



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE ADJOURNED MEETING OF THE PLANNING COMMISSION

February 20, 2018

6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

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

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

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

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

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

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

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

4. ORAL COMMUNICATIONS

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

5. MINUTES

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

6. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15332, Class 32
Development Plan Approval Case No. 917-1

A request for approval to amend previously approved DPA 917 to allow the construction a concrete tilt-up building measuring 17,338 sq. ft. and related improvements at 12636 Los Nietos Road (APN: 8011-007-046), within the M-2, Heavy Manufacturing, Zone. DPA 917-1 would, among other things, decrease the size of the building from 19,126 sq. ft. to 17,338 sq. ft. (a decrease of 1,788 sq. ft.); reconfigure the shape of the building; and revise the elevations to match the new configuration of the building accordingly. (Roy Furuto of Furuto Rubio & Associates)

7. PUBLIC HEARING

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

A request for approval to amend previously-approved DPA914, to allow the construction of a 201,467 sq. ft. concrete tilt-up building and related improvements on an approximately 10.26-acre site located at 9615 Norwalk Boulevard (APN: 8002-015-018), within the M-2 Heavy Manufacturing, Zone. DPA 914-1 would, among other things, reconfigure the orientation of the building, and increase the size of the building from 199,987 sq. ft. to 201,467 sq. ft. (Rexford Industrial)

8. PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 753

Revocation of Conditional Use Permit Case No. 753, which granted approval to allow the operation and maintenance of a metal recycling facility at 9600 John Street, within the Heavy Manufacturing (M-2) Zone, for failure to comply with the conditions of approval and City laws. (City of Santa Fe Springs).

9. **PUBLIC HEARING**

Tentative Parcel Map No. 82014 and Environmental Document

Request for approval to subdivide two APN's (APN: 8009-007-915 and APN: 8009-007-928) with a gross combined area of 6.133 acres into two parcels: Parcels 1 of 1.074 acres and Parcel 2 of 5.059 acres, on property generally located at the southwest corner of Telegraph Road and Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone.

10. **CONSENT ITEMS**

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

A. CONSENT ITEM

Conditional Use Permit Case No. 775-1

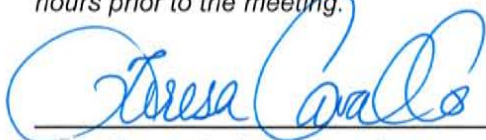
A request for a time extension of Conditional Use Permit (CUP) Case No. 775 to allow the operation, and maintenance of a direct transfer facility on property located at 12739 Lakeland Road (APN: APN 8011-016-022), within the M-2, Heavy Manufacturing, Zone. (CR&R, Inc.)

11. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

12. **ADJOURNMENT**

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



Commission Secretary

February 16, 2018

Date



City of Santa Fe Springs

Adjourned Planning Commission Meeting

February 20, 2018

APPROVAL OF MINUTES

Minutes of the December 11, 2017 and January 8, 2018 Planning Commission Meetings

RECOMMENDATION: That the Planning Commission:

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meetings:

- December 11, 2017
- January 8, 2018

Staff hereby submits the minutes for Planning Commissioners' approval.

A handwritten signature in blue ink that reads "Wayne M. Morrell".

Wayne M. Morrell
Director of Planning

Attachment:

Minutes for December 11, 2017

Minutes for January 8, 2018



APPROVED:

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

December 11, 2017

1. **CALL TO ORDER**

Chairperson Jimenez called the meeting to order at 6:05 p.m.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present:

Chairperson Jimenez
Vice Chairperson Aranda
Commissioner Arnold

Staff:

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

Members absent:

Commissioner Mora
Commissioner Ybarra

4. **ORAL COMMUNICATIONS**

No speakers.

MINUTES

5. Approval of the minutes of the November 13, 2017 Planning Commission meeting

It was moved by Vice Chairperson Aranda, seconded by Commissioner Arnold to approve the minutes of the November 13, 2017 Planning Commission meeting, as submitted which passed by the following vote:

Ayes: Aranda, Arnold, and Jimenez

Nayes: None
Absent: Mora and Ybarra

PUBLIC HEARING

PUBLIC HEARING

6. Alcohol Sales Conditional Use Permit Case No. 74

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 74, and thereafter close the Public Hearing;
- Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) 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 (ASCUP) Case No. 74 subject to the conditions of approval contained within this report.

Chairperson Jimenez opened the Public Hearing at 6:06 p.m. and called upon Code Enforcement Officer Luis Collazo to present Item No. 6 before the Planning Commission.

Chair Jimenez requested if there was anyone in the audience wishing to speak on this matter. Having no one wishing speak, Chairperson Jimenez closed the Public Hearing at 6:12 p.m. and requested a motion and second for Item No. 6.

It was moved by Vice Chairperson Aranda, seconded by Commissioner Arnold to approve Alcohol Sales Conditional Use Permit Case No. 74, and the recommendations regarding this matter, which passed by the following vote:

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

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

PUBLIC HEARING

7. Adoption of Mitigated Negative Declaration

Conditional Use Permit Case No. 781, Modification Permit Case No. 1283 and Modification Permit Case No. 1284

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 781, Modification Permit Case No. 1283, Modification Permit Case No. 1284, and related Environmental Documents and, thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in

- conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.716 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 Sections 155.695 and 155.696 of the City Zoning Regulations for the granting of a Modification Permit; and
 - Approve and adopt the proposed Initial Study/Mitigated Negative Declaration with Traffic Study which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the 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 (CUP 781, MOD 1283, & MOD 1284); and
 - Approve Conditional Use Permit Case No. 781, Modification Permit Case No. 1283, and Modification Permit Case No. 1284 subject to the conditions of approval as contained within the Staff Report.

Chairperson Jimenez opened the Public Hearing at 6:12 p.m. and called upon Planning Consultant Vince Velasco to present Item No. 7 before the Planning Commission. Present in the audience on behalf of the applicant was Environmental Consultant Blodgett Baylosis Representative Alex Rocha and the Applicant Frank Lopez of Ballmaster Elite Soccer Academy.

Vice Chairperson Aranda inquired about concessions at the Academy. Planning Consultant Vince Velasco replied that the applicant indicated that no concessions would be provided and participants would be required to bring and provide their own water.

Vice Chairperson Aranda also inquired about the operating hours and the hours indicated for the scrimmages on Saturday. Vice Chair Aranda recommended providing more time for warm-ups and set-ups. Applicant Frank Lopez approached the podium to reply to Vice Chair Aranda's concerns.

Vice Chair Aranda further inquired about the Conditions of Approval regarding tournaments. Planning Consultant Vince Velasco explained the terms of the condition.

A discussion ensued regarding providing water onsite to participants at the Soccer Academy.

Commissioner Arnold inquired about parents and their need to be a part of their child's learning experience. Mr. Lopez replied that the Academy is a school of teaching and the environment is for teaching and the area is meant for the teacher and their students. Parents can sit and see from within the office for the inside facility and the parents can stand and sit along the side lines on the outside.

Chair Jimenez commented on the concerns brought by the other commissioners.

Commissioner Arnold inquired about the landscaping code and artificial code requirements.

Vice Chair Aranda inquired about the off-site parking facility as indicated in the Environmental Study. Planning Consultant Vince Velasco and Senior Planner Cuong Nguyen replied that the deal did not come to fruition and the applicant has been made aware that should parking become a problem the applicant will work with staff to secure another parking facility. Staff also has ensured that the applicant provided gaps within their scrimmage schedule on Saturdays so that parking would not become a problem as well.

Chair Jimenez requested if there was anyone in the audience wishing to speak on this matter. Having no one wishing speak, Chairperson Jimenez closed the Public Hearing at 6:40 p.m. and requested a motion and second for Item No. 7.

It was moved by Vice Chair Arnold, seconded by Commissioner Arnold to approve Adoption of Mitigated Negative Declaration, Conditional Use Permit Case No. 781, Modification Permit Case No. 1283 and Modification Permit Case No. 1284, with an amendment to Conditions which addresses the hours of operation and that the applicant provide water for participants upon the premises and the recommendations regarding this matter, which passed by the following vote:

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

Assistant City Attorney Richard L. Adams, II read the City's appeal process to inform the Planning Commission and audience public.

CONSENT ITEMS

8. CONSENT ITEMS

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

A. CONSENT ITEM

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 15

Recommendation: That the Planning Commission:

- That the Planning Commission, based on Staff's compliance review report, find that the subject alcohol sales use is in compliance with all of the conditions of approval and request that this matter be brought back before December 11, 2022, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

B. CONSENT ITEM

Modification Permit Case No. 1161-3

Recommendation: That the Planning Commission:

- Find that the continued utilization of Modification Permit Case No. 1161 to not

provide a portion of the required off-street parking spaces and instead use said area for outdoor storage, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.

- Require that Modification Permit Case No. 1161, be subject to a compliance review in five (5) years, on or before, November 13, 2022, to ensure that PrimeSource Building Products, Inc. is still operating in strict compliance with the conditions of approval as contained within this staff report.

It was moved by Commissioner Arnold, seconded by Vice Chair Aranda to approve Consent Item No. 8A, and 8B with the modification to Condition No. 7 to now read that Modification Permit Case No. 1161-3 be valid until December 11, 2022, and the recommendations regarding these items, which passed by the following vote:

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

ANNOUNCEMENTS

9. The following announcements were made:

Commissioners made the following announcements:

- Vice Chair Aranda congratulated Ken Arnold on his Citizen of the Year award and his wonderful work on the Christmas Float.
- Commissioner Arnold thanked Vice Chair Aranda for playing Santa.
- Commissioners wished everyone a Merry Christmas and a Happy New Year.

Staff made the following announcements:

- Planning staff wished everyone a Merry Christmas, Happy New Year and Compliments of the Season.

10. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 6:46 p.m.

Gabriel Jimenez
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



APPROVED:

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

January 8, 2018

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present:

Chairperson Jimenez
Vice Chairperson Aranda
Commissioner Arnold (arrived at 6:03 p.m.)
Commissioner Mora
Commissioner Ybarra

Staff:

Richard L. Adams II, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary

Members absent:

None

4. **ORAL COMMUNICATIONS**

No speakers.

PUBLIC HEARING

PUBLIC HEARING

5. Development Plan Approval (DPA) Case No. 934

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding

Development Plan Approval (DPA) Case No. 934, and thereafter, close the Public Hearing; and

- Find and determine that the proposed exterior façade and appurtenant improvements 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 a Development Plan Approval; and
- Find and determine that the project is categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA; and
- Approve Development Plan Approval Case No. 934, subject to the conditions of approval as contained with this staff report.

Chair Jimenez opened the Public Hearing at 6:03 p.m. and called upon Planning Intern Jesus Torres to present Item No. 5 before the Planning Commission. Present in the audience on behalf of the applicant were Ken Lee with the Los Angeles County Community Development Commission and the applicant's Architect Scott Carde of Carde Ten Architects.

Commissioner Mora inquired about the construction commencement date. Mr. Lee from LA County replied pending other agency approvals the County anticipates construction commencing as early as July 2018.

Vice Chair Aranda inquired if the facility was originally built as a senior center in 1977. Mr. Lee deferred the question to Mr. Scott Carde who replied that the building was built in two phases. The first phase was built as a library and the second one was a senior center and both were built in the 70's. Vice Chair Aranda further inquired if an ADA study was done and if they buildings would be brought to ADA compliance. Mr. Carde replied that his partner is CASP certified and his architectural firm will ensure that the building and paths of travel will be ADA compliant.

Commissioner Arnold commented that the project is a very nice project and looks forward to the completion of the project.

Chair Jimenez requested if there was anyone in the audience wishing to speak on this matter. Having no one wishing speak, Chairperson Jimenez closed the Public Hearing at 6:11 p.m. and requested a motion and second for Item No. 5.

It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to approve Development Plan Approval (DPA) Case No. 934, and the recommendations regarding this matter, which passed by the following vote:

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

Absent: None

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

CONSENT ITEMS

6. 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. Conditional Use Permit Case No. 731-2

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of meat processing facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- Require that Conditional Use Permit Case No. 731, be subject to a compliance review in five (5) years from the date the last compliance review was required, on or before January 8, 2023, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to approve Consent Item No. 6A and the recommendations regarding these items, which passed by the following vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nays: None

Absent: None

PRESENTATION

7. Planning highlights of 2017

Chair Jimenez called upon Senior Planner Cuong Nguyen who complimented the Planning Commissioners for all their hard work and presented a video highlighting all the projects that were presented before the Planning Commission in 2017.

ANNOUNCEMENTS

8. The following announcements were made:

Commissioners made the following announcements:

- Planning Commissioners wished everyone a Happy New Year and thanked the staff for all their hard work.

Staff made the following announcements:

- Planning Staff wished everyone a Happy New Year.

9. ADJOURNMENT

Chairperson Jimenez adjourned the meeting in memory of former Planning Director Bob Orpin and requested a moment a silence at 6:21 p.m.

ATTEST:

Gabriel Jimenez
Chairperson

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15332, Class 32

Development Plan Approval Case No. 917-1

A request for approval to amend previously approved DPA 917 to allow the construction a concrete tilt-up building measuring 17,338 sq. ft. and related improvements at 12636 Los Nietos Road (APN: 8011-007-046), within the M-2, Heavy Manufacturing, Zone. DPA 917-1 would, among other things, decrease the size of the building from 19,126 sq. ft. to 17,338 sq. ft. (a decrease of 1,788 sq. ft.); reconfigure the shape of the building; and revise the elevations to match the new configuration of the building accordingly. (Roy Furuto of Furuto Rubio & Associates)

RECOMMENDATIONS: That the Planning Commission:

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

LOCATION / BACKGROUND

The subject property, located at 12636 Los Nietos Road, is comprised of a single parcel (APN: 8011-007-046), measuring 1.18-acres. The site is zoned M-2 (Heavy Manufacturing) and is currently vacant. The subject property is located at the corner of Santa Fe Springs Road, Los Nietos Road, and Romandel Avenue. Industrial uses

are generally located to the north, east, south, and west of the property with the exception of the property to the northwest which consist of restaurant use.

In April of 2016, the Planning Commission approved Tentative Parcel Map (TPM) Case No. 74025, to allow the consolidation of two (2) existing parcels (APN: 8011-007-46 & 8011-007-047). Subsequently, in July of 2016 the Planning Commission approved Development Plan Approval (DPA) Case No. 917 to allow for the construction of a new industrial building measuring 19,126 square feet. Along with DPA 917, the Planning Commission also approved Modification Permit (MOD) Case No. 1270 to allow a reduction to the rear yard and side yard setback requirement on Los Nietos Road and Santa Fe Springs Road; a reduction to the overall landscaping area requirement; and fence and gate within the front setback area.

To better suit the current market, the applicant is requesting that the original entitlement (DPA 917), be amended (DPA 917-01) to include, but not limited to; decreasing the size of the building from 19,126 to 17,338 sq. ft. (a decrease of 1,788 sq. ft.); reconfigure the shape of the building; and revise the elevations to match the new configuration of the building.

STREETS AND HIGHWAYS

The subject site has frontage on three streets: Los Nietos Road, Santa Fe Springs Road, and Romandel Avenue. Los Nietos Road is designated as a 2-lane undivided secondary highway, Romandel Avenue is designated as a 2-lane undivided local street, and Santa Fe Springs is designated as a 4-lane divided major highway within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Air Liquide</u> (9756 Santa Fe Springs Road/Air Liquide America)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (9831 Romandel Ave/Interstate Metal)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Edison</u> (12656 Los Nietos Road)
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Restaurant/Bar</u> (9803 Santa Fe Springs Road/ Crossroad)

DEVELOPMENT PROPOSAL (DPA 917-1)

As stated previously, the applicant is requesting approval to amend a previously-

approved Development Plan Approval, DPA 917.

Site Plan

According to the plan, a 17,338 sq. ft concrete tilt-up building is proposed at 12636 Los Nietos Road (APN 8011-007-046). This is a decrease of 1,788 sq. ft. from the originally approved DPA. Additionally, the proposed office area will be located along the northerly portion of the property instead of the middle portion.

The new site plan meets the minimum development standards required for properties within the M-2 Zone, with the exception of not providing the minimum setback required along portion of Los Nietos Road and Santa Fe Springs Road. Based on the proposed overall building height of 37'-3", the minimum setback along Los Nietos Road and Santa Fe Springs Roads should be 37'-3". Although, the applicant did provide a greater setback along Romandel Avenue, the City's Zoning Regulations require the entire setback be provided at a 1-to-1 ratio, or in this case, minimum of 37'-3". However, as stated previously, in July of 2016 the Planning Commission approved Modification Permit (MOD) Case No. 1270 to allow a reduction of 7'-3" from the standard setback requirement.

Floor Plan

According to the floor plan, the building will have an overall floor area of approximately 17,338 sq. ft. On the first floor, 1,550 sq. ft. is designated for office use with the remaining 14,413 sq. ft. designated for warehousing/manufacturing use. On the second floor mezzanine, 1,375 sq. ft. is designated for office use only. This is an overall floor area decrease of 1,788 sq. ft. from the original DPA, which include an overall decrease of 16 sq. ft. of office area and 1,772 sq. ft. of warehouse/manufacturing area.

Elevations

The building façade will remain similar to the previous design proposal. Additionally, the applicant is proposing to construct a block wall that is architecturally compatible with the elevation of the proposed building, which further enhance the overall design of the development.

Landscaping Requirements

The minimum landscape requirement for the project, based on the overall street frontage of 624.26 feet is 16,240.14 sq. ft. According to the plan, the applicant will be providing an overall total of 15,618 sq. ft. of landscaping throughout the site. This is an increase of 600 sq. ft. from the previous design proposal, however the project still will not meet the minimum landscape requirements set forth in the City's Zoning Regulation. As stated previously, in July of 2016 the Planning Commission approved Modification Permit (MOD) Case No. 1270 to allow a reduction of 1,163.14 sq. ft. of require landscaping area. The new site plan, therefore, is within parameters of the previously approved MOD.

Parking Requirements

According to the site plan, a total of 36 parking stalls will be provided for the new building: 28 standard stalls, 6 compact stalls, and 2 accessible stalls. As proposed, the project is required to provide a total of 36 parking stalls. The proposed project, therefore, meets the minimum parking requirements set forth by the City's Zoning Regulations.

Loading Doors

The proposed building will have a total of two dock high loading doors measuring 10' wide by 11' high. The proposed loading doors will be designed with glass panel material. Both loading doors are provide with a minimum 75' setback from the property line and 120' of back-up distance. Nevertheless, the entire loading door will be located behind a proposed 10' high screen wall/gate. The doors and related trucking activities will therefore be screened from public view.

Trash Enclosures

Nothing has changed from the previous report. The proposed trash enclosure will remain as previously approved.

Driveways

Access and egress will be provided by a new 26' driveway on the easterly portion of the property along Romandel Avenue as previously approved.

ENVIRONMENTAL DOCUMENTS

Staff finds that pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA), this project is categorically exempt and has determined that additional environmental analysis is, therefore, not necessary to meet the requirement of the California Environmental Quality Act (CEQA).

The project involves the construction of a 17,338 square feet industrial building. The proposed project is consistent with the general plan; the project site is less than 5-acres; project has no value as habitat for endangered, rare or threatened species; the project will not result in any significant effects relating to traffic, noise, air quality or water quality; and the site can be adequately served by all required utilities and public services. In fact, the proposed development will be an enhancement to the property and surrounding properties.

It should be noted that staff filed a Notice of Exemption within 5 days after the approval of the original DPA in July of 2016. The proposed DPA amendment, among other things, decrease the square footage of the building, and for that reason staffs have determined that no additional environmental analysis is necessary to meet the requirements of the CEQA.

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 Development Plan Approval, Modification Permit and related Environmental Documents was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on February 8, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on February 8, 2018, and published in a newspaper of general circulation (Whittier Daily News) on February 8, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of date of this report, staff has not received any comments and/or inquiries regarding the proposal.

STAFF REMARKS

Based on the findings set forth in the resolution, Staff finds that the applicant's request meets the criteria set forth in § 155.739 of the City's Zoning Regulations and California Environmental Quality Act (CEQA) requirements. Staff, therefore, recommends that the Planning Commission adopts Resolution 67-2018, which incorporates said findings as well as the conditions of approval (see Exhibit A of Resolution 67-2018).

AUTHORITY OF PLANNING COMMISSION:**Development Plan Approval**

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant Development Plan Approval Case No. 917-1, subject when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny approval of a proposed development plan based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan.

CONDITIONS OF APPROVAL

Conditions of approval for DPA 917-1 is attached to Resolution 67-2018 as exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Floor Plans
4. Elevations
5. Colored Rendering
6. Development Plan Approval Application (DPA 917-01)
7. Public Hearing Notice & Postcard
8. Radius Map for Public Hearing Notice
9. Resolution 67-2018
 - a. Exhibit A - Conditions of Approval

\\SFS-91274\Shared Folders\Planning\Staff\Jimmy\12636 Los Nietos Road\Modificaiton to DPA\DPA 917-01 - 12636 Los Nietos Road - Draft Staff Report 2.doc

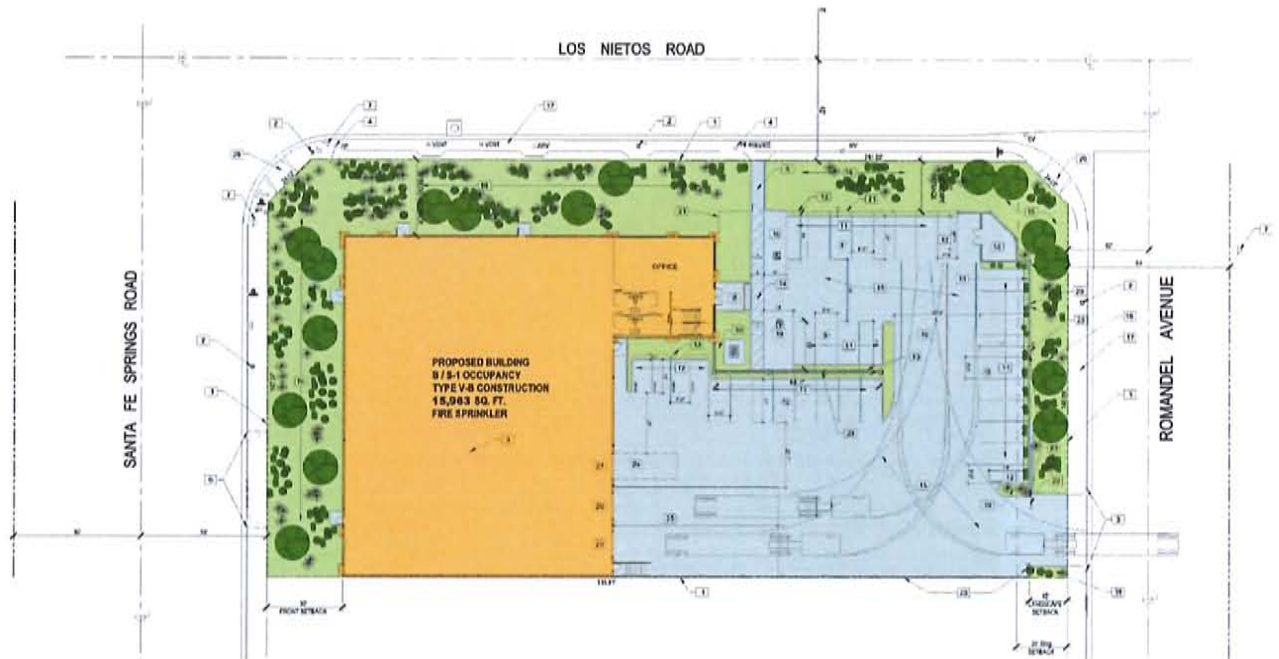
Aerial Photograph

CITY OF SANTA FE SPRINGS

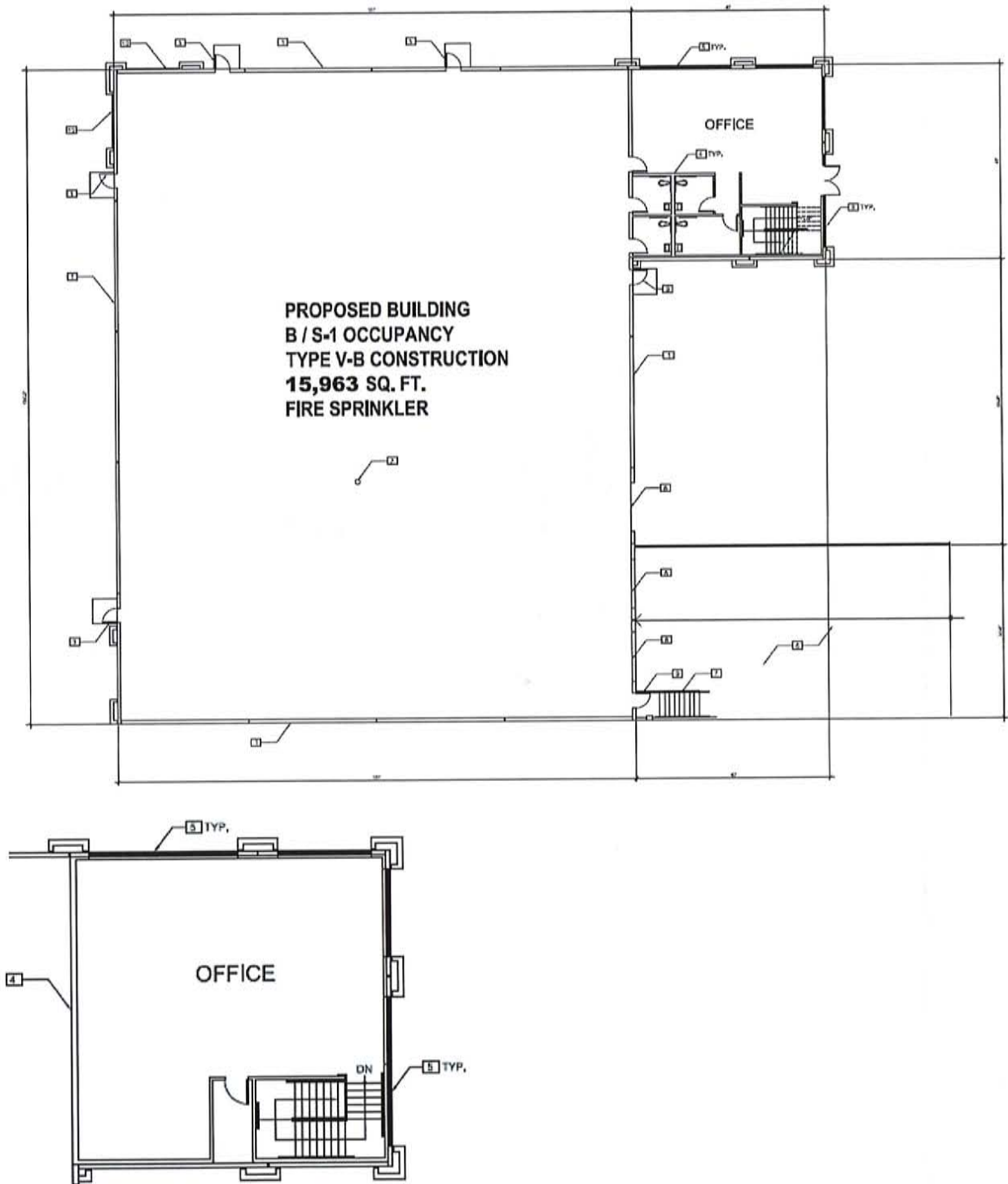


12636 LOS NIETOS ROAD
Development Plan Approval Case No. 917-1
Furuto Rubio & Associates

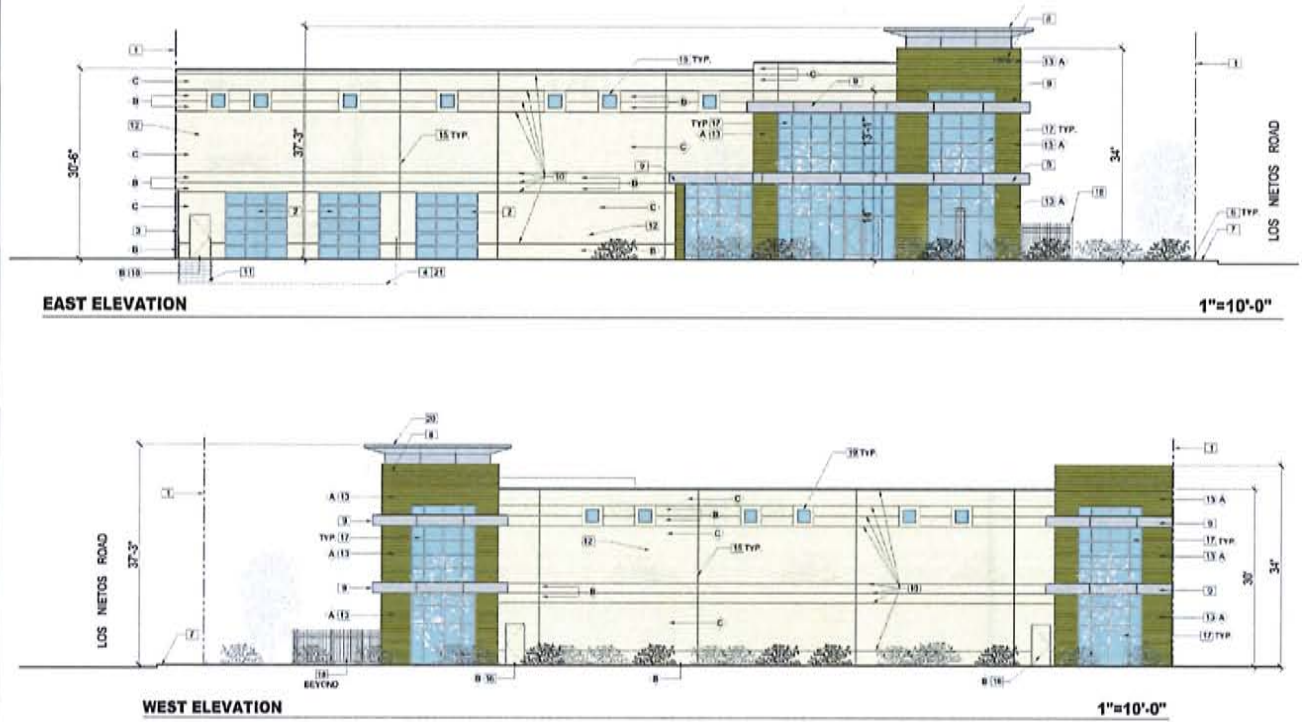
Site Plan



Floor Plan



Elevations

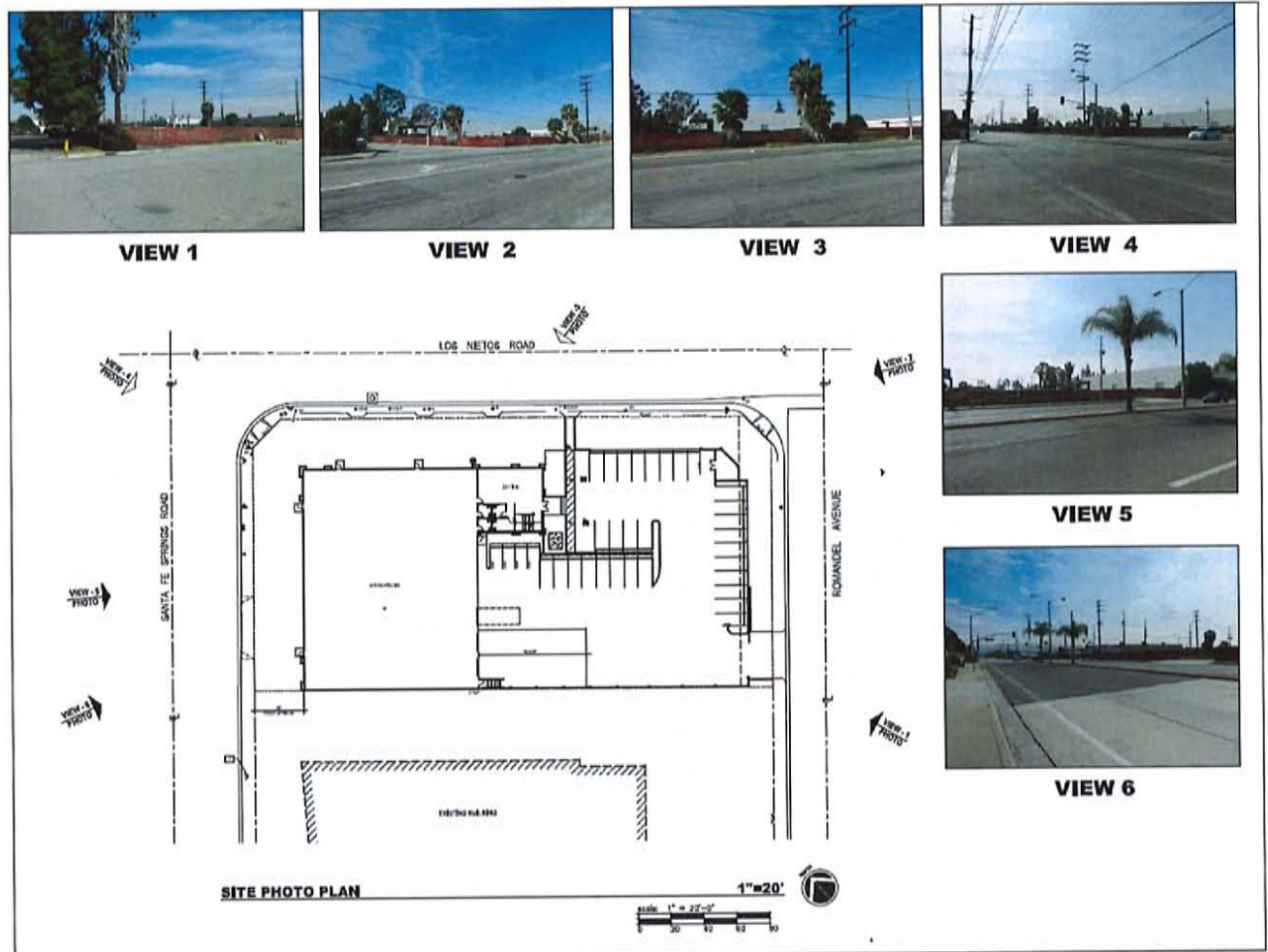


[illegible]

Color Rendering



Photo Site Plan



Development Plan Approval Application

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

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:

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

12536 Los Nietos Road, Santa Fe Springs, California 90670

RECORD OWNER OF THE PROPERTY:

Name: RCS Adria Maru Property

Phone No: 310-783-7664

Mailing Address: 23820 Hawthorne Boulevard, Suite 100, Torrance, California 90505

Fax No: 310-783-7665

E-mail: chris@esplanadebuilders.com

THE APPLICATION IS BEING FILED BY:

☐ Record owner of the property

☒ Authorized agent of the owner (written authorization must be attached to application)

Status of Authorized Agent:

Engineer/Architect: ☒

Attorney: _____

Purchaser: _____

Lessee: _____

Other (describe): _____

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

New concrete tilt up building 15,983 sq. ft.

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

Signed: _____

Signature

Roy Furuto

Print name

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

NOTE

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

Development Plan Approval Application (Cont.)

DPA Application
Page 2 of 2

PROPERTY OWNERS STATEMENT

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

Name (please print): CHRISTIAN D. SORENSON
 Mailing Address: 23820 NAUTHORNE BLVD., STE 100 TORRANCE CA 90505
 Phone No: 310 783 7664
 Fax No: 310 783 7665 E-mail: chris@esplanadebuilders.com
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

(scc)

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

WITNESS my hand and official seal

Bruce K Matsuzaki
 Notary Public

See attached
 CA Certificate

FOR DEPARTMENT USE ONLY	
CASE NO.	_____
DATE FILED	_____
FILING FEE	_____
RECEIPT NO.	_____
APPLICATION COMPLETED	_____

Development Plan Approval Application (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

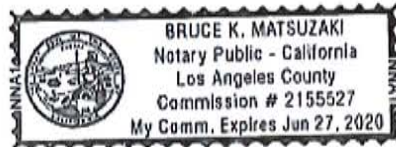
State of California)

County of Los Angeles)On December 19, 2017 before me, Bruce K. Matsuzaki, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Roy Furuto
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature B K Matsuzaki
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Property Owners Statement Document Date: 12/19/2017
Number of Pages: 2 Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

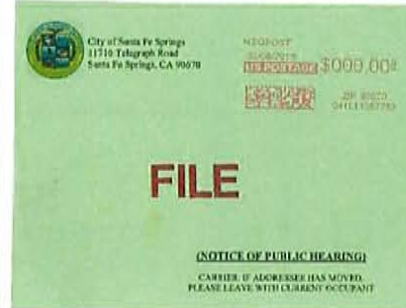
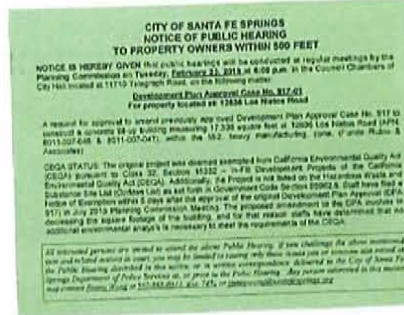
Signer Is Representing: _____

Signer's Name: _____

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

Signer Is Representing: _____

Public Notice



Invoice Text: CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 917-01

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 CASE NO. 917-01: A request for approval to amend previously approved Development Plan Approval Case No. 917 to construct a concrete tilt-up building measuring 17,338 square feet at 12636 Los Nietos Road (APN: 8011-007-046 & 8011-007-047), within the M-2, heavy manufacturing, zone.

APPLICANT / PROJECT LOCATION: FURUTO RUBIO & ASSOCIATE / 12636 Los Nietos Road (APN: 8011-007-046 & 8011-007-047)

CEQA STATUS: The original project was deemed exempted from California Environmental Quality Act (CEQA) pursuant to Class 32, Section 15332 of In-Fill Development Projects of the California Environmental Quality Act (CEQA). Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65662.5. Staff have filed a Notice of Exemption within 5 days after the approval of the original Development Plan Approval (DPA 917) in July 2016 Planning Commission Meeting. The proposed amendment to the DPA involves in decreasing the square footage of the building, and for that reason staffs have determined that no additional environmental analysis is necessary to meet the requirements of the CEQA.

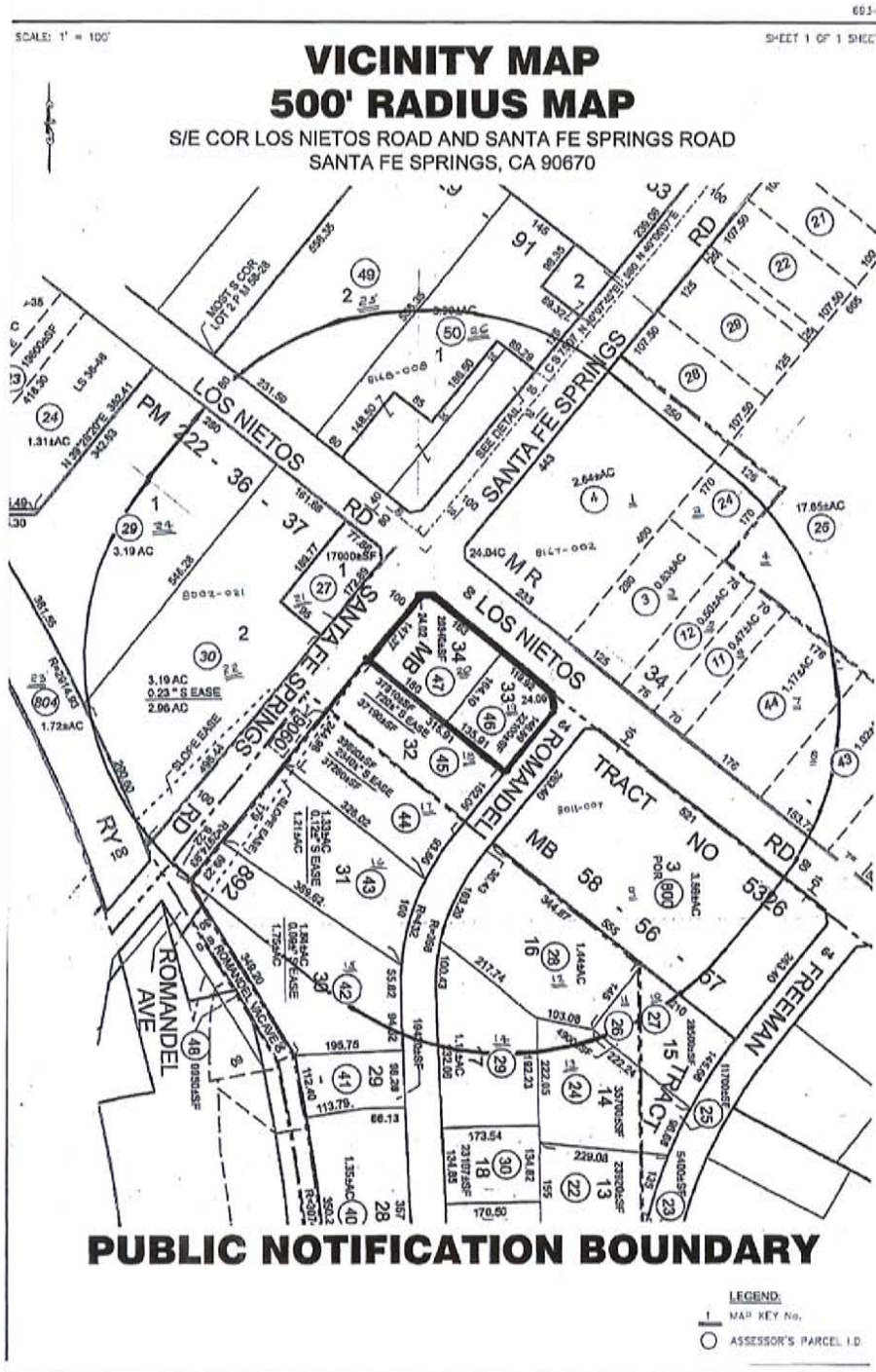
THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Tuesday, February 20, 2018 at 6:00 p.m.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7451, jimmywong@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Pub: February, 8, 2018 Whittier Daily News Ad#1076961

Radius Map



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 67-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 917-1.**

WHEREAS, a request was filed for an amendment to Development Plan Approval Case No. 917-01 to allow the construction of a concrete tilt-up building measuring 17,338 sq. ft. and related improvement at 12636 Los Nietos Road (APN: 8011-007-056), within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located at 12636 Los Nietos Road, in the City of Santa Fe Springs, with an Assessor Parcel Number of 8011-007-056, as shown in the last rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is RCS Adria Maru Property, 23820 Hawthorne Blvd., Suite 100, Torrance, CA 90505; and

WHEREAS, the proposed Amendment to Development Plan Approval is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15332, Class 32 (In-fill Development Project) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Planning Department on February 8, 2018 publish a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on February 8, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

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

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on February 20, 2018, at which time it received public testimony concerning Development Plan Approval Case No. 917-1.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the construction of a 17,338 square foot industrial building. The proposed project is consistent with the general plan; the project site is less than 5-acres; project has no value as habitat for endangered, rare or threatened species; the project will not result in any significant effects relating to traffic, noise, air quality or water quality; and the site can be adequately served by all required utilities and public services.

Pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt and has determined that additional environmental analysis is, therefore, not necessary to meet the requirement of the California Environmental Quality Act (CEQA).

SECTION II. AMENDMENT TO 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 the Zoning Regulation.

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

- 1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial.*
- 2. Since the proposed development (concrete tilt-up industrial building) is industrial, rather than residential or commercial in nature, the land is, therefore, being maintained for industrial uses.*
- 3. Because the project involves the construction of a new and attractive industrial building on a site that is currently vacant, the assessed value of the property will significantly improve thus leading to an increase in property values for both the subject property and neighboring properties.*
- 4. The proposed industrial project will provide a positive contribution to the local job market as the 17,338 sq. ft. development should bring in several new job opportunities for nearby residents.*

- 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.

The proposed project/building will be a significant improvement to the subject site. The proposed building has been designed with variation in the provided setback, height, materials, and color. The result is an attractive project with a contemporary building that is comparable to other high quality industrial projects in Santa Fe Springs.

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

The proposed building will contain a warehouse component with an incidental office area. Additionally, the design of the new building provide quality architectural design (demonstrated by glazing, pop-outs, and variations in height, materials, and color). These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors.

- 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 the Zoning Regulation.

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. For instance, although the truck well has been provided with a glass panel truck door, which when closed will mimic the glazing that is provided to the office area to reduce its visual impact, a 10' high decorative block wall, will be installed to further screen the trucking activities. Additionally, although the proposed landscape areas do not meet the minimum requirements set forth by the City's Zoning Regulations, the majority of the landscape areas are located along the frontage of the subject property for maximum value. Lastly, the proposed trash enclosures have all been strategically placed behind the screen wall, therefore, will not be accessible or visible to the public.

- 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 proposed buildings are contemporary and attractive. The architect used multiple variations in height, setback, materials and color. The style and architecture of the proposed building is consistent with other high quality buildings in the general area.

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

The proposed industrial project will be constructed on a site that is currently both under-utilized and vacant. Staff finds that the new contemporary industrial building is attractive and thus will be an enhancement to the overall area. Staff believes that proper attention has been given to the location, size, and design of the proposed building.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 67-2018 to approve a Development Plan Approval Case No. 917-1 to allow for the construction of a concrete tilt-up building measuring 17,338 sq. ft. and related improvement at 12636 Los Nietos Road, and determine that said project is exempt from the California Environmental Quality Act pursuant to Section 15332, Class 32 (In-fill Development Project), subject to conditions attached hereto as Exhibit A

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

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A
DPA 917-01 & MOD 1270– Furuto Rubio & Associates
12636 Los Nietos Road
Conditions of Approval

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia ext. 7545)

1. That the applicant shall pay a flat fee of \$ 65,168.10 to reconstruct/resurface the existing street frontage to centerline for Santa Fe Springs Road, Los Nietos Road, and Romandel Avenue.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Romandel Avenue and Los Nietos Road street frontages. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
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 the actual cost of sign installation.
5. That the applicant shall pay to the City the entire cost (\$15,000) of design, engineering, installation and inspection of (1) street light on Los Nietos Road. The City will design and cause construction of said street light.
6. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
7. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Santa Fe Springs Road, Los Nietos Road, and Romandel Avenue. Storm drain plans shall be approved by the City Engineer.
8. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
9. All existing 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. 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.
13. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.
14. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
15. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
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 \$3,250 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 applicant, the applicant's civil engineer shall submit Mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
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 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).
23. The applicant shall remove existing curb ramps and construct new ADA compliant curb ramps with black truncated domes at the intersections of Santa Fe Springs Road/Los Nietos Road and Los Nietos Road and Romandel Avenue per satisfactory to the City Engineer. Curb ramps to be constructed per the State of California Department of Transportation Curb Ramp Details – 2010 Revised Standard Plan RSP A88A.
24. The applicant shall remove existing concrete cross gutter/spandrel and construct new concrete cross gutter/spandrel at the intersection of Los Nietos Road and Romandel Avenue per satisfactory to the City Engineer. Cross gutter/spandrel to be constructed per City Standard R-3.3.

POLICE SERVICES DEPARTMENT:

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

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

27. That the Applicant and/or any future occupants shall not allow trucks from backing in from the street at all times.
28. That the Applicant and/or any future tenant or occupants shall not permit any outdoor storage, the reduction of parking spaces or the encroachment of parking spaces and/or loading areas for storage or staging material for loading or unloading at any time.
29. 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.
30. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brian Reparuk 562.868-0511 x3701)

31. 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.
32. 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.
33. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs.

34. When required by the Department, 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.
35. That a Fire Department permit is required to cone and vent any abandoned oil wells beneath any structures on the site.
36. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
37. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
38. 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.
39. 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.
40. 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.
41. 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)

42. 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 the recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the EPD and/or another 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.
43. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
 44. That 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.
 45. 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.

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

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

47. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
48. 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.
49. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

50. That the owner/developer shall apply for an Well Review Report (report) through the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR). A copy of this report shall be provide to the Planning Department. If historic oil wells are identified on-site, well abandoned to current DOGGR standards may be required before a building permit can be issued.
51. That the owner/developer shall apply for an Oilfield Site Plan Review through the Planning Department.
52. That the owner/developer shall indicated the subject property is located within a methane zone on the first page of the building plan. Said indication shall be clearly painted with a minimum font size of 12 point.
53. That approval of the subject to Development Plan Approval (DPA) Case Nos. 917-01 is still contingent upon approval of Modification Permit (MOD) Case No. 1270 to allow a reduction of the front yard setback requirements, a reduction of overall landscaping area, and a 10' high fence/wall at front setback area.
54. That the owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations

is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.

55. That during construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
56. That the applicant shall provide 3" conduit for fiber optics (or other smart technologies) from the telecommunications or electrical room and terminate at a pull box inside the property line. A "fiber optic" plan shall be submitted to the Planning Department and thereafter reviewed and approved by the City's IT department, Public Works department and Planning department, prior to the issuance of Building permit(s). At minimum, the fiber optic plan must include the plot plan, the location of the telecommunications/electrical room, conduit, pull box, and property lines. That the owner/developer agrees and understands that all existing overhead utilities within the development shall be placed underground.
57. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp of approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
58. That to prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
59. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and

shall not include the fire department connector (FDC). Notwithstanding, the Deputy Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.

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

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

61. That prior to submitting plan to Building Division for plan check, the applicant, owner/developer must coordinate with City's Public Work Department for final parcel map checking. The applicant shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
62. That owner/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 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

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

63. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves,

and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

64. That the owner/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 be used as a way to enhance the texture of plants and structures, and to create a sense of height in a landscape design. It is also a great way to create a "barrier" or to simply enhance the beauty of uniquely structured plants that you may have in your landscape.
65. That upon completion of the new landscaping, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
66. That the owner/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 can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
67. That the electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) A copy of the Guideline is available at the Planning Department).
68. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval from both the Fire and Planning Departments.
69. That the owner/developer shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
70. That the Planning Department shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on a minimum 11" x 17" size paper. All signs shall be installed in accordance with the sign

standards of the Zoning Ordinance and the Sign Guidelines of the City.

71. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*).
72. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
73. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
74. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
75. That the owner/developer understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
76. That a minimum of 36 parking stalls shall be provided and continually maintained on-site at all times. Said parking stalls shall be legibly marked off on the pavement, showing the required parking spaces. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
77. That the owner/developer shall design and construct meandering sidewalks along the front setback area along Los Nietos Road and Romandel Avenue. Said meandering sidewalk must be reviewed and approved by the Planning Department and Public Works Department prior to construction.
78. 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.
79. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Deputy Fire Marshall.
80. That the owner/developer shall not allow commercial vehicles, trucks and/or truck tractors to queue on Romandel Avenue and Los Nietos Road, use said streets as

a staging area, or to backup onto the street from the subject property.

81. That the owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.

82. 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.

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

ii. Applicant or owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of their knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

b. Applicant and owner/developer understand and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, 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 and owner/developer understand and agrees that any representations, actions or approvals by the City, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary

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

83. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
84. That the applicant or the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
85. That the owner/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 assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
86. That the applicant and owner/developer agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
87. That all otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall

become null and void. However, an extension of time may be granted by Commission or Council action.

88. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
89. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



PUBLIC HEARING

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

A request for approval to amend previously-approved DPA914, to allow the construction of a 201,467 sq. ft. concrete tilt-up building and related improvements on an approximately 10.26-acre site located at 9615 Norwalk Boulevard (APN: 8002-015-018), within the M-2 Heavy Manufacturing, Zone. DPA 914-1 would, among other things, reconfigure the orientation of the building, and increase the size of the building from 199,987 sq. ft. to 201,467 sq. ft. (Rexford Industrial)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 914-1, and thereafter close the Public Hearing; and
- Find that Development Plan Approval Case No. 914-1 is consistent with the purpose, intent, goals and policies set forth in the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of a Development Plan Approval; and
- Find that approval of Development Plan Approval Case No. 914-1 is consistent with the previously-adopted Initial Study/Mitigated Negative Declaration/ Mitigation Monitoring and Reporting Program (IS/MND/MMRP) for Development Plan Approval Case No. 914, which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Development Plan Approval Case No. 914 will have significant adverse effects that cannot be mitigated to levels of insignificance and therefore, no additional environmental documents are required for Development Plan Approval Case No. 914-1; and
- Approve Development Plan Approval Case No. 914-1, subject to the conditions of approval as contained within Resolution No. 66-2018; and
- Adopt Resolution No. 66-2018, which incorporates the Planning Commission's findings and recommendations regarding this matter.

LOCATION / BACKGROUND

The subject site, comprised of a single parcel (APN: 8002-015-018) of approximately 447,107 sq. ft. (10.26-acres), has an address of 9615 Norwalk Boulevard and is within the M-2, Heavy Manufacturing, Zone. Specifically, the subject site is located on the west side of Norwalk Boulevard between Smith Avenue and Pike Street. Industrial land uses are located to the north, east, and south; the Southern Pacific Railroad right-of-way is to the west.

On August 8, 2016 the Planning Commission approved DPA 914 to allow the construction of a 199,987 sq. ft. concrete tilt-up building and related improvements on an approximately 10.26-acre site located at 9615 Norwalk Boulevard. Upon discovering the site has multiple oil wells under the building, the applicant did not go through with the construction as originally proposed. Instead, the applicant is revising the original DPA by flipping the orientation of the building to avoid constructing on top of the oil wells.

STREETS AND HIGHWAYS

The subject site has frontage on Norwalk Boulevard. Norwalk Boulevard is considered a Major Arterial within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The site, comprised of a single parcel (APN: 8002-015-018) of approximately 10.26-acres, is addressed as 9615 Norwalk Boulevard and is within the M-2, Heavy Manufacturing, Zone. Industrially zoned areas generally surround the subject site, as properties to the north, east, and south are also within the M-2 Heavy Manufacturing, Zone. Abutting the project site to the west is a railroad track and switching yard. Single-family residential properties are located to the west of the railroad track and are within the R-1, Single-Family Residential, Zone.

DEVELOPMENT PROPOSAL (DPA 914-1)**Site Plan**

The site plan is nearly identical to the original site plan, except noting the fact that the building's orientation has changed to mirror the previous building proposal. Flipping the orientation of the building allows the development to avoid constructing on top of two oil wells.

Floor Plan

There will be a slight increase in the total floor area, from 199,987 sq. ft. to 201,467 sq. ft., which is less than a 1% increase in floor area.

Elevations

The previous elevations indicated that the proposed building would have a maximum height of 42' and has now been adjusted to 40'. The building facade has also changed

from the previous design proposal. The new façade will feature earth tone colors along with a naturalistic looking concrete. There will still be large window sections placed along the street-facing elevations.

Landscaping Requirements

The amount of landscape has decreased from 32,008 sq. ft. to 31,048 sq. ft., but the proposal still exceeds the minimum landscape requirements as set forth in the City's Zoning Regulations. The majority of the landscaping will be provided along the property's frontage along Norwalk Boulevard and will include the installation of a meandering sidewalk.

Parking Requirements

The amount of parking stalls has decreased from two-hundred fifty-one (251) to two-hundred forty-nine (249). Of the 249 stalls, seven (7) are ADA compliant stalls and nine (9) 12' x 53' are truck parking stalls. The proposal still satisfies the minimum parking requirement of two-hundred forty-eight (248) spaces and nine (9) truck parking stalls, as set forth in the City's Zoning Regulations.

Loading / Roll Up Doors

There are no changes from the previous report. The proposed building will remain at thirty five (35) dock high doors.

ENVIRONMENTAL IMPACT ASSESSMENT – IS/MND/MMRP Prepared

An Initial Study (IS), Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were already prepared and adopted for the previously-approved ±199,987 sq. ft. concrete tilt-up building and appurtenant improvements. Although the proposed project could have a significant effect on the environment, there will not be a significant effect with the incorporation of mitigation measures pertaining to Aesthetics, Air Quality, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Public Services, and Transportation and Circulation. Staff finds the proposed DPA Amendment is consistent with the previously-approved IS/MND/MMRP; therefore, no additional environmental documents are required for the DPA 914-1.

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 February 8, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the

City Library and the City's Town Center on February 8, 2018, and published in a newspaper of general circulation (Whittier Daily News) February 8, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

STAFF REMARKS

Based on the findings and approval criteria set forth in Resolution No. 66-2018, Staff finds that the applicant's request still meets the criteria set forth in § 155.739 of the Zoning Regulations for the granting of Development Plan Approval.

AUTHORITY OF PLANNING COMMISSION

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

AUTHORITY OF PLANNING COMMISSION

Conditions of approval for DPA 914-1 are attached to Resolution No. 66-2018 as Exhibit A.

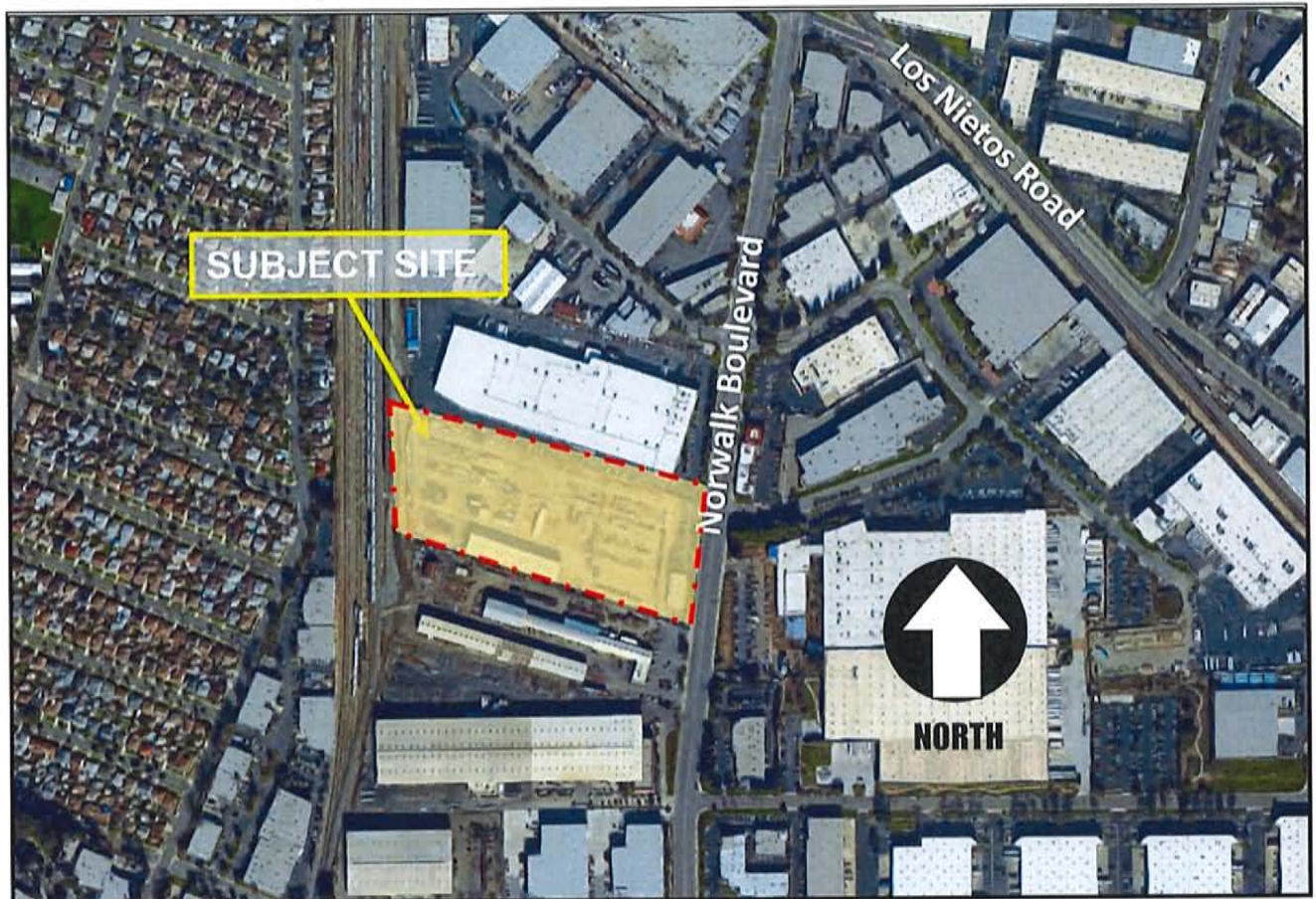


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Colored Rendering
3. Site Plan
4. Floor Plan
5. Elevations
6. Development Plan Approval Application
7. Public Hearing Notice & Postcard
8. Radius Map for Public Hearing Notice
9. Mitigation Monitoring and Reporting Program
10. Resolution Number 66-2018
 - a. Exhibit A – Conditions of Approval

Aerial Photograph



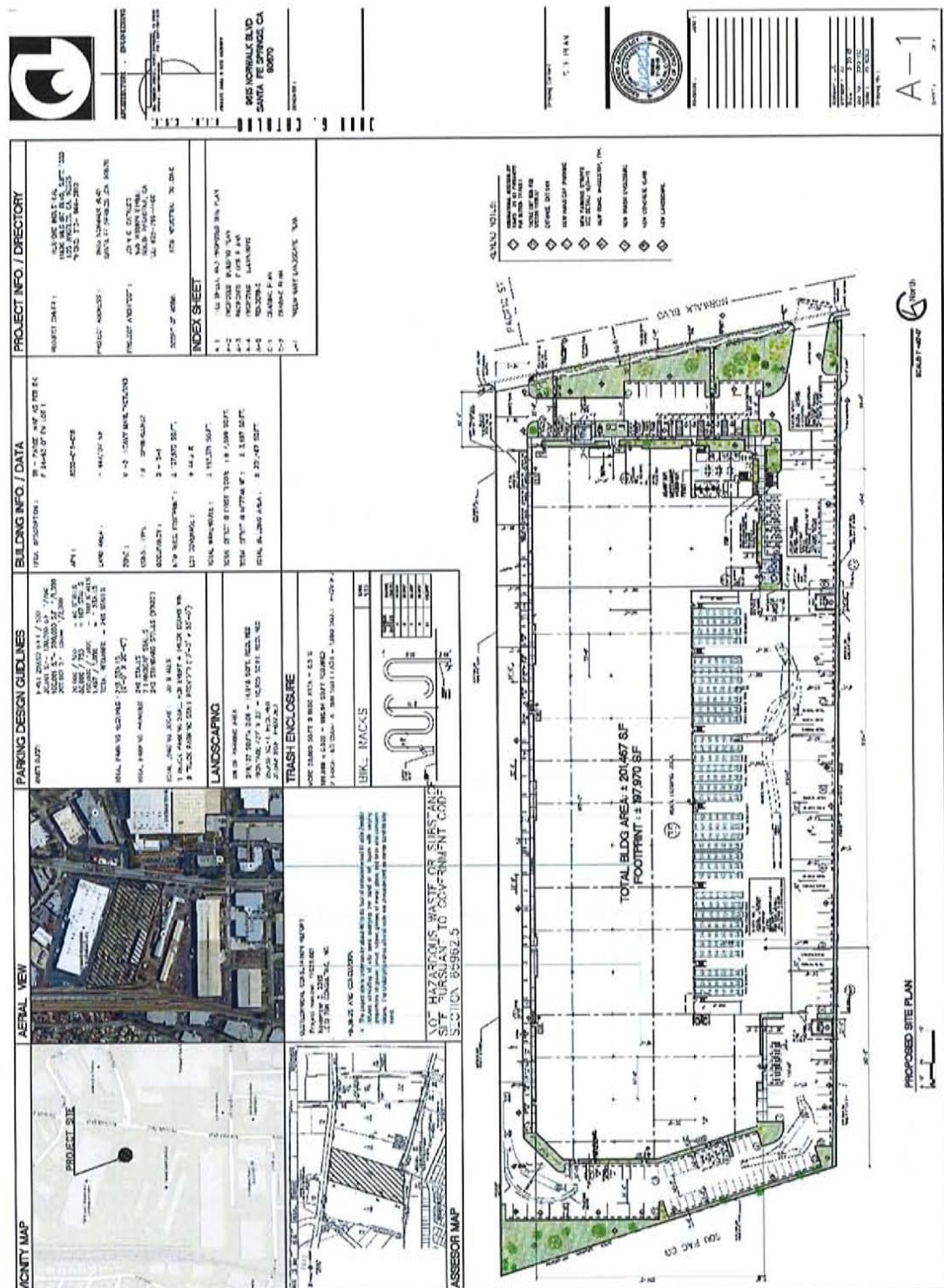
Development Plan Approval No. 914 – 9615 Norwalk Boulevard

Rexford Industrial

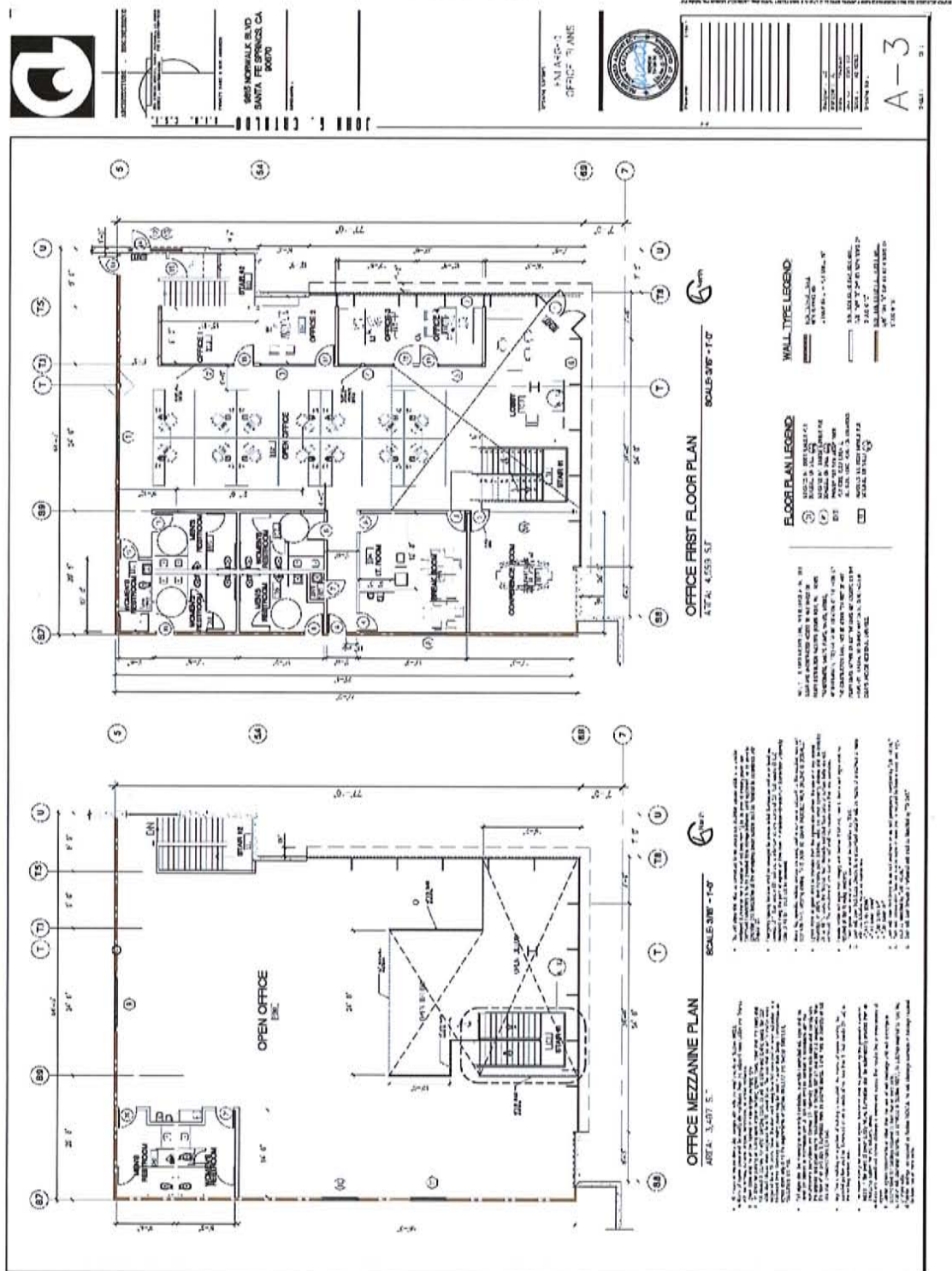
Colored Rendering



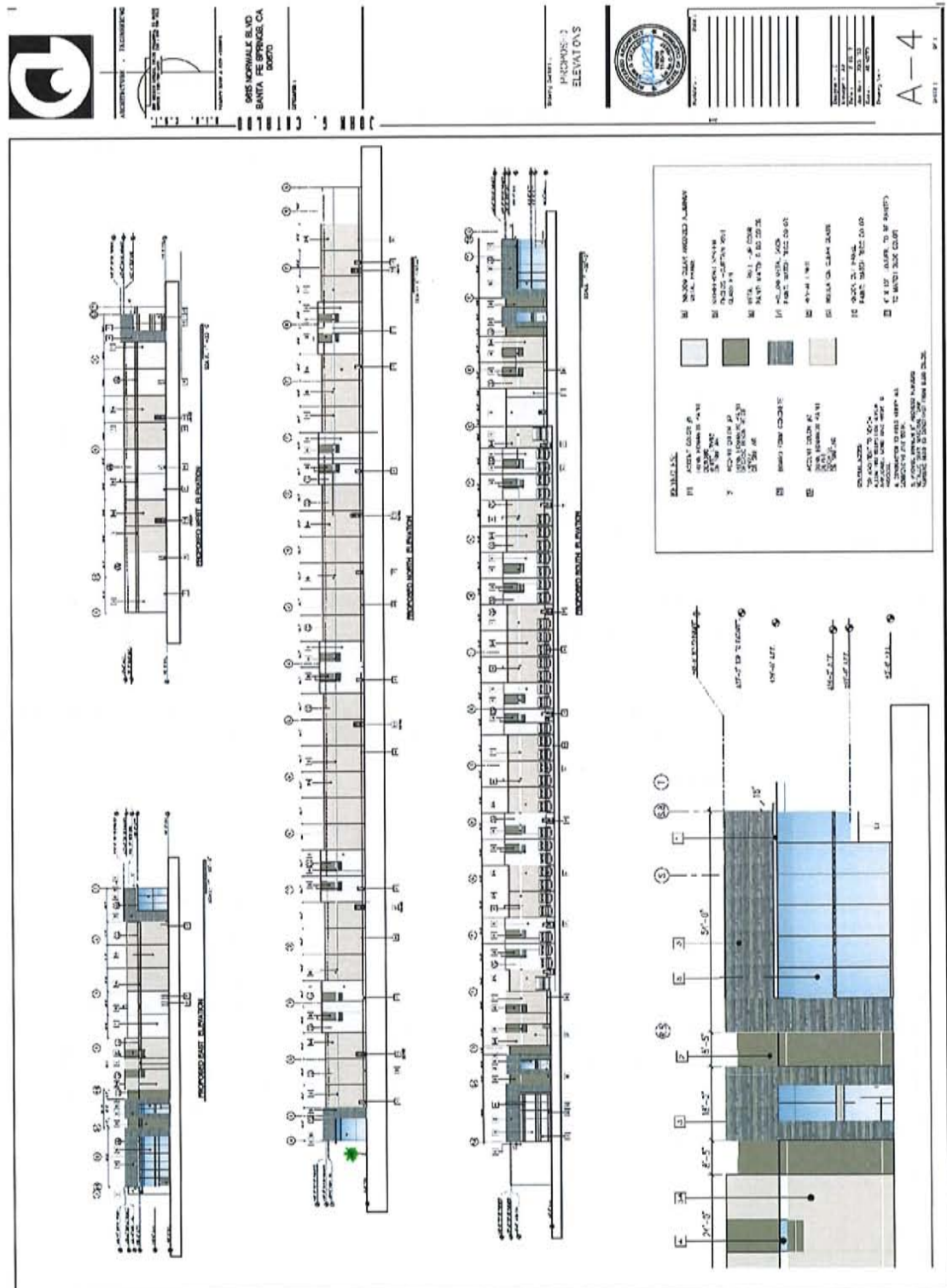
Site Plan



Floor Plan



Elevations



Development Plan Approval Application



City of Santa Fe Springs
Application for

DEVELOPMENT PLAN APPROVAL (DPA)

Received

JAN 18 2018

Planning Department

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:

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

9615 NORWALK Blvd. Santa Fe Spring, CA
8002-015-018

RECORD OWNER OF THE PROPERTY:

Name: Rexford Industrial-9015 Norwalk, LLC

Phone No: 310-966 1680

Mailing Address: 11620 Wilshire Blvd. #100

Los Angeles, Ca. 90025

Fax No: 310-966-1680

E-mail: bherkerman@RexfordIndustrial.com

THE APPLICATION IS BEING FILED BY:

☒ Record owner of the property

☐ Authorized agent of the owner (written authorization must be attached to application)

Status of Authorized Agent:

Engineer/Architect: _____

Attorney: _____

Purchaser: _____

Lessor: _____

Other (describe): _____

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

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

Signed: _____

Howard Schwimmer

Signature

Ca. CEO

Print name

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

NOTE

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

Development Plan Approval Application (Cont.)

DPA Application
Page 2 of 2

PROPERTY OWNERS STATEMENT

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

Name (please print): Howard Schwimmer
 Mailing Address: 11620 Wilshire Blvd., #1000, Los Angeles, CA 90025
 Phone No: 310.301.4412
 Fax No: 310.986.1690 E-mail: DSestak@rexfordindustrial.com
 Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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



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

(seal)

On 1/11/2018 before me, Judy Jones-Eschman, Notary Public
 Personally appeared Howard Schwimmer
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Notary Public

FOR DEPARTMENT USE ONLY

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

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

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on **Tuesday, February 20, 2018 at 6:00 p.m.**, in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Rexford Industrial Realty, Inc.

Property located at: 9615 Norwalk Boulevard (APN: 8002-015-018)

Development Plan Approval Case No. 914-1: Revising a request for approval to construct a 201,467 sq. ft. concrete tilt-up building, and related improvements, on an approximately 10.26-acre site within the M-2, Heavy Manufacturing, Zone.

CEQA Status: An Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program was previously-prepared to study the potential environmental impacts associated with the initial development plan approval (DPA 914). The proposed project is within the scope of the previously-prepared environmental document and there is no reason to believe that new significant effects could occur or new mitigation measures or additional environmental document would be required. The proposed Amendment is consistent with the previously-approved IS/MND/MMRP; therefore, no additional environmental documents are required for DPA 914-1.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact Camillia Martinez at 562-868-0511, Ext. 7519 or camilliamartinez@santafesprings.org



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

NEOPOST

02/16/2018

US POSTAGE \$000.00⁰



ZIP 90670
041L11257783

FILE

(NOTICE OF PUBLIC HEARING)

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

Public Hearing Notice (Cont.)

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING DEVELOPMENT PLAN APPROVAL CASE NO. 914-1

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 CASE NO. 914-1: Revising a request for approval to construct a 201,467 sq. ft. concrete tilt-up building, and related improvements, on an approximately 10.26-acre site within the M-2, Heavy Manufacturing, Zone.

APPLICANT / PROJECT LOCATION: Rexford Industrial Realty, Inc. / 9615 Norwalk Boulevard (APN: 8002-015-018)

CEQA STATUS: An Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program was previously-prepared to study the potential environmental impacts associated with the initial development plan approval (DPA 914). The proposed project is within the scope of the previously-prepared environmental document and there is no reason to believe that new significant effects could occur or new mitigation measures or additional environmental document would be required. The proposed Amendment is consistent with the previously-approved IS/MND/MMRP; therefore, no additional environmental documents are required for DPA 914-1.

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

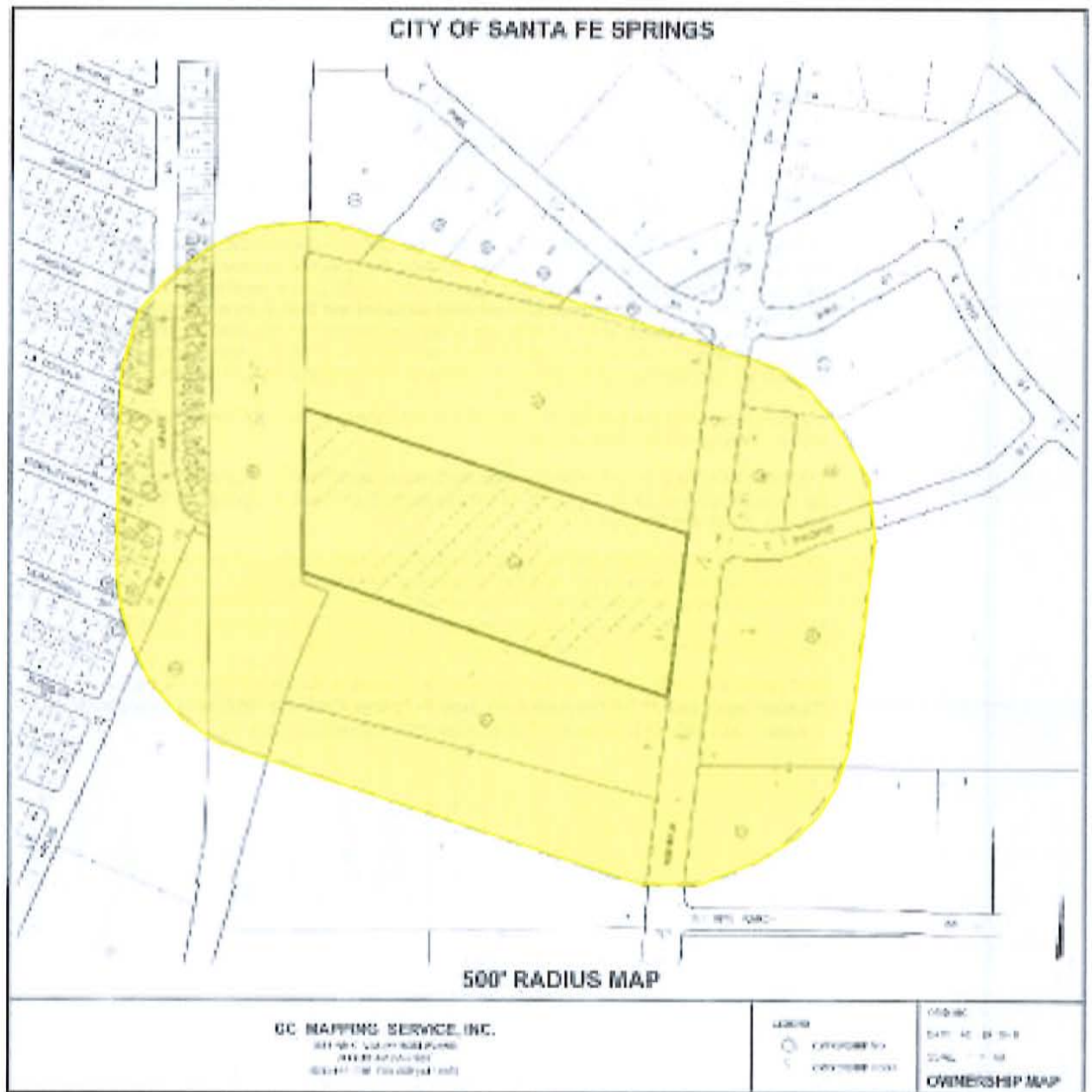
THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Tuesday, February 20, 2018 at 6:00 p.m.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7519, camilliamartinez@santafesprings.org.

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

Public Hearing Notification Radius Map



Mitigation Monitoring and Reporting Program

Resolution Number 66-2018

CITY OF SANTA FE SPRINGS
MITIGATION MONITORING AND REPORTING PROGRAM
DEVELOPMENT PLAN APPROVAL 914
REXFORD INDUSTRIAL DEVELOPMENT • 9615 NORWALK BOULEVARD

MITIGATION MONITORING AND REPORTING PROGRAM

**REXFORD INDUSTRIAL DEVELOPMENT
9615 NORWALK BOULEVARD
SANTA FE SPRINGS, CALIFORNIA
DEVELOPMENT PLAN APPROVAL (DPA) 914**



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
16388 E. COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745**

JULY 15, 2016

SFSP 031

CITY OF SANTA FE SPRINGS
MITIGATION MONITORING AND REPORTING PROGRAM
DEVELOPMENT PLAN APPROVAL 914
REXFORD INDUSTRIAL DEVELOPMENT • 9615 NORWALK BOULEVARD

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1. OVERVIEW OF THE PROJECT

The City of Santa Fe Springs is considering an application to construct and operate a new industrial building within a 10.26-acre (447,107 square foot) site located at 9615 Norwalk Boulevard within the City of Santa Fe Springs. The proposed project, if approved, will consist of a concrete tilt-up industrial building and will have a total floor area of 199,987 square feet. The proposed project will consist of 191,550 square feet of warehousing, 4,599 square feet of first floor office space, and 3,838 square feet of mezzanine office space. The new industrial building will include 35 truck loading docks on the building's north-facing elevation. Parking will be provided on surface parking areas and will include 251 stalls. The parking area will be located around all sides of the new industrial building and will include seven ADA parking stalls, six clean air vehicle parking stalls, and an additional nine truck parking stalls and seven bicycle racks. Access to the proposed development will be provided by two 40-foot-wide driveways located along Norwalk Boulevard. The proposed building will have a maximum height of 42 feet. Lastly, a total of 32,008 square feet will be dedicated for landscaping.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

The Initial Study prepared for the proposed project indicated that the proposed project will not result in significant adverse 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 adopted as part of the decision-maker's final determination.

4. MITIGATION MEASURES

The analysis determined that no significant adverse impacts related to aesthetics and views are anticipated with adherence to existing regulations and requirements. However, due to the presence of light sensitive receptors in the vicinity of the project site, the following mitigation measures are required to reduce potential impacts to levels that are less than significant:

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. The plan for the lighting must be submitted to the Planning and Development 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 (Aesthetics). An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall be prepared by the Applicant and submitted for review and approval by the Planning and Development Department, Police Services Department, and the Chief Building Official.

The following mitigation is required as part of this project to ensure that potential air quality impacts are mitigated:

Mitigation Measure No. 3 (Air Quality). All unpaved demolition and construction areas shall be watered during excavation, grading and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Watering could reduce fugitive dust by as much as 55 percent.

Mitigation Measure No. 4 (Air Quality). The Applicant shall ensure that the grading and building contractors must adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures. No more than 5.0 acres may be graded on any single construction day.

Mitigation Measure No. 5 (Air Quality). To ensure that odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

The following mitigation is required due to the potential for disturbance of archaeological resources:

Mitigation Measure No. 6 (Cultural Resources Impacts). 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 Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil and any cultural materials identified. The monitor(s) will photo-document the

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ground disturbing activities. The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

The following mitigation is required to ensure that potential impacts are mitigated to impacts that are less than significant:

Mitigation Measure No. 7 (Hazards & Hazardous Materials Impacts). Groundwater monitoring wells shall be removed according to applicable regulations.

Mitigation Measure No. 8 (Hazards & Hazardous Materials Impacts). The existing buildings may contain ACMs and/or LBPs. As a result, a ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.

Mitigation Measure No. 9 (Hazards & Hazardous Materials Impacts). A vapor barrier must be installed below the entire building slabs to prevent the intrusion of methane into the proposed project. The vapor barrier must comply with all requirements set by the City of Santa Fe Springs Department of Fire and Rescue.

Mitigation Measure No. 10 (Hazards & Hazardous Materials Impacts). The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed of in accordance with applicable laws prior to the issuance of any building permit.

The following mitigation is required as part of the proposed project's implementation to ensure potential water quality impacts are mitigated:

Mitigation Measure No. 11 (Hydrology and Water Quality). Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste

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Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.

Mitigation Measure No. 12 (Hydrology and Water Quality). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project sites and be available for review on request.

Mitigation Measure No. 13 (Hydrology and Water Quality). All catch basins and public access points that cross or abut an open channel shall be marked by the Applicant with a water quality label in accordance with City standards. This measure must be completed and approved by the City Engineer prior to the issuance of a Certificate of Occupancy.

Mitigation Measure No. 14 (Hydrology and Water Quality). The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.

The analysis of public service impacts indicated that no impacts are anticipated; however, to ensure the proposed project meets the City's Fire and Police department standards, the following mitigation is required:

Mitigation Measure No. 15 (Public Services Impacts). The proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance.

Mitigation Measure No. 16 (Public Services Impacts). The City of Santa Fe Springs Department of Police Services shall review the site plan for the proposed project to ensure that the development adheres to Department requirements.

The analysis of potential impacts related to traffic and circulation indicated that an impact related to increased traffic generation will result upon the project's implementation. Evaluation of the Project Opening Year 2017 (Without and With Project) scenario revealed that the intersection of Norwalk Boulevard and Telegraph Road (Study Location #10) would be significantly impacted by project-related traffic in the PM peak hour. In order to reduce project-specific impacts at this intersection, the applicant shall coordinate with the City of Santa Fe Springs to identify a fair-share contribution along with other surrounding developments to improve the peak hour LOS of the intersection. Potential alternatives to improve the identified deficient PM peak hour LOS include:

Mitigation Measure No. 17 (Transportation and Circulation). Pursuant to the CMP, Norwalk Boulevard may be widened to provide a third southbound through lane at the intersection. Analysis of this mitigation measure shows that the intersection level of service (LOS) would improve the morning and afternoon peak-hour ICU by -5% and -7% of their existing levels, respectively. The LOS during the PM peak hour would improve from LOS F to LOS E, and the increase in ICU attributable to the project would be below the level of significance.

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Mitigation Measure No. 18 (Transportation and Circulation). Contribute a fair-share payment based on a traffic impact fee (TIF) per square feet of building area for the warehouse, to be negotiated by the Applicant and City staff. The TIF contribution would be applied directly toward local capital improvement projects at the intersection of Telegraph/Norwalk.

Mitigation Measure No. 19 (Transportation and Circulation). Request to the L.A. County Public Works through City staff to identify any current or future plans to implement future traffic signal timing/phasing improvements, Intelligent Transportation Systems (ITS) upgrades or other advanced traffic management systems (ATMS) on Telegraph Road at Norwalk Boulevard. Telegraph Road is part of LACDPW's "I-5 Telegraph Road Corridor" Project in the Gateway Cities Traffic Signal Synchronization and Bus Speed Improvement Program. Conditional to prevailing interagency agreements between the City of Santa Fe Springs and L.A. County regarding implementing ITS/ATMS improvements on Telegraph Road, the City may also consider levying TIF contributions toward funding these improvements to serve as mitigation for project impacts. At this time, the degree of effectiveness of such improvements would be unknown; however, the improvements would likely improve the LOS and deficient peak hour ICU rating at this intersection.

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 1.

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TABLE 1
MITIGATION-MONITORING PROGRAM

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. The plan for the lighting must be submitted to the Planning and Development Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.	City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 2 (Aesthetics). An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall be prepared by the Applicant and submitted for review and approval by the Planning and Development Department, Police Services Department, and the Chief Building Official.	City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 3 (Air Quality). All unpaved demolition and construction areas shall be watered during excavation, grading and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Watering could reduce fugitive dust by as much as 55 percent.	City of Santa Fe Springs Planning and Development Department and the SCAQMD • <i>(The Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 4 (Air Quality). The Applicant shall ensure that the grading and building contractors must adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures. No more than 5.0 acres may be graded on any single construction day.	City of Santa Fe Springs Planning and Development Department and the SCAQMD • <i>(The Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> • Mitigation ends when construction is completed.	Date: Name & Title:

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TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 5 (Air Quality). To ensure that odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.	City of Santa Fe Springs Planning and Development Department and the SCAQMD • <i>(The Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 6 (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 Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil and any cultural materials identified. The monitor(s) will photo-document the ground disturbing activities. The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.	City of Santa Fe Springs Planning and Development Department and the Gabrieleño Band of Mission Indians, Kizh Nation • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i> • Mitigation ends when ground disturbance is completed or otherwise noted by the tribal representative.	Date: Name & Title:
Mitigation Measure No. 7 (Hazards and Hazardous Materials). Groundwater monitoring wells shall be removed according to applicable regulations.	City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i> • Mitigation ends when wells are removed.	Date: Name & Title:

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TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 8 (Hazards and Hazardous Materials). The existing buildings may contain ACMs and/or LBPs. As a result, a ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an <i>Asbestos Operations and Maintenance Program</i> should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.	City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to demolition of existing buildings</i> • Mitigation ends when surveys are complete.	Date: Name & Title:
Mitigation Measure No. 9 (Hazards and Hazardous Materials). A vapor barrier must be installed below the entire building slabs to prevent the intrusion of methane into the proposed project. The vapor barrier must comply with all requirements set by the City of Santa Fe Springs Department of Fire and Rescue.	City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> • The vapor barrier will remain below the two new buildings throughout their operational lifetime.	Date: Name & Title:
Mitigation Measure No. 10 (Hazards and Hazardous Materials). The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed of in accordance with applicable laws prior to the issuance of any building permit.	City of Santa Fe Springs Planning and Development Department, Chief Building Official • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the issuance of any Building Permits</i> • Mitigation ends at the completion of the construction phase.	Date: Name & Title:

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TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 11 (Hydrology and Water Quality). Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.	City of Santa Fe Springs Planning and Development Department, Chief Building Official and City Engineer • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to issuance of a grading permit.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 12 (Hydrology and Water Quality). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project sites and be available for review on request.	City of Santa Fe Springs Planning and Development Department, Chief Building Official and City Engineer • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to issuance of a grading permit.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 13 (Hydrology and Water Quality). All catch basins and public access points that cross or abut an open channel shall be marked by the Applicant with a water quality label in accordance with City standards. This measure must be completed and approved by the City Engineer prior to the issuance of a Certificate of Occupancy.	City of Santa Fe Springs Planning and Development Department, City Engineer • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 14 (Hydrology and Water Quality). The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.	City of Santa Fe Springs Planning and Development Department, City Engineer • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to issuance of a Certificate of Occupancy.</i> • Mitigation ends when construction is completed.	Date: Name & Title:

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TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 15 (Public Services). The proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance.	Santa Fe Springs Department of Fire and Rescue • (The Applicant is responsible for implementation)	During final plan check. • Mitigation ends at the completion of the construction phase.	Date: Name & Title:
Mitigation Measure No. 16 (Public Services). The City of Santa Fe Springs Department of Police Services shall review the site plan for the proposed project to ensure that the development adheres to Department requirements.	Santa Fe Springs Department of Police Services • (The Applicant is responsible for implementation)	During final plan check. • Mitigation ends at the completion of the construction phase.	Date: Name & Title:
Mitigation Measure No. 17 (Transportation and Circulation). Pursuant to the CMP, Norwalk Boulevard may be widened to provide a third southbound through lane at the intersection. Analysis of this mitigation measure shows that the intersection level of service (LOS) would improve the morning and afternoon peak-hour ICU by -5% and -7% of their existing levels, respectively. The LOS during the PM peak hour would improve from LOS F to LOS E, and the increase in ICU attributable to the project would be below the level of significance.	City of Santa Fe Springs Planning and Development Department, City Engineer	Long-range Citywide traffic mitigation program	Not Applicable
Mitigation Measure No. 18 (Transportation and Circulation). Contribute a fair-share payment based on a traffic impact fee (TIF) per square feet of building area for the warehouse, to be negotiated by the Applicant and City staff. The TIF contribution would be applied directly toward local capital improvement projects at the intersection of Telegraph/Norwalk.	City of Santa Fe Springs Planning and Development Department, City Engineer	Long-range Citywide traffic mitigation program	Not Applicable

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TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 19 (Transportation and Circulation). Request to the L.A. County Public Works through City staff to identify any current or future plans to implement future traffic signal timing/phasing improvements, Intelligent Transportation Systems (ITS) upgrades or other advanced traffic management systems (ATMS) on Telegraph Road at Norwalk Boulevard. Telegraph Road is part of LACDPW's "I-5 Telegraph Road Corridor" Project in the Gateway Cities Traffic Signal Synchronization and Bus Speed Improvement Program. Conditional to prevailing interagency agreements between the City of Santa Fe Springs and L.A. County regarding implementing ITS/ATMS improvements on Telegraph Road, the City may also consider levying TIF contributions toward funding these improvements to serve as mitigation for project impacts. At this time, the degree of effectiveness of such improvements would be unknown; however, the improvements would likely improve the LOS and deficient peak hour ICU rating at this intersection.	City of Santa Fe Springs Planning and Development Department, City Engineer	<i>Long-range Citywide traffic mitigation program</i>	Not Applicable

CITY OF SANTA FE SPRINGS
RESOLUTION No. 66-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 914-1.**

WHEREAS, a request was filed for an Amendment to Development Plan Approval Case No. 914 to allow the construction of a 201,467 sq. ft. concrete tilt-up building and related improvements within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located at 9615 Norwalk Boulevard, in the City of Santa Fe Springs, with an Accessor Parcel Number of 8002-015-018, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Rexford Industrial-9615 Norwalk, LLC, 11620 Wilshire Blvd. #1000, Los Angeles, CA 90025; and

WHEREAS, the proposed Amendment to Development Plan Approval 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, the City caused to be prepared and adopted an Initial Study (IS), Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the proposed Project; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on February 8, 2018 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on February 8, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

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

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on February 20, 2018, at which time it received public testimony concerning Development Plan Approval Case No. 914-1.

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

An Initial Study (IS), Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared and adopted for Development Plan Approval Case No. 914 in August 2016, which approved a ±199,987 sq. ft. concrete tilt-up building and appurtenant improvements. Although the proposed project could have a significant effect on the environment, there will not be a significant effect with the incorporation of mitigation measures pertaining to Aesthetics, Air Quality, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Public Services, and Transportation and Circulation. Staff finds the proposed Amendment to Development Plan Approval Case No. 914 is consistent with the previously-approved IS/MND/MMRP; therefore, no additional environmental documents are required for DPA 914-1.

SECTION II. AMENDMENT TO 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 the Zoning Regulation.

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

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

- 1. The land is appropriate for industrial uses based on its zoning, M-2 Heavy Manufacturing and its General Plan Land Use designation of Industrial.*
- 2. Since the proposed development is industrial, rather than residential or commercial in nature, the land is, therefore, being maintained for industrial uses.*
- 3. Because the project involves the construction of a new and attractive industrial building on a currently underdeveloped site, the assessed value of the property will significantly improve, leading to an increase in property values for both the*

subject property and neighboring properties.

4. *The proposed industrial project will provide a slight boost to the local job market as the development should bring in job opportunities for nearby residents.*

- 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.

The subject parcel is currently occupied by a metal warehouse building, a two-story office structure, and several smaller structures that were erected in 1979. Once constructed, the proposed building will improve the quality of the site and enhance the general appearance of the area, as the proposed project will replace aging structures with a new structure consisting of modern architecture. The proposed building has been designed with variation in the provided setback, height, materials, and color. The result is an attractive project with a contemporary building that is comparable to other high quality industrial projects in Santa Fe Springs.

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

The proposed building will contain a warehouse component with an incidental office area. Furthermore, the design of the new building represent quality architectural design (demonstrated by reveals lines, glazing, pop-outs and recessed areas, and variations in materials and color). These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors. Therefore, as designed, the new building is completely suitable for its intended purpose, and the distinctive design of the building represents the architectural principles of proportion and harmony.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's zoning regulations. For instance, the proposed landscape areas exceed the minimum requirements set forth by the City's Zoning Regulations with the majority of the landscaping, along with a new meandering sidewalk, provided along the frontage of the building for maximum value. Secondly, although the dock-high truck loading doors have been strategically placed to reduce their line of sight from the street, a 14'-high concrete tilt-up screen wall will be provided to further screen the trucking activities. And lastly, the proposed trash enclosures will be strategically placed so as to not be visible and have the least impact on adjacent properties.

- 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 proposed building is contemporary and attractive. The architect used multiple variations in setback, materials, and color. The style and architecture of the proposed building is therefore consistent with other high quality buildings in the general area.

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

The proposed project/building will be constructed on a site consisting of structures developed nearly 40 years ago and along a major arterial route. Staff finds that the new contemporary industrial building is very attractive and thus will be an enhancement to not only the site, but the area as a whole. Staff believes that proper attention has been giving to the location, size, and design of the building. This is evident in the fact that the project does not include or otherwise require any modification permits and/or zone variances. As proposed, the project meets or exceeds all development standards set for in the City's zoning regulations.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 66-2018 to approve Development Plan Approval Case No. 914-1 to allow the construction of a 201,467 sq. ft. concrete tilt-up building and related improvements at 9615 Norwalk Boulevard, subject to conditions attached hereto as Exhibit A.

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

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A

Development Plan Approval (DPA) Case No. 914-1 9615 Norwalk Boulevard (APN: 8002-015-018)

ENGINEERING / PUBLIC WORKS DEPARTMENT

(Contact: Robert Garcia 562.868.0511 x7545)

1. The applicant shall pay a flat fee of \$ 48,938 to reconstruct/resurface the existing street frontage to centerline for Norwalk Boulevard.
2. The applicant shall design and construct a 5-foot wide meandering sidewalk 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.
3. The applicant shall design and construct (2) new drive approaches along Norwalk Boulevard per City Standard Plan No. R-6.4.
4. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
5. 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 \$ 600 to install (3) new signs.
6. Common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
7. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications on Norwalk Boulevard. Storm drain plans shall be approved by the City Engineer.
8. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
9. Sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.

10. All buildings shall be connected to the sanitary sewers.
11. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
12. The applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
13. 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.
14. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, 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.
15. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.
16. All points of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
17. 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.

18. The applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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)

24. 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.
25. 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.
26. Interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
27. If on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.

28. 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.
29. 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.
30. 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.
31. Signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
32. The applicant shall provide a Division of Oil, Gas, and Geothermal Resources (DOGGR) Report for all existing oil wells on-site and the status of their abandonments.
33. The applicant shall provide a Methane Site Survey and Investigation per City Ordinance and complete prior to Building plan submittal.
34. Due to the landfill, the applicant shall provide Methane barriers and other methods of protection as revealed under the DOGGR Report and Methane Study.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

35. 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 the recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the EPD and/or another 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.
36. Permits and approvals. 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.
37. The applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire- Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT

(Contact: Margarita Munoz 562.868.0511 x3319 or Luis Collazo 562.868.0511 x3320)

38. 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 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 and security 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.

39. Prior to the construction phase, the applicant shall provide an emergency phone number and a contact person (i.e. superintendent, project manager) to the Department of Police Services. Emergency information shall allow the emergency services to reach the applicant or their representative any time, 24 hours a day.
40. 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.
41. 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.
42. 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.

WASTE MANAGEMENT

(Contact: Teresa Cavallo 562.868.0511 x7309)

43. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or resident from contracting any solid waste disposal company that does not hold a current permit from the City.
44. 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.
45. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended,

which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Camillia Martinez 562.868.0511 x7519)

46. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 914. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
47. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
48. The applicant, Rexford Industrial, shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information 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. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
49. Preferential parking spaces shall be reserved for potential carpool/vanpool vehicles without displacing handicapped and customer parking needs. Vanpool space(s) shall be legibly marked off on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. Also, the preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. No less than two carpool/vanpool parking spaces shall be provided. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.

50. An area shall be designated for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at a ratio of 4 bicycles for first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
51. There shall be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to the proposed building and safe and convenient access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
52. The applicant understands and agrees that compliance with conditions of approval numbers 47-51 must be obtained prior to issuance of a certificate of occupancy.
53. The applicant shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
54. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 1. Name of the development/project.
 2. Name of the development company.
 3. Address or Address range for the subject site.
 4. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
55. The applicant, Rexford Industrial, agrees and understands that any existing overhead utilities within the development shall be placed underground.
56. The applicant, Rexford Industrial, shall provide conduit for fiber optics or other smart technologies for the parcel for Internet access. The conduit shall also be adequate to provide the opportunity for future telecommunications to the Project.
57. The applicant, Rexford Industrial, shall work with the cable or Internet provider for the City, for the installation of underground cabling and related telecommunications facilities within the project site. Along at least the project's

perimeters, along Norwalk Boulevard, the applicant shall work with the cable or Internet provider for the City for the installation of underground cabling and related telecommunications facilities, and in recognition of the Citywide importance of providing telecommunication facilities along these frontages, the applicant shall also install and dedicate to the City separate underground telecommunications conduit adequate to provide opportunity for future telecommunications to the project and for the City's anticipated future needs and services, all to the satisfaction of the Public Works Director.

58. Prior to submitting plans to the Building Department for plan check, the applicant shall submit mechanical plans that include a roof plan that shows the location of all roof-mounted mechanical equipment and/or duct work. All roof-mounted equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.

- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:

- i. A roof plan showing the location of all roof-mounted equipment;
- ii. Elevations of all existing and proposed mechanical equipment; and
- iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: Building cross section must be scaled.

59. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp of approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.

60. The Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.

61. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall

be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs, with a three (3) foot clearance on sides and back of the equipment and an eight (8) foot clearance in front of the equipment. A landscaping irrigation system shall be installed so that it does not spray on equipment. A copy of the Edison Transformer Requirements is available at the Planning Department.

62. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).
63. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).
64. Upon completion of new landscaping and landscaping upgrades, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
65. The applicant shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
66. The applicant shall design and construct meandering sidewalks along the front setback area of the entire development. Said meandering sidewalk must be reviewed and approved by the Planning Department and Public Works Department prior to construction.
68. The exterior employee break area shall be provided with a minimum 42"-high solid wall. Said wall shall be installed along the exterior employee break area exposed to the parking lot (north and east sides) and shall be consistent with the color, style, and materials of the building.

69. The proposed "Pump Room" shall be provided with a trellis and climbing vines on the exterior walls. Said trellis shall be designed to be consistent with the trellis provided for the exterior employee break area.
70. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Norwalk Boulevard, use Norwalk Boulevard as a staging area, or to back-up onto the street from the subject property.
71. All vehicles associated with the business 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.
72. A minimum of 248 on-site parking stalls shall be provided and continually maintained at all times. Additionally, all parking areas shall be legibly marked off on the pavement; furthermore, all compact parking stalls shall be identified by having the words "compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
73. All activities shall occur inside the building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
74. A sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. f.t of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. (Calculations are subject to change)
75. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning.
76. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" 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.
77. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background.

The size recommendation shall be 12" minimum.

78. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
79. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
 2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Owner/developer understands and agrees that it is their responsibility 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 applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all

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

80. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
81. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
82. The applicant shall clarify on the construction drawings that all street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.
83. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.
84. The applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Planning Department for review and approval prior to the implementation of such changes. Note that certain changes may also require approvals from other departments
85. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
86. 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.

87. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
88. The applicant shall obtain approval from CalRecycle to develop the site. Proof of approval from CalRecycle shall be required prior to the issuance of Building Permits.
89. The applicant shall be aware of and comply with the post-closure landfill development regulations in California Code of Regulations, Title 27.
90. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
91. The applicant shall indemnify, protect, defend and hold harmless from and against any and all claims, liabilities and costs, including attorney's fees, arising from CEQA challenges and subsequent environmental review for the Project and any or all entitlements and approvals issued by the City in connection with the Project.
92. The applicant agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Development Plan Approval or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
93. It is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



City of Santa Fe Springs

Adjourned Planning Commission Meeting

February 20, 2018

PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 753

Revocation of Conditional Use Permit Case No. 753, which granted approval to allow the operation and maintenance of a metal recycling facility at 9600 John Street, within the Heavy Manufacturing (M-2) Zone, for failure to comply with the conditions of approval and City laws. (City of Santa Fe Springs).

RECOMMENDATION

- That the Planning Commission table this matter.

Staff is requesting that this matter be tabled, allowing a few more days for the Applicant to correct the violations. This matter will be returned to the Planning Commission if Staff's attempts for compliance are unsuccessful.


Wayne Morrell
Director of Planning



City of Santa Fe Springs

Adjourned Planning Commission Meeting

February 20, 2018

PUBLIC HEARING

Tentative Parcel Map No. 82014 and Environmental Document

Request for approval to subdivide two APN's (APN: 8009-007-915 and APN: 8009-007-928) with a gross combined area of 6.133 acres into two parcels: Parcel 1 of 1.074 acres and Parcel 2 of 5.059 acres, on property generally located at the southwest corner of Telegraph Road and Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone.

RECOMMENDATION: That the Planning Commission:

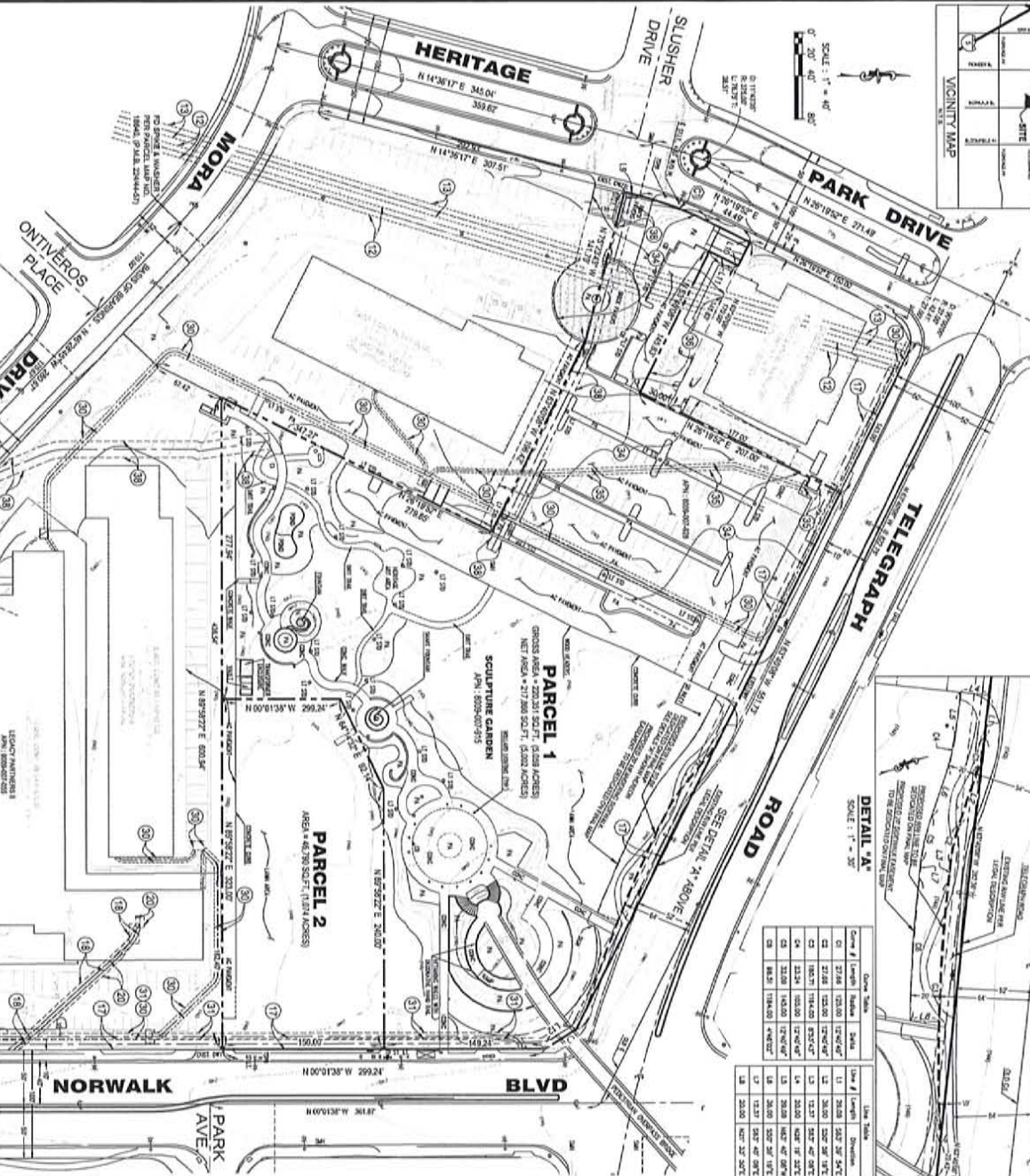
- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82014 and, after receiving all public comments, continue this matter to the Planning Commission meeting of March 12, 2018.

In accordance with the requirements of the State Subdivision Map Act, Tentative Parcel Map No. 82014 was set for Public Hearing. Legal notice of the Public Hearing for Tentative Parcel Map No. 82014 was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on February 07, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on February 07, 2018, and published (AD# 1076980) in a newspaper of general circulation (Whittier Daily News) on February 08, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

It was later determined that the notices did not identify the properties, that are the subject of the TPM, either by assessor number or by general location. Although Staff only received, at the time of this writing, one phone call pointing out the error, a decision was made to continue the matter to the Planning Commission meeting of March 12, 2018. This will allow corrected notices to be published, posted and mailed.


Wayne M. Morrell
Director of Planning

A vicinity map showing the location of the site. The map includes Highway 101, Highway 101, and Highway 101. The site is located at the intersection of Highway 101 and Highway 101. The map also shows the intersection of Highway 101 and Highway 101.



Core #	Length	Radius	SWL	Core #	Length	Direction
C1	27.68	123.00	12°42'46"	U1	26.03	54°52'54"E
C2	27.68	123.00	12°42'46"	U2	26.01	52°58'19"E
C3	180.71	1184.00	83°42'46"	U3	12.37	30°57'46'N
C4	22.24	103.00	12°42'46"	U4	20.00	40°48'18"SE
C5	22.08	143.00	12°42'46"	U5	20.00	16°47'46'06"N
C6	88.20	1184.00	4°49'03"	U6	12.01	52°58'46'19"E

[illegible][illegible]

CS MEASUREMENT IN WELL 30304 (117) W/O 1" 60004 (127) 5/0 BGS AT SOUTHWEST CORNER NORMALK BLVD AND TELEPHONE ROAD) BASE LINE QUAD 2005 ADJUSTMENT	Y 8723 ELEVATION 143.477
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COORY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
1118 N. Neville Street, Orange, CA 92668
TEL: (714) 202-8700 FAX: (714) 202-8701

D: 11°43'35"	L-9	N 14°36'17" E	14.58
R: 325.00°	L-10	N 63°40'08" W	24.17
L: 06.52°	L-11	N 26°19'52" E	30.00°
T: 33.37°	L-12	N 31°50'53" W	33.98°

AREA
GROSS AREA: 220,351 SQ. FT. (5,059 ACRES)
NET AREA: 217,808 SQ. FT. (5,000 ACRES)
AREA 40,790 SQ. FT. (1,074 ACRES)

3 BASIS OF BEARINGS

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[illegible]

SAINTA FE SPRINGS, CA 92080	DATE: 07-15-18	BY: JAC	SCALE: 1" = 40'	SHEET: 1 OF 1	PROJECT: 18-05-18
APN: 8009-007-915 & 928					
PREPARED FOR: CITY OF SANTA FE SPRINGS					



CONSENT ITEM

Conditional Use Permit Case No. 775-1

A request for a time extension of Conditional Use Permit (CUP) Case No. 775 to allow the operation, and maintenance of a direct transfer facility on property located at 12739 Lakeland Road (APN: APN 8011-016-022), within the M-2, Heavy Manufacturing, Zone. (CR&R, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 775, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
- Approve a one (1) year time extension of Conditional Use Permit Case No. 775, until February 20, 2019, subject to the original conditions of approval as contained within this staff report.

BACKGROUND/ DESCRIPTION OF REQUEST

On October 16, 2016, the Planning Commission approved CUP Case No. 775 to allow the operation and maintenance of a direct transfer facility on property located at 12739 Lakeland Road (APN: APN 8011-016-022), within the M-2, Heavy Manufacturing, Zone. It should be noted that CR&R also has a separate Conditional Use Permit (CUP No. 623), granted in 2004, which allowed the operation and maintenance of a City-franchised rubbish hauling use. The rubbish hauling use still remains in operation today.

Section 155.721 of the City's Zoning Regulations specifies that a conditional use permit, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action.

City of Santa Fe Springs – Zoning Regulations

Section 155.721 – Expiration

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

The Commission should note that construction of the various improvements related to the direct transfer facility is currently underway and tentatively scheduled to be completed by the end of April 2018. Since construction activities are still underway, the direct transfer activities have not commenced.

STAFF CONSIDERATIONS

Staff believes the applicant has diligently worked to keep this project moving forward and towards completion; however, the project has admittedly taken longer than originally anticipated. Staff is, however, confident that the project will continue to move forward to be fully completed in the next few months. Providing the applicant with an extension to their CUP will allow the applicant sufficient time to complete the necessary improvements to the property and also keep the CUP from becoming null and void. Staff, therefore, is recommending that the subject CUP be extended for one (1) year, until February 20, 2019. At which time, staff will conduct a compliance review of the subject direct transfer use

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT

(Contact: Robert Garcia 562.868.0511 x7545)

1. 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.
2. 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.
3. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

4. That the owner/operator shall reimburse the City for all costs associated with investigating and responding to odor complaint resulting from inadequate or faulty odor control equipment.

5. That the owner/operator shall, if applicable, comply with all South Coast Air Quality Management Districts' Rule 410 odor management practices and requirements to prevent odor problems in the area surrounding the facility.
6. That the owner/operator shall record in the Hazardous Waste Load Check log all hazardous waste brought on-site. All hazardous waste collected on-site shall be managed and disposed in accordance with Federal, State, and local hazardous waste generator laws and regulations.

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

7. That the applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in the preceding condition.

PLANNING AND DEVELOPMENT DEPARTMENT**(Contact: Cuong Nguyen 562.868.0511 x7359)**

8. That this approval shall allow CR&R (henceforth referred to as the "the applicant") to establish, operate, and maintain a direct transfer use (up to 150 tons of non-hazardous municipal solid waste per day) within the existing approximately 13,650 sq. ft. industrial building located at 12739 Lakeland Road.
9. That the applicant agrees and understands that the proposed direct transfer use, as described by the applicant in their application materials, involves the immediate transfer of non-hazardous municipal waste from collection trucks directly to transfer trucks. Waste material should therefore be confined to only the collection and/or transfer trucks.
10. That the applicant understands and agrees that the existing conditions identified in Conditional Use Permit Case No. 623 which relate to the city-franchise rubbish hauling use and e-waste recycling use that currently operate on the subject site shall remain in full effect.
11. That the Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for Conditional Use Permit Case No. 775. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.

12. That a Host Fee agreement between the applicant and the City shall be required prior to the operation of the proposed project. Said agreement shall contain language specifying that the applicant shall pay City a tipping fee of \$1.00 per ton. Said agreement shall be approved by the City Council.
13. That the applicant agrees and understands that the proposed direct transfer use solely involves CR&R collection vehicles and is thus not open to the general public. In no instances shall the applicant accept materials from the general public.
14. That the applicant shall designate in-house staff or otherwise hire a consultant (familiar with updating a Nondisposal Facility Element) to assist the Planning Staff with updating the City's existing NDFE, pursuant to AB 341. Pursuant to Section 41730 et. Seq. of the California Public Resource Code (PRC), every California city and county is required to prepare and adopt a Nondisposal Facility Element (NDFE) for all new nondisposal facilities, and any expansion of existing nondisposal facilities. The City's existing NDFE, therefore, must be amended to include the proposed project.
15. That the applicant understands and agrees that an application for a Development Plan Approval, to allow the re-cladding of the existing metal exterior with a non-metallic exterior (to match the existing front office area), shall be filed with the Planning Department within 12 months from the date of approval by the Planning Commission.
16. That the applicant shall provide staff with a check in the amount of \$2,285.25 (within 3 days from the date of approval by the Planning Commission) made payable to Los Angeles County Clerk to cover fees associated with the mandatory filing of a Notice of Determination and related Fish and Game fees.
17. That signage with language stating, "Please Contact Us with Questions or Complaints Regarding This Facility", shall be installed at the exterior of the Site. Said signage shall include the wording "Security," "LEA" "City of Santa Fe Springs" and "SCAQMD" and the respective phone number for each. Signage shall be installed prior to operation.
18. That the applicant shall maintain a log of special/unusual occurrences. This log shall include but is not limited to: fires, the discharge and disposition of hazardous or non-permitted waste, significant injuries, accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The operator shall maintain

this log on-site so as to be available at all times to site personnel and Enforcement Agencies’.

19. That the applicant shall obtain all the necessary Permits and approvals from the Building, Planning, Engineering and Fire Department for necessary site/building improvements related to the proposed direct transfer use.
20. That the proposed direct transfer use shall otherwise be substantially in accordance with the site plan, floor plan, elevations, and project description submitted by the applicant and on file with the case.
21. That the applicant understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
22. That the proposed direct transfer use shall be limited to the following hours of operation: Monday through Sunday from 5:00am and 7:00pm. Changes to said hours shall require prior approval from the Director of Planning.
23. That all vehicles associated with the proposed direct transfer use 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.
24. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Lakeland Road, use said street as a staging area, or to back-up onto the street from the subject property.
25. That the applicant shall require that all collection trucks and transfer trucks enter the site in accordance with the proposed circulation plan (as indicated in the site plan submitted by the applicant and on file with the case) to ensure truck traffic will not impact the employee parking area. If necessary, the applicant shall install signage, employ on-site spotter(s) to direct traffic, educating drivers, etc. to ensure that truck maneuvering occurs as depicted in the provided site plan.
26. That during the hours of operation, an attendant or attendants shall be present to supervise the loading and unloading of materials that will occur from the collection trucks to the transfer trucks.
27. That the proposed direct transfer use, including loading and unloading of materials, shall be conducted entirely within an enclosed building.

28. That operational controls shall be established to reduce the potential for the receipt and disposal of prohibited materials and/or wastes.
29. That all waste collection vehicles entering or leaving the subject site in connection with the direct transfer use shall be fully covered to prevent materials from escaping and littering the roadways.
30. That all trucks hauling materials shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b) (F), (e) (2) and (e) (4) as amended, regarding the prevention of such material spilling onto public streets and roads.
31. That the proposed direct transfer use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations. The applicant also understands and agrees that if the City receives complaints that allege the proposed use has exceeded the City's maximum noise limits, the City may hire a certified acoustical engineer to measure site related noise levels. The applicant shall assume the responsibility of suspending and/or mitigating non-compliant noise if a violation is document, and shall reimburse the City for acoustical engineering costs. The applicant shall otherwise cooperate with the Director of Planning to address substantial noise complaints which can be mitigated through reasonable efforts.
32. That the proposed direct transfer use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. Nevertheless, if there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
33. That the applicant shall comply with all SCAQMD Rules and Regulations for operating a direct transfer use. These rules shall include Rule 402 which prohibit the creation of an odor nuisance and Rule 410 which is designed to minimize odors from trash and recycling centers.
34. That the applicant shall be required to obtain and maintain any required permit required by the SCAQMD.
35. That the proposed direct transfer use shall continuously operate and be maintained in a neat and orderly manner. The applicant shall conduct daily (at a minimum) litter pick-up on-site, and along adjacent properties and streets, such that any litter resulting from the proposed direct transfer use will be removed. The obligation to clean-up debris in public right-of-ways and/or routes shall apply

regardless of whether such debris was inadvertently spilled or intentionally dumped.

36. That the applicant shall develop and implement a rodent and insect management program, including contracting with a professional pest control company to inspect the Site on a periodic basis, no less than once per month. In the event of apparent pest/vector activity, within twenty-four (24) hours of City notification, the applicant shall implement vector control measures sufficient to remedy the vector nuisance.
37. That in the event of confirmed pest or litter issue, within twenty-four (24) hours of City notification, the applicant shall implement control measures sufficient to remedy said pest or litter issue.
38. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.
39. That the applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
40. That Conditional Use Permit Case No. 775 shall be subject to a compliance review in one (1) year, no later than October 17, 2017, to ensure the subject direct transfer use is still operating in strict compliance with the conditions of approval as stated in the staff report.
41. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
42. That the applicant agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions,

committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

43. That the applicant agrees and understands that all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
44. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the conditional use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject conditional use permit.
45. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Elevations
4. Letter Requesting Consideration of Time Extension
5. Photos of Recent Construction Activities

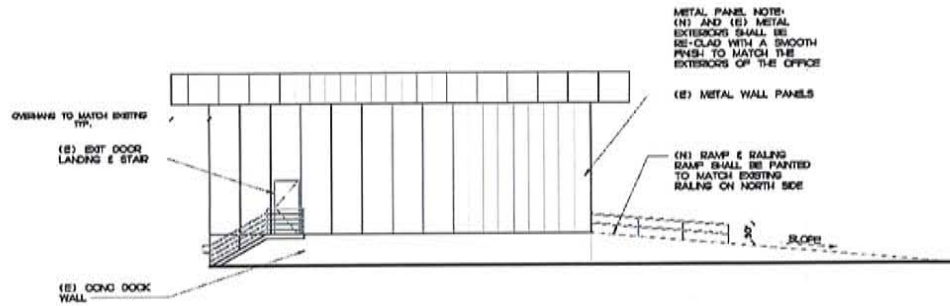
Aerial Photograph



Conditional Use Permit Case No. 775
12739 Lakeland Road
CR&R Incorporated

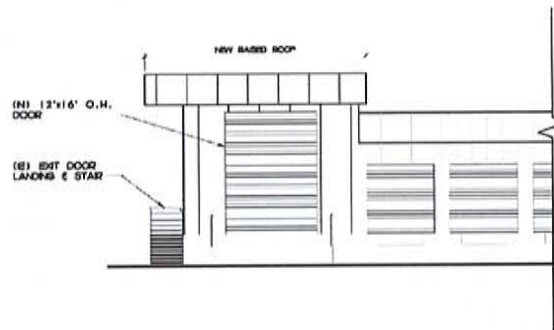


Elevations



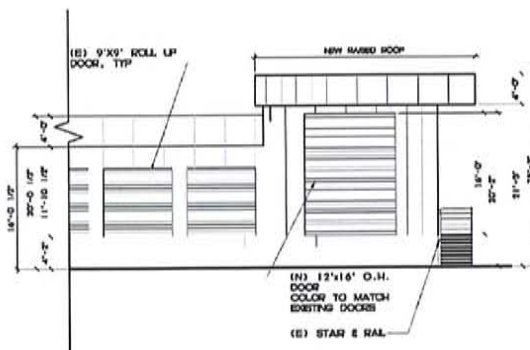
NORTH ELEVATION

SCALE: 1/8" = 1' - 0"



WEST ELEVATION

SCALE: 1/8" = 1' - 0"



EAST ELEVATION

SCALE: 1/8" = 1' - 0"

Letter Requesting Consideration of Time Extension



City of Santa Fe Springs
Planning Department
Attention: Mr. Cuong Nguyen, Senior Planner
11710 Telegraph Road
Santa Fe Springs, California 90670-3679

January 10, 2018

RE: CUP Conditions for 12739 Lakeland Road, Santa Fe Springs

Dear Mr. Nguyen:

The purpose of this letter is to request an extension for one of the conditions (Number 40) in the Conditional Use Permit (CUP) for CR&R Inc.'s Lakeland Road truck parking and maintenance facility located at 12739 Lakeland Road in the City of Santa Fe Springs (Site). The CUP (Number 775) is for a Direct Transfer facility at the Site that will handle up to 150 tons per day of municipal (non-hazardous) solid waste to be transferred to appropriate disposal facilities. Condition Number 40 in the Conditions of Approval of the CUP requires a compliance review of the facility operations one (1) year after the CUP approval. The construction of the facility is not completed yet (see attached photographs dated 1/10/2018), therefore we cannot meet the requirements of that condition. This letter is an official, formal request for an extension to Condition Number 40 of the CUP.

CR&R appreciates the opportunity to present the request for an extension to the site CUP. Please do not hesitate to contact the undersigned at johnm2@crrmail.com or at (714) 372-8281 if you have any questions or require additional information.

Sincerely,

CR&R Inc.

John McNamara, PG/CEG Vice President of Environmental Compliance

Attachments: Site Photos Showing Status of Facility Construction

11292 Western Ave.
P.O. Box 125
Stanton, CA 90680-2912

T: 800.826.9677
T: 714.826.9049
F: 714.890.6347

crrwasleservices.com

p. 1

the face of a greener generation

Photos of Recent Construction Activities

