



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE ADJOURNED MEETING OF THE PLANNING COMMISSION

November 7, 2018

5:00 p.m.

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

**Ralph Aranda, Chairperson
John Mora, Vice Chairperson
Ken Arnold, Commissioner
Gabriel Jimenez, 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. PUBLIC HEARING

CEQA –Initial Study/Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 938

Conditional Use Permit (CUP) Case No. 788

Modification Permit (MOD) Case Nos. 1301-1303

Development Plan Approval Case No. 938: A request for development plan approval to construct, operate and maintain a hotel use (Hilton Garden Inn Hotel) on the 1.074-acre property located at 10415 Telegraph Road (newly assigned address) at the southwest corner of Norwalk Boulevard and Telegraph Road within the M-2, Heavy Manufacturing, Zone; and

Conditional Use Permit Case No. 788: A request for conditional use permit approval for a hotel use within the M-2, Heavy Manufacturing Zone; and

Modification Permit Case No. 1301: A request to provide a minimum 12 feet-wide landscape strip along Norwalk Boulevard instead of the minimum 20 feet-wide landscape strip; and

Modification Permit Case No. 1302: A request to allow an entry area, terrace, canopy structure, porte-cochere and roof area to encroach within the front yard setback area; and

Modification Permit Case No. 1303: A request to allow less than the number of required parking spaces and to allow parking spaces of dimensions less than the minimum required dimensions.

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 75

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for on-site consumption for the proposed Hilton Garden located at 14015 Norwalk Boulevard, in the Heavy Industrial (M-2) Zone, within the Telegraph Road Corridor Zone, and the Consolidated Redevelopment Project Area. (SFS Hospitality, LLC)

7. 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. 364-7

A request for a time extension of Conditional Use Permit Case No. 364 relating to the continued operation and maintenance of a zinc foundry on the property located at 12209 Slauson Avenue, within the M-2, Heavy Manufacturing, Zone.
(Star Die Casting)

B. CONSENT ITEMConditional Use Permit Case No. 662-1

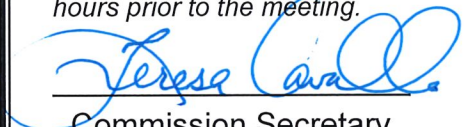
A compliance review to allow the continued operation and maintenance of a college and theological seminary on property located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B), in the M-2, Heavy Manufacturing, Zone.
(Presbyterian Theological Seminary in America)

8. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

9. 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 SecretaryNovember 1, 2018

Date



PUBLIC HEARING

CEQA –Initial Study/Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 938

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Modification Permit Case No. 1303: A request to allow less than the number of required parking spaces and to allow parking spaces of dimensions less than the minimum required dimensions.

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 938; Conditional Use Permit Case No. 788; Modification Permit Case Nos. 1301-1303 and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that the applicant's request meets the criteria set forth in §155.695 and §155.696 of the Zoning Regulations, for the granting of a Modification Permit; and

RECOMMENDATIONS (Cont.)

- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration (IS/MD) Traffic Study which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Development Plan Approval Case No. 938; Conditional Use Permit Case No. 788; Modification Permit Case Nos. 1301-1303, subject to the conditions of approval as contained with Resolution No. 99-2018; and
- Adopt Resolution No. 99-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION:

- | | | |
|----|-----------------------|--|
| A. | Applicant: | SFS Hospitality, LLC
8455 Telegraph Road
Pico Rivera, CA 90660 |
| B. | Property Owner: | City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670 |
| C. | Location of Proposal: | 10415 Norwalk Boulevard (Note: new address)
Santa Fe Springs, CA 90670 |
| D. | Existing Zone: | M-2 (Heavy Manufacturing) |
| E. | General Plan: | Business Park |
| F. | CEQA Status: | Mitigated Negative Declaration |
| G. | Hearing Date: | November 7, 2018 |
| H. | Staff Contact: | Wayne M. Morrell, Director of Planning
waynemorrell@santafesprings.org |

LOCATION / BACKGROUND

The site previously consisted of two APN's (8009-007-915 & 928) 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). NOTE: No wells are located on newly created Parcel 2.

The City is currently working with a developer who will purchase a portion (1.074-acres) of the site to construct a Hilton Garden Inn hotel or at a minimum an 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. Notwithstanding, before the hotel can be developed, the property needed to be first subdivided and sold to the developer.

Previous action by Planning Commission and City Council:

Tentative Parcel Map No. 82014: The Planning Commission at a meeting on March 12, 2018, approved Tentative Parcel Map No. 82014, a request by Coory Engineering, as the authorized City's representative, to subdivide the 6.133-acre property into two parcels: Parcel 1 of 5.059-acres and Parcel 2 of 1.074-acres. The hotel is proposed on Parcel 2. Parcel 1 could potentially be developed with a parking structure and/or a mixed-use development consisting of commercial uses and housing.

The City Council at its meeting of July 12, 2018 approved Said Map and the Final Map was recorded (County's Map, Book 398 pages 69 to 72, inclusive), with the Registrar-Recorder/County Clerk's office on August 6, 2018.

NOTE: With the recordation of the Map, the building official subsequently assigned an address of 10415 Norwalk Boulevard to the 1.074 acre hotel site.

General Plan Conformity-GPC 2018-003: The Planning Commission at a meeting on October 15, 2018, made findings that the sale of the single parcel of 1.074 acres and created by Parcel Map No. 82014, conforms to the City of Santa Fe Springs General Plan, pursuant to Government Code Section 65402.

Predevelopment Requirements:

Now that the property has been subdivided and the General Plan Conformity findings made, the property can be sold and developed with a hotel use. Before the property can be developed with the proposed hotel and appurtenant on the 1.074-acre property, the following entitlements are required:

Development Plan Approval Case No. 938: A request for development plan approval to construct, operate and maintain a hotel use (Hilton Garden Inn Hotel) on the 1.074-acre property located at 10415 Telegraph Road (newly assigned address) 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 for a hotel use within the M-2, Heavy Manufacturing Zone; and

Modification Permit Case No. 1301: A request to provide a minimum 12 feet-wide landscape strip along Norwalk Boulevard instead of the minimum 20 feet-wide landscape strip; and

Modification Permit Case No. 1302: A request to allow an entry area, terrace, canopy structure, porte-cochere and roof area to encroach within the front yard setback area; and

Modification Permit Case No. 1303: A request to allow less than the number of required parking spaces and to allow parking spaces of dimensions less than the minimum required dimensions.

Development Plan Approval Authorization:

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

Purpose:

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

DEVELOPMENT PLAN APPROVAL (DPA 938):

Sheet A1.1: According to the plan, an irregular-shaped parcel, with narrow frontage on Norwalk Boulevard, is proposed for the hotel parcel. Parking is proposed on the southerly and easterly side of the building. A 24'-6" drive and a Porte-Cochere separate the parking on the easterly side. The entrance to the underground parking is located on the southwesterly side of the building near the most southwesterly parking spaces. Landscaping is shown along Norwalk Boulevard, the north and west side of the building, and interspersed within the parking area and adjacent to the building. A recreation area and an outdoor seating area are on either side of a swimming pool which is located along the property's north side. One of the outdoor areas has seating and the other does not. A loading/service area is sited west of the entry to the subterranean parking. North of the loading area is the trash receptacle area.

Sheet A2.1 (Subterranean Garage Plan): The plan shows a parking garage area of $\pm 19,500$ sq. ft. with a total of 83 parking spaces, 25 of which are tandem spaces and five are designated for electrical vehicles. Most of the spaces measure 8'-6" x 20'. Of the 83 spaces, 1 is a handicap stall and is located next to the elevator. The measurement per Code for a standard parking stall is 9'-0" x 20'.

Sheet 2.2 (First Floor/Parking): There are a total of 123 parking stalls: 19 along the east side of the building and 21 along the west side of the building and 83 spaces in the subterranean parking area. In summary, 40 spaces are at ground level and 83 are underground. Five ADA stalls are provided: 2 along the east side of the building, north of the entry, 2 along the south side of the building and 1 underground. The Code for hotels and motels require one parking space for each living or sleeping unit plus one parking space for each two employees on the largest shift. Since there are 110 rooms and a projected employee count of 50, the required parking would be 110 spaces, plus 25 for the number of employees for a total of 135 parking spaces. At this time it is not known if the 50 employees are the number of employees on the largest shift.

NOTE: Staff does not consider the tandem spaces as required parking and there are some concerns about accommodating parking for the meeting room area. As a result, the applicant is required to show proof of a parking agreement with the surrounding properties for additional parking. This agreement(s) is required prior to occupancy.

Sheet A2.2 (First Floor Plan): The First floor plan measures ±15,500 sq. ft. with the following areas, moving from right to left: entry, bar, lounge, bathrooms, outdoor seating (2,200 sq. ft.), breakfast, reception, work/office area, kitchen, pool, pool equipment, service sitting, elevator, sky-desk vestibule, laundry, housekeeping, linen, mechanical and electrical room, employee breakfast room, bar, women, men restrooms, pre-function vestibule, storage, meeting room (divisible into 3 areas), and outdoor/recreation area (2,250 sq. ft.)

Sheet A2.3 (Second Floor Plan): The Second floor plan measures 15,700 sq. ft. and consists of 26 rooms, elevators, an elevator lobby, a housekeeping area, storage areas, stairwells, an ice machine area, a gym and a terrace.

Sheet A2.4 (Third Floor Plan): The Third Floor plan measures 15,700 sq. ft. and consists of 28 rooms, elevators, an elevator lobby, a housekeeping area, storage areas, stairwells, and an ice machine area. Unlike the Second floor, there isn't a gym and a terrace.

Sheet A2.5 (Fourth Floor Plan): The Fourth Floor plan appears to be identical to the Third Floor plan.

Sheet A2.6 (Fifth Floor Plan): The Fifth Floor plan appears to be identical to the Third Floor plan.

Sheet A2.7 (Roof Deck Plan): The Roof Deck plan measures 12,000 sq. ft. and consist of a roof deck area interspersed with seating. Surrounding the deck are areas with artificial grass with trees in planter boxes. There is also a prep kitchen, a bar and women's and men's restroom. Solar panels are shown. As with the previous floor plans, there is an elevator, elevator lobby, storage area and stairwells.

Sheet A3.1, A3.2 (Elevations): The design intent is to give special importance to the site and spotlight the Sculpture Garden itself by creating an interesting sculptured design. The contemporary style of architecture is characterized by simplification of forms, carving the facades with animated shapes, vivid structure. The use of various materials such as different colors of cement plaster, glass, wood siding, block walls, structural metal elements, and vertical screens enhances the concept of a new architectural identity. The main entrance at the east elevation is emphasized with an attractive pairing of a glass canopy and metal vertical posts, glass entrance and strong travertine stone surfaces. The spiraling form rises up four floors, will transition into a roof cover and go down in an artistic form. The envelope element at the north elevation combines various sections of the building creating a geometric form to balance different materials in organic fashion. The rooftop stands out with details like the yellow colored plaster overhang which is supported by multiple structural posts in free dancing form. Finally, the south elevation surface will resemble the geometric abstract art with the

white plaster serves as a canvas background and different colored vivid plaster frames around recessed windows as geometric composition of the picture plane. This idea is the continuation of the sculpture garden in a façade form.

Driveways/Access: For street access, the proposed hotel will utilize the existing, but shared driveway on Norwalk Boulevard, approximately ± 389 lineal feet south of the centerline of Telegraph Road. The width of that driveway is ± 26 feet. One driveway of $\pm 24'-6$ provides internal access and terminates at a *No Parking Back-up* area at the northerly property line. Because of the raised median on Norwalk Boulevard, access is limited to southbound traffic on Norwalk Boulevard. Notwithstanding, northbound traffic can make a U-Turn at Telegraph Road.

Sidewalk: A meandering sidewalk is depicted along the entire length of the Norwalk Boulevard frontage.

Landscaping: The majority of the landscaping is along the Norwalk Boulevard street frontages, with landscaping also distributed along the north and westerly property lines. The depth of the landscaping along Norwalk Boulevard is ± 12 feet. It should be 20 feet. A meandering sidewalk is depicted along Norwalk Boulevard. The developer has proposed 4,850 sq. ft. of landscaping. The Code requires 4,440 sq. ft.

Loading area: A loading/service area of $\pm 1,320$ sq. ft. ($110'-0" \times 12'-0"$) is located west of the driveway ramp to the subterranean parking and south of the trash enclosure area.

Trash Enclosure: A single trash enclosure of 108 sq. ft. ($9'-0" \times 12'-0"$) is located north of the loading/serve area and west of stairwell #2

Gates/Fences/Walls: Aside from a 6-foot high fence consisting of glass (upper 4 feet) and concrete (lower 2 feet), surrounding the pool and outdoor seating area, no other fences or walls are identified.

Conditional Use Permit Case No. 938:

Conditional Use Permit Authorization:

Pursuant to § 155.710 (AUTHORIZATION), the Planning Commission shall have 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.

Conditional Use Permit Purpose and Authorization:

Pursuant to § 155.711 (PURPOSE AND LIMITATIONS), the purpose of the conditional use permit is to allow proper integration of uses into the community which may only be suitable in specific locations, or only if such uses are designed or constructed in a

particular manner on the site, and under certain conditions. A conditional use permit may be granted only for uses listed as conditional uses in the various zones, and for such other uses as are set forth in other provisions of this chapter as requiring said permit.

Modification Permit Case Nos. 1301-1303:

Modification Permit Approval Authorization:

Pursuant to § 155.690 (AUTHORIZATION), when it is found that a strict or literal interpretation of the property development standards set forth in this chapter would cause undue difficulties and unnecessary hardships inconsistent with the purpose and intent of this chapter, the Planning Commission shall have the authority, in accordance with the procedures of this subchapter, to grant modifications from the requirements of said property development standards.

Modification Permit purpose and limitations:

Pursuant to § 155.691 (PURPOSE AND LIMITATIONS), the purpose of the modification procedure shall be to insure that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and zone. It shall also be the purpose of the modification procedure to allow temporary modification of development standards under certain circumstances, where hardships would be created to require immediate compliance. No modification shall be granted which would allow a use not permitted in the zone in which the modification is requested.

STREETS AND HIGHWAYS

The 1.074 acre property is located on the west side of Norwalk Boulevard approximately ±240 lineal feet south of Telegraph Road. Both Norwalk Boulevard and Telegraph Road are designated "Major Arterial" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

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:

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

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 project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on October 24, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on October 24, 2018, and published in a newspaper of general circulation (Whittier Daily News) October 24 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. The notice was also posted on the site using a real estate type sign frame.

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

ENVIRONMENTAL DOCUMENTS – Initial Study/Mitigated Negative Declaration

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment; therefore, the City caused to be prepared and proposes to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, Blodgett/Baylosis Environmental Planning, as to the potential environmental impacts of the proposed project on the environment.

The draft Initial Study/Mitigated Negative Declaration (IS/MND) identified several factors that may be potentially affected by the subject project, including Aesthetics, Biological Resources, Cultural Resources, Energy, Geology and Soils, Noise, and Transportation and Circulation. These factors and their respective pertinent issues are discussed and analyzed within the IS/MND. Mitigations, where necessary, were implemented to help ensure the potential impacts are reduced to a less than significant level. A detailed analysis can be found in the IS/MND. The monitoring and reporting on the implementation of mitigation measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation Monitoring and Reporting Program (attachment #17).

The draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review period from July 06, 2018 to August 06, 2018. A Notice of Intent to Adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk and a copy of the Initial Study/Mitigated Negative Declaration was also mailed to surrounding cities for their review and comment.

Staff received one response, on July 26, 2018, to the IS/MND from the South Coast Air Quality Management District, with regards to emissions during construction, mitigation measures to consider during construction and the use of diesel-fueled trucks with 2010 model year engines. The environmental consultant has the comments and responded to the South Coast Air Quality Management District. A copy of the comment letter and subsequent response are attached to this report (attachment #s 17, 18). Staff finds that all concerns raised by the correspondent have been properly reviewed and addressed.

STAFF REMARKS

Based on the findings set forth in attached Resolution 99-2018, staff finds that Development Plan Approval Case No. 938, Conditional Use Permit Case No. 788 and Modification Permits Case Nos. 1301-1303, is consistent with the policies and goals set forth in the General Plan and California Environmental Quality Act (CEQA) requirement. Staff also finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Regulations for the granting of Development Plan Approval, §155.691 for the granting of a Conditional Use Permit and §155.711 for the granting of a Modification of Development Standards. Staff, therefore, recommends that the Planning Commission adopt Resolution 99-2018, which incorporates said findings as well as the conditions of approval related the subject proposals.

AUTHORITY OF PLANNING COMMISSION

As noted previously, the Planning Commission has the authority to grant a Development Plan Approval (§155.710), conditional use permit approval (§155.711) and modification permit approval (§ 155.690).

CONDITIONS OF APPROVAL

Conditions of approval for DPA 938, CUP 788, and MODs 1301-1303 is attached to Resolution 99-2018 as Exhibit A.


Wayne M. Morrell
Director of Planning

Attachments:

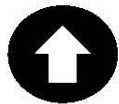
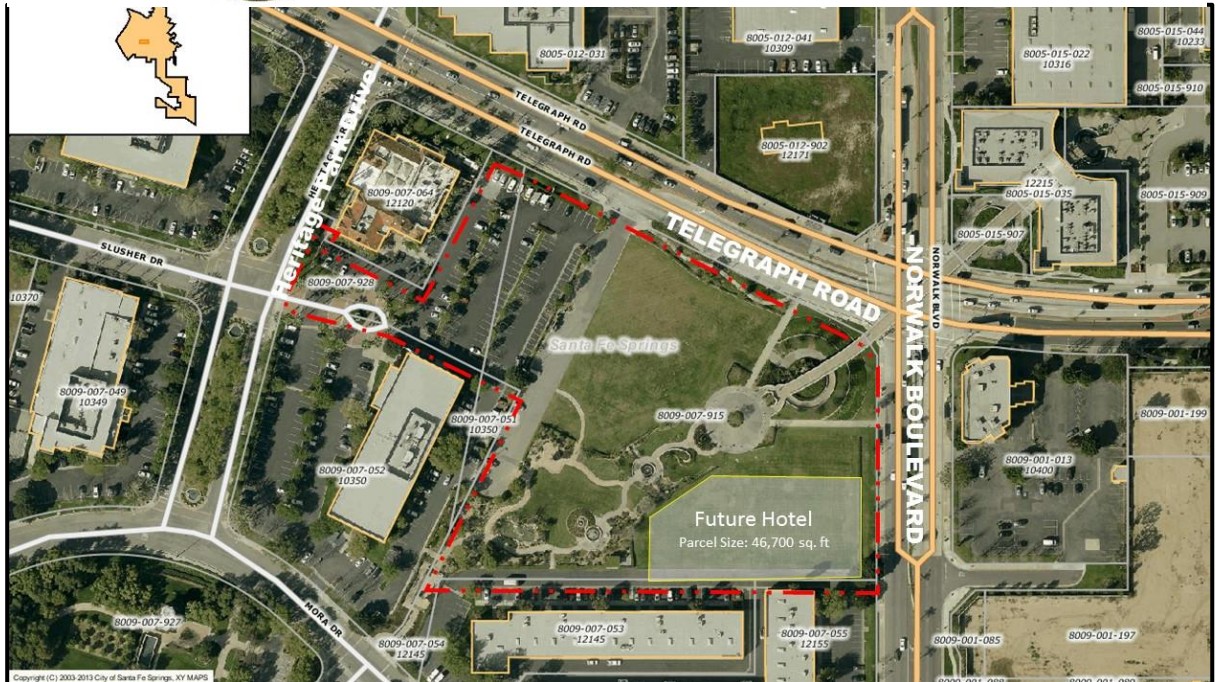
1. Aerial Photograph
2. Cover Sheet-Sheet A-0.1
3. Site Plan-Sheet A-1.1
4. Subterranean Parking Plan-Sheet A-2.1
5. First Floor Plan-Sheet A-2.2
6. Second Floor Plan-Sheet A-2.3
7. Third Floor Plan-Sheet A-2.4
8. Fourth Floor Plan-Sheet A-2.5
9. Fifth Floor Plan-Sheet A-2.6
10. Roof Plan-Sheet A-2.7

11. Elevations-Sheets A-3.1, 3.2
12. Sectional Plan-Sheet A-4.1
13. Perspective-Sheets A-8., 8.2, 8.3
14. Public Hearing Notice
15. Radius Map for Public Hearing Notice
16. Initial Study/Mitigated Negative Declaration (previously delivered to PC on July 9, 2018)
17. Mitigation and Reporting Program
18. South Coast Air Quality Management District Letter
19. Response to South Coast Air Quality Management Letter
20. Resolution 99-2018
 - a. Exhibit A – Conditions of Approval

Aerial Photograph



CITY OF SANTA FE SPRINGS



NORTH

**AERIAL PHOTOGRAPH
DEVELOPMENT PLAN APPROVAL CASE NO. 938
CONDITIONAL USE PERMIT CASE NO. 788
MODIFICATION PERMIT CASE NOS. 1301-1303**

**10415 NORWALK BOULEVARD
(SFS Hospitality LLC as authorized by City of Santa Fe Springs)**

Advertising Order Confirmation

Ad Number 0011190935-01
Ad Size 5 X 79 Li

External Ad Number

Color

Production Color

Pick Up

Ad Type
Legal Liner

Ad Attributes

Production Method
AdBooker

Production Notes

Released for Publication

10/22/18 2:54:53PM
Page 2

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING DEVELOPMENT PLAN APPROVAL CASE NO. 938 CONDITIONAL PERMIT CASE NO. 788 MODIFICATION PERMIT CASE NOS. 1301-1303 & ENVIRONMENTAL DOCUMENTS

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

Development Plan Approval (DPA) Case No. 938: A request for development plan approval to construct, operate and maintain a hotel use (Hilton Garden Inn Hotel) on the 1.04-acre property located at 15 Telegraph Road (newly assigned address) at the southwest corner of Norwalk Boulevard and Telegraph Road within the M-2, Heavy Manufacturing Zone; and

Conditional Use Permit Case No. 788: A request for conditional use permit approval for a hotel use within the M-2, Heavy Manufacturing Zone; **Modification Permit Case No. 1301:** A request to provide a minimum 12 foot-wide landscape strip along Norwalk Boulevard instead of the minimum 20 foot-wide landscape strip; **Modification Permit Case No. 1302:** A request to allow an entry area, terrace, canopy structure, porte-cochere and area to encroach within the front yard setback area; **Modification Permit Case No. 1303:** A request to reduce the minimum required dimensions of required parking spaces of dimensions less than the minimum required dimensions.

Environmental Documents: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed hotel use. An NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on July 6, 2018 and ended on August 6, 2018. The findings of the IS/MND, indicated that there is no substantial evidence that the proposed project will have a significant effect on the environment and that the project could be mitigated. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Corrtese List) as set forth in Government Code Section 65962.5.

PROJECT SITE: 10415 Norwalk Boulevard (newly assigned address) at the northwest corner of Norwalk Boulevard and Telegraph Road, approximately ±223 lineal feet from the centerline of Telegraph Road.

APPLICANT: SFS Hospitality as authorized by City of Santa Fe Springs

THE ADJOURNED HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Wednesday November 7, 2018 at 5:00 p.m.

ALL INTERESTED PERSONS are invited to attend the Public Hearing before Planning Commission and express their opinion on the subject items listed above. You should note that if you challenge the aforementioned project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, even if you have correspondence delivered to the office of the Commission on or prior to the Public Hearing.

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7362, waynemorrell@santafesprings.org.
Published: October 24, 2018
Whittier Daily News
Ad #11190935

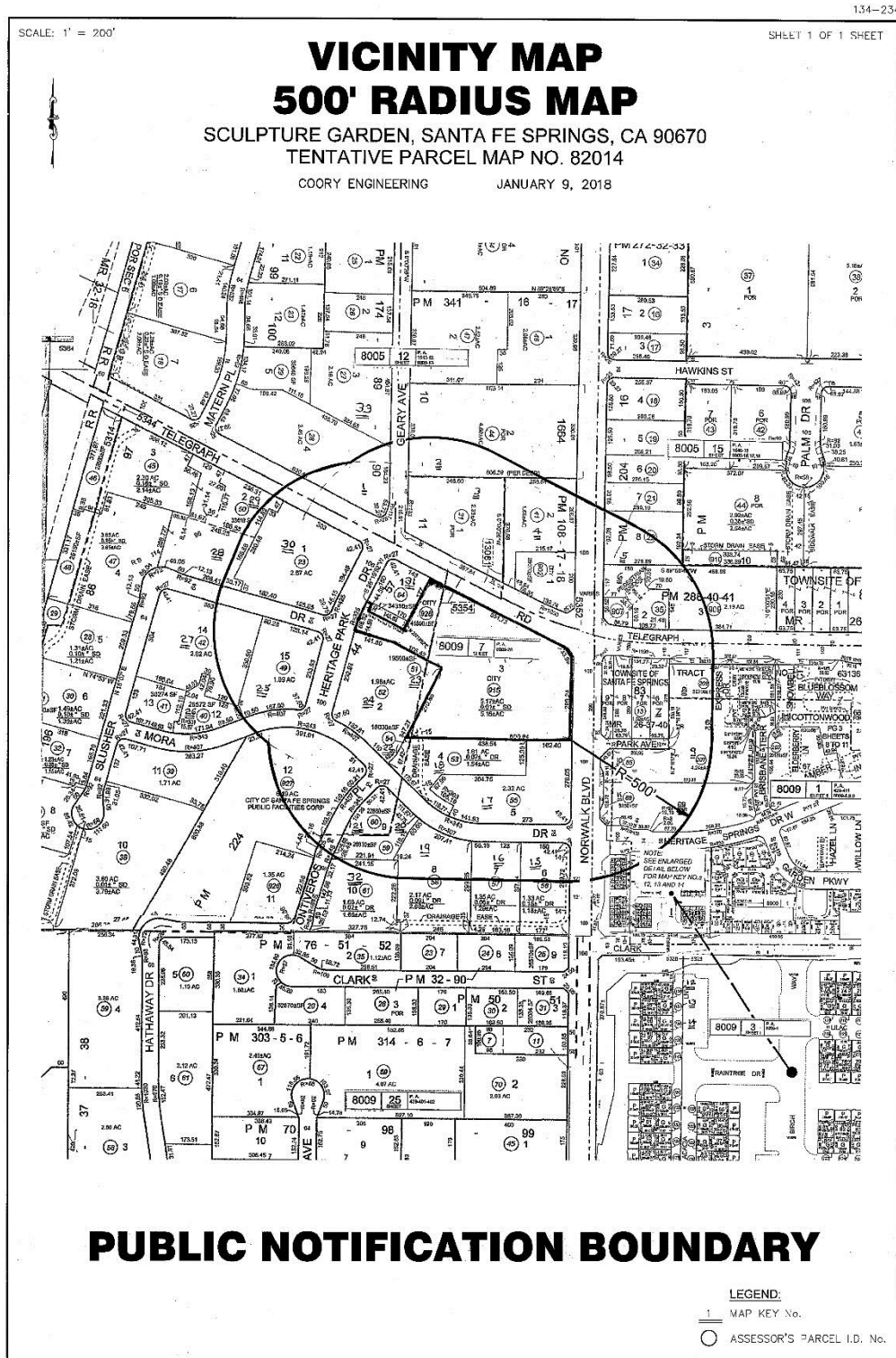
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Run Dates
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Inserts
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FINAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION • CITY OF SANTA FE SPRINGS
DEVELOPMENT PLAN APPROVAL (DPA No. 938), CONDITIONAL USE PERMIT (CUP No. 788), MODIFICATION PERMIT (MOD No. 1287),
TENTATIVE PARCEL MAP (TPM No. 82014) • NORWALK BOULEVARD HOTEL DEVELOPMENT • NORWALK BOULEVARD

MITIGATION MONITORING AND REPORTING PROGRAM

**CITY OF SANTA FE SPRINGS
DEVELOPMENT PLAN APPROVAL (DPA No. 938)
CONDITIONAL USE PERMIT (CUP No. 788)
MODIFICATION PERMIT (MOD No. 1287)
TENTATIVE PARCEL MAP (TPM No. 82014)
NORWALK BOULEVARD HOTEL DEVELOPMENT
NORWALK BOULEVARD**



LEAD AGENCY:

**CITY OF SANTA FE SPRINGS
PLANNING AND DEVELOPMENT DEPARTMENT
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

OCTOBER 31, 2018

SFSP 051

FINAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION • CITY OF SANTA FE SPRINGS
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1. OVERVIEW OF THE PROJECT

The proposed project involves the construction of a five-story, 77,900 square-foot hotel within a 1.07-acre portion of a 6.1-acre City-owned parcel. This parcel is located at the southwest corner of the Telegraph Road and Norwalk Boulevard intersection and is presently occupied by a sculpture garden and landscaping. The City intends to sell the 1.07-acre portion of this 6.1-acre parcel to the project Applicant, who will also assume responsibility of maintaining the sculpture garden. The affected area consisting of 1.07 acres occupies frontage exclusively along the west side of Norwalk Boulevard and is located within the southeast corner of the larger 6.1-acre site. Once complete, the new hotel will contain 110 guest rooms and will feature various amenities including a bar and lounge (serving hotel patrons), an indoor pool, three meeting rooms, and a breakfast area, as well as an outdoor seating area and a rooftop bar/deck area. The hotel will have a maximum height of 77 feet and a floor area ratio (FAR) of 1.66 to 1.0. A total of 122 parking spaces will be provided, of which 40 will be grade level surface parking. The remaining 82 spaces will be located within a single subterranean level and will include 25 tandem valet parking spaces. Access to the site will be granted by an existing shared driveway located along the west side of Norwalk Boulevard. This driveway extends along the south side of the project site and has a width of 20 feet.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

The attached Initial Study prepared for the proposed project indicated that the proposed project will not result in significant environmental impacts upon implementation of the required mitigation measures. The following Mandatory Findings of Significance can be made as set forth in Section 15065 of the CEQA Guidelines, as amended, based on the results of this environmental assessment:

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

3. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program will be required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigations

MITIGATION MONITORING PROGRAM

PAGE 3

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adopted as part of the decision-maker's final determination.

4. MITIGATION MEASURES

The following mitigation will be required to ensure that all unwanted light trespass is minimized to the fullest extent:

Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.

The preceding analysis concluded that the proposed project will require the implementation of the following mitigation:

Mitigation Measure No. 2 (Air Quality). To further reduce emissions from particulate matter during construction and minimize their impacts on nearby residents, SCAQMD staff recommends that the project applicant use off-road diesel-powered construction equipment that meets or exceeds the CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater during project construction. Such equipment will be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filter (DPF). Level 3 DPFs are capable of achieving at least an 85 percent reduction in particulate matter emissions. A list of CARB verified DPFs are available on the CARB website. A copy of each unit's certified tier specification or model year specification shall be available upon request at the time of mobilization of each applicable unit of equipment. In the event that construction equipment cannot meet the Tier 4 engine certification, the project representative or contractor must demonstrate why through future study with written finding supported by substantial evidence that is approved by the lead agency before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, construction equipment with Tier 3 emissions standards, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the proposed project, and using cleaner vehicle fuel.

Mitigation Measure No. 3 (Air Quality). To further reduce the impacts of particulate matter emissions on nearby residents during construction, the lead agency should require the use of diesel haul trucks that conform to 2010 EPA truck standards or newer diesel haul trucks (e.g., material delivery trucks and soil import/export) during construction. If the lead agency determines that 2010 model year newer diesel haul trucks are not feasible, supported by substantial evidence in the record, the project applicant shall use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum.

To ensure that the potential tree removal does not adversely impact any avian species living in the trees, the following mitigation is required.

MITIGATION MONITORING PROGRAM

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Mitigation Measure No. 4 (Biological Resources). If clearing and/or construction activities would occur during the raptor or migratory bird nesting season (February 15 to August 15), the Applicant and/or its contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting birds up to 14 days before the construction activities commence. The qualified biologist shall survey the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season. If active nest(s) are identified during the preconstruction survey, a qualified biologist shall establish a 100-foot no-activity setback for migratory bird nests and a 250-foot setback for raptor nests. No ground disturbance should occur within the no-activity setback until the nest is deemed inactive by the qualified biologist.

Due to the amount of grading that will be required to accommodate the subterranean parking level, the following mitigation is required:

Mitigation Measure No. 5 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

The analysis determined that the following mitigation would be required:

Mitigation Measure No. 6 (Energy). All security lighting must be motion sensor controlled. This will prevent the continuous use of lighting.

The analysis determined that the proposed project may have the potential to impact paleontological resources due to the excavation required to accommodate the subterranean parking level. As a result, the following mitigation is required:

Mitigation Measure No. 7 (Geology & Soils). If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

The proposed project will require the following mitigation measures:

Mitigation Measure No. 8 (Noise). The contractors must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure No. 9 (Noise). The contractors must notify residents in the area regarding construction times and local contact information. The notice shall include the name and phone number of

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the local contact person residents may call to complain about noise. This notice must also be placed along the east side of the project site. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Director.

Mitigation Measure No. 10 (Noise). The roof deck must be closed and secured past midnight.

Mitigation Measure No. 11 (Noise). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

The analysis determined that the following mitigation will be required to facilitate safer access to the site:

Mitigation Measure No. 12 (Transportation & Circulation). To accommodate ingress/egress of high peak hour project related traffic volume, the southbound Norwalk Boulevard at the access alley should be restriped to provide one 12 feet acceleration/deceleration lane and two through lanes (one 10 feet and one 11 feet wide) within the existing 33 feet travel width.

5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 4.1.

TABLE 4.1
MITIGATION-MONITORING PROGRAM

MITIGATION MONITORING PROGRAM

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Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.	Planning Department, Police Services Department, and the Chief Building Official • (Applicant is responsible for implementation)	<i>Prior to the issuance of building permits.</i> • Mitigation ends when construction is completed.	Date: Name & Title: Remark:
Mitigation Measure No. 2 (Air Quality). <u>To further reduce emissions from particulate matter during construction and minimize their impacts on nearby residents, SCAQMD staff recommends that the project applicant use off-road diesel-powered construction equipment that meets or exceeds the CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater during project construction. Such equipment will be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filter (DPF). Level 3 DPFs are capable of achieving at least an 85 percent reduction in particulate matter emissions. A list of CARB verified DPFs are available on the CARB website. A copy of each unit's certified tier specification or model year specification shall be available upon request at the time of mobilization of each applicable unit of equipment. In the event that construction equipment cannot meet the Tier 4 engine certification, the project representative or contractor must demonstrate why through future study with written finding supported by substantial evidence that is approved by the lead agency before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, construction equipment with Tier 3 emissions standards, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the proposed project, and using cleaner vehicle fuel.</u>	Planning Department and the Chief Building Official • (Applicant is responsible for implementation)	<i>Prior to the issuance of building permits.</i> • Mitigation ends when construction is completed.	Date: Name & Title: Remark:
Mitigation Measure No. 3 (Air Quality). <u>To further reduce the impacts of particulate matter emissions on nearby residents during construction, the lead agency should require the use of diesel haul trucks that conform to 2010 EPA truck standards or newer diesel haul trucks (e.g., material delivery trucks and soil import/export) during construction. If the lead agency determines that 2010 model year newer diesel haul trucks are not feasible, supported by substantial evidence in the record, the project applicant shall use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum.</u>	Planning Department and the Chief Building Official • (Applicant is responsible for implementation)	<i>Prior to the issuance of building permits.</i> • Mitigation ends when construction is completed.	Date: Name & Title: Remark:
TABLE 4.1 MITIGATION-MONITORING PROGRAM			



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL AND USPS:

July 26, 2018

waynemorrell@santafesprings.org

Wayne Morrell, Director of Planning
City of Santa Fe Springs, Planning and Development Department
11710 Telegraph Road
Santa Fe Springs, California, 90670

Mitigated Negative Declaration (MND) for the Proposed Norwalk Boulevard Hotel Development Project

SCAQMD Staff's Summary of Project Description

The lead agency proposes to construct a 77,900 square foot hotel with 110 rooms and a subterranean parking structure on a 1.07 acre portion of 6.1 acres in the City of Santa Fe Springs (proposed project). According to the MND, the closest sensitive receptor (Villages at Heritage Springs) is located 154 feet southeast from the proposed project site¹.

SCAQMD Staff's Summary of Air Quality Analysis

The lead agency determined that the proposed project's regional and localized air quality impacts are less than significant. The lead agency relies on compliance with SCAQMD Rule 403 to reduce the project's PM 2.5 emissions below the localized significance threshold (LST), however, the air quality analysis does not quantify the level of PM 2.5 emissions reductions resulting from compliance with the rule. Please see SCAQMD staff's comments regarding the lead agency's air quality analysis below.

SCAQMD Staff's Comments: Localized Significance Thresholds

Localized PM 2.5 emissions during construction

The lead agency analyzed the localized construction emissions for the projects nearest sensitive receptor that is located 50 meters from the proposed project site and found that the PM 2.5 emissions would exceed the LST of 3 pounds per day². Further, the lead agency determined less than significant localized air quality impacts for PM 2.5 emissions as a result of compliance with SCAQMD Rule 403. However, the lead agency did not quantify the level of emission reductions from complying with SCAQMD Rule 403. Therefore, SCAQMD staff recommends that the lead agency revise **Table 3-3** to account for emission reductions from SCAQMD Rule 403 and compare the proposed project's localized PM 2.5 construction emissions to the appropriate LST threshold cited above. If PM2.5 is still significant at the localized level, mitigation will be required pursuant to CEQA Guidelines Section 15070 (b) and should be incorporated into the final CEQA document.

Mitigation Measures to Consider for Construction

Tier 4 Construction Equipment or Level 3 Diesel Particulate Filters

To further reduce emissions from particulate matter during construction and minimize their impacts on nearby residents, SCAQMD staff recommends that the project applicant use off-road diesel-powered construction equipment that meets or exceeds the CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater during project construction. Such equipment will be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filter (DPF). Level 3 DPFs are

¹ MND, Section 3 Environmental Analysis: *Air Quality*, Page 48.

² MND, Section 3 Environmental Analysis: *Air Quality*, Page 50.

Wayne Morrell

July 26, 2018

capable of achieving at least an 85 percent reduction in particulate matter emissions³. A list of CARB verified DPFs are available on the CARB website⁴. A copy of each unit's certified tier specification or model year specification shall be available upon request at the time of mobilization of each applicable unit of equipment. In the event that construction equipment cannot meet the Tier 4 engine certification, the project representative or contractor must demonstrate why through future study with written finding supported by substantial evidence that is approved by the lead agency before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, construction equipment with Tier 3 emissions standards, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the proposed project, and using cleaner vehicle fuel.

Diesel-Fueled Trucks with 2010 Model Year Engines

To further reduce the impacts of particulate matter emissions on nearby residents during construction, the lead agency should require the use of diesel haul trucks that conform to 2010 EPA truck standards or newer diesel haul trucks (e.g., material delivery trucks and soil import/export) during construction. If the lead agency determines that 2010 model year newer diesel haul trucks are not feasible, supported by substantial evidence in the record, the project applicant shall use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum.

SCAQMD staff is available to work with the lead agency to address any air quality questions that may arise from this comment letter. Please contact Alina Mullins, Assistant Air Quality Specialist, at amullins@aqmd.gov or (909) 396-2402, should you have any questions.

Sincerely,

Daniel Garcia

Daniel Garcia
Program Supervisor
Planning, Rule Development & Area Sources

DG/AM
LAC180711-02
Control Number

³ California Air Resources Board. November 16-17, 2004. Diesel Off-Road Equipment Measure – Workshop. Page 17. Accessed at: https://www.arb.ca.gov/msprog/ordiesel/presentation/nov16-04_workshop.pdf

⁴ *Ibid*. Page 18.

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
Planning • Environmental Analysis • Economics • Mapping • GIS

Date: October 8, 2018
To: City of Santa Fe Springs
From: Marc Blodgett, Blodgett Baylosis Environmental Planning
Subject: Responses to Public Review Comments

The City circulated the Mitigated Negative Declaration and Initial Study for a 20-day review period. Comment letters to date, were received from the following agencies at the conclusion of the review period:

Letter Dated July 26, 2018
South Coast Air Quality Management District
Daniel Garcia, Program Supervisor

2211 S. HACIENDA BOULEVARD, SUITE 107 • HACIENDA HEIGHTS, CALIFORNIA 91745
PHONE 626-336-0033 • CELLULAR 562-556-4542 • E-MAIL Blodgett.marc@gmail.com

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING**Comment 1.**

*The lead agency analyzed the localized construction emissions for the projects nearest sensitive receptor that is located 50 meters from the proposed project site and found that the PM 2.5 emissions would exceed the LST of 3 pounds per day. Further, the lead agency determined less than significant localized air quality impacts for PM 2.5 emissions as a result of compliance with SCAQMD Rule 403. However, the lead agency did not quantify the level of emission reductions from complying with SCAQMD Rule 403. Therefore, SCAQMD staff recommends that the lead agency revise **Table 3-3** to account for emission reductions from SCAQMD Rule 403 and compare the proposed project's localized PM 2.5 construction emissions to the appropriate LST threshold cited above. If PM2.5 is still significant at the localized level, mitigation will be required pursuant to CEQA Guidelines Section 15070 (b) and should be incorporated into the final CEQA document.*

Response 1.

This comment has been noted for the record. The option to include all Rule 403 regulations into the air quality analysis was not available. Only one of the Rule 403 regulations was applied in the model. Nevertheless, the implementation of all of the Rule 403 regulations will reduce fugitive dust emissions by as much as 50 percent. Furthermore, the project will also be required to adhere to the recommended mitigation measures provided later in the comment later.

Comment 2.

To further reduce emissions from particulate matter during construction and minimize their impacts on nearby residents, SCAQMD staff recommends that the project applicant use off-road diesel-powered construction equipment that meets or exceeds the CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater during project construction. Such equipment will be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filter (DPF). Level 3 DPFs are capable of achieving at least an 85 percent reduction in particulate matter emissions. A list of CARB verified DPFs are available on the CARB website. A copy of each unit's certified tier specification or model year specification shall be available upon request at the time of mobilization of each applicable unit of equipment. In the event that construction equipment cannot meet the Tier 4 engine certification, the project representative or contractor must demonstrate why through future study with written finding supported by substantial evidence that is approved by the lead agency before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, construction equipment with Tier 3 emissions standards, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the proposed project, and using cleaner vehicle fuel.

Response 2.

This comment has been noted for the record. This mitigation will be added into the Final IS/MND.

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING**Comment 3.**

To further reduce the impacts of particulate matter emissions on nearby residents during construction, the lead agency should require the use of diesel haul trucks that conform to 2010 EPA truck standards or newer diesel haul trucks (e.g., material delivery trucks and soil import/export) during construction. If the lead agency determines that 2010 model year newer diesel haul trucks are not feasible, supported by substantial evidence in the record, the project applicant shall use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum.

Response 3.

This comment has been noted for the record. This mitigation will be added into the Final IS/MND.

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL AND USPS:

July 26, 2018

waynemorrell@santafesprings.org

Wayne Morrell, Director of Planning
City of Santa Fe Springs, Planning and Development Department
11710 Telegraph Road
Santa Fe Springs, California, 90670

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The lead agency analyzed the localized construction emissions for the projects nearest sensitive receptor that is located 50 meters from the proposed project site and found that the PM 2.5 emissions would exceed the LST of 3 pounds per day². Further, the lead agency determined less than significant localized air quality impacts for PM 2.5 emissions as a result of compliance with SCAQMD Rule 403. However, the lead agency did not quantify the level of emission reductions from complying with SCAQMD Rule 403. Therefore, SCAQMD staff recommends that the lead agency revise **Table 3-3** to account for emission reductions from SCAQMD Rule 403 and compare the proposed project's localized PM 2.5 construction emissions to the appropriate LST threshold cited above. If PM2.5 is still significant at the localized level, mitigation will be required pursuant to CEQA Guidelines Section 15070 (b) and should be incorporated into the final CEQA document.

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¹ MND, Section 3 Environmental Analysis: *Air Quality*, Page 48.

² MND, Section 3 Environmental Analysis: *Air Quality*, Page 50.

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

Wayne Morrell

July 26, 2018

capable of achieving at least an 85 percent reduction in particulate matter emissions³. A list of CARB verified DPFs are available on the CARB website⁴. A copy of each unit's certified tier specification or model year specification shall be available upon request at the time of mobilization of each applicable unit of equipment. In the event that construction equipment cannot meet the Tier 4 engine certification, the project representative or contractor must demonstrate why through future study with written finding supported by substantial evidence that is approved by the lead agency before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, construction equipment with Tier 3 emissions standards, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the proposed project, and using cleaner vehicle fuel.

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Sincerely,

Daniel Garcia

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Program Supervisor
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³ California Air Resources Board, November 16-17, 2004, Diesel Off-Road Equipment Measure – Workshop, Page 17. Accessed at: https://www.arb.ca.gov/msprog/ordiesel/presentation/nov16-04_workshop.pdf

⁴ *Ibid.* Page 18.

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 99-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 938
CONDITIONAL USE PERMIT CASE NO. 788
MODIFICATION PERMIT CASE NOS. 1301-1303**

WHEREAS, a request was filed for Development Plan Approval Case No. 938, to allow the construction, operation and maintenance of a hotel use (Hilton Garden Inn Hotel) on the 1.074-acre property located at 10415 Telegraph Road (newly assigned address) at the southwest corner of Norwalk Boulevard and Telegraph Road within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, a request was concurrently filed for Conditional Use Permit Case No. 788, a request for conditional use permit approval for a hotel use within the M-2, Heavy Manufacturing Zone; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1301, a request to provide a minimum 12 feet-wide landscape strip along Norwalk Boulevard instead of the minimum 20 feet-wide landscape strip; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1302, a request to allow an entry area, terrace, canopy structure, porte-cochere and roof area to encroach within the front yard setback area; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1303, a request to allow less than the number of required parking spaces and to allow parking spaces of dimensions less than the minimum required dimensions; and

WHEREAS, the subject 1.074-acre property was created by Parcel Map No. 82014, was recently assigned an address of 10415 Norwalk Boulevard, and is generally located at the southwest corner of Norwalk Boulevard and Telegraph Road, approximately ± 240 lineal feet south of the centerline of Telegraph Road; and

WHEREAS, the property owner is City of Santa Fe Springs, 11710 Telegraph Road, Santa Fe Springs, CA 90670, and the hotel developer is SFS Hospitality, LLC, 8455 Telegraph Road, Pico Rivera, CA 90660; and

WHEREAS, the proposed development which includes Development Plan Approval Case No. 938, Conditional Use Permit Case No. 788 and Modification Permit Case Nos. 1301-1303, 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 will not have a significant adverse effect on the environment following mitigation, therefore, the City caused to be prepared and proposed to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project; and

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

WHEREAS, the City of Santa Fe Springs Planning Department on October 24, 2018 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, stating the date and time of the public hearing, and mailed said public hearing notice on October 24, 2018, to each property owner within a 500 foot radius of the project site and posted said notice on the subject property in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission at its Adjourned Meeting on November 7, 2018, held a public hearing, 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, regarding Development Plan Approval Case No. 938, Conditional Use Permit Case No. 788 and Modification Permit Case Nos. 1301-1303, and the associated Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project;

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 proposed development is a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicated that the proposed project would not result in any significant adverse immitigable impacts to the environment; therefore, the City required the preparation and adoption of a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

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

- The proposed project *will not* have the potential to degrade the quality of the environment.

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

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

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

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

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination of the subject Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

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

The property is zoned M-2, Heavy Manufacturing with a General Plan Land Use Designation of Business Park. Pursuant to § 155.243(J)(10) *CONDITIONAL USES*, hotel and motels are permitted in the M-2 Zone only after a valid conditional use permit is allowed. Selling the property and developing it with a hotel use will not change its current zoning of M-2, Heavy Manufacturing nor change the existing General Plan land use designation of Business Park. The eventual development of the 1.074 acres with a hotel is not inconsistent with the property's zoning and general plan designation.

The sale and development of the property with a hotel use would also promote a number of specific General Plan Goal and Policies as described in Table I below.

Table I

General Plan Element	Policy	Project Consistency
Land Use	Goal 2: Maintain a reasonable balance between the cost of providing municipal services, and the benefits derived from developing land. Emphasize development projects that are fiscally positive or neutral to the City.	The resulting hotel is projected to generate a minimum of \$500,000 annually in Transient Occupancy Tax.
	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 would facilitate the development of AAA Diamond hotel, which will generate Transient Occupancy Tax and property tax. It is anticipated that the hotel use would generate ±50 jobs some of which would be occupied by residents of the community.
	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 and the City will receive its share of property tax.
	Goal 10, Policy 10.1: Provision should be made for uses which serve industrial activities-offices, restaurants, hotels, and motels-at suitable and convenient locations.	The resulting hotel is centrally located and in addition to serving the community at large, would serve the surrounding offices and industrial uses.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The sale will result in a commercial use (hotel) on Parcel 2
	Goal 13: Seek to provide a variety of job opportunities in order to accommodate residents of the City as well as the residential population of the surrounding communities. Substantial job opportunities in the area should reduce time-consuming commuting and, of equal importance, reduce traffic congestion and the resultant air pollution	The sale will result in the development of a hotel with a restaurant, both of which will provide employment, including employment for residents. Uber, LYFT and similar ride share services will have designated drop-off areas.

- (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.

As previously mentioned the 1.074-acre site is undeveloped and is a part of the Sculpture Garden. The hotel's design is intended to give special importance to the

site and spotlight the Sculpture Garden itself by creating an interesting sculptured design. The contemporary style of architecture is characterized by simplification of forms, carving the facades with animated shapes, vivid structure. The use of various materials such as different colors of cement plaster, glass, wood siding, block walls, structural metal elements, and vertical screens enhances the concept of a new architectural identity. The main entrance at the east elevation is emphasized with an attractive pairing of a glass canopy and metal vertical posts, glass entrance and strong travertine stone surfaces. The spiraling form rises up four floors, will transition into a roof cover and go down in an artistic form. The envelope element at the north elevation combines various sections of the building creating a geometric form to balance different materials in organic fashion. The rooftop stands out with details like the yellow colored plaster overhang, which is supported by multiple structural posts in free dancing form. Finally, the south elevation surface will resemble the geometric abstract art with the white plaster serves as a canvas background and different colored vivid plaster frames around recessed windows as geometric composition of the picture plane. This idea is the continuation of the sculpture garden in a façade form.

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

The proposed hotel building is designed to be used as a hotel use. In addition, it will accommodate a restaurant use and rooms for conferences. With respect to the appropriate use of materials, etc., please refer to Response B.

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

Extensive consideration has been given to numerous elements of the proposed hotel building to achieve harmony with certain aspects of the City's Zoning Regulations. The majority of the landscaping is along the Norwalk Boulevard street frontage, with landscaping also distributed along the north and westerly property lines and throughout the parking area for maximum aesthetic value. No gates are proposed, but a very attractive 6-foot high fence consisting of 4 feet of glass atop a 4-foot high concrete wall. Lighting will be integrated into the overall site, landscape design and building design. Lighting will be used to highlight prominent building features such as entries and other focal points. Finally, up-lighting will be used as a means to enhance the texture of plants and structures and to create a sense of height in a landscape design. Last, but not least, a meandering sidewalk along Norwalk Boulevard will keep pedestrians away from the busy street and provide a pleasant strolling environment.

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

The architect was not required to present a particular style or type of architecture, but was instead told to design an iconic building. The proposed design achieves this and more. It should be noted, however, that the design of the building is not compatible with the industrial buildings in the surrounding area nor with the Geezer's restaurant building. That, however, is not something that is bad.

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

Pursuant to Section 155.736 of the Zoning Regulations "The purpose of the development plan approval is to assure compliance with the provisions of this chapter (Chapter 155, Zoning) and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general." The Planning Commission affirms that proper attention has been given to the location, size, and design of the proposed hotel. The Planning Commission, therefore, finds that the new contemporary hotel building is well designed and thus will be an enhancement to the overall area and a benefit to the community.

SECTION IV. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.695 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination of the subject Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

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

Landscape

Pursuant to § 155.313 LANDSCAPING:

(C) On lots fronting a local street, a minimum 15 feet wide landscaping strip shall be required between the on-site parking area and the property line adjoining a public street, excepting locations for driveways. *On lots fronting a major or secondary highway, the said landscaping strip shall be 20 feet in width. The applicant is instead proposing ±12 feet in width of landscaping. It should be noted that for the overall landscaping, the applicant is installing 4,850 sq. ft. of landscaping. The Code requires 4,440 sq. ft.*

Notwithstanding, the Planning Commission would not be granting special privileges to the applicant since similar requests have been granted in the past.

The chart provided below identifies similar Modification Permits granted for a reduction of the standard landscape requirements.

Previous Landscape Modifications

Case No.	Site Address	Request	Date Approved
MOD 1270	12636 Los Nietos Rd	Landscape Reduction	July 2016
MOD 1243	10200 Matern Pl	Landscape Reduction	June 2014
MOD 1242	10240 Geary Av	Landscape Reduction	August 2014
MOD 1158	15905 Valley View Av	Landscape Reduction	June 2004

Setback

Pursuant to § 155.248 FRONT YARD.

Each lot shall have a front yard of not less than 20 feet extending across the full width of the lot, except that where adjoining a major or secondary highway, or a street adjoining a freeway, the front yard shall be 30 feet. *Notwithstanding this provision, on any lot containing a building with a height greater than the minimum front yard setback distance of the lot, the front yard setback shall be one foot for each foot of building height or portion thereof.* Because the height of the hotel building is 77 feet, the building and all structures are required to be setback 77 feet from the street. While the building is setback 77 feet, certain elements, including the building's entryway, porte-cochere, canopy, terrace and top of roof, encroach into setback area.

The success of any hotel development is visibility. Customers and clients generally need to see the development. The architectural canopy and entry area will make a visual statement, and the canopy will provide shade and shelter from weather conditions such as rain and sun. Porte-cochere and canopies are integral part of the appearances of a hotel brand. The canopy will enhance the front façade. The entryway, porte-cochere, canopy, and terrace will contribute to providing a welcoming approach for pedestrian access from Norwalk Boulevard, connecting elements between the hotel and the right-of-way. The roof overhang provides the area for the atrium and compliments the public street fabric, making a vibrant setting for the hotel and surrounding properties.

Notwithstanding, the Planning Commission would not be granting special privileges to the applicant since similar requests have been granted in the past. The chart provided below identifies similar Modification Permits granted for setback reductions.

Previous Setback Modifications

Case No.	Site Address	Request	Date Approved
MOD 1263	9211 Sorensen Av	Setback Reduction	August 2016
MOD 1270	12636 Los Nietos Rd	Setback Reduction	July 2016
MOD 1266	9102 & 9046 Dice Rd	Setback Reduction	May 2016
MOD 1167	10928 Bloomfield Av	Setback Reduction	October 2004

Parking

Pursuant to § 155.481 REQUIRED PARKING.

(C) Commercial uses.

(7) Hotels and motels. One parking space for each living or sleeping unit plus one parking space for each two employees on the largest shift.

One hundred twenty-three parking spaces are provided: 83 subterranean and 40 at street level. Twenty-five of the subterranean spaces are tandem/valet and will not be counted towards the required number of parking space. The Code for hotels and motels require one parking space for each living or sleeping unit plus one parking space for each two employees on the largest shift. Since there are 110 rooms and a projected employee count of 50, the required parking would be 110 spaces, plus 25 for the number of employees for a total of 135 parking spaces. The project is therefore deficient by 37 spaces.

Up until 2012, there were four hotels in the City with a total room count of 237.

Hotel	Site Address	Rooms: pre I-5 Expansion	Rooms: post I-5 Expansion	Year Built
Dynasty Suites	13530 Firestone Boulevard	56	25*	1971
Motel 6	13412 Excelsior Drive	79	0*	1975
Royal Inn	8118 Norwalk Boulevard	26	26	1986
Budget Inn	13530 Firestone Boulevard	101	101	1989
		262	152*	

With the expansion of Interstate 5 (I-5), the Motel 6 was demolished and a portion of Dynasty Suites was taken for the expansion of Firestone Boulevard. As a result, there are currently three hotels in the City with a room count of 152.* As evident, the last hotel constructed in the City was in 1989. None of the hotels was granted modifications to provide less than the required number of parking spaces though Dynasty Suites was recently granted a zone variance to provide less than the required number of parking spaces. While the mechanism employed is different, Modification Permit versus Zone Variance, the result is the same: a reduction in the number of required parking spaces.

The applicant has provided information by JB and Associates, regarding parking ratio requirements for hotels proposed in various cities with room counts between 70 to 200 rooms, to justify the deficiency in parking. Generally, cities in the range of 50,000 to 300,000 population use a one to one ratio for parking requirements (one parking space to one room). Whereas the code requirements conservatively reflect traditional hotel parking needs; however, consumer travel patterns and transportation modes have been rapidly changing, particularly in urbanized areas. Business and tourist travelers increasingly use shuttle services and taxis.

Moreover, cost and time-effectiveness of transportation ride-sharing services, i.e., Uber, Lyft, etc., have redefine traveler behavior and, in so doing, reduce parking demand at hotels and airports.

Currently cities that have traditional one to one parking ratio for hotels are requiring parking demand analysis of comparable hotels in size to the hotel that is being considered/proposed by a development to evaluate parking occupancy. This type of analysis includes parking occupancy surveys on typical weekdays and weekends to determine parking demand based on actual room occupancy. As a result, the applicant completed a parking analysis for an 81 room Candlewood suites Hotel in the City of Pico Rivera with a one to one parking ratio requirement for hotels. An analysis was also done for hotels such as Comfort Suites Inn-North Hollywood, Holiday Inn Express North Hollywood, Tilt Hotel-Universal Studios, Residents Inn-Pasadena and Residents Inn-Burbank. These hotels have rooms ranging from 46 to 166 rooms. The results, based on actual hotel occupancy, indicated parking ratios range as low as .31 to .82. Finally, another parking survey at Springhill Suites Hotel and Hilton Garden Inn, in the City of Burbank was performed. The City of Burbank has a parking code requirement of one space per room. Based on parking demand analysis both hotels were approved with a parking ratio of .8 by the City of Burbank whereas the parking utilization ratios at the surveyed hotels ranged from .44 to .78 based on weekdays and weekends survey. The proposed hotel is parked at .89 per room and prior to occupancy will be required to provide verification showing that they have secured agreement(s) for additional parking.

The subterranean garage parking will provide 58 standard parking spaces. The City Code is not specific on any requirements for subterranean parking facilities or parking structures. As noted by the applicant, as designed, the parking structure provides the code required back up, drive aisles, parking depth and turning radius dimensions. The 8'-6" parking width is slightly reduced from 9'-0" surface parking width, but will still be large enough to allow automobiles to maneuver sufficiently. The proposed reduced width dimensions of parking spaces will allow both driver and passenger to enter and exit the parked vehicles with enough room to open and close doors safely and comfortably without hitting a column, wall, or adjacent parked vehicle. The width standard largely used in Southern California and universally is 8'-6". Several cities in Los Angeles and Orange County and Statewide are using 8'-6" x 18'-0" parking stall with 24'-0" back up space. Generally, in the United States, the width of parking spaces usually range from 7'-6" x 9'-0" and 16' to 9' and 16'-0" to 20'-0" deep with 24'-0" to 28'-0" back up aisle.

Notwithstanding, the Planning Commission would not be granting special privileges to the applicant since similar requests have been granted in the past. The chart provided below identifies similar Modification Permits granted for a reduction in parking.

Previous Parking Modifications

Case No.	Site Address	Request	Date Approved
MOD 1288	12418 Florence Avenue	Parking Reduction	May 14, 2018
MOD 1220	12215 Slauson Avenue	Parking Reduction	January 9, 2013
MOD 1180	10623 Fulton Wells Avenue	Parking Reduction	January 23, 2006
MOD 1164	13063-65 Park Street	Parking Reduction	December 12, 2005

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

Landscape

Although the landscaping area for the proposed development could technically be increased to meet the required landscape area set forth in the City's Zoning Regulation, doing so would mean a further reduction in parking. The alternative would be to provide the additional landscaping, but doing so would push back the parking spaces along with the entire building and main entry further away from the street. As previously mentioned, the success of any hotel development is visibility.

Setback

It is possible to remove the architectural canopy, entry area, canopy, porte-cochere and roof overhand to comply with the City's Zoning Regulations. Doing so, however, would remove the visual appeal of the building, eliminate shade and shelter, and eliminate the atrium area, all of which add to the architectural identity, curb appeal and identity of the building.

Parking

The applicant has maximized the use of the site relative to landscaping, setback and parking. Based on the information provided, the applicant has demonstrated that parking the building at .89 space per room is consistent with the requirement of hotel centric cities. Additionally, several cities in Los Angeles and Orange County and Statewide are using 8'-6" parking width, which appears to be the width standard largely used in Southern California.

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

Landscape

The 1.074-acre site was created from a larger parcel specifically for the hotel use. The configuration of the site was based on avoiding an oil well and portions of the Sculpture Garden. Allowing ± 12 feet in width of landscaping instead of 20 feet along the Norwalk Street frontage still results in the utilization of the site for a hotel, and the creation of a pedestrian friendly walking environment that contributes to the street and public space vibrancy.

Setback

It is likely that the proposed hotel will be the tallest building in the City. Because of its unusual height of 77 feet, the building has to be setback from the street an equal

distance and no structures are allowed within the 77 feet. Typical building heights range from 24 to 30 feet.

Parking

The shape of the parcel dictates the development potential of the site. The irregular configuration of the site is based on avoiding an oil well and portions of the Sculpture Garden. The applicant has maximized the use of the site relative to landscaping, setback and parking.

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

Landscape

The modification permit, if granted would not be detrimental to other persons or properties in the area. As mentioned previously, although the proposed landscape width along Norwalk Boulevard does not meet the minimum width requirement set forth in the City's Zoning Regulations, the majority of the landscaped areas are located along the property's frontage for maximum aesthetic value and the overall landscaping provided exceeds the Code requirement.

Setback

The modification permit, if granted, would not be detrimental to other persons or properties in the area. The proposed building does provide the required setback at a one-to-one ratio of the overall building height, but a setback of 77 feet is rather unusual. Additionally, the removal of the canopy structure, entryway, atrium, porte-cochere and roof overhang would detrimentally affect the aesthetics of the building.

Parking

The modification permit, if granted, would not be detrimental to other persons or properties in the area. The Planning Commission has granted similar requests in the past.

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

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

Landscape, Setback, Parking

Avoiding the well and the Sculpture Garden dictated the relatively small and irregular size of the lot. As a result, it is challenging to design a project that is marketable and meets all the City Zoning Regulations.

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

Landscape

The applicant has made a noticeable effort to maximize the landscaping throughout the site. This is evident by the projects total landscape area exceeding that required by Code. Although the applicant may gain the necessary landscape width pushing back or eliminating parking, such changes would result in a significant reduction of the building's overall curb appeal.

Setback

The removal of the canopy structure, entryway, atrium, porte-cochere and roof overhang would reduce the overall cost of construction, but would result in a box-like building, devoid of interesting architectural features.

Parking

The applicant cannot physically add additional parking based on the relatively small size of the site. The subterranean parking and building up, instead of outward, reduces the surface parking area, the carbon footprint of the building and urban heat.

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

Landscape, Setback, Parking

The 1.074-acre site was created from a larger parcel and is undeveloped. The adjacent Sculpture Garden, avoidance of a well and the adjacent developed parcel to the south, determined the irregular shape of the lot, the lot area and the narrow frontage along Norwalk Boulevard. These factors are beyond the control of the hotel developer, who has interest in the property, or the City, who is the owner of the property.

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

Landscape, Setback, Parking

The properties to the south were developed as part of a 55-acre master-planned development; consequently, there were fewer restraints when carving out the parcels for the buildings. This site's area was constrained by an oil well, the Sculpture Garden and the development to the south, factors that are not applicable to other surrounding properties.

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

Landscape, Setback, Parking

The requested modifications, if approved, will allow for a hotel building that is aesthetically pleasing, and provide for visibility and access, which are two main factors for hotel development success. Additionally, the landscape setback reduction is not crucial because of the huge green open expanse of the Sculpture garden. Because the sidewalk meanders and will not be located against the curb, this will also provide the illusion of a greater landscape area. While parking is potentially an issue, the applicant has provided evidence that parking the hotel at a ratio of .89 is an acceptable standard in hotel centric cities. As such, allowing deviations would not diminish property values in the neighborhood but rather they would result in a more attractive project that would be an enhancement to the City, the surrounding cities and the community in general.

- F) *That the requested modification will not increase congestion or endanger the public safety.*

Landscape, Setback, Parking

The proposed modifications will not increase congestion or endanger the public safety. As detailed in the Mitigated Negative Declaration, page 117, based on the traffic impact analysis, the proposed hotel would not significantly impact any of the eight key intersections analyzed in the surrounding roadway system. The addition of project traffic will not increase the volume to capacity ratios at the deficient intersections of Norwalk Boulevard and Florence Avenue beyond the significance thresholds of project related impacts as defined in the City's Traffic Study Guidelines. To reduce impacts to less than significant, the applicant is required to restripe the southbound Norwalk Boulevard lane at the access alley, to provide one 12 feet acceleration/deceleration lane and two through lane (one 10 feet and one 11 feet wide) within the existing 33 feet travel width.

It should also be noted that the minimum aisle width of 26 feet has been maintained and the Department of Fire Rescue is required to approve circulation prior to permit issuance. The reduction in landscaping and setback deviations do not increase congestion nor endanger the public safety.

SECTION V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 99-2018, to approve Development Plan Approval Case No. 938, a request for development plan approval to construct, operate and maintain a hotel use (Hilton Garden Inn Hotel) on the 1.074-acre property located at 10415 Telegraph Road (newly assigned address) at the southwest corner of Norwalk Boulevard and Telegraph Road within the M-2, Heavy Manufacturing, Zone; and Conditional Use Permit

Case No. 788, a request for conditional use permit approval for a hotel use within the M-2, Heavy Manufacturing Zone; and Modification Permit Case No. 1301, a request to provide a minimum 12 feet-wide landscape strip along Norwalk Boulevard instead of the minimum 20 feet-wide landscape strip; and Modification Permit Case No. 1302, a request to allow an entry area, terrace, canopy structure, porte-cochere and roof area to encroach within the front yard setback area; and Modification Permit Case No. 1303, a request to allow less than the number of required parking spaces and to allow parking spaces of dimensions less than the minimum required dimensions; and also to approve and adopt the proposed Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (IS/MND/MMRP) for the 1.074-acre property, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 7th day of November 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT "A" - CONDITIONS OF APPROVAL

Development Plan Approval Case No. 938; and Conditional Use Permit Case No. 788; and Modification Permit Case Nos. 1201-1303

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

1. That the applicant shall pay a flat fee of \$ 16,815.00 to reconstruct/resurface the existing street frontage to centerline for Norwalk Boulevard.
2. The applicant shall pay \$3,500.00 as a portion of the costs associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Norwalk Boulevard and Telegraph Road as determined by the City Engineer and Fire Chief.
3. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Norwalk Boulevard street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
4. 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 \$ 400.00 to install (2) new signs.
5. That the applicant shall construct (1) new driveway with new drive approach per City Standard R-6.4C. Proposed driveway to be located at the south end of property.
6. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
7. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Norwalk Boulevard. Storm drain plans shall be approved by the City Engineer.
8. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans to verify impact to existing sewer.
9. All buildings shall be connected to the sanitary sewers.
10. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and

detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.

11. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
12. That the landscape irrigation system shall be connected to reclaimed water, if available, on Norwalk Boulevard. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.
13. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
14. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
15. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.
16. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
17. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
18. That the applicant shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.
19. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
20. That a hydrology study shall be submitted to the City if requested by the City

Engineer. The study shall be prepared by a Professional Civil Engineer.

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

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

23. That all buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
24. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
25. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer or geologist. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings along with a description of any recommended remedial actions needed to comply with the Division of Oil, Gas, and Geothermal Resources, signed by a registered engineer or geologist, must be provided to the Fire Department.
26. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
27. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
28. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be in accordance with Appendix B from the current Fire Code 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.

29. 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.
30. 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.
31. 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.
32. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

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

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

34. 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.
35. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
36. 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.

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo at x3320)

37. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1-foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.
38. That the Applicant shall concurrently apply for and obtain a valid license from the California Alcohol Beverage Control Board and an Alcohol Sales Conditional Use Permit from the Santa Fe Springs Department of Police Services.
39. That the Applicant shall submit to the Department of Police Services a hotel security plan for the every day operation of the operations. A separate Security Plan will be required for the sale of alcoholic beverages.
40. 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.

41. 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.
42. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, and shall immediately report all such instances to the Police. The Applicant shall post signs, approved by the Department of Police Services, prohibiting loitering.
43. That the parking inside the structure shall remain as a valet service. Should the hotel management decide to suspend the valet service, a parking plan shall be implemented to address the tandem parking situation, more specifically how guests will not have their vehicles blocked by other parked vehicles.
44. That signs shall be installed to prevent guests from entering and/or loitering within the parking structure.
45. That the Applicant shall install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. The Applicant shall maintain the video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
46. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
47. That during construction, it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.
48. That prior to the start of construction, the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the

supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.

49. That during construction, delivery trucks, or other construction vehicles shall not interfere with street traffic unless previously approved by the City.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

50. That the applicant/developer 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.
51. 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.
52. That the applicant/developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Wayne Morrell 562.868-0511 x7362)

53. That the location of any proposed double detector-check valve detector assemblies 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. **The check valve shall not be located in front of the office area.**
54. That the Department of Planning and Development requires that 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.

55. That the applicant/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909 and any subsequent amendment(s).
56. **That prior** to submitting plans to the Building Division for plan check, the applicant/developer 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 at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development.
57. The Applicant shall not allow outside vending machines, newspaper racks, or any other similar materials to be placed on the exterior of the building.
58. That the applicant/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3' 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. **Notwithstanding, said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**

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

59. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. **Notwithstanding, said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**
60. If bark is proposed in the landscape areas, a sample of the bark shall be submitted to the Planning Director or designee for review and approval, prior to installation.
61. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspection of the irrigation is subject to the approval of the Building Official. Prior to the final inspection by the Planning Department, a letter confirming substantial conformance with the approved plans

shall be submitted to the Planning Director or designee by the project's landscape designer.

62. That the applicant/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting shall also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design. It is also a great way to create a "barrier" or to simply enhance the beauty of uniquely structured plants that are in the landscape areas.
63. All buildings and walls shall be finished with graffiti resistant materials. Prior to the issuance of building permits, the applicant shall demonstrate to the satisfaction of the Director of Planning or designee, that the finished materials will comply with this requirement.
64. The Director or Planning or designee is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
65. Construction hours shall be limited to 7:00a.m. to 7:00 p.m., Monday through Friday and 8:00a.m. to 5:00p.m., Saturdays. There shall be no construction on the site outside of these hours.
66. All exterior lights on the property shall be LED and shall be directed, positioned, and/or shielded such that they do not illuminate surrounding properties and the public right-of-way. The site shall maintain a minimum four (4) foot candles across the entire site.
67. All trees along Norwalk Boulevard shall be up-lit.
68. Rooms shall be booked for a minimum one night, overnight stay, with the ability of extending multi-night stays.
69. The bar/hotel shall not organize or participate in organized "pub-crawl" events where participants or customers pre-purchase tickets or tokens to be exchanged for alcoholic beverages at the restaurant.
70. No exterior activity such as trash disposal, disposal of bottles or noise generating trash, deliveries or other maintenance activity generating noise audible from the exterior of the building shall occur during the hours of 11:00 pm to 7:00am daily. In addition, there shall be no outdoor cleaning of the property with pressurized or mechanical equipment during the hours of 9:00pm to 7:00am daily. Trash containers shall be secured with locks.

71. That proper sound isolation measures be undertaken to ensure that noise from the roof deck area does not adversely affect the tenants on the floor below (fifth floor). Proof of such measures shall be identified on the construction plans.
72. The applicant shall remove and replace damaged, uneven or sub-standard curb, gutter, sidewalk, driveway, disabled ramps, and pavement to the satisfaction of the Public Works Department. Contact Public Works 562 868 0511 to Identify construction areas to be removed and replaced.
72. That all vehicles associated with the businesses on the subject property 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. This condition shall not be applicable for any agreement the applicant/owner has with adjacent property owner(s) for additional parking for the hotel.
73. That **prior to the issuance of a Certificate of Occupancy**, the following shall be provided to the satisfaction of the city: a bulletin board, display case, or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:
1. Current maps, routes and schedules for public transit routes serving the site;
 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
 3. Ridesharing promotional material supplied by commuter-oriented organizations;
 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information;
 5. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
74. That not less than 10% of employee parking area shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped and customer parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of city. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board. Spaces will be signed/striped as demand warrants; provided that at all times at least one space for projects of 50,000 square feet to 100,000 square feet and two spaces for projects over 100,000 square feet will be signed/striped for carpool/vanpool vehicles.
75. That preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.

76. That bicycle racks or other secure bicycle parking shall be provided to accommodate four bicycles per the first 50,000 square feet of nonresidential development and one bicycle per each additional 50,000 square feet of nonresidential development. Calculations which result in a fraction of 0.5 or higher shall be rounded up to the nearest whole number. A bicycle parking facility may also be a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and location (e.g., provision of racks, lockers, or locked room) shall be provided identified on all plans, and to the satisfaction of the city.
77. That all parking areas shall be legibly marked off on the pavement, showing the required parking spaces. All parking spaces, which are provided as compact spaces, shall be further identified by having the words "compact," or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
78. That prior to the issuance of any building permit, the applicant/owner shall provide documentation showing that additional parking for the hotel has been obtained with the adjacent property owner(s) and/or by some other means. Any such agreement shall stipulate the number, location, and hours of operation during which parking stalls would be available for shared and/or exclusive parking purposes. Further, the condition require that the City be notified if such agreement(s) is modified or terminated.
79. That prior to the issuance of any building permit, the applicant/owner shall record a reciprocal access agreement with the property to the south to allow reciprocal ingress and egress.
80. That the electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the **prior approval** of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines, which requires a 3' foot clearance on sides and back of the equipment, and an 8' clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that it does not spray on the equipment. A copy of the Guideline is available at the Planning Department.
81. That the Applicant shall clarify on the construction drawing that all roof drains (facing the street) shall be provided along the interior walls and not along the exterior of the building.
82. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the **prior** approval of the Department of Fire-Rescue, Department of Police Services and the Department of Planning and Development.

83. 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.
84. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale. All signs shall be installed in accordance with the sign standards of the Zoning Regulations and the Sign Guidelines of the City.
85. That a sufficient number of approved outdoor trash enclosures shall be provided for the development, subject to the approval of the Director of Planning and Development. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. The trash enclosure shall be designed to match the architecture of the building and shall be provided with a roof.
86. That approved suite numbers/letters or address numbers shall be placed on the proposed buildings in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
87. That prior to issuance of building permits, the applicant/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 - i. The Applicant/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the Environmental Audit Conducted for the Property and except as applicant/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant/developer 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.
 - ii. Applicant/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner's/developer's actual 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/developer understands and agrees that it is the responsibility of the applicant/developer to investigate and remedy, pursuant to (and to the extent required by) applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval. 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/developer 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/developer and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant/developer may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. The applicant/developer, 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/developer to comply with such regulatory requirements.

Note: City Staff will provide the Covenant.

- 88. That the facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.

- 89. The Applicant shall comply with all mitigation measures, as established by the Mitigation Monitoring and Reporting Program. This shall include:

Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.

Mitigation Measure No. 2 (Air Quality). To further reduce emissions from particulate matter during construction and minimize their impacts on nearby residents, SCAQMD staff recommends that the project applicant use off-road diesel-powered construction equipment that meets or exceeds the CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater during project construction. Such equipment will be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filter (DPF). Level 3 DPFs are capable of achieving at least an 85 percent reduction in particulate matter emissions. A list of CARB verified DPFs are available on the CARB website. A copy of each unit's certified tier specification or model year specification shall be available upon request at the time of mobilization of each applicable unit of equipment. In the event that construction equipment cannot meet the Tier 4 engine certification, the project representative or contractor must demonstrate why through future study with written finding supported by substantial evidence that is approved by the lead agency before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, construction equipment with Tier 3 emissions standards, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the proposed project, and using cleaner vehicle fuel.

Mitigation Measure No. 3 (Air Quality). To further reduce the impacts of particulate matter emissions on nearby residents during construction, the lead agency should require the use of diesel haul trucks that conform to 2010 EPA truck standards or newer diesel haul trucks (e.g., material delivery trucks and soil import/export) during construction. If the lead agency determines that 2010 model year newer diesel haul trucks are not feasible, supported by substantial evidence in the record, the project applicant shall use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum.

Mitigation Measure No.4 (Biological Resources). If clearing and/or construction activities would occur during the raptor or migratory bird nesting season (February 15 to August 15), the Applicant and/or its contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting birds up to 14 days before the construction activities commence. The qualified biologist shall survey the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season. If active nest(s) are identified during the preconstruction survey, a qualified biologist shall establish a 100-foot no-activity setback for migratory bird nests and a 250-foot setback for raptor nests. No ground disturbance should occur within the no-activity setback until the nest is deemed inactive by the qualified biologist.

Mitigation Measure No. 5 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined

by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

Mitigation Measure No. 6 (Energy). All security lighting must be motion sensor controlled. This will prevent the continuous use of lighting.

Mitigation Measure No. 7 (Geology & Soils). If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

Mitigation Measure No. 8 (Noise). The contractors must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure No. 9 (Noise). The contractors must notify residents in the area regarding construction times and local contact information. The notice shall include the name and phone number of the local contact person residents may call to complain about noise. This notice must also be placed along the east side of the project site. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Director.

Mitigation Measure No. 10 (Noise). The roof deck must be closed and secured past midnight.

Mitigation Measure No. 11 (Noise). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

Mitigation Measure No. 12 (Transportation & Circulation). To accommodate ingress/egress of high peak hour project related traffic volume, the southbound Norwalk Boulevard at the access alley should be restriped to provide one 12 feet

acceleration/deceleration lane and two through lanes (one 10 feet and one 11 feet wide) within the existing 33 feet travel width.

90. A dust abatement program shall be prepared by the applicant and submitted to the Planning Department for approval prior to issuance of grading permits. The dust abatement program shall include, but is not limited to, the following dust control measures:
 - a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
 - b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
 - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
 - d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
 - e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
 - f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.
 - g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.
 - h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.
 - i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
 - j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.
 - k. Streets and alleys surrounding the project shall be kept clean and free of dirt.
91. The Applicant shall hire a qualified Monitoring Consultant to monitor mitigation measures and document compliance. Compliance certification reports documenting compliance with each measure shall be submitted weekly by the

Monitoring Consultant or other designated monitor to the Department of Planning to ensure that the Planning Department remains informed as to monitoring and compliance activities.

92. The propose project is within 500 feet of a residential zone. It shall be unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day. Applicant shall ensure that construction activities are limited to the aforementioned hours.
93. That prior to occupancy of the building, the applicant/developer, 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 Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
94. That the applicant/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, and future tenants/building owners, 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.**
95. That the applicant/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be accessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
96. That all plans, (landscape, site and civil) shall show the location of transformers, (DCDV) double check detector valve, FDC (Fire Department Connection), PIV (Post Indicator Valve). All plans shall be consistent.
97. That all plans, such as, but not limited to, the site plan, floor, elevations, landscape, and civil drawings, submitted to the Building Department for permits shall be coordinated for consistency by the applicant/developer prior to the issuance of any permits. Any change or modification to one particular plan shall require the corresponding revisions on all other applicable plans. The applicant/developer shall be responsible for correcting any inconsistencies that may occur through

error or omission during plan preparation or construction.

98. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant/developer and on file with the case.
99. At the discretion of the Director of Planning Director, minor changes to the site plan, floor plans, architectural elevations, or landscape plans that do not significantly affect the nature and appearance of the premises involved, maybe administratively approved. Major changes to the site plan, floor plans, architectural elevations, or landscape plans, shall require approval by the Planning Commission.
100. That in the event DPA 938, CUP No. 788 and MOD Nos. 1301-1303 are not utilized within a period of 12 consecutive months following the issuance of this approval, this approval shall become null and void pursuant to Sections 155.745, 155.721 and 155.702, respectively, of the City Zoning Regulations, unless an extension is granted per City code and ordinances.
101. That DPA 938, CUP No. 788 and MOD Nos. 1301-1303 shall be subject to a compliance review in one years until November 7, 2019. Approximately three (3) months before November 7, 2019, 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.
102. 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 and Development or his designee.
103. 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.
104. The Applicant, Santa Fe Springs Hospitality, 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 DPA Case No. 938, Conditional Use Permit Case No. 788 and Modification Permit Case Nos. 1301-1303, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

105. It is hereby declared to be the intent that if any material provision of this Approval is adjudicated to have been violated or held to be invalid, this Approval shall be void and the privileges granted hereunder shall lapse.



PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 75

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for on-site consumption for the proposed Hilton Garden located at 14015 Norwalk Boulevard, in the Heavy Industrial (M-2) Zone, within the Telegraph Road Corridor Zone, and the Consolidated Redevelopment Project Area. (SFS Hospitality, LLC)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 75, and thereafter close the Public Hearing.
- Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
- Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit Case No. 75 subject to the conditions of approval contained within this report.

BACKGROUND

The Sculpture Garden, located on the southwest corner of Telegraph Road and Norwalk Boulevard, was designed in 1997 to provide a park setting and a retail/hotel mixed-use land activity to cater to the future housing development on the east side of Norwalk Boulevard (The Villages at Heritage Springs) and to the general business community in the City. The park portion of Sculpture Gardens was built, however the mixed-use element was not developed due to an economic downturn. Since then, the mixed-use portion of the Sculpture Garden has remained undeveloped.

Recently, there has been an interest to develop a 1.07-acre portion of the Sculpture Garden. The Applicant, under the name of SFS Hospitality, LLC, approached City Staff with plans to construct a 77,900 Sq. Ft. five-story hotel (four stories of hotel amenities and one story for their open roof terrace). After productive negotiations, the Applicant and Staff came to an agreement to build the hotel. Concurrent with this request, the Applicant is seeking the necessary land entitlements for the hotel development. The hotel will become part of the Hilton Garden chain with a substantial number of amenities catering to the business consumers such as a roof terrace, and a banquet room for large meetings and assemblies, which may be partitioned for smaller

occupancies.

The hotel will further provide a swimming pool area equipped with a pleasant garden setting and a roof terrace with views to the San Gabriel Mountains. As part of the amenities, the Applicant is proposing to provide alcoholic beverages to its adult guests while they repose in the pool area, the garden area or the roof terrace.

In accordance with Section 155.628 of the City's Zoning Regulations, the Applicant is requesting approval of Alcohol Sales Conditional Use Permit Case No. 75 to allow the sale of alcoholic beverages for on-site consumption. Also, concurrent with this request, the Applicant is seeking approval for an alcohol license from the California Department of Alcohol Beverage Control (ABC), which is the state government authority overseeing alcohol sales. If the ABC license is denied to the Applicant, he will have one-year to look for an alternative approach in purchasing or transferring an ABC license, otherwise, the Applicant will need to request to have this Permit extended accordingly.

STREETS AND HIGHWAYS

The subject hotel site will be located on the southwest corner of Telegraph Road and Norwalk Boulevard. The main entry will be on Norwalk Boulevard. Both Telegraph Road and Norwalk Boulevard are classified as a Major Highways within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property, as well as the surrounding properties are zoned Heavy Manufacturing (M-2). The property to the north, formally developed with a Chevron Service station, is currently undeveloped; no plans are in sight to develop the corner lot. The property to the east is developed with a 3-story bank building with office spaces on the upper floors. The property to the south is developed with light-industrial multi-tenant buildings commonly known as Heritage Corporate Center. The property to the west is developed with a 2-story office building and Geezers Restaurant. The property to the northeast is developed with a 3-story office building currently occupied by medical and rehabilitation offices, a food court, and a pedestrian bridge that extends across and above the street intersection into the proposed hotel development, conveniently accessible to the future hotel guests.

ENVIRONMENTAL DOCUMENTS

Californian Environmental Quality Act (CEQA) documents have been prepared for the land use entitlements and development of the proposed hotel. Copies of the documents are available upon request through the offices of the Planning Department. Nevertheless, the on-site consumption and on-site sale of alcohol beverages and its related activities is normally a category-exempt project consistent with Section 15301 (Class-1) of CEQA's Regulations; consequently, no additional environmental documents are required or will be required for the on-site alcohol beverage activities.

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.

On October 25, 2018, legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500-feet of the exterior boundaries of the subject property. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on October 25, 2018. To date, Staff has not received any inquiries regarding the proposal.

ZONING ORDINANCE REQUIREMENTS

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

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

- a. **Conformance with parking regulations.** *Based on the project's Development Plan Approval submittal, the proposed hotel will provide sufficient parking for its guests and employees. Moreover, the hotel will be providing parking equipped with charging stations for electric powered vehicles.*
- b. **Control of vehicle traffic and circulation.** *According to the plans submitted for the Development Plan Approval entitlement for this hotel project, the subject property has on-site vehicle circulation with ingress and egress driveways on Norwalk Boulevard.*
- c. **Hours and days of operation.** *The hotel itself will be operational 24-hours a day, seven days per week. Alcohol Sales will be not be permitted from 2:00 a.m. to 6:00 a.m. as required by ABC.*
- d. **Security and/or law enforcement plans.** *As part of the conditions of approval, the Applicant is required to submit and maintain a Security Plan.*
- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or**

utilized by minors. *The proposed hotel is over ¼-miles within walking distance to schools, and religious facilities. The hotel will allow children into the premises. The proposed conditions of approval and the ABC regulations are designed to mitigate any foreseeable negative impacts related to the sale of alcoholic beverages.*

- f. Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *The proposed hotel is within walking distance to other restaurants selling alcohol beverages. Each use within the City is regulated by their respective conditional use permit, the City's Municipal Code, and ABC's regulations. The established regulations minimize and/or mitigate any negative impacts usually associated with over-concentration of alcoholic beverage establishments.*
- g. Control of noise, including noise mitigation measures.** *According to the proposed plans, there is no indication that the hotel will generate noise. Moreover, the proposed hotel is not proposing outdoor entertainment that may create noise. Upon the hotel's desire to provide outdoor entertainment, management will be required to obtain an Entertainment Permit. The hotel is also subject to the City's allowable ambient noise regulations.*
- h. Control of littering, including litter mitigation measures.** *As part of the conditions of approval, the Applicant, and/or his employees, are required to maintain the property free of trash and debris; moreover, the City's Property Maintenance Ordinance prohibits trash and debris on any property.*
- i. Property maintenance.** *As part of the conditions of approval, the Applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.*
- j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.** *Staff has generated conditions of approval to mitigate or fully eliminate these negative impacts should they become a public nuisance. It should be noted that some of the listed activities are out of the control of the Applicant and/or his employees, but the Applicant is aware that he or his employees and/or security are to immediately contact the Whittier Police whenever they see these activities take place.*

STAFF COMMENTS

As part of the permit review process, staff has conducted a review of the Applicant's proposed plans for the new hotel to ensure compliance with other regulatory ordinances and codes. Currently, the Applicant is proposing to serve alcoholic beverages from a portable/mobile bar within the pool area, the roof terrace, or during private engagements inside the banquet room(s). The listed conditions of approval have been prepared to ensure the proper and lawful ongoing operation of the alcoholic beverage sales use.

Staff is recommending approval of the Alcohol Sales Conditional Use Permit request by the Applicant, subject to the conditions of approval set forth herein. Staff is also recommending a compliance review report of this Permit within one year from the approval date by the City Council (November 20, 2019), at which time Staff will evaluate the on-going business activities as they relate to the alcohol sales. Within the compliance review report, Staff will make recommendation to modify, add or remove conditions of approval as they see necessary and in agreement with the Applicant.

CONDITIONS OF APPROVAL

1. That the Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption off the subject premise.
2. That the Applicant shall install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. Moreover, the Applicant shall allow City law enforcement officers to view security surveillance video footage immediately upon their request.
3. That it shall be the responsibility of the on-site management to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
4. That the applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in Section 25602(a) of the Business and Professions Code.
5. That there will be a corporate officer or manager, 25 years of age or older, on the licensed premises during all public business hours, who will be responsible for the business operations concerning the sale of alcoholic beverages.

6. That the applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
7. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.
8. That the Applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
9. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic drinks from customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.
10. That the Applicant and/or his employees shall not permit any person less than 21 years of age to sell alcoholic beverages.
11. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.
12. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to Whittier Police; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
13. 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.

14. 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 the color of the existing and/or adjacent surfaces.
15. That it shall be the responsibility of the Applicant and/or his employees to monitor outdoor consumption of alcoholic beverages. Consumption of alcoholic beverages is not permitted in the outer perimeter such as the parking areas, entry garden, adjacent parks or such. Signs shall be placed in a conspicuous areas to notify customers that consumption of alcoholic beverages is prohibited in such areas.
16. That security personnel shall not perform any law enforcement functions; instead, security personnel shall report immediately to the Whittier Police Department all incidents in which a person could be charged with a misdemeanor or a felony offense.
17. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, and law enforcement personnel, and, shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
18. That in the event the Applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell, lease or sublease.
19. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan which shall address the following for the purposes of minimizing risks to the public health, welfare, and safety:
 - (A) A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
 - (C) A description of how the applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of

laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;

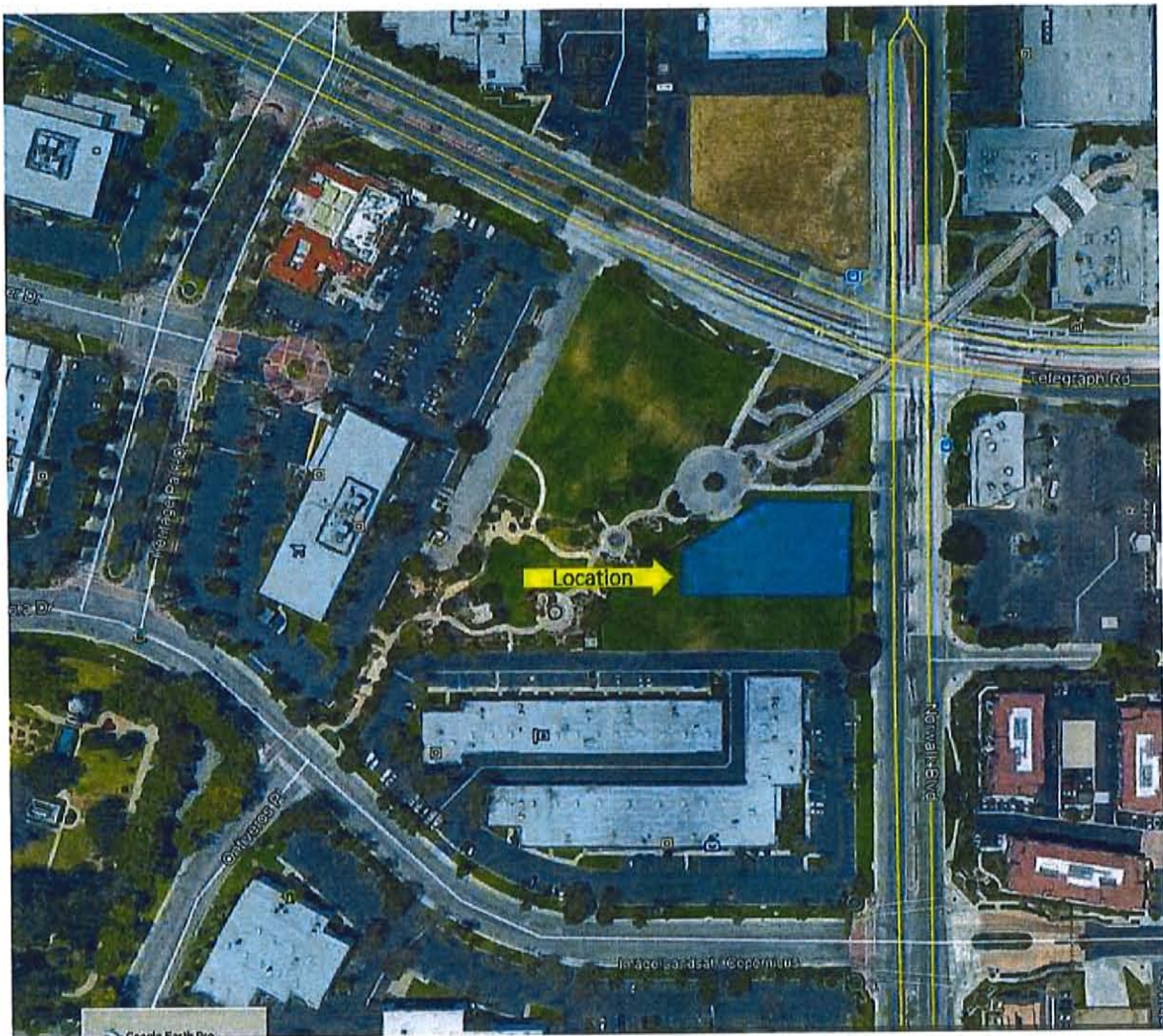
- (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
- 20. That this Permit shall be subject to a compliance review in one year, commencing from the date that the Certificate of Occupancy is issued from the Building Department, to ensure the alcohol sales activity is still operating in strict compliance with the original conditions of approval. At this time, Staff may recommend to the Planning Commission that additional conditions be added to address any concerns or mitigate potential negative impacts to the general community.
 - 21. That all other applicable requirements of the City Municipal Code, Uniform Building Code, Uniform Fire Code, the security plan, and all other applicable regulations shall be strictly complied with.
 - 22. That ASCUP Case No. 75 shall be subject to any other conditions the City Council may deem necessary to impose.
 - 23. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.



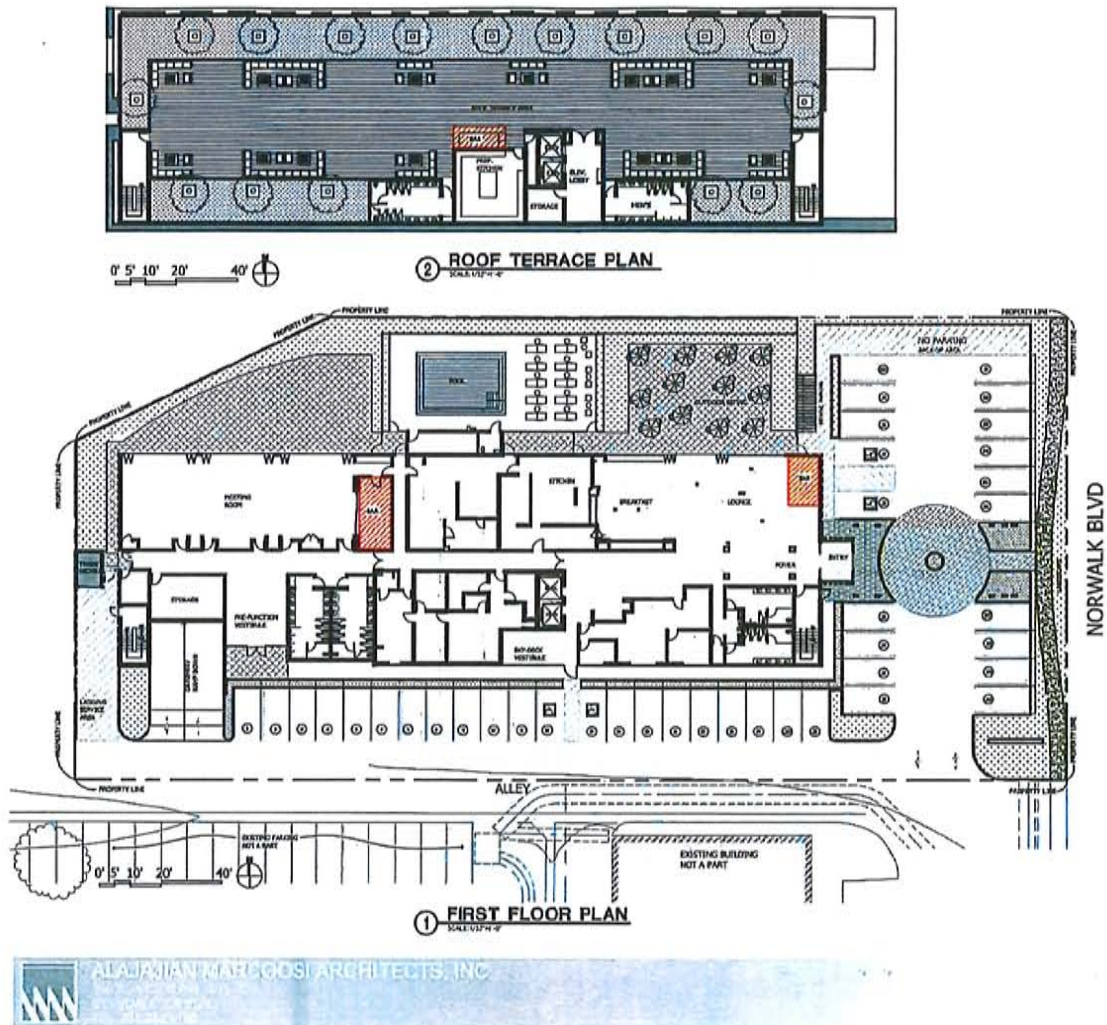
Dimo Torres
Director of Police Services

Attachment(s)

- 1. Location Map
- 2. Conceptual Site Plan and Proposed Floor Plan (First Floor and Terrace only)
- 3. Conceptual Elevation Rendering
- 4. Application



Location Map
Hilton Gardens
ASCUP Case No. 75



Proposed Elevation Rendering



Application

City of Santa Fe Springs
Department of Police Services
11576 Telegraph Road • Santa Fe Springs, CA 90670 • (562) 409-1850 • Fax (562) 409-1854
Supplemental Application for an Alcohol
Sales Conditional Use Permit

This application is to be completed as a supplement to a full Conditional Use Permit application filed with the City's Department of Planning and Development.

Circle One: ☒ Corporation ☐ Partnership ☐ Sole Proprietor

1. Applicant's Name: SFS HOSPITALITY, LLC

Doing Business As: HILTON GARDEN

S-E CORNER TELEGRAPH RD &

Business Address: NORWALK BLVD. Phone: (310) 415-5004

Mailing Address: 8455 TELEGRAPH RD., PICO RIVERA, CA 90660

Residence Address: 9026 SUVA ST., DOWNEY, CA 90240 Phone: (310) 415-5004

Age Sex Ht. Wt. Eyes Hair Date of Birth Place of Birth Drivers Lic. #

Have you ever been convicted of a criminal charge other than a minor traffic violation? Yes ☒ No

If yes, complete the following:

Court _____ Date _____

Charge _____ Disposition _____

2. Give Name and Address of owner or owners of premises:

CURRENTLY: CITY OF SANTA FE SPRINGS

SFS HOSPITALITY, LLC

8455 TELEGRAPH RD., PICO RIVERA, CA 90660

3. Describe the type or nature of the business:

Hotel

4. Give the name of the person exercising authority or control of the location and authorized to accept legal notice of process: N/A

5. Do you presently or have you in the past owned or operated a business at other locations for which a Conditional Use Permit or Business Regulatory Permit was required? (Circle one) ☒ Yes ☐ No

If yes, complete the following for each business:

Business Name	Address	Dates of Operation	Type of Permit
1. HOWARD JOHNSON INN	9515 Whittier Blvd, Pico Rivera, CA 90660	2008	HOTEL
2. GUESTHOUSE INN	8455 Telegraph Rd, Pico Rivera, CA 90660	2002	HOTEL
3. DAYS INN & SUITES	8821 Garfield Ave, South Gate, CA 90280	1997	HOTEL
4.			

6. Do you have applications for doing business which are under review or are in the process of being granted, suspended or revoked before any regulatory agency? (Circle one) Yes ☐ No ☒

If yes, explain by giving the type of action and name of regulatory agency:

7. Have you ever had a business license/permit denied, suspended or revoked? (Circle one) Yes ☐ No ☒

If yes, explain:

8. Will minors be permitted on the premises? (Circle one) ☒ Yes ☐ No

9. Describe alcoholic beverages and types of foods to be sold or distributed on the premises:

BEER, WINE, LIQUOR

BREAKFAST FOODS, LUNCH, DINNER

BUFFET FOODS, CATERING SERVICES

10. Give days and hours during which alcohol sales are to be conducted:

MONDAY-SUNDAY - 7 DAYS A WEEK

11:00 AM TO 2:00 AM

11. Do you presently hold an alcoholic beverage control license from the Department of Alcoholic Beverage Control? (Circle one) Yes ☐ No ☒

If yes, give location and license number:

12. Will there be other activities conducted at your place of business? (Circle one) ☐ Yes ☒ No

If yes, please explain:

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 97-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 75**

WHEREAS, a request was filed for Alcohol Sales Conditional Use Permit 75 to allow the sale of alcoholic beverages for on-site consumption for a proposed Hilton Garden Hotel located at 14015 Norwalk Boulevard (new address), in the Heavy Industrial (M-2) Zone, within the Telegraph Road Corridor Zone, and within the Consolidated Redevelopment Project Area;

WHEREAS, the subject property is located at the southwest corner of Telegraph Road and Norwalk Boulevard, with Accessor's Parcel Number pending the final approval of Tentative Parcel Map Case No. 82014 and the processing of said map by the Los Angeles County Office of the Assessor; and

WHEREAS, the current property owner is the City of Santa Fe Springs with a proposed land transfer to SFS Hospitality; and

WHEREAS, based on the information received from the applicant and staff's assessment, and the findings as required by Section 155.628(B), it was found and determined that the proposed project will not have a significant adverse effect on the environment following mitigation, therefore, the City caused to be prepared and proposed to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project; and

WHEREAS, the City of Santa Fe Springs Department of Police Services on October 25, 2018 published a legal notice in the *Whitter 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 October 25, 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 testimony, written comments, or other materials presented at the Adjourned Planning Commission Meeting on November 7, 2018, concerning Alcohol Sales Conditional Use Permit Case No. 75.

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 proposed sale of alcoholic beverages for on-site consumption is a category-exempt project consistent with Section 15301 Class-1 of CEQA's Regulations, and therefore no additional environmental documents are required or will be required for the on-site alcohol beverage activities.

SECTION V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 97-2018 to recommend that the City Council approve Alcohol Sales Conditional Use Permit Case No. 75 subject to the conditions contained within the staff report.

ADOPTED and APPROVED this 7th day of November, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary



CONSENT ITEM

Conditional Use Permit Case No. 364-7

A request for a time extension of Conditional Use Permit Case No. 364 relating to the continued operation and maintenance of a zinc foundry on the property located at 12209 Slauson Avenue, within the M-2, Heavy Manufacturing, Zone. (Star Die Casting)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 364, will not be detrimental to persons and/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. 364 (until November 7, 2019), subject to the original conditions of approval as contained within this staff report.

BACKGROUND/ DESCRIPTION OF REQUEST

The subject 24,389 sq. ft. property, located at 12209 Slauson Avenue, is developed with a 12,801 sq. ft. industrial tilt-up building. Star Die Casting has operated from the facility since the building was constructed in 1983; they were originally named Marco Brother Corporation.

On March 3, 1983, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 364 and Modification Permit (MOD) Case No. 739 to allow the establishment, operation, and maintenance of a zinc foundry use at 12209 Slauson Avenue and to allow a portion of the required off-street parking spaces to be compact stalls at 12209 Slauson Avenue.

The subject zinc foundry use has now occurred on the site for 35 consecutive years. Six compliance reviews have been conducted since the original CUP was approved.

On September 10, 2018, the Planning Commission approved an amendment of MOD 739 to replace 8 required parking stalls with a staging area. Within the same staging area, the placement of cooling towers, air compressors, and a canopy are currently in the process of being permitted. The equipment and the outdoor storage activities will be completely screened from view with the installation of two new 10 foot tall fences with privacy slats.

In order to make the necessary changes identified on the site plan of MOD 739-2, the applicant is requesting a one year extension of their CUP to allow them sufficient time to obtain the necessary permits and thereafter complete the related construction activities. Staff will conduct a compliance review of the zinc foundry at the end of the one year time extension once all construction activities are completed.

OUTSTANDING ITEMS

Items that are still outstanding are as follows:

1. Obtaining permits for the cooling towers, air compressors, and canopy
2. Install a new 10' tall fence with privacy slats
3. Restripe parking lot to match the previously approved site plan within MOD 739-2

CONSIDERATIONS

The Commission should note that plans for the improvements identified above have been plan checked and the related permits are in the process of being issued by the City. Staff believes the applicant has diligently worked to keep this project moving forward. Staff is, therefore, confident that the project will continue to move forward and all remaining items will be completed in the upcoming months. Staff is recommending that the subject CUP be extended for an additional year, until November 7, 2019. At which time, staff will conduct a compliance review of the zinc foundry.

CONDITIONS OF APPROVAL

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

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Camillia Martinez 562.868-0511 x7519)

1. That ~~CUP Case No. 364-6 shall be valid for an additional five (5) year time period, subject to a compliance review to ensure the use is in strict compliance with the conditions of approval in the original staff report dated February 27, 1983.~~ **That Conditional Use Permit Case No. 364-7 shall be subject to a compliance review in one year, on or before November 7, 2019 to ensure that the subject zinc foundry use is still operating in strict compliance with the conditions of approval as stated within the staff report.**
2. That the foundry shall be restricted to the use of zinc. (Ongoing)
3. That any cleaning, buffing or grinding operations shall be conducted in such a manner as to not cause dust or be a nuisance to adjoining properties. (Ongoing)

4. That the outdoor storage of materials, sand, products, etc., shall be prohibited on the subject property at all times. (Ongoing)
5. That the applicant shall obtain all required approvals and permits from the South Coast Air Quality Management District and any other regulatory agency having jurisdiction by law prior to operating the foundry and shall comply with their regulations at all times. The use shall be conducted so that no odors or fumes are detectable on adjoining properties. (Ongoing)
6. ~~That the applicant shall submit a revised plot plan showing all of the required off-street parking spaces. Said plot plan shall be subject to the approval of the Director of Planning and Development and the parking spaces shall be striped in accordance thereafter. All compact spaces shall be a minimum of 7' 6" x 15' and shall be so designated. (Completed)~~
7. That a minimum of 18 parking stalls as shown on the site plan submitted and on file with MOD 739-2, shall be made continuously available on the subject site at all times. (New)
8. As per MOD 739-2, the parking and access areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time. No portion of the required access driveways, landscape areas, off-street parking and loading areas, shall be impacted or otherwise reduced at any time, without written approval by the Director of Planning and the City's Fire Department. (New)
9. There shall be a maximum peak shift employee count of 15 as recognized under MOD 739-2 for Star Die Casting. Nevertheless, should Star Die Casting vacate the premise an employee count shall be provided by all future tenants to confirm compliance with the subject MOD prior to approval of a business operations tax certificate for the subject property. Additionally, the applicant shall provide annual updates on the staffing levels within 12209 Slauson Avenue to the Planning Department staff on or before September 10th of each calendar year. The applicant understands that the employee count shall not exceed 15 without prior approval by the Planning Commission. (New)
10. As per MOD 739-2, it is the responsibility of the Applicant to ensure that customer parking and employee parking be provided and maintained on the subject site at all times. Applicant and/or his employees shall not park on the public street or other properties at any time. (New)

11. **As per MOD 739-2, the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Slauson Avenue, or otherwise use street(s) as a staging area. (New)**
12. That the maximum melting capacity of the furnace shall not exceed 26,000 lbs. (Ongoing)
13. That all building walls, loading doors, and related equipment and facilities shall be painted and maintained in a state of good appearance and good condition at all times. ~~The location, design, screening, etc., of the cooling tower and air compressor shall be subject to the approval of the Director of Planning and Development.~~ (Ongoing)
14. That any roof top equipment visible from the public street shall be screened from public view. The method of screening shall be subject to the approval of the Director of Planning and Development. (Ongoing)
15. ~~That an approved outdoor trash area shall be provided on the site.~~ (Completed)
16. That all of the requirements of the Zoning Ordinance, Building Code, and other applicable regulations shall be complied with at all times. (Ongoing)

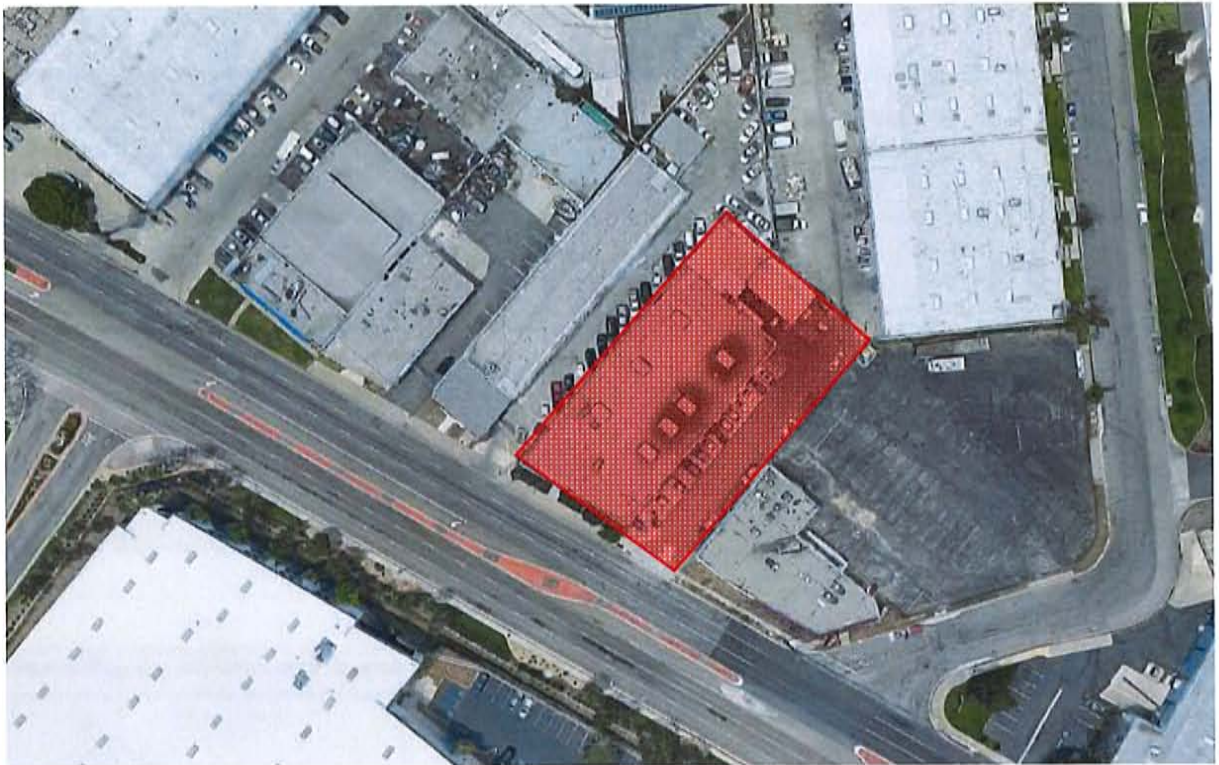


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Current Site Photos
3. Receipt

Aerial Photograph



Conditional Use Permit Case No.364-7 12209 Slauson Ave Star Die Casting



Current Site Photos



Receipt

STAR DIE CASTING AND MANUFACTURING				012332	
CITY OF SANTA FE SPRINGS				3/15/2017	
Date	Type	Reference	Original Amt.	Balance Due	Discount
3/3/2017	Bill	CASE #364	563.00	563.00	
				Check Amount	Payment
					563.00
					563.00

BANK OF AMERICA LIC #0702-12209

03-27-17 1CL2053 CHECK 563.00

DISTRIBUTION					
FUND	GL	ACTIVITY	OBJECT	PROJECT	AMOUNT
100	200	1000	2000		563.00

City of Santa Fe Springs

Star Die Casting (NAME)

15209 E. Stansien Ave (ADDRESS)

Santa Fe Springs, CA (CITY AND STATE)

Compliance Review CRP 364 (DESCRIPTION)

RECEIPT

03-27-17 1CL2053 CHECK 563.00



CONSENT ITEM

Conditional Use Permit Case No. 662-1

A compliance review to allow the continued operation and maintenance of a college and theological seminary on property located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B), in the M-2, Heavy Manufacturing, Zone. (Presbyterian Theological Seminary in America)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a college and theological seminary, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 662-1, be subject to a compliance review in one (1) year, on or before, November 7, 2019, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

The 1.12-acre property is located on the northwest corner of Carmenita Road and Alondra Boulevard and is developed with two, two-story concrete tilt-up buildings that were constructed in 1975. The building on 13353 Alondra Boulevard is approximately 18,667 sq. ft. and the building on 15605 Carmenita Road is approximately 21,822 sq. ft.

Pursuant to Section 155.243 (J) (4) of the Zoning Regulations, a conditional use permit is required for the establishment of any business, technical, trade or professional school in the M-2, Heavy Manufacturing Zone. Also, pursuant to Section 155.245(L), a conditional use permit is required for public or quasi-public uses of an educational or recreational nature.

On April 29, 2007, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 662, a request to establish, operate, and maintain a college and theological seminary at 15605 Carmenita Road and 13353 Alondra Boulevard. This is the first time the CUP is being brought back to the Planning Commission as a compliance review.

CONSIDERATIONS

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

Planning Department:

- Repave the parking lot
- Remove the metal storage container
- Install lighting required of the Photometric plan
- Replace or otherwise upgrade landscaping where necessary throughout the site
- Remove unpermitted banners

Staff recently verified that the applicant has completed the aforementioned items. Staff, therefore, finds that if the operation and maintenance of a college and theological seminary 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 has worked with the applicant since 2014. Although they are now in compliance, we are only giving them one (1) year to allow us to monitor the use before we recommend a longer time period. Staff is, therefore, recommending that CUP 662, be subject to a compliance review in one (1) year, on or before November 7, 2019, 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 x 7545)

1. ~~That the owner shall pay a flat fee of \$ 29,000 to resurface the existing street frontage to centerline for Carmenita Road. (Complete)~~
2. ~~That the owner shall design and construct a 5-foot wide sidewalk and dedicate an easement along the Alondra Boulevard and Carmenita Road street frontages. (Complete)~~
3. ~~That the owner shall execute an affidavit agreeing to the addition of a cost-of-living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County and will not exceed 3% per year. (Complete)~~

4. That the owner shall execute an affidavit agreeing to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface and reconstruct the street frontage on regular intervals (5-year, 10-year and 20-year intervals, respectively, as determined by the City Engineer). The owner shall retain the right to challenge the costs and method of spreading future assessments. (Complete)
5. That adequate "on-site" parking shall be provided per City requirements, and streets abutting the development shall be posted "No Stopping Any Time." The City will cause the offsite signs to be installed. The owner shall pay the actual cost of sign installation. (Complete)
6. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of street lights on Carmenita Road. The City will design and cause construction of said street light(s). (Complete)
7. That fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. (Complete)
8. That all existing buildings shall be connected to the sanitary sewers. (Complete)
9. 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. (Complete)
10. That the landscape irrigation system shall be provided with a separate point of connection to the City's potable water system on Carmenita Road. (Complete)
11. That the owner/developer shall obtain a Storm Drain Connection Permit for any new or existing connections to the storm drain system. (Complete)
12. That the owner/developer 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 owner and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements. (Complete)

13. 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. (Complete)
14. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee. (Complete)
15. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to mitigate (infiltrate or treat) the first 3/4" of runoff from all storm events and to control peak flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required. (Complete)
16. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan. (Complete)

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.848-0511 x 3320)

17. That the owner/applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later

than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. (Complete)

18. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 2 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. (Complete)
19. 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 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. 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. (Complete)

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

20. 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)
21. 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)
22. That prior to submitting plans to the Building Division or Planning Commission, 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. (Ongoing)

23. ~~That Knox boxes are required on all buildings. All entry gates shall also be equipped with Knox boxes or Knox key switches for power activated gates. (Complete)~~
24. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways. (Ongoing)

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact Camillia Martinez 562-868-0511, x 7519)

25. ~~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, Anita Jimenez at (562) 868-0511. (Complete)~~
26. ~~That the owner/developer 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)~~
27. ~~That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909. (Complete)~~
28. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. (Ongoing)
29. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the approval of the Fire Department and the Department of Planning and Development. (Ongoing)
30. ~~That the Department of Planning and Development shall first review and approve all sign proposals. The sign proposal (plan) shall include a site plan, building elevation, if applicable, on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 26" maximum size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. (Complete)~~
31. ~~That the existing signage stipulating "Parking For Tenants And Customers Only" shall be replaced to conform with current standards in terms of specific~~

wording, height of letters and law enforcement agency's name and phone number. (Complete)

32. ~~That a comprehensive sign program for the existing development shall be prepared for approval by the Director of Planning and Development. The comprehensive sign program shall specify the design criteria including but not limited to sign area allocation per unit or building and shall show the relationship of the individual signs to the buildings and development as a whole. All signs shall be designed in good taste, have balance and symmetry and be fabricated and installed with high quality workmanship and in accordance with the approved comprehensive sign program. (Complete)~~
33. ~~That the owner shall submit for approval a detailed landscape plan that shows how the landscaping throughout the development shall be upgraded to include new shrubs, trees and ground cover. Said landscape plan shall be pursuant to the Landscaping Guidelines of the City and shall indicate the location and type of all plant materials to be used. (Complete)~~
34. 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. Either install a new system or repair the existing system. (Ongoing)
35. That upon completion of the landscape upgrade, 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)
36. ~~That the parking lot area shall be resurfaced and re-stripped within 240 days from the date of approval by the Planning Commission, or by December 23, 2007. The scope of work shall include painting directional arrows on the pavement and restricting the driveways with aisle widths of twenty-one (21) feet to one-way traffic. That the parking lot area shall be continually maintained, including but not limited to being resurfaced or re-stripped as necessary. (New)~~
37. That the owner shall restrict the on-site parking for only its student and shall post signs notifying others that said parking is restricted.

38. That the maximum students and faculty allowed per day for KPCA College and Theological Seminary shall be limited to 130 persons. Any increase in faculty and students beyond 130 persons shall require the prior approval of the Director of Planning and Development and/or his designee. (Ongoing)
39. That the use of the library, lounge and auditorium areas shall be restricted to active students, teachers and administrative staff. (Ongoing)
40. ~~That the owner shall submit a parking contingency plan addressing overflow parking. Street parking is prohibited. Said contingency plan shall be submitted prior to any approval by the Planning Commission of the subject entitlement. (Complete)~~
41. That the owner shall obtain approval from the Department of Planning and Development prior to any lease or sublease of any of the tenant space within any of the buildings. This is necessary to determine if the parking demand for the new uses and the existing use comply with the City's Zoning Regulations. (Ongoing)
42. That the owner shall not allow any group teachings and/or gathering within the required parking lot area. The on-site parking shall be strictly maintained for parking. (Ongoing)
43. That the auditorium area shall only be used for teaching purposes in conjunction with KPCA College and Theological Seminary and shall not be used as a public assembly facility for church/congregational purposes by KPCA, its affiliates and/or any other groups or organizations. (Ongoing)
44. ~~That a trash enclosure shall be constructed as shown on the site plan at the northwest corner of the site. Said trash enclosure shall be constructed within ninety (90) days of the date of approval by the Planning Commission, by August 27, 2007. Approval of plans and a Building Permit are required before the enclosure can be constructed. (Complete)~~
45. ~~That prior to issuance of building permits, the owner/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:~~
 - a. ~~Covenants.~~
 1. ~~Owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer 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. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer'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. Owner/developer understands and agrees that it is the responsibility of the owner/developer 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. Owner/developer 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 owner/developer and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the owner/developer may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Owner/developer, 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 owner/developer to comply with such regulatory requirements. (Complete)~~

46. That prior to occupancy, all tenants shall submit a business license application to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval. (Ongoing)

47. ~~That the owner/applicant shall be responsible for reviewing and/or providing the required conditions of approval to his/her architect, engineer, contractor, etc. The conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. (Complete)~~
48. That the final floor plan and plot plan of the proposed use and all other appurtenant improvements shall be subject to the final approval of the Director of Planning and Development. (Ongoing)
49. That the proposed use shall otherwise be substantially in accordance with the plot plan and floor plan submitted by the owner and on file with the case. (Ongoing)
50. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable regulations shall be complied with. (Ongoing)
51. ~~That Conditional Use Permit Case No. 662 and Modification Permit Case No. 1197 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval. (Complete)~~
52. That Conditional Use Permit Case No. 662 and Modification Permit Case No. 1197 shall be valid for a period of **one (1) year**, until November 7, 2021. Approximately three (3) months before **November 7, 2019**, the owner/operator 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. ~~If by November 7, 2021, KPCA has not occupied any of the buildings, Staff will administratively extend the Permit for an additional year. (Revised)~~
53. That accompanying the request to extend the Permit shall be a detailed report of the current student enrollment. This will provide Staff with an opportunity to evaluate if future increase in student count will impact parking. (Ongoing)
54. ~~That the buildings shall not be occupied until after the Department of Fish and Game has reviewed and made a determination that the appropriate environmental document for the proposed project is a Notice of Exemption. The owner/applicant shall be responsible for all fees associated with the processing of the Notice of Exemption. (Complete)~~
55. That the applicant/owner understands that Conditional Use Permit Case No. 662 and Modification Permit Case No. 1197 are for KPCA College and Theological Seminary to operate a private college and Theological seminary

and not to operate a church use. All privileges granted herein shall be null and void should the Permit be used to the contrary. (Ongoing)

56. That KPCA College and Theological Seminary understands that Modification Permit Case No. 1197 is to allow KPCA College and Theological Seminar to not provide all of the required number of off-street parking spaces and Conditional Use Permit Case No. 662 is to establish, operate and maintain a theological seminary. In return, KPCA College and Theological Seminary understands and agrees that all parking for students and/or faculty for KPCA College and Theological Seminary shall be on-site in order to mitigate any overspill parking into adjacent industrial properties located in the City of Cerritos and Santa Fe Springs. In the event that it is found that students and/or faculty of KPCA College and Theological Seminary are parking in adjacent properties the conditional use permit approval and modification permit shall be revoked and all privileges granted shall become null and void. (Ongoing)
57. That if parking becomes an issue at anytime during the life of the Permits, KPCA College and Theological Seminary shall install a mechanical parking system within the parking lot area. The final location and design of said structure shall be subject to the prior approval of the Director of Planning and Development. This condition does not negate the City's rights under condition number 56 to revoke the Permits. (Ongoing)
58. That the owner, Carmoff Park, 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. 662 and Modification Permit Case No. 1197, 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)
59. That 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)

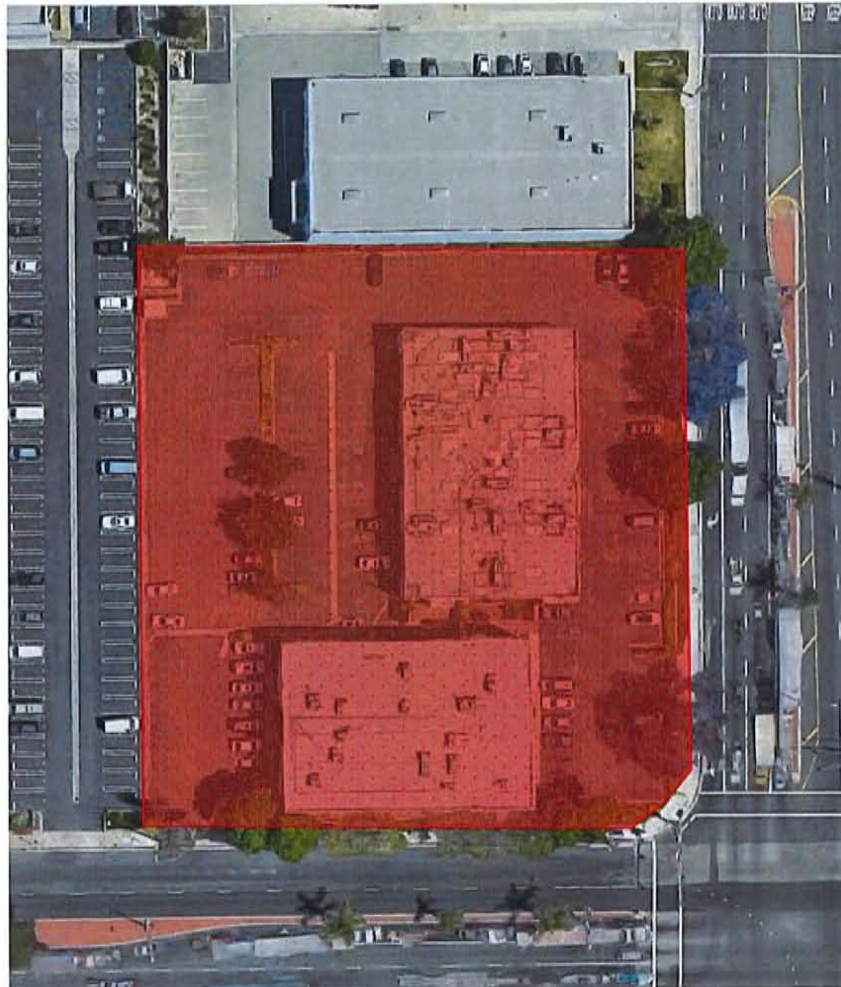


Wayne Morrell
Director of Planning

Attachments

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

Aerial Photograph



**Conditional Use Permit Case No. 662-1
15605 Carmenita Road and
13353 Alondra Boulevard
Presbyterian Theological Seminary in America**



Current Site Photos



CUP Compliance Review Request Letter

미주장로회신학대학교
Presbyterian Theological Seminary in America



15605 Carmenita Rd. Santa Fe Springs, California 90670
Tel. 562. 926. 1023 • Fax. 562. 926. 1025 • www.ptsaa.edu

RECEIVED

JUN 02 2014

Planning Dept.

May 28, 2014

Mr. Rafael Garcia
Contract Planner
Department of Planning and Development
City of Santa Fe Springs
11710 Telegraph Road
CA 90670-3679

Re: Conditional Use Permit (CUP) Case No 662
KPCA College and Theological Seminary
15605 Carmenita Rd., Santa Fe Springs, CA 90670

Dear Mr. Rafael Garcia:

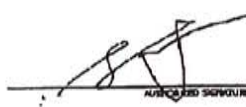
This letter is to request a review for compliance of the subject permit. Also, please be advised that the name of the school was changed to "Presbyterian Theological Seminary in America" from "KPCA College and Theological Seminary". The processing fee of \$563 was paid on March 14, 2014 (check# 4699). Thanks for your help and kindness. Please feel free to contact us at your convenience.

Sincerely,

Sang Meyng Lee
President
Presbyterian Theological Seminary in America

Serving the immigrant societies and the world with Higher Education, Dynamic Spirituality, Practical Piety and Global Leadership.

Receipt

001595-0380 9290701 81-11-20	4699
PRESBYTERIAN THEOLOGICAL SEMINARY & IN AMERICA 15806 CARMELITA RD SANTA FE SPRINGS, CA 90670 (562) 908-1023	BOCH BANK FULLERTON/EAST BRANCH FULLERTON, CA 92632 18-4125-1020
PAY TO THE ORDER OF <u>City of Santa Fe Springs</u>	2014-03-07
<u>Five Hundred Sixty-Three and 00/100</u>	\$ 563.00
City of Santa Fe Springs	DOLLARS
MEMO CUP No. #662	 AUTHORIZED SIGNATURE
⑈004699⑈ ⑆12204⑆235⑆ ⑈015 314400⑈	

03/14/2014 4699 \$563.00