provides a description of the HOP program on its website, along with a link to the program on the County LACDC website with program application information and dates for homebuyer seminars.
6. Southern California Home Financing Authority (SCHFA)	Advertise the availability of the SCHFA program, along with a list of participating lenders.	Update advertising materials by 2014	The City provides a description of the SCHFA program on its website, along with a link to the program on the County LACDC website with program application information.
7. Mortgage Credit Certificate Program	Advertise the availability of the MCC program, along with a listing of participating lenders.	Update advertising materials by 2014	The City provides a description of the MCCP program on its website, along with a link to the program on the County LACDC website with program application information.
8. Affordable Housing Development Assistance	Enter into a DDA(s) on two City-owned sites for development with affordable housing. Seek to achieve a minimum of 100 affordable units, and waive application processing fees for projects with 10% ELI units.	For Lakeland/Laurel, complete by 2016. For 10934 Laurel, complete by 2017.	City will initiate a new RFP for development of affordable housing on the two City-owned sites (Lakeland/Laurel and 10934 Laurel).
9. Housing Element Monitoring/Annual Report	Submit an annual Housing Element progress report to HCD. Monitor to ensure adequate sites to address RHNA throughout the planning period. Monitor redevelopment of R-3 properties.	Ongoing monitoring of sites in conjunction w/h development applications.	City has submitted its Annual Report for each year of the 2014-2021 Housing Element. It has been monitoring development applications on its R-3 properties to ensure adequate site capacity to address its RHNA goals.
10. Second Dwelling Unit Program	Implement City's ordinance to accommodate second units. Seek to achieve at least 3 new second units.	2014-2021	The City issued a building permit for a one bedroom, 418 square foot secondary dwelling unit in 2017.
11. Sustainability and Green Building	Provide education/outreach to residents and development community on CALGREEN. Advertise available energy conservation programs to residents.	Update advertising materials by 2014	The City website provides information on CALGREEN, along with links to a number of websites for sustainability tips and resources, including information about recycling, proper disposal of electronic waste, energy and water conservation rebates.
12. Section 8 Rental Assistance	Continue participation in program and advertise through the City Newsletter and dissemination of brochures; encourage landlords to register units.	Advertise program quarterly in City Newsletter. Discuss with landlords	The City provides a description of the Section 8 program on its website, along with a link to the program on the HaCOLA website with program application information.

13. Preservation of Assisted Rental Housing	Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.	Contact at-risk property owners within 1 year of potential expiration	No projects were at-risk of conversion to market rate. The City conducted a TEHRA hearing on the 141 unit Pioneer Gardens project, extending affordability controls an additional 55 years.
14. Zoning Ordinance Revisions	Amend the Zoning Code to make explicit provisions for transitional & supportive housing, emergency shelters, manufactured housing, community care facilities, and SROs.	Adopt SB 2 amendments in 2013, and balance of amendments in 2014	In March 2017, the City adopted a package of Zoning Code amendments to address zoning for a variety of housing types, as specified in the Housing Element.
15. Density Bonus	Adopt and maintain a density bonus ordinance and advertise on City's website.	Adopt local density bonus ordinance in 2013	City Council adopted a local density bonus ordinance in December 2013. The City amended its ordinance in 2017 for consistency with recent changes in State density bonus law, effective January 1, 2017.
16. CEQA Exemptions for Infill Projects	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	2014-2021	No building permits for residential infill projects were issued during the period.
18. Zoning for Small Employee Housing	Amend Zoning Code consistent with Employee Housing Act (H&S 17021.5).	Within two years of Housing Element adoption	In 2017, the City adopted an amendment to the Code which specifies zoning for small employee housing.
19. Fair Housing Programs	Promote the fair housing program through advertisement in the City newsletter, and through program brochures placed at public locations.	Advertise in City newsletter quarterly	Brochures about fair housing services provided in Santa Fe Springs through the Housing Rights Center are provided at City Hall. In addition, the City provides links to the following fair housing resources on its website: California Department of Fair Employment and Housing; Los Angeles County Housing Resource Center; The Housing Rights Center; Neighborhood Legal Services of Los Angeles County; and Inner City Law Center.
20. Social Service programs for Special Needs Groups	Maintain a proactive social service program; augment services as directed by the Social Services and Senior Citizens Advisory Committees.	2014 - 2021	The City has maintained an active social service program for its residents.
21. Reasonable Accommodation	Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the public counter.	Adopt Code procedures in 2013, and begin disseminating	City Council adopted procedures for Reasonable Accommodation in 2013. The City has placed information on its website and is developing a handout on reasonable accommodation procedures. No requests for accommodation were received during 2017.

			information in 2014.	
22. Housing Opportunities for Persons Living with Disabilities	Coordinate with ELARC to publicize info on resources for housing and services. Pursue State and Federal funds available for supportive housing and services in conjunction with future affordable housing projects, and apply for funds at least once during planning period.	Publicize resources in 2014. Pursue funding in conjunction with afford. project	The City has placed links on its website to the following resources for housing and services for persons with disabilities: East Los Angeles Regional Center, A Community of Friends; and Corporation for Supportive Housing.	
17. Fee Deferrals and/or Waivers for Affordable Housing	Inform affordable housing developers that fee deferrals, reductions and waivers may be requested as an incentive. Amend the Code to waive application processing fees for projects with 10% ELI units.	Provide info on fee incentives in conjunction with affordable projects.	City's density bonus ordinance identifies fee reductions as an eligible incentive. Section 155.739 of the Municipal Code was amended in 2017 to provide a waiver of Planning Department entitlement fees for projects with a minimum of 10% extremely low income units.	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	SANTA FE SPRINGS
Reporting Period	01/01/2017 - 12/31/2017

General Comments:



NEW BUSINESS

Request for General Plan Conformity Finding – Sale of Firestone Boulevard Remnant Parcel

City's sale of the remnant parcel on the Southerly side of Firestone Boulevard, adjacent Westerly to Shoemaker Avenue, conforms to the City's General Plan.

RECOMMENDATION: That the Planning Commission:

Find that the City's sale of the remnant parcel on the Southerly side of Firestone Boulevard, adjacent Westerly to Shoemaker Avenue, conforms to the City's General Plan.

BACKGROUND

The subject property is a remnant land parcel that is currently part of the Shoemaker Avenue right-of-way, and does not have an assigned Assessor's Parcel Number (APN). The property is zoned M-2-FOZ (Heavy Manufacturing-Freeway Overlay), with a general plan land use designation of industrial. Located east of Enterprise Truck rentals and west of the Shoemaker Bridge overpass, the remnant land parcel, has a long, narrow, and irregular land configuration, and contains 5,725 sq. ft. of land area. The site is an effectively vacant land parcel with onsite improvements limited to older asphalt paving, a concrete block trash enclosure, and concrete stands from former light standards.

The subject property represents a remnant land parcel that is not reasonably capable of independent development and throughout the years was used by Enterprise Truck rentals as an extension of their existing business for storage and parking. The highest and best use of the subject parcel is to join it with the adjacent, Enterprise parcel. The owner of the Enterprise parcel is interested in purchasing the remnant parcel to expand their existing parking area. An independent appraisal report of the market value of the remnant parcel is being prepared. Before the property is sold, however, there has to be a General Plan conformity determination.

General Plan Consistency Analysis

Selling the property will not change its current zoning of M-2-FOZ, nor change the existing General Plan land use designation of Industrial. A lot line adjustment will be used to merge the remnant parcel with the adjacent parcel. Such a merger would comply with section 66412 of the Subdivision Map Act in that:

- The lot line adjustment would be between four or fewer existing adjoining parcels.
- The land taken from one parcels is added to an adjoining parcel.
- A greater number of parcels that originally existed is not thereby created.

Report Submitted By: Wayne M. Morrell, Director
Planning Department

Date of Report: March 8, 2018

The sale would also promote a number of specific General Plan Goal and Policies as described in Table I below.

General Plan Element	Policy	Project Consistency
Land Use	Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	The sale of the property would enable the adjacent property owner to more effectively use his property. Property taxes are not paid on government-owned property. With the sale, the property will be placed on the tax roll
	Goal 9, Policy 9.4: Encourage the grouping of adjoining small or odd-shaped parcels in order to create more viable development.	Self-explanatory
	Goal 9, Policy 9.1: Consideration of providing an adequate tax base from property tax or sales tax income.	Because the property is, government owned there is no payment of property taxes. With the sale, the property will be placed on the tax roll.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	See responses, above.

Based on the reasons enumerated above, Staff believes that City's sale of the remnant parcel conforms to the City's General Plan.

FISCAL IMPACT

Sale of the remnant parcel will eliminate continuing City maintenance costs.

INFRASTRUCTURE IMPACT

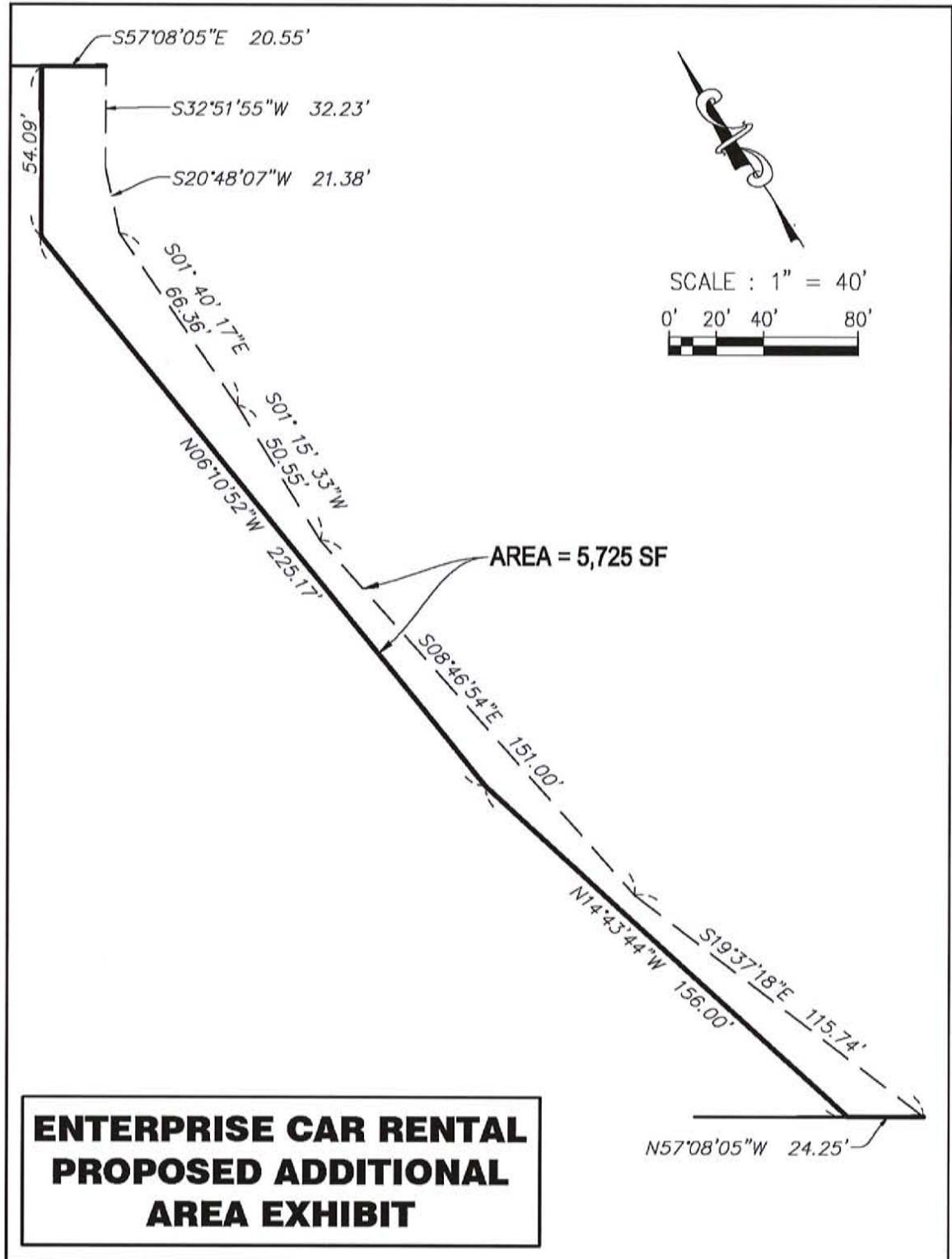
There will be no infrastructure impacts.


Wayne Morrell
Director of Planning

Attachment

1. Location Aerial
2. Additional Area Exhibit
3. Boundary Exhibit





Re

LINE TABLE		
Line #	Length	Direction
L1	20.55'	S57° 08' 05"E
L2	32.23'	N32° 51' 55"E
L3	21.38'	N20° 48' 07"E
L4	66.36'	N01° 40' 17"W
L5	50.55'	N01° 15' 33"E
L6	151.00'	N08° 46' 54"W
L7	115.74'	N19° 37' 18"W
L8	24.25'	S57° 08' 05"E

L=124.915, R=125.000
 Δ=57.2569

SCALE: 1" = 80'
 0' 40' 80' 160'

SHOEMAKER AVENUE
 N00°07'20"E 332.63'

CITY BRIDGE AREA

PROPOSED P/L
 EXISTING P/L
 SALE AREA = 5,725 SF

TOP OF SLOPE

BOULEVARD
 N57°08'05"W 126.54'

FIRESTONE
 S32°51'55"W 3.00'

N32°51'55"E 54.09'

S57°08'05"E 241.62'

N32°51'55"E 334.17'

S57°08'05"E 498.66'

UNION PACIFIC RAILROAD

ENTERPRISE CAR RENTAL
 A.P.N. 8082-002-022
 12940 FIRESTONE BOULEVARD
 SANTA FE SPRINGS, CA 90670

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CONSENT ITEM

Conditional Use Permit Case No. 766-2

A compliance review to allow the continued operation and maintenance of a small-group (20-30 clients) personal fitness training use within two units totaling 2,953 square feet on property located at 11540 Washington Boulevard (APN: 8169-011-032), in the M-1, Light Manufacturing, Zone and within the Washington Boulevard Redevelopment Project Area. (Fit Camp LA)

RECOMMENDATIONS: That the Planning Commission:

- Find that the continued operation and maintenance of a small group (20-30 clients) personal fitness training use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- Require that Conditional Use Permit Case No. 766-2 be subject to a compliance review in five (5) years, on or before March 12, 2023, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND/LOCATION

The subject site, comprised of a single parcel (APN: 8169-011-032) of approximately 6.76-acres, also known as the Springs Commerce Center, located along the City's northernmost boundary that extends along Washington Boulevard, specifically on the south side of Washington Boulevard, west of Allport Avenue. The site is within the Washington Boulevard Redevelopment Project Area and is dual zoned; the majority of the property (southern portion) is within the M-1, Light Manufacturing, Zone, with the northern portion (approximately 125 linear feet) fronting on Washington Boulevard within the C-4, Community Commercial, Zone. The subject small-group personal fitness training use occupies two units totaling 2,953 square feet within the portion of the site zoned M-1. Properties to the north consist of a mix of light industrial, commercial, and residential uses; properties to the east consist of light industrial uses; properties to the west consist of single-family dwellings; and the property to the south is occupied by the Los Nietos School District.

On August 10, 2015, the Planning Commission initially approved Conditional Use Permit Case No. 766, a request to establish, operate and maintain a small-group (10-15 clients) personal fitness training use. The initial approval was granted for a period of one year.

On September 12, 2016, the Planning Commission approved an amendment to the Conditional Use Permit to allow for an increase in the number of clients (10-15 to 20-30 clients) and a change to the hours of operation.

ZONING CODE REQUIREMENT

In accordance with Section 155.213 (A) of the Zoning Regulations, public, private, or quasi-public uses of an educational or recreational nature are allowed in the M-1 Zone only after a valid conditional use permit. As a result, Fit Camp LA applied for a conditional use permit and was allowed to operate. Fit Camp LA has operated on the subject property for a total of 2 years now. This is the second compliance review since the original CUP approval.

Code Section:	Conditional Uses
155.213 (A)	<u>Section 155.213</u> The following uses shall be permitted in the M-1 Zone only after a valid conditional use permit has first been issued: (A) Public, private, or quasi-public uses of an educational or recreational nature.

STAFF CONSIDERATIONS:

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter to the Planning Commission.

An inspection of the property, conducted on December 13, 2017, revealed that the business was in full compliance with the conditions of approval. Staff, therefore, finds that if Fit Camp LA 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 766-2 be subject to a compliance review in five (5) years, on or before March 12, 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: Jesus Torres Campos 562.868-0511 x7353)

1. That this approval is for the use of a personal fitness training facility, in the form of small-group (20-30 clients) sessions, with related activities only. Any

- modification to the number of clients shall be subject to the review and approval of the Director of Planning or his/her designee. **(Ongoing)**
2. That any type of sub-lease of the tenant space to another personal fitness training operation will require a review by the Director of Planning or his/her designee for consistency with this approval. **(Ongoing)**
 3. That all personal fitness training activities shall take place in the interior of the tenant space. **(Ongoing)**
 4. That the exterior exit door shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and clients not to loiter or make loud noises outside of the building before or after each session. **(Ongoing)**
 5. That, in the event noise levels outside of the applicant's premises are found to exceed permissible levels per City Code, the applicant shall work with planning staff to come up with a solution to immediately mitigate noise issues. **(Ongoing)**
 6. That the applicant shall provide a seating/waiting area indoors to prevent and discourage clients from waiting outside. **(Ongoing)**
 7. That the applicant shall maintain the area surrounding the tenant space in a clean and orderly manner at all times. **(Ongoing)**
 8. The days and hours of operation of the personal fitness training facility shall be Monday through Thursday from 5:00 p.m. to 9:00 p.m.; Friday from 5:00 a.m. to 6:00 a.m.; & Saturday from 9:00 a.m. to 10 a.m. The facility will not operate on Sunday. Any modification to the days and hours of operation shall be subject to the review and approval of the Director of Planning or his/her designee. **(Ongoing)**
 9. That the personal fitness training facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee. **(Ongoing)**
 10. That the Department of Planning and Development shall first review and approve all sign proposals for the personal fitness training operation. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs

shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(Ongoing)**

11. ~~That prior to occupancy of the tenant space, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).~~ **(Satisfied)**
12. 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. **(Ongoing)**
13. That Conditional Use Permit Case No. 766 shall be subject to a compliance review in **five (5) years**, on or before **March 12, 2023 to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.** Approximately three (3) months before **March 12, 2023**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised – Ongoing)**
14. That the applicant, Fit Camp LA, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit, 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)**
15. 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. **(Ongoing)**

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



Wayne M. Morrell
Director of Planning

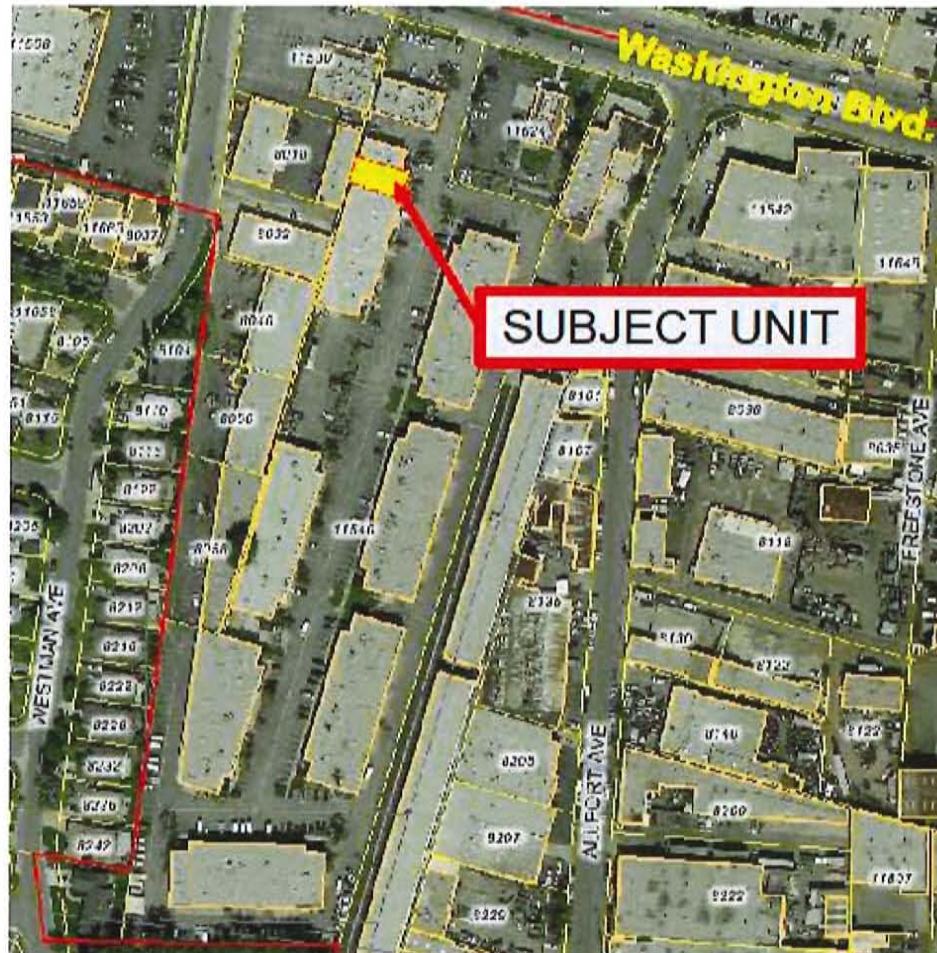
Attachments:

1. Aerial Photograph
2. Applicant Compliance Review Letter

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 766

11540 Washington Boulevard
(Applicant: Fit Camp LA)



NORTH

Applicant Compliance Review Letter

Compliance Review CUP #766-2

Description of Activity

FitCampLA is a group personal training & fitness exercise program. The exercise and training services are conducted in sessions which run for a duration of 50 minutes. The sessions are conducted by coaches/trainers and are anywhere from 20-30 clients per session. The exercises range from strength training with resistance bands, cardio & aerobic training, bodyweight training exercises (pushups & pullups variations, abdominal exercises, etc.), and mild to moderate weight lifting with dumbbells and barbells. Other various equipment used is jump ropes, medicine balls, stability balls and ropes.

Changes

No changes or alterations have been made at all since the last review of the subject permit. All of the operations remain the same.

****Please Note:** The mailing address listed for me at
"13450 Paramount Blvd., Ste A, South Gate, CA 90280" is not correct.

****My correct mailing address is 14612 Carmenita Rd., Norwalk, CA 90650.**

With kind regards,



Jonathan Coppel
FitCampLA

Current Site Photo (March 8, 2018)





CONSENT ITEM

Conditional Use Permit Case No. 768-1

A compliance review to allow the continued operation and maintenance of a Starbucks restaurant with a drive thru at 13473 Telegraph Rd, Suite A (APN: 8157-011-025), in the C-4-PD, Community Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area. (Starbucks)

RECOMMENDATIONS: That the Planning Commission:

- Find that the continued operation and maintenance of a restaurant with a drive-thru, 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. 768, be subject to a compliance review in five (5) years, on or before, March 12, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained with this staff report.

BACKGROUND

On November 9, 2015, a request for approval to demolish an existing $\pm 12,055$ sq. ft. building, consisting of a $\pm 4,055$ sq. ft. real estate office and a $\pm 8,000$ sq. ft. restaurant, and to construct, on the same pad, a 13,885 sq. ft. building consisting of a 2,240 sq. ft. Starbucks restaurant with a drive thru and future retail or restaurant spaces of $\pm 11,645$ sq. ft. was granted. The new development was entitled under DPA 900, CUP 768 and MOD 1258. Currently, businesses that are located within the pad are Starbucks, Fins & Tails, and Zipps.

ZONING CODE REQUIREMENT

In accordance with Section 155.153(K) of the City's Zoning Regulations, Drive-in restaurants, ice cream and refreshment stands with limited or no indoor customer seating area are required to obtain a Conditional Use Permit prior to commencement of such activities when said use is located in the C-4-PD, Community Commercial-Planned Development Overlay, Zone.

City of Santa Fe Springs – Zoning Regulations
Section 155.153 - CONDITIONAL USES (K)

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

- (K) Drive-in restaurants, ice cream and refreshment stands with limited or no indoor customer seating area.

On November 9, 2015, Starbucks was initially granted Planning Commission approval to establish, operate, and maintain a restaurant with a drive-thru on the subject property. This is the first compliance review that has been conducted since the original CUP approval.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the recent inspection, the applicant was directed to comply with the following:

1. Painting and installing a STOP sign, underneath the THANK YOU sign and on the floor before exiting the drive through.
2. Clear trash and debris and submit a litter control plan
3. Plant Shrubs surrounding the detector assembly.
4. Paint the backflow preventer hunter green.
5. Pipes from the sprinkler system need to be hidden from view within the landscaping.
6. Screen the electrical transformer with shrubs.
7. Place an outdoor trash enclosure that was previously approved by the Planning Department.

Staff recently verified that the applicant is in full compliance with the existing conditions of approval. It should be noted that the applicant did expand upon an existing nearby trash enclosure instead of constructing a new enclosure as depicted on the originally approved plans. Said expansion was comparable in size and thus still met the requirement for the new multi-tenant building. Staff therefore, finds that if the Starbucks restaurant with a drive thru 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, recommending that CUP-768 be subject to a compliance review in five (5) years, on or before March 12, 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.

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868.0511 x7545)

1. That the applicant shall pay a flat fee of \$40,698.00 to reconstruct/resurface the existing street frontage to centerline for Telegraph Road and Gunn Avenue. **(Completed)**
2. 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. **(Completed)**
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. **(Completed)**
4. The applicant shall pay for the removal and replacement of (2) driveway approaches per City Standard R-6.4C on Telegraph Road and Gunn Avenue. **(Completed)**
5. The applicant shall pay for the removal and replacement of (2) sidewalk panels adjacent to driveway approach on Telegraph Road, (approximately 20 feet) per City Standard R-2.2. **(Completed)**
6. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph road and Gunn Avenue. Storm drain plans shall be approved by the City Engineer. **(Completed)**
7. 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. **(Completed)**
8. All new and existing buildings shall be connected to the sanitary sewers with separate connections. **(Completed)**

9. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system. **(Completed)**
10. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements. **(Completed)**
11. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements. **(Completed)**
12. 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. **(Completed)**
13. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, if the applicant cannot meet the mitigation requirements, the applicant shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements. **(Completed)**
14. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee. **(Completed)**
15. 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. **(Completed)**
16. 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. **(Completed)**
17. That upon completion of public improvements constructed by applicant, the applicant's civil engineer shall submit Mylar record drawings and an electronic file

(AutoCAD Version 2004 or higher) to the office of the City Engineer (Required for final sign-off needed to attain "Certificate of Occupancy"). **(Completed)**

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallman 562.868-0511 x3710)

19. 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. **(Completed)**
20. 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. **(Completed)**
21. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. **(Completed)**
22. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. **(Ongoing)**
23. 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. **(Ongoing)**
24. 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. **(Ongoing)**

25. ~~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.~~ **(Completed)**
26. ~~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.~~ **(Completed)**
27. ~~That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.~~ **(Completed)**

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

28. ~~Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.~~ **(Completed)**
29. 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. **(Ongoing)**
30. ~~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.~~ **(Completed)**
31. ~~That the applicant shall obtain a City Industrial Waste Disposal Permit from the Environmental Protection Division for the existing grease interceptor.~~ **(Completed)**

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

32. That the dining area and other interior public areas of the store shall be closed to the public during the hours provided by the Applicant, but those hours shall not exceed 11:30 p.m. to 4:30 a.m. the following day, every day. **(Ongoing)**
33. ~~That the outside perimeters of the drive-through driveway fronting on Telegraph Road and Gunn Avenue shall be planted with Ligustrum Japonicum, or equal, to screen light generated from the queued vehicles to the adjoining properties across the two mentioned streets. The species, spacing and size of the plant material shall be reviewed and approved by the Department of Police Services prior to its installation. **(Completed)**~~
34. ~~That "STOP" lettering at the end of the drive-through driveway shall be painted. Contact the Police Services Department to assist in identifying the location. **(Completed)**~~
35. ~~That the new proposed "THANK YOU" sign shall also have a "STOP" sign fastened to the same post. The STOP sign shall be installed at an elevation higher than the proposed THANK YOU sign. **(Completed)**~~
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 parking area serving the business. 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 for the light to become a public nuisance. The photometric and plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council. **(Completed)**~~
37. ~~That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package. **(Completed)**~~
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. **(Completed)**
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. **(Ongoing)**
40. That prior to requesting a final inspection by the Building Department, the applicant shall install and maintain operating video surveillance equipment capable of monitoring interior and exterior seating areas, customer entry doors, drive-thru, and register areas. That the recorded video shall be accessible to law enforcement personnel during any lawful investigation. The location and the coverage of the video cameras shall be reviewed and approved by the Department of Police Services; the Applicant may be subject to adding additional cameras if it is determined that additional video coverage is warranted. **(Completed)**
41. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Police Services Center. **(Ongoing)**

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

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

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

44. That the applicant shall ensure that an attendant shall monitor the drive-thru lane when more than eight (8) vehicles are stacked in the drive-thru lane to mitigate potential circulation issues within the parking lot area. This condition requires the submittal of a drive-thru monitoring plan that documents how excess stacking will be managed. **(Ongoing)**
45. ~~That a traffic engineer or a professional capable of analyzing traffic patterns shall be hired to provide a report regarding the circulation patterns with the center and the vicinity of the proposed uses, and how such traffic patterns could impact the uses and/or vice versa. **(Completed)**~~
46. That the subject site shall be monitored daily and cleared of any trash, junk, litter, and debris. **(Ongoing)** ~~This condition requires the submittal of a litter control plan that documents how refuse and litter generated from the site will be managed. **(Completed)**~~
47. ~~That directional signage shall be placed at the drive thru entrance and at the exit to help direct customers. **(Completed)**~~
48. ~~That any temporary or grand opening signage shall comply with the City regulations (as per Section 155.530). **(Completed)**~~
49. ~~That the applicant understands and agrees that installation of exterior newsstands, pay phones, or vending machines shall be prohibited. **(Completed)**~~
50. ~~That all awnings shall match in color and design with the awning within the commercial shopping center. **(Completed)**~~
51. ~~That 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. **(Completed)**~~
52. ~~That the Department of Planning and Development require and proposed double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be~~

~~screened.~~ The screening shall also only be applicable to the double-check detector assembly and ~~shall not~~ include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. **(Completed)**

- ~~53. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.~~ **(Completed)**
- ~~54. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.~~ **(Completed)**
- ~~55. That prior to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.~~ **(Completed)**
- ~~56. 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).~~ **(Completed)**
- ~~57. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).~~ **(Completed)**

58. That upon completion of the new landscaping, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(Ongoing)**
59. ~~That the electrical plans, which show the location of any proposed electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) A copy of the Guideline is available at the Planning Department).~~ **(Completed)**
60. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall be consistent with the approved Sign Program for the commercial center. **(Ongoing)**
61. ~~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.~~ **(Completed)**
62. ~~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 + 1/2% of floor area exceeding 20,000 sq. ft., but not less than 4 1/2 feet in width nor than 6 feet in height. The enclosure shall be provided with a trellis that is consistent with the trellis of the patio.~~ **(Completed)**
63. ~~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.~~ **(Completed)**
64. ~~That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:~~ **(Completed)**
- a. Covenants.
1. ~~Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City,~~

~~Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.~~

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

Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org). **(Completed)**

66. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *(Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings).* **(Completed)**
67. 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. **(Completed)**
68. That the development shall remain substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. **(Revised)**
69. 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. **(Completed)**
70. That Conditional Use Permit Case No. 758 shall be subject to a compliance review in **five (5) years**, on or before **March 12, 2023**. Approximately three (3) months before **March 12, 2023**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
71. That the applicant, Stephan Schmidt on the behalf of owners, Carmenita Plaza, LLC, understands and agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Development Plan Approval (DPA 900), Conditional Use Permit (CUP 768) and Modification Permit (MOD 1258), 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.~~
(Completed)

72. 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. **(Ongoing)**
73. ~~That unless otherwise specified in the action granting development plan approval and or conditional use permit approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.~~ **(Completed)**
74. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**
75. ~~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.~~ **(Completed)**

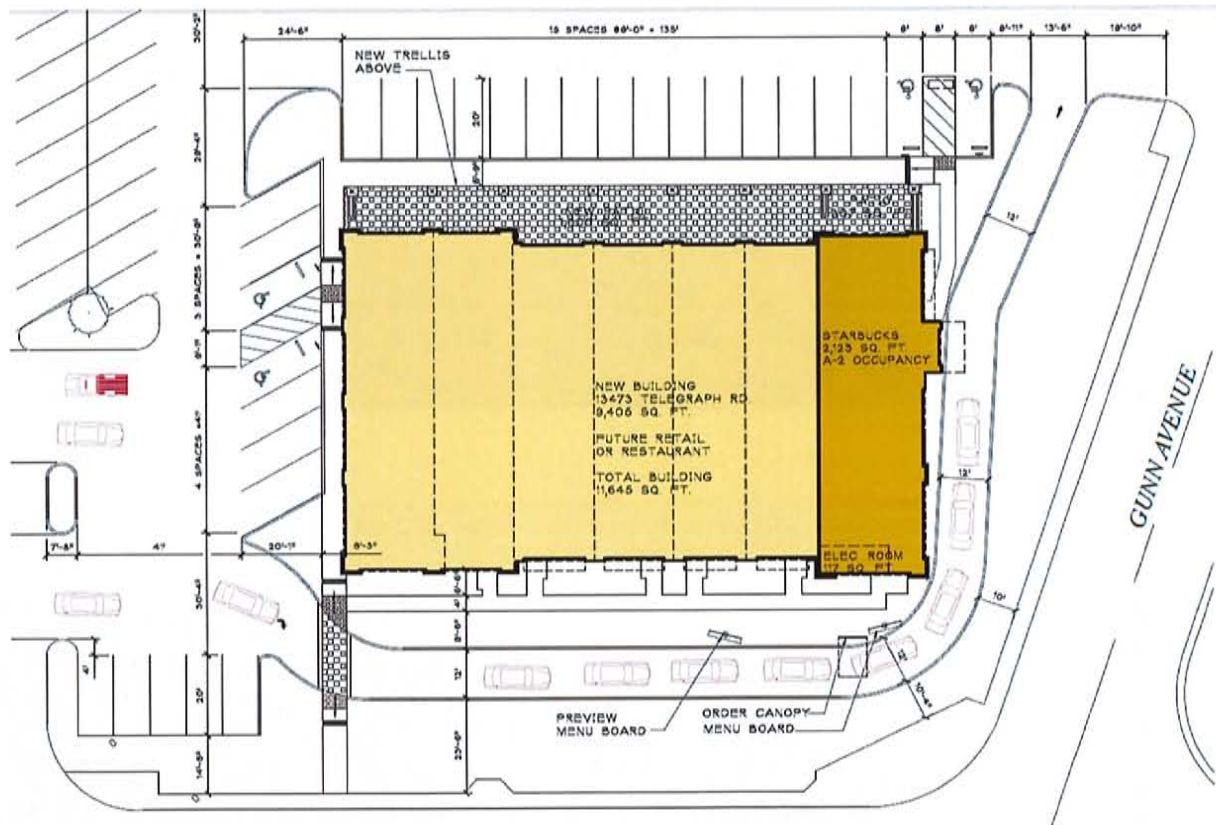


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Location
2. Current Site Photos
3. CUP Compliance Review Request Letter

Aerial Location



Current Site Photos





CUP Extension Request Letter

JUN 21 2017



**CARMENITA PLAZA,
L.L.C.**

September 17, 2009

Camillia Martinez
Planning Dept
11710 Telegraph Road
City of Santa Fe Springs
Santa Fe Springs, Ca 90670

Dear Camillia:

In regards to CUP 768 Starbucks we are requesting a review of the conditions of the permit with regards to site operations currently in place. As of today we have a drive thru Starbucks in operation and 2 tenants under construction which are a POKE bowl and Cleaners anticipating to open in 90 days. Please schedule a time to meet at the site.

Sincerely:

Stephan Schmidt
Development & Construction Director

1525 S Broadway, Los Angeles Ca 90015
T 213-765-0100 x 207; F 213-746-7026

06-2A-17 (CL) 7567 CREC 463.00



City of Santa Fe Springs

Planning Commission Meeting

March 12, 2018

CONSENT ITEM

Conditional Use Permit Case No. 772-1

A compliance review to allow the continued operation and maintenance of an indoor recreational facility within an existing 5,042 sq. ft. tenant space on property located at 12319 Telegraph Road (APN: 8005-015-029), within the M-2, Heavy Manufacturing, Zone. (Jumper's Jungle Family Fun Center)

RECOMMENDATION: That the Planning Commission:

- Find that the continued operation and maintenance of an indoor recreational 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. 772-1, be subject to a compliance review in five (5) years, on or before, March 12, 2023, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND/LOCATION

The subject site, comprised of two parcels (APN's 8005-015-029 and 8005-015-028) totaling approximately 4.65 acres, has an address of 12319 Telegraph Road, and is located on the north side of Telegraph Road, east of Norwalk Boulevard. The site is within the M-2, Heavy Manufacturing, Zone and along the Telegraph Road Corridor. Properties to the north, east, and west are also zoned M-2 and consist of various industrial uses; properties to the south consist of single-family and multi-family residences located within the subdivision known as The Villages at Heritage Springs.

The 4.65-acre site consists of two multi-tenant industrial buildings totaling approximately 94,326 sq. ft. The subject building measures 46,338 sq. ft. with the remaining 47,988 sq. ft. within the adjacent building. The buildings were constructed in 1974 and 1979, respectively, and are generally occupied by various light industrial uses.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.264 (C) of the Zoning Regulations, states that public, private, or quasi-public uses of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.264 (C)	<u>Section 155.264</u> The following uses shall be permitted in the M-2 Zone, for properties with frontage on Telegraph Road, only after a valid conditional use permit has first been issued: (C) Public, private, or quasi-public uses of an educational or recreational nature.

On February 17, 2016, Jumper's Jungle Family Fun Center, was initially granted Planning Commission approval to establish, operate, and maintain an indoor recreational facility on the subject property. This is the first compliance review since the original CUP approval.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission.

An initial inspection of the property, conducted on March 17, 2017, revealed that the business was in violation of conditions of approval #27 and #28. During our inspection, Staff explained the violations to the applicant and requested that the violations be corrected immediately. Specifically, the applicant was directed to comply with the following:

- Obtain a valid wall sign permit.
- Retrofit the building to meet occupancy standards set forth by the Building and Safety Department.

A follow-up inspection, conducted on February 22, 2018, revealed that the violations have been corrected. With the business now in full compliance with the existing conditions of approval, staff finds that if the indoor recreational facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 772-1 be subject to a compliance review in five (5) years, on or before, March 12, 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 562.868-0511 x3710)

1. That occupancy shall be limited to 49 persons or less. **(on-going)**

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Matson 562.409.1850 x3319)

2. ~~That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package.~~ **(satisfied)**
3. 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)**
4. ~~That prior to requesting a final inspection by the Building Department, the applicant shall install and maintain operating video surveillance equipment capable of monitoring interior and exterior seating areas, customer entry doors, drive-thru, and register areas. That the recorded video shall be accessible to law enforcement personnel during any lawful investigation. The location and the coverage of the video cameras shall be reviewed and approved by the Department of Police Services; the Applicant may be subject to adding additional cameras if it is determined that additional video coverage is warranted.~~ **(satisfied)**
5. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Police Services Center. **(on-going)**

6. That the applicant and/or his employees shall not allow children under the age of 18, for their safety, to be left unsupervised in the front parking area of the premises. **(on-going)**

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

7. 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)**
8. ~~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.~~ **(satisfied)**

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

9. That Conditional Use Permit No. 772 allows for an indoor recreational facility within a 5,043 sq. ft. unit located at 12319 Telegraph Road. Specifically the use will offer accommodations for private birthday parties, special events, and open play (walk-in traffic during non-reserved hours) with related activities only. The indoor activity area will consist of various jumpers/bounce houses. ~~Approval of Conditional Use Permit No. 772 is contingent upon approval of Modification Permit Case No. 1261.~~ **(revised – on-going)**
10. That Modification Permit Case No. 1261, **originally approved on February 17, 2016**, allows for an eight (8) parking stall reduction to the minimum parking development requirements associated with the subject property. Said parking reduction is specific to the subject indoor recreational facility use. **(revised – on-going)**
11. ~~That the proposed indoor recreational facility use cannot be used for public assembly purposes until it has met the current requirements of the Los Angeles County Building Code and the Uniform Fire Code and an occupancy load has been determined by the Fire Department. The process requires permits to be obtained, plans to be submitted, reviewed, approved, and field inspected with a final approval granted by the City Fire Department and Building Division. The building shall not be occupied for such use until such time that this process has been completed.~~ **(satisfied)**

12. That all activities related to the indoor recreational facility shall be conducted indoors at all times. No portion of the required off-street parking area shall be used for outdoor storage of any type or for special event activities, unless prior approval has been obtained by the Director of Planning and the Fire Marshall or designee. **(on-going)**
13. That all vehicles associated with the business shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(on-going)**
14. That the exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and clients not to loiter or make loud noises outside of the building before or after each activity session. **(on-going)**
15. That in the event noise levels outside of the subject unit are found to exceed permissible levels per Section 155.424 of the City's Zoning Regulations, the applicant shall work with planning staff to come up with a solution to immediately mitigate the noise issues. **(on-going)**
16. That the applicant shall continually provide a seating/waiting area indoors to prevent and discourage clients from waiting outside. **(on-going)**
17. That the applicant shall maintain the area surrounding the tenant space in a clean and orderly manner at all times. **(on-going)**
18. That the days and hours of operation shall be Monday through Sunday from 10:00 a.m. to 6:00 p.m. Any modification to the days and hours of operation shall be subject to prior review and approval by the Director of Planning or his/her designee. **(on-going)**
19. That there shall be no on-site kitchen facilities or preparation of food and drinks without prior approval from the Director of Planning or his/her designee. **(on-going)**
20. That the indoor recreational facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to

the review and approval of the Director of Planning or his/her designee. At that time, staff will determine if administrative relief is available or if the conditional use permit must be amended. **(on-going)**

21. That the applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors. **(on-going)**
22. ~~That prior to occupancy of the tenant space, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).~~ **(satisfied)**
23. That Conditional Use Permit Case No. 772 shall be subject to a compliance review in one year, on or before ~~February 17, 2017~~ **March 12, 2023**. Approximately three (3) months before ~~February 17, 2017~~ **March 12, 2023**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(revised – on-going)**
24. That the applicant understands and agrees that any future changes to the floor plan whereby the seating area or the square footage of activity area is increased, ~~the subject Modification Permit Case No. 1261~~ would need to be approved and otherwise amended by the Planning Commission. **(revised – on-going)**
25. That the remaining 194 parking stalls and driveway areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time. **(on-going)**
26. That, in the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking issues. **(on-going)**
27. That the Department of Planning and Development shall first review and approve all sign proposals for the indoor recreational facility. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be

properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(on-going)**

28. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(on-going)**
29. That the applicant, Jumper's Jungle Family Fun Center, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit **Case No. 772** and Modification Permit **Case No. 1261**, 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. **(revised – on-going)**
30. 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. **(on-going)**

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



Wayne M. Morrell
Director of Planning

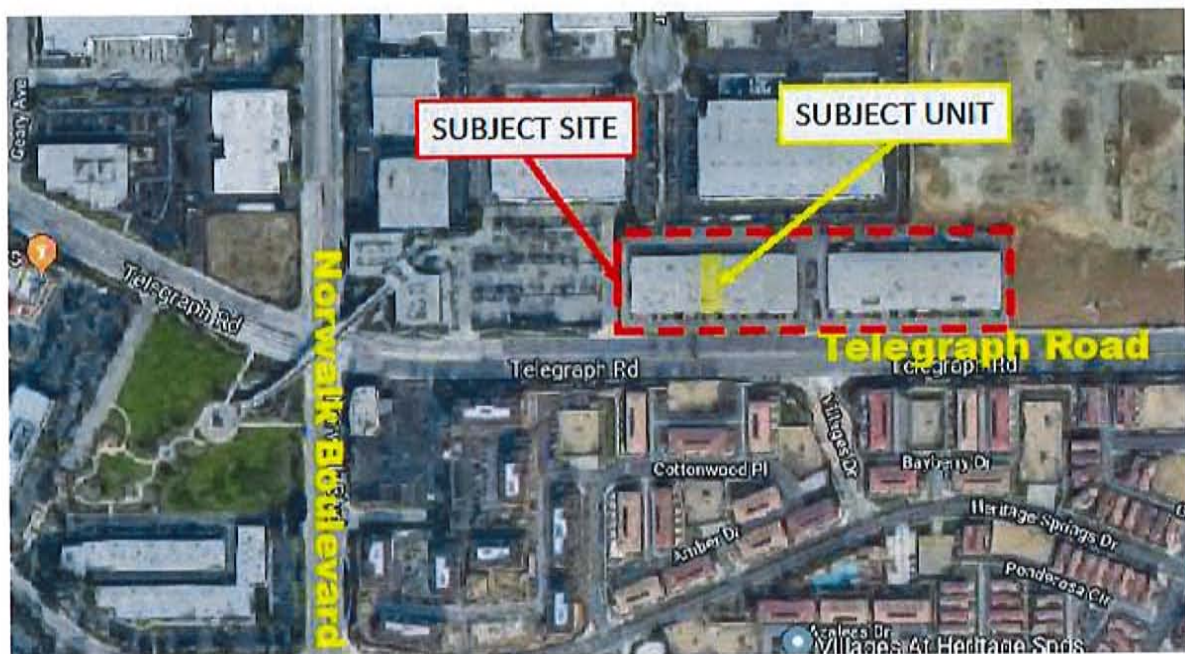
Attachments:

1. Aerial Photo
2. CUP Compliance Review Request/ Receipt
3. Current Site Photo (March 8, 2018)

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 772

12319 Telegraph Road

(Applicant: Jumper's Jungle Family Fun Center)



NORTH

CUP Compliance Review Request Letter/ Receipt



RECEIVED

JAN 25 2017

Planning Dept.

January 20, 2017

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

RE: Request for Review of Compliance for Conditional Use Permit (CUP) Case No. 772
 12319 Telegraph Road, Santa Fe Springs, CA 90670

Jumper's Jungle Family Fun Center is an indoor recreation center that offers open-play sessions, and can also be reserved for birthday parties, and special events. We house five (5) bounce houses in various styles. Each facility is family-owned and operated but also employs 2 to 3 staff. Hours of operation are from 10am-4pm, 7 days a week plus extended hours from 4pm-6pm, which are strictly for reservations if necessary. Our facility does not prepare any food. All snacks and drinks that are sold are prepackaged in non-glass containers. The facility will accommodate for a total of 49 people, including children and adults.

Open-play is for walk-in traffic and only scheduled from 10am-4pm. If a private reservation is made during the open-play schedule, open-play is cancelled for that time plus the 30 minutes before the start of the reservation. A single party is hosted at a time but on rare occurrence we may host a small party of about 10 kids during open-play. The duration of the parties are between 1.5 and 3.0 hours. An additional 30 minutes is allocated as a buffer to allow for disbursement and cleanup for the next party.

No changes or alterations have been made to the use since the last review. Some of the extra safety precautions that have been installed are: carpet throughout the recreation area, 2-inch padding was installed at the entrance and exits of the inflatables, safety rules are posted before entering the recreation area and surveillance cameras have been installed throughout the facility. Additionally a parent or guardian must stay with their children at the facility. The parents or guardians can also enter the inflatable if desired or needed by the child. If any further information is required, please feel free to contact myself. Thank you for your time.

Sincerely,

Cristobal Ureña
 Owner/Applicant

City		DISTRIBUTION			
FUND	Q/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	391	4110	8730		\$363--

City of Santa Fe Springs

Cristobal Ureña
 (NAME)
 12319 Telegraph Rd.
 (ADDRESS)
 Santa Fe Springs, CA
 (CITY AND STATE)
 Compliance Review Fee - CUP 772
 (DESCRIPTION)

RECEIPT

01-25-17 11:17AM CUP 772 \$363.00

Current Site Photo (March 8, 2018)

