



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

September 10, 2018

6:00 p.m.

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

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

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

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

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

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

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

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

4. ORAL COMMUNICATIONS

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

5. MINUTES

A. Approval of the minutes for the July 9, 2018 Planning Commission meeting

B. Approval of the minutes for the August 13, 2018 Planning Commission meeting

6. PUBLIC HEARING (continued from July 9, 2018 and August 13, 2018 PC meetings)

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 78232

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

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

DPA 930: a 78,417 sq. ft. building on a 4.28-acre parcel (Building 1);

DPA 931: a 58,463 sq. ft. building on a 3.53-acre parcel (Building 2);

DPA 932: a 121,124 sq. ft. building on a 6.85-acre parcel (Building 3);

DPA 933: a 60,117 sq. ft. building on a 3.23-acre parcel (Building 4);

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

**The Building Official has assigned the following addresses: 12451 Telegraph Road (Building 1), 12551 Telegraph Road (Building 2), 10251 Santa Fe Springs Road (Building 3), and 10051 Santa Fe Springs Road (Building 4).*

7. PUBLIC HEARING

CEQA Categorical Exemption - Class 3: New Construction or Conversion of Small Structures

Conditional Use Permit Case No. 109-2

A request for an Amendment to Conditional Use Permit Case No. 109 to allow for the establishment, operation, and maintenance of an office and recreational use at 9039 Pioneer Boulevard. (APN: 8001-002-073 & 074), within the R-3-PD, Multiple Family, Zone with Planned Development Overlay. (MRK Partners)

8. PUBLIC HEARINGAdoption of Mitigated Negative DeclarationDevelopment Plan Approval (DPA) Case No. 928Conditional Use Permit (CUP) Case No. 796

DPA Case No. 928: A request for approval to allow the construction of a new 10,125 sq. ft. mixed-use development, containing 4,054 sq. ft. of residential uses, 3,355 sq. ft. of retail uses, 1,529 sq. ft. of limited industrial uses, and 1,187 sq. ft. of office uses; CUP Case No. 796: A request for approval to allow the operation and maintenance of a new 10,125 sq. ft. mixed-use development on an ±18,500 sq. ft. (±.43-acres) flag-shaped lot, located on the west side of Norwalk Boulevard, approximately 525' south of Washington Boulevard (APN: 8178-004-065), within the C-4-PD, Community Commercial – Planned Development, Zone. (William Chavez)

9. NEW BUSINESSCategorically Exempt – CEQA Guideline Section 15305, Class 5Modification Permit Case No. 739-2

A request for a Modification of Property Development Standards to not provide eight (8) required parking stalls related to the subject zinc foundry, at 12209 Slauson Avenue (APN: 8168-014-019), within the M-2, Heavy Manufacturing, Zone. (Star Die Casting)

10. NEW BUSINESS

General Plan Conformity-GPC 2018-002: Consideration of a finding that the sale of a single-family dwelling at 9735 Bartley Avenue (APN: 8006-022-900) in the R-1, Single-Family Residential, Zone, conforms to the City of Santa Fe Springs General Plan, pursuant to Government Code Section 65402.

11. 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 ITEMAlcohol Sales Conditional Use Permit Case No. 31

Compliance review of Alcohol Sales Conditional Use Permit Case No. 31 to allow the continued operation and maintenance of an internet-based alcoholic beverage sales activity, in conjunction with the wholesale distribution of distilled spirits, beer and wine at Fantis Foods California, Inc., located in the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone at 13505 Marquardt Avenue within the Consolidated Redevelopment Project Area. (Fantis Foods California, Inc.)

B. CONSENT ITEMAlcohol Sales Conditional Use Permit Case No. 57

Compliance review report of Alcohol Sales Conditional Use Permit Case No. 57 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as El Chipotle Grill in

the C-4-PD, Community Commercial-Planned Development, Zone at 10120 Carmenita Road. (Chipotle Grill)

C. CONSENT ITEM

Conditional Use Permit Case No. 770-2

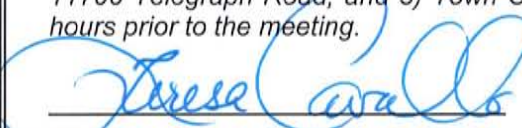
A request for a time extension of Conditional Use Permit Case No. 770: to allow the establishment, operation, and maintenance of an indoor banquet hall facility; on the subject property at 12215 Slauson Avenue (APN: 8168-014-025), in the M-1, Light Manufacturing, and the M-2, Heavy Manufacturing, Zones. (Azar Event Center)

12. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

13. 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

September 6, 2018

Date



APPROVED:

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

July 9, 2018

1. CALL TO ORDER

Chairperson Jimenez called the meeting to order at 6:03 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 Aranda
Vice Chairperson Mora
Commissioner Arnold
Commissioner Jimenez
Commissioner Ybarra

Staff:

Richard L. Adams, II, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Teresa Cavallo, Planning Secretary
Camillia Martinez, Planning Intern
Ray Cruz, City Manager
Travis Hickey, Director of Finance
Heleo Espinoza, Assistant Municipal Services Manager
Eric Borunda, Streets and Grounds Supervisor

Council:

Jay Sarno, Mayor

Members absent:

None

4. ORAL COMMUNICATIONS

None

5. PRESENTATION

Sales Tax Initiative by City Manager Ray Cruz

City Manager Ray Cruz presented before the Planning Commission a Sales Tax Initiative that will be voted upon in the November election. The key points outlined in the

presentation were as follows:

- Preserve current firefighter and paramedic staffing levels
- Retain current number of police officers patrolling neighborhoods, parks and schools
- Maintain 911 emergency response times
- Maintain local city streets and intersections to improve traffic flow
- Continue anti-gang and anti-drug prevention programs
- Improve water quality and water supply systems
- Local control and independent annual audits to ensure all funds are used in Santa Fe Springs
- No money could be taken by the State or County
- Would not apply to groceries or prescription medicine
- Ensures out-of-town visitors pay for their share of police, fire, street repair and other services

The City is facing a \$5.8 million dollar deficit and the Sales Tax Initiative would provide stable, local funding needed to maintain our quality of life and essential city services.

6. MINUTES

Approval of the minutes of the May 14, 2018 Planning Commission meetings.

It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to approve the minutes of May 14, 2018 as submitted, with the following vote:

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

7. ELECTION OF OFFICERS FOR 2017-2018

The bylaws require the election of Commission Officers.

Director of Planning Wayne Morrell declared the office of Chairperson vacant and called for nominations. Commissioners Arnold, Jimenez, and Mora nominated Commissioner Aranda for Chairperson. Nominations for Chairperson were closed. Having no further nominations, Commissioner Aranda was nominated the new Planning Commission Chairperson.

Director of Planning Wayne Morrell declared the office of Vice Chairperson vacant and called for nominations. Commissioners Jimenez and Arnold nominated Commissioner Mora for Vice Chairperson. Nominations for Vice Chairperson were closed. Having no further nominations, Commissioner Mora was nominated the new Planning Commission Vice Chairperson.

PUBLIC HEARING

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration
Tentative Parcel Map No. 78232

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

Recommendation: That the Planning Commission:

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

Chair Aranda opened the Public Hearing at 6:28 p.m. and asked if anyone present in the audience wished to speak on this matter. There being no one wishing to speak and having no further questions, Chairperson Aranda requested a motion and second for Item No. 8.

It was moved by Commissioner Arnold, seconded by Vice Chair Mora to continue Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930, 931, 932, and 933, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

9. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines §15301 (Class 1)

Development Plan Approval (DPA) Case No. 937

Recommendation: That the Planning Commission:

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

Chair Aranda opened the Public Hearing at 6:29 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 9 before the Planning Commission. Present in the audience on behalf of the applicant was John McNamara, Vice President of

Environmental Compliance.

Chair Aranda called upon the Commissioners for questions and/or comments. There being none.

Chair Aranda asked if anyone present in the audience wished to speak on this matter. There being no one wishing to speak and having no further questions, Chairperson Aranda closed the Public Hearing at 6:35 p.m. and requested a motion and second for Item No. 9.

It was moved by Commissioner Ybarra, seconded by Commissioner Jimenez to approve Development Plan Approval (DPA) Case No. 937, and the recommendations regarding these matters, which passed by the following roll call vote:

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

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

NEW BUSINESS

10. NEW BUSINESS

Parkway Tree Removal Appeal Decision

Resident Request for Removal of Parkway Tree at Gridley

Recommendation: That the Planning Commission:

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

Chair Aranda called upon the City's Streets and Grounds Supervisor Eric Borunda to present Item No. 10 before the Planning Commission.

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

Commissioner Jimenez inquired if the rest of the street is lined with Oak trees. Streets and Grounds Supervisor Eric Borunda replied that Gridley Road is lined with Oak trees. Mr. Borunda further stated that this particular Oak tree located in front of 10408 Gridley Road had been pruned in November 2017.

Commissioner Ybarra inquired about the root structure of the Oak tree and if it bore any type of fruit. Mr. Borunda replied that the tree roots will grow normally and it has grown very well in the parkway. Mr. Borunda further stated that the City never received a claim for plumbing problems, although the application stated the resident had plumbing issues and that the Oak tree does bear an acorn type fruit. Commissioner Ybarra further inquired if the beautiful Oak tree could be transplanted if necessary. Mr. Borunda indicated that

the cost to transplant the Oak tree would exceed the cost to remove it and the cost to replace the tree is priceless.

Vice Chair Mora inquired about the sidewalk panels. Eric Borunda replied that 4-5 sidewalks panels were required to be replaced and/or repaired due to the tree roots uplifting them. Vice Chair Mora further inquired about how the City would maintain the sidewalk panels in that area. Mr. Borunda replied that area is labeled District 4 and the City completes sidewalk repairs as needed and District 4 or that entire street was completely repaired at the time.

Commissioner Arnold inquired about the sidewalk regulations regarding the roll/slope on each side of the sidewalk panels. Streets and Grounds Supervisor Eric Borunda replied that there is no regulations unless there is a hazard to the pedestrians using the sidewalk. The sidewalk along with the soil underneath, due to extreme heat, has a tendency to rise. Commissioner Arnold also inquired about the lack of grass growth under the tree. Mr. Borunda replied that there were no visible sprinklers in the parkway and also compaction of the soil can be an issue.

Chair Aranda called upon the appellant Eduardo Perry to address the Planning Commission.

The Appellant Eduardo "Eddie" Perry addressed the following points why the tree should be removed:

1. Tree is too large for the parkway.
2. Tree trunk takes up almost the entire width of the parkway.
3. Tree roots are a tripping hazard.
4. Tree's root have invaded the sewer system.
5. Grass will not grow under the tree within the parkway.
6. Water pools at the curb and gutter.

The following residents spoke on this matter in favor of keeping the tree:

A.J. Hayes
Ray Cervantes

The following residents spoke on this matter in favor of removing the tree:

Randy Romero

Commissioner Arnold inquired about the type sewer and the location of the sewer lateral at the Perry residence. Mr. Perry explained and described the location of the clay sewer lateral by utilizing the laser pointer on the large screen.

Having no further questions, Chairperson Aranda requested a motion and second for Item No. 10.

It was moved by Commissioner Ybarra, seconded by Commissioner Jimenez to Reaffirm the decision of the Director of Public Works and to deny the request by the property owner to have the City remove the parkway tree in front of the 10408 Gridley Road and the recommendations regarding these matters, which passed by the following roll call vote:

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

11. NEW BUSINESS

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

Modification Permit Case Nos. 1285 & 1286

Recommendation: That the Planning Commission:

- Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 and 155.696 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones; and
- Find that this project is Categorically Exempt pursuant to Section 15311(b), Class 11 (accessory structures - small parking lots) of the California Environmental Quality Act (CEQA); and
- Approve Modification Permit Case Nos. 1285 & 1286, subject to the conditions of approval as contained within Resolution No. 84-2018.
- Adopt Resolution No. 84-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda opened the Public Hearing at 7:08 p.m. and called upon Planning Consultant Laurel Reimer to present Item No. 11 before the Planning Commission.

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

Commissioner Ybarra commented that assuming that the landscaping will be removed and the size of stalls remain the same how many additional stalls would the applicant gain. Planning Consultant Laurel Reimer replied that the applicant may gain one stall if it was a compact stall. Ms. Reimer further stated that the applicant has been working for a few years on trying to provide the most effective plan to gain the most parking stalls. Commissioner Ybarra commented that parking stalls seem to be getting smaller and smaller.

Commissioner Arnold inquired if the applicant has sought out a shared parking agreement with any of the surrounding property owners. Ms. Reimer replied that the applicant has not been successful with finding a parking solution nor receiving a reply. Director of Planning Wayne Morrell also replied that staff has reached out to surrounding property owners to no avail.

Vice Chair Mora inquired if the parking stalls located in front of the 7-Eleven are striped or indicate a time limit. Planning Consultant Laurel Reimer replied that the stalls located in front of the 7-Eleven are striped for 7-Eleven.

Having no further questions, Chairperson Aranda closed the Public Hearing at 7:24 p.m. and requested a motion and second for Item No. 11.

It was moved by Vice Chair Mora, seconded by Commissioner Jimenez to approve Modification Permit Case Nos. 1285 & 1286, and the recommendations regarding these matters, which passed by the following roll call vote:

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

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

12. NEW BUSINESS

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

Recommendation: That the Planning Commission:

- Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's Modification Permit request meets the criteria set forth in Sections 155.695 and 155.696 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones; and
- Find and determine that this project is categorically exempt, pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA); and
- Approve Modification Permit Case No. 1297, subject to the conditions of approval as contained within Resolution No. 85-2018; and
- Adopt Resolution No. 85-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda opened the Public Hearing at 7:25 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 12 before the Planning Commission. Present in the audience on behalf of the applicant was Vice President Andy Goodman.

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

Commissioner Arnold inquired if the Planning Commission approves Modification 1297 would this open a can of worms since this is an anomaly. Senior Planner Cuong Nguyen replied that staff does realize that this is a unique circumstance and design and would evaluate each Modification on its own merit and support.

A discussion ensued regarding the unique design.

Vice President of Bulletin Displays, Andy Goodman spoke on this matter and on the architectural design features.

Having no further questions, Chairperson Aranda closed the Public Hearing at 7:40 p.m. and requested a motion and second for Item No. 12.

It was moved by Commissioner Ybarra, seconded by Vice Chair Mora to approve Modification Permit Case No. 1297, and the recommendations regarding these matters, which passed by the following roll call vote:

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

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

CONSENT ITEMS

13. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 194-10

- Find that the continued operation and maintenance of a contractor's storage yard use on the subject property, if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Require that Conditional Use Permit Case No. 194, be subject to a compliance review in five (5) years, on or before July 9, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained with this staff report.

B. CONSENT ITEM

Conditional use Permit Case No. 654-4

- Find that the continued operation and maintenance of an ambulance service including light vehicle repair and preventative maintenance, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and

- Require that Conditional Use Permit Case No. 654-4, be subject to a compliance review in five (5) years, on or before, July 9, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained with this staff report.

C. CONSENT ITEM

Conditional Use Permit Case No. 748-3

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

D. CONSENT ITEM

Conditional Use Permit Case No. 750-1

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

E. CONSENT ITEM

Conditional Use Permit Case No. 777-1

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 777, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Approve a one (1) year time extension of Conditional Use Permit Case No. 777 (until July 9, 2019), subject to the original conditions of approval for Development Plan Approval 916, Conditional Use Permit 777, and Modification Permit 1269 as contained within this staff report.

F. CONSENT ITEM

Conditional Use Permit Case No. 778-1

- Find that the continued retail sale of firearms and ammunition, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 778-1, be subject to a compliance review in five (5) years, on or before, July 9, 2023, to ensure the use is still

operating in strict compliance with the conditions of approval as contained within this staff report.

Chairperson Aranda requested a motion and second for Consent Items Nos. 13A-F.

Commissioner Ybarra requested a reported on Item No. 13B.

It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to approve Consent Item No. 13A, 13C, 13D, 13E, and 13F and the recommendations regarding these items, which passed by the following vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

Commissioner Ybarra inquired about Conditions of Approval No. 2 that addresses the area when an ambulance vehicle is allowed to sound their alarms. Planning Intern Camillia Martinez replied that ambulance vehicles can only sound their alarms when they reached that specific area. Commissioner Ybarra commented that he walks that area and the ambulance vehicles sound their alarms before reaching that allocated area. Director of Planning Wayne Morrell indicated that staff will monitor them since this has been an issue in the past.

Commissioner Ybarra also inquired about the light vehicle repair auto painting indicated within the staff report. Planning Intern Camillia Martinez indicated that auto painting is not a part of the use, just a part of the City code.

It was moved by Commissioner Arnold, seconded by Commissioner Ybarra to approve Consent Item No. 13B and the recommendations regarding these items, which passed by the following vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

14. ANNOUNCEMENTS

Commissioners:

Commissioner Jimenez announced that his baseball team, Cali Kings will be going to Cooperstown this upcoming July 18th for a baseball tournament.

Chair Aranda announced that he will be working at the City of Glendora as Interim Director of Community Services.

Staff:

Director of Planning Wayne Morrell spoke about the MND for the upcoming Hotel project.

Mr. Morrell thanked former Chair Jimenez and congratulated newly appointed Chair Aranda and Vice Chair Mora.

15. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:54 p.m.

Ralph Aranda
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



APPROVED:

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

August 13, 2018

1. **CALL TO ORDER**

Chairperson Aranda called the meeting to order at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chairperson Aranda called upon Vice Chair Mora to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Aranda
Vice Chairperson Mora
Commissioner Arnold
Commissioner Jimenez
Commissioner Ybarra

Staff:

Richard L. Adams, II, City Attorney
Wayne Morrell, Director of Planning
Laurel Reimer, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Camillia Martinez, Planning Intern
Luis Collazo, Code Enforcement

Members absent:

None

4. **ORAL COMMUNICATIONS**

None

5. **PUBLIC HEARING (continued from July 9, 2018 PC meeting)**

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 78232

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

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930, 931, 932 and 933, and after receiving all public comments, continue this matter to the Planning Commission meeting of September 10, 2018.

Chair Aranda called upon Planning Consultant Laurel Reimer who informed the Planning Commission that the applicant has requested that this matter be continued to the September 10, 2018 Planning Commission Meeting.

Having no comments and/or questions, Chairperson Aranda requested a motion and second for Item No. 5.

It was moved by Commissioner Arnold, seconded by Commissioner Ybarra to continue Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930, 931, 932, and 933, and the recommendations regarding these matters, which passed by the following roll call vote:

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

6. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines §15311 (Class 11)

Conditional Use Permit (CUP) Case No. 791

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 791 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that the applicant's proposed project meets the criteria for "Accessory Structures" pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, pursuant to Section 15311-Class 11 of CEQA; consequently, no other environmental documents are required by law; and
- Approve Conditional Use Permit Case No. 791, subject to the conditions of approval as contained with Resolution No. 86-2018; and
- Adopt Resolution No. 86-2018, which incorporates the Planning Commission's findings and actions regarding this matter

Chair Aranda opened the Public Hearing at 6:04 p.m. and called upon Planner Consultant Vince Velasco to present Item No. 6 before the Planning Commission.

Planning Consultant Vince Velasco noted that the Resolution wording was changed per the City Attorney's request.

Chair Aranda called upon the Commissioners for questions and/or comments. There being none.

Vice Chair Mora commented that the monument does not allow for sidewalk traffic.

Planning Consultant Vince Velasco replied that the monument sign does not connect to a sidewalk.

Commissioner Jimenez inquired if the buildings are addressed differently as indicated in the plans. Planning Consultant Vince Velasco replied that he was not aware of the City's Building Inspector assigning any addresses to this project. Director of Planning Wayne Morrell also replied that any currently standing buildings on the subject property would be demolished and the Building Inspector will assign one of the addresses indicated on the plans or an entirely new addresses if the property owner request such.

Commissioner Arnold inquired about the height of the berm on the monument sign. Planning Consultant Vince Velasco replied that the Zoning Code does not address the height of the berm.

Chair Aranda requested clarification on the number of signs and if there is an easement for this location. A discussion ensued regarding the location of the property line,

Chair Aranda asked if anyone present in the audience wished to speak on this matter. There being no one wishing to speak and having no further questions, Chairperson Aranda closed the Public Hearing at 6:17 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Ybarra, seconded by Vice Chair Mora to approve Conditional Use Permit (CUP) Case No. 791, and the recommendations regarding these matters, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

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

CONSENT ITEMS

7. CONSENT ITEMS

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

A. CONSENT ITEM

Entertainment Conditional Use Permit Case No. 11

Recommendation: That the Planning Commission:

That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Entertainment Conditional Use Permit Case No. 11, and request that this matter be brought back before August 13, 2023, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate

any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 11

Recommendation: That the Planning Commission:

That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 11, and request that this matter be brought back before August 13, 2023, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 60

Recommendation: That the Planning Commission:

That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 60, and request that this matter be brought back before August 13, 2023, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

D. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 66

Recommendation: That the Planning Commission:

That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 66, and request that this matter be brought back before August 13, 2023, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

E. CONSENT ITEM

Conditional Use Permit Case No. 453-7

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a drive-in theater and swap meet operation, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.

- Require that Conditional Use Permit Case No. 453-7, be subject to a compliance review in five (5) years, on or before, August 13, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained with this staff report.

F. CONSENT ITEM

Conditional Use Permit Case No. 655-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an open storage yard for trucks and truck trailers, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 655-3, be subject to a compliance review in five (5) years, on or before, August 13, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

G. CONSENT ITEM

Conditional Use Permit Case No. 687-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an indoor gymnastic school and indoor recreational use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 687-1, be subject to a compliance review in five (5) years, on or before, August 13, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

H. CONSENT ITEM

Conditional Use Permit Case No. 751-3

Recommendation: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 751, 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. 751, until August 13, 2019, subject to the original conditions of approval as contained within this staff report.

Chairperson Aranda requested clarification on Consent Item Nos. 7F and 7G. A typo was found within the staff report for Item No. 7F which was corrected. Also, within the

staff report for Item No. 7G, Chair Aranda noted that an incorrect address and case number was listed within the body of the staff report. Staff made note to correct the report.

Chairperson Aranda requested a motion and second for Consent Items Nos. 7A-G and a report on 7H.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve Consent Item Nos. 7A, 7B, 7C, 7D, 7E, 7F and 7G and the recommendations regarding these items, which passed by the following vote:

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

Chair Aranda requested an explanation about the time extension and the time frame be given to the applicant. Planning Consultant Vince Velasco replied that staff discussed and decided that it was best to extend the CUP from date of the meeting instead of the actual date the CUP expired, which was within six (6) months, then have to bring it back before the Planning Commission for another extension in six (6) months.

A discussion ensued regarding the number of time extensions and time frames to complete the project.

Director of Planning Wayne Morrell requested that the applicant be called upon to address the Planning Commissions' questions regarding the number of time extensions.

Rick Landis on behalf of Newport Diversified, Inc., addressed the Planning Commissions' concerns. Mr. Landis replied that receiving approvals from CalTrans was one of the hurdles that delayed the project. The project is currently in plan check with the City's Building Department and there was a change that is currently under review, however, he does not anticipate the project delaying longer than 6 months.

Commissioner Arnold inquired about the correction that was being requested from the Building Department. Director of Planning Wayne Morrell clarified that the correction being requested is a result of the plans being submitted separately for the billboard and the cladding for the billboard.

Chairperson Aranda requested a motion and second for Consent Items No. 7H.

It was moved by Commissioner Arnold, seconded by Vice Chair More to approve Consent Item No. 7H and the recommendations regarding these items, which passed by the following vote:

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

8. ANNOUNCEMENTS

Commissioners:

Chair Aranda announced that he will be working at the City of Glendora as Interim Director of Community Services.

Staff:

None.

9. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 6:30 p.m.

Ralph Aranda
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING (continued from July 9, 2018 and August 13, 2018 PC meetings)

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 78232

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

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

DPA 930: a 78,417 sq. ft. building on a 4.28-acre parcel (Building 1);

DPA 931: a 58,463 sq. ft. building on a 3.53-acre parcel (Building 2);

DPA 932: a 121,124 sq. ft. building on a 6.85-acre parcel (Building 3);

DPA 933: a 60,117 sq. ft. building on a 3.23-acre parcel (Building 4);

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

**The Building Official has assigned the following addresses: 12451 Telegraph Road (Building 1), 12551 Telegraph Road (Building 2), 10251 Santa Fe Springs Road (Building 3), and 10051 Santa Fe Springs Road (Building 4).*

RECOMMENDATIONS:

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930, 931, 932 and 933 and, 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 programs of the City's General Plan; and
- Find that Tentative Parcel Map No. 78232 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and
- 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
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP) which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and

- Approve Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930, 931, 932 and 933, subject to the conditions of approval as contained within Resolution 82-2018; and
- Adopt Resolution No. 82-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

LOCATION & BACKGROUND

Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930, 931, 932 and 933 were originally scheduled to be heard at the July 9, 2018 Planning Commission meeting. The applicant requested a continuance to allow for additional time to review and confirm the conditions of approval, so the project was continued to the August 13, 2018 Planning Commission meeting. Prior to the August meeting, the applicant hired a new attorney who requested additional time to review the project as a whole. As such, the project was continued again to the September 10, 2018 Planning Commission meeting.

The subject site is located at the northwest corner of Telegraph Road and Santa Fe Springs Road. It is comprised of seven parcels and measures 44.67 acres in size. The site has been utilized for oil extraction operations since the 1920s, and Breitburn Operating L.P. has owned and operated the oil field since the 1990s. Today, the site is occupied by oil pumping jacks, pipes, construction materials, utility poles, electrical equipment, and six palm trees. Ground cover consists of dirt and gravel.

STREETS AND HIGHWAYS

Telegraph Road and Santa Fe Springs Road are both designated as Major Highways within the Circulation Element of the General Plan. Access to the site is currently provided by one driveway located along the north side of Telegraph Road and one driveway along the west side of Santa Fe Springs Road. New driveways will replace the existing driveways once the property is developed.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject site is within the Telegraph Road Corridor and zoned M-2, Heavy Manufacturing. It is used for oil extraction operations. Properties to the west, north and east are zoned M-2 and utilized for various industrial purposes. The subject site and properties to the west, north and east have a General Plan Land Use designation of Industrial. The Villages at Heritage Springs residential development is located south of Telegraph Road and is zoned R-3-PD and R-1-PD (Multi-Family Residential – Planned Development and Single Family Residential – Planned Development). Properties to the south have a General Plan Land Use designation

of Multiple Family Residential and Single Family Residential.

PROJECT DESCRIPTION

The applicant, Breitburn Operating L.P., is proposing to subdivide the 44.67-acre site into five parcels. The largest parcel, measuring 26.77 acres and located in the western half of the overall site, will be reserved for oil extraction operations. The remaining four parcels, with a combined area of 17.90 acres and situated on the southern and eastern portions of the site, will be developed as an industrial business park. Nine producing oil and gas wells and water injection wells located within the proposed development will continue to operate undisturbed by the project. The proposed project requires approval of the following entitlements:

Tentative Parcel Map (TPM) 78232 – to allow the subdivision of an approximately 44.67-acre site into five (5) parcels measuring 186,493 sq. ft. (Proposed Parcel 1), 153,827 sq. ft. (Proposed Parcel 2), 298,474 sq. ft. (Proposed Parcel 3), 140,791 sq. ft. (Proposed Parcel 4), and 1,166,135 sq. ft. (Proposed Parcel 5). The intent is to create independent parcels for each of the four proposed buildings and retain one parcel for oil extraction operations.

Development Plan Approval (DPA) Case Nos. 930 - 933 – to allow the construction of four Class A speculation buildings with a total gross floor area of 318,121 sq. ft. DPA Case No. 930 is to allow the construction of a 78,417 sq. ft. concrete tilt-up building (Building 1); DPA Case No. 931 is to allow the construction of a 58,463 sq. ft. concrete tilt-up building (Building 2); DPA Case No. 932 is to allow the construction of a 121,124 sq. ft. concrete tilt-up building (Building 3); and DPA Case No. 933 is to allow the construction of a 60,117 sq. ft. concrete tilt-up building (Building 4).

DEVELOPMENT PLAN APPROVAL CASE NOS. 930 – 933

Site Plan

The applicant is proposing to develop an industrial business park consisting of four concrete tilt-up buildings on an active oil field site. Specific site plan details associated with each DPA are below:

- DPA 930 (Building 1) – Total site area of 4.28 acres (186,493 sq. ft.). The building will be set back 38'-9" from Telegraph Road.
- DPA 931 (Building 2) – Total site area of 3.53 acres (153,827 sq. ft.). After two street dedications to add right turn lanes (2,575 sq. ft. and 2,993 sq. ft.) the parcel will measure 3.40 acres (148,259 sq. ft.). The building will be set back 40' from Telegraph Road prior to street dedications, and set back 117' from Santa Fe Springs Road. This parcel contains an easement for the placement of artwork at the corner of Telegraph Road and Santa Fe Springs Road. This artwork easement will remain in place.
- DPA 932 (Building 3) – Total site area of 6.85 acres (298,474 sq. ft.). The

building will be set back 72'-6" from Santa Fe Springs Road.

- DPA 933 (Building 4) – Total site area of 3.23 acres (140,791 sq. ft.). The property is oriented so that 75' of frontage is provided along Santa Fe Springs Road to allow access to the site, but the majority of the parcel is located behind a neighboring triangular-shaped parcel. The odd shape of the neighboring parcel means that a majority of the parcel does not technically adjoin a street and therefore does not have a side yard setback requirement. Because of this, the building itself is located approximately 25' from Santa Fe Springs Road at its nearest point.

All four of the site plans will meet the development standards for properties within the M-2, Heavy Manufacturing zone. No Modification Permits or Zone Variances are required for the proposed development.

Floor Plan

The applicant is proposing to construct four speculation buildings with a combined gross floor area of 318,121 sq. ft. Each building is proposed to include a mezzanine above a main office area, but specific floor layouts and size of office areas will be dictated by the future tenants of these buildings.

- DPA 930 (Building 1) – 73,796 sq. ft. building with a 4,621 sq. ft. mezzanine for a gross floor area of 78,417 sq. ft.
- DPA 931 (Building 2) – 54,463 sq. ft. building with a 4,000 sq. ft. mezzanine for a gross floor area of 58,463 sq. ft.
- DPA 932 (Building 3) – 117,124 sq. ft. building with a 4,000 sq. ft. mezzanine for a gross floor area of 121,124 sq. ft.
- DPA 933 (Building 4) – 56,117 sq. ft. building with a 4,000 sq. ft. mezzanine for a gross floor area of 60,117 sq. ft.

Elevations

Architecture will be consistent throughout the development to create a distinctive and contemporary industrial business park. All four buildings will have a minimum height of 34' and a maximum height of 38'-6". The buildings will include many enhanced architectural elements including glass features, high image office corners, and facade and parapet movements throughout the elevations. The two buildings along Telegraph Road will have flexible design features to allow for future non-industrial users, such as wall openings for patios, eating areas and trellises. The buildings have been designed with multiple entries to allow future flexibility with the size of spaces.

Landscaping Requirements

The project will include 100,686 sq. ft. of new landscaping. Trees, plants, shrubs and meandering sidewalks will continue the urban forest theme along Telegraph Road.

- DPA 930 (Building 1) – 22,143 sq. ft. of landscaping will be provided (exceeds requirement). The entire setback area along Telegraph Road will be landscaped, as well as five-foot wide planters along the western property line and adjacent to the building.
- DPA 931 (Building 2) – 27,432 sq. ft. of landscaping will be provided (exceeds requirement). The entire setback area along Telegraph Road will be landscaped, as well as a majority of the setback area along Santa Fe Springs Road. The property will also include a landscaped strip along the west elevation.
- DPA 932 (Building 3) – 36,251 sq. ft. of landscaping will be provided (exceeds requirement). A 31' wide landscaped area will be provided between Santa Fe Springs Road and the parking area, as well as a 5' to 8' wide landscaped strip around the building.
- DPA 933 (Building 4) – 14,860 sq. ft. of landscaping will be provided (exceeds requirement). Given this parcel's limited street frontage, a majority of the landscaping is provided along the southern elevation.

Parking Requirements

The project will provide a total of 491 parking stalls and 4 truck parking stalls. Assuming single-tenant occupancy for each building, each parcel will provide sufficient parking to meet code standards. Overall, the site will have 20 stalls more than required by code:

- DPA 930 (Building 1) – 127 stalls (118 required)
- DPA 931 (Building 2) – 91 stalls (91 required)
- DPA 932 (Building 3) – 177 stalls (168 required); 4 truck parking stalls (4 required)
- DPA 933 (Building 4) – 96 stalls (94 required)

Should any of the buildings be occupied by more than one tenant in the future, the property owner will need to provide additional parking stalls or obtain a Modification Permit before subleasing the building.

Loading / Roll Up Doors

All four of the proposed buildings will have dock high doors and grade level doors to facilitate truck delivery and loading. All loading doors will be strategically placed so that they will not be visible from the public rights-of-way. In total, the development will have 44 loading doors:

- DPA 930 (Building 1) – 9 dock high doors and 1 grade level door will be installed on the building's north-facing elevation.
- DPA 931 (Building 2) – 9 dock high doors and 1 grade level door will be

- installed on the building's north-facing elevation.
- DPA 932 (Building 3) – 13 dock high doors and 2 grade level doors will be installed on the building's west-facing elevation.
 - DPA 933 (Building 4) – 8 dock high doors and 1 grade level door will be installed on the building's west-facing elevation.

Trash Enclosures

Each building will be provided with a sufficiently-sized trash enclosure:

- DPA 930 (Building 1) – one provided at the rear of the building measuring 492 sq. ft. (492 sq. ft. required)
- DPA 931 (Building 2) – one provided at the rear of the building measuring 392 sq. ft. (392 sq. ft. required)
- DPA 932 (Building 3) – two provided along the rear property line measuring 350 sq. ft. and 356 sq. ft. (706 sq. ft. required)
- DPA 933 (Building 4) – one provided at the rear of the building measuring 400 sq. ft. (400 sq. ft. required)

Driveways

Public access to the project site will be made possible by two driveways located along the west side of Santa Fe Springs Road and a third driveway located on the north side of Telegraph Road. A street dedication will be required to provide a new deceleration lane along Telegraph Road, which will help facilitate safe maneuvering into the development. A fourth driveway located on the north side of Telegraph Road just west of Building 1 will be reserved for emergency access only. All four buildings will participate in a reciprocal access agreement for shared use of the driveways.

It should be noted that access to parcel 5 (the remaining active oil field) will be provided through gates located at the rear property line of parcel 1 and parcel 3. If and when parcel 5 is developed in the future, access will be provided via Hawkins Street.

Oil Wells

The subject site has been operating as an oil field for nearly a century, therefore extensive fieldwork will need to occur before any development can begin. Such work will include well abandonment, well reabandonment, oilfield infrastructure removal, and oilfield infrastructure relocation. There are 19 non-abandoned wells within the project area. Ten of these wells will be abandoned and nine will remain active after the site is developed. Of the nine wells that will remain active, four are injection wells, where brine water produced with the oil is reinjected back into the formation it originated from. Oil produced from the active wells is currently and will continue to be transported via underground pipelines to the Breitburn Tank Farm located south of Telegraph Road and east of Santa Fe Springs Road. The site also

has 20 previously-abandoned wells. The applicant will be working with the Division of Oil, Gas, & Geothermal Resources (DOGGR) and the City to determine if the previously-abandoned wells will need to be re-abandoned. Details regarding the wells associated with each DPA are below:

- DPA 930 (Building 1) – Site has 7 previously-abandoned wells, 4 wells to be abandoned, and 1 active well to remain.
- DPA 931 (Building 2) – Site has 5 previously-abandoned wells, 3 wells to be abandoned, and 1 active well to remain.
- DPA 932 (Building 3) – Site has 8 previously-abandoned wells, 3 wells to be abandoned, and 7 active wells to remain.
- DPA 933 (Building 4) – There are no wells present on this site.

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 on June 27, 2018 to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on June 27, 2018, and published in a newspaper of general circulation (Whittier Daily News) on June 27, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project. The project was originally scheduled to be heard at the July 9, 2018 Planning Commission meeting, but the applicant requested two continuances. Since the case was set for public hearing, the Planning Commission opened the public hearing to receive comments at both the July 9, 2018 and August 13, 2018 Planning Commission meetings before taking action to continue the project to the next meeting date. No comments were received at either meeting.

ENVIRONMENTAL DOCUMENTS

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

The draft Initial Study/Mitigated Negative Declaration (IS/MND) identified several factors that may be potentially affected by the subject project, including Aesthetics, Greenhouse Gas Emissions, and Noise. These factors and their respective pertinent issues are discussed and analyzed within the IS/MND. Mitigations, where necessary, were implemented to help ensure the potential impacts are reduced to a less than significant level. A detailed analysis can be found in the IS/MND. The monitoring and reporting on the implementation of mitigation measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation Monitoring and Reporting Program (attachment #11).

The draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review period from June 11, 2018 to July 2, 2018. A Notice of Intent to Adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk and a copy of the Initial Study/Mitigated Negative Declaration was also mailed to surrounding cities for their review and comment.

Staff received one response to the IS/MND from the South Coast Air Quality Management District, who recommended that a mobile source air quality health risk assessment be performed. The environmental consultant had considered mobile sources of pollution when drafting the IS/MND, and a response letter describing their findings was sent to the South Coast Air Quality Management District on July 5, 2018. A copy of the comment letter and subsequent response are attached to this report (attachment #12). Staff finds that all concerns raised by the correspondent have been properly reviewed and addressed.

STAFF REMARKS

Based on the findings set forth in attached Resolution 82-2018, staff finds that Tentative Parcel Map No. 78232 is consistent with the policies and goals set forth in the General Plan, Subdivision Map Act and California Environmental Quality Act (CEQA) requirement. Staff also finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Regulations for the granting of Development Plan Approval. Therefore, staff recommends that the Planning Commission adopt Resolution 82-2018, which incorporates said findings as well as the conditions of approval related the subject proposal.

AUTHORITY OF PLANNING COMMISSION:

Tentative Parcel Map

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

Development Plan Approval

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

CONDITIONS OF APPROVAL:

Conditions of approval for TPM 78232 are attached to Resolution 82-2018 as Exhibit A, and conditions of approval for DPAs 930-933 are attached to Resolution 82-2018 as Exhibit B.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Tentative Parcel Map
3. Site Plans
4. Elevations
5. Colored Rendering
6. Tentative Parcel Map Application
7. Development Plan Approval Application
8. Radius Map for Public Hearing Notice
9. Public Hearing Notice
10. IS/MND and Mitigation Monitoring and Reporting Program (previously provided to Planning Commissioners on July 2, 2018)
11. IS/MND Response to Comment Letter
12. Resolution 82-2018

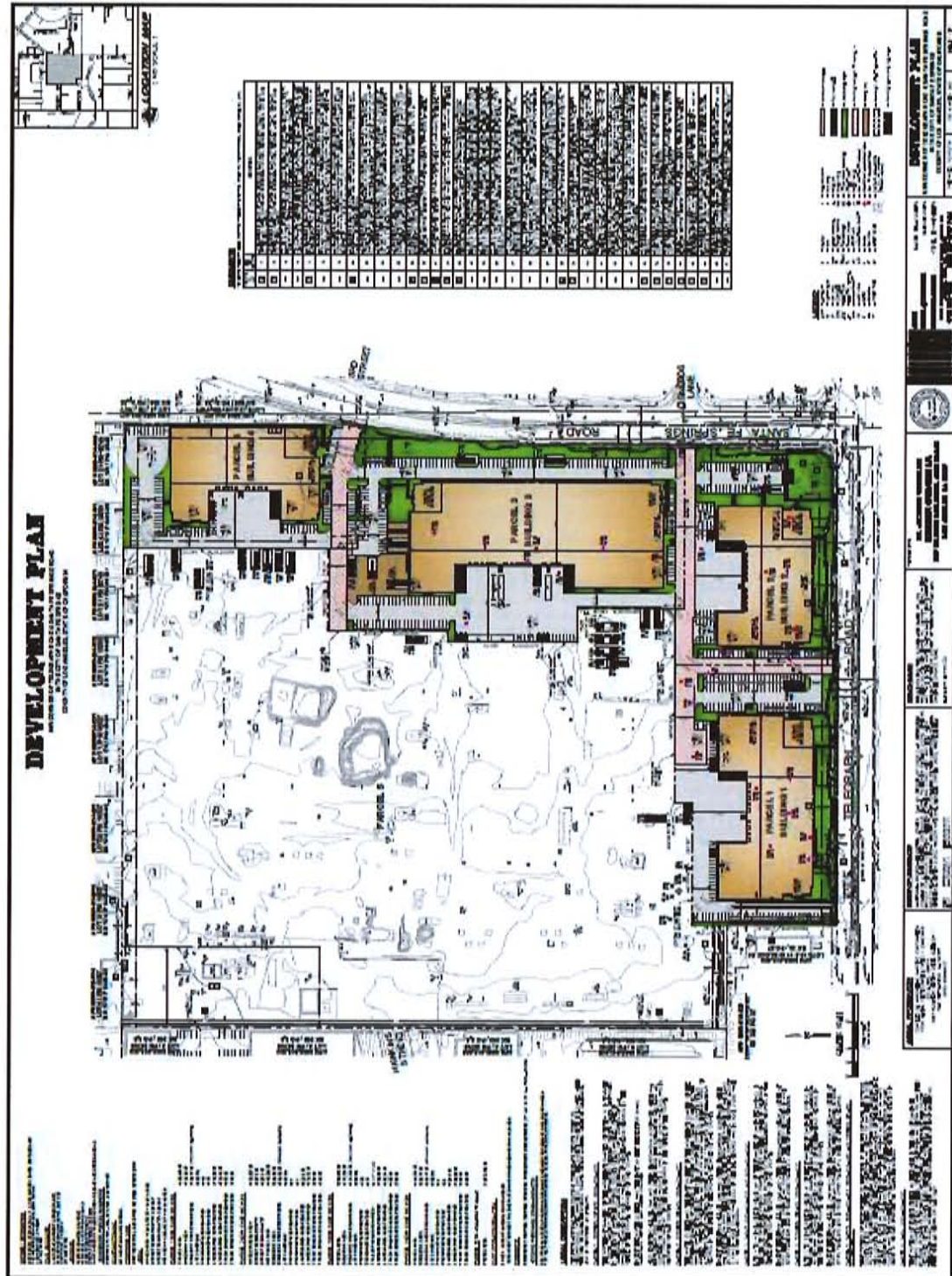
Attachment 1 – Aerial Photograph



Breitburn Operating L.P.
NW Corner of Telegraph Road & Santa Fe Springs Road

[illegible]

Attachment 3 – Site Plans Overall Site Plan



Attachment 3 – Site Plans DPA 930 (Building 1)



NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	PARCEL 1	1,111,111	100.00%
2	PARCEL 2	1,111,111	100.00%
3	PARCEL 3	1,111,111	100.00%
4	PARCEL 4	1,111,111	100.00%
5	PARCEL 5	1,111,111	100.00%
6	PARCEL 6	1,111,111	100.00%
7	PARCEL 7	1,111,111	100.00%
8	PARCEL 8	1,111,111	100.00%
9	PARCEL 9	1,111,111	100.00%
10	PARCEL 10	1,111,111	100.00%

SITE PLAN DEVELOPMENT PLAN APPROVAL CASE NO. 930

UNAPPROVED FOR THE CITY OF LOS ANGELES
UNAPPROVED FOR THE COUNTY OF LOS ANGELES
UNAPPROVED FOR THE STATE OF CALIFORNIA



NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	PARCEL 1	1,111,111	100.00%
2	PARCEL 2	1,111,111	100.00%
3	PARCEL 3	1,111,111	100.00%
4	PARCEL 4	1,111,111	100.00%
5	PARCEL 5	1,111,111	100.00%
6	PARCEL 6	1,111,111	100.00%
7	PARCEL 7	1,111,111	100.00%
8	PARCEL 8	1,111,111	100.00%
9	PARCEL 9	1,111,111	100.00%
10	PARCEL 10	1,111,111	100.00%

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	PARCEL 1	1,111,111	100.00%
2	PARCEL 2	1,111,111	100.00%
3	PARCEL 3	1,111,111	100.00%
4	PARCEL 4	1,111,111	100.00%
5	PARCEL 5	1,111,111	100.00%
6	PARCEL 6	1,111,111	100.00%
7	PARCEL 7	1,111,111	100.00%
8	PARCEL 8	1,111,111	100.00%
9	PARCEL 9	1,111,111	100.00%
10	PARCEL 10	1,111,111	100.00%

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	PARCEL 1	1,111,111	100.00%
2	PARCEL 2	1,111,111	100.00%
3	PARCEL 3	1,111,111	100.00%
4	PARCEL 4	1,111,111	100.00%
5	PARCEL 5	1,111,111	100.00%
6	PARCEL 6	1,111,111	100.00%
7	PARCEL 7	1,111,111	100.00%
8	PARCEL 8	1,111,111	100.00%
9	PARCEL 9	1,111,111	100.00%
10	PARCEL 10	1,111,111	100.00%

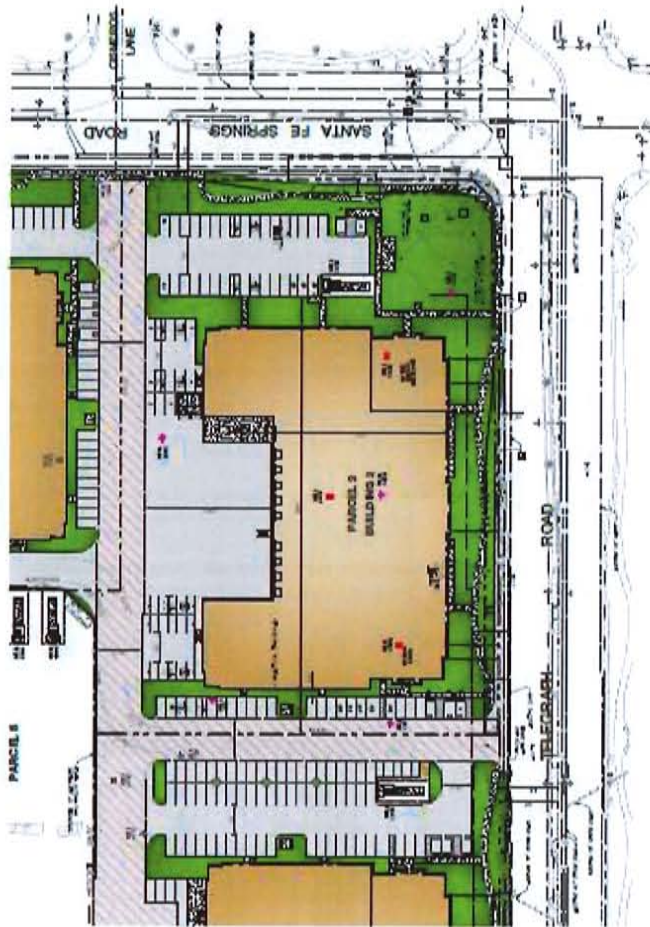
Attachment 3 – Site Plans DPA 931 (Building 2)

SITE PLAN DEVELOPMENT PLAN APPROVAL CASE NO. 931

APPROVED FOR THE CITY OF SPRINGFIELD
ON 09/04/2018 BY THE CITY ENGINEER
IDENTIFIED PROJECT OF CASE NO. 931



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SITE PLAN	08/14/18	LAUREL REIMER
2	FINAL SITE PLAN	09/04/18	LAUREL REIMER
3	FINAL SITE PLAN	09/04/18	LAUREL REIMER
4	FINAL SITE PLAN	09/04/18	LAUREL REIMER
5	FINAL SITE PLAN	09/04/18	LAUREL REIMER
6	FINAL SITE PLAN	09/04/18	LAUREL REIMER
7	FINAL SITE PLAN	09/04/18	LAUREL REIMER
8	FINAL SITE PLAN	09/04/18	LAUREL REIMER
9	FINAL SITE PLAN	09/04/18	LAUREL REIMER
10	FINAL SITE PLAN	09/04/18	LAUREL REIMER



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SITE PLAN	08/14/18	LAUREL REIMER
2	FINAL SITE PLAN	09/04/18	LAUREL REIMER
3	FINAL SITE PLAN	09/04/18	LAUREL REIMER
4	FINAL SITE PLAN	09/04/18	LAUREL REIMER
5	FINAL SITE PLAN	09/04/18	LAUREL REIMER
6	FINAL SITE PLAN	09/04/18	LAUREL REIMER
7	FINAL SITE PLAN	09/04/18	LAUREL REIMER
8	FINAL SITE PLAN	09/04/18	LAUREL REIMER
9	FINAL SITE PLAN	09/04/18	LAUREL REIMER
10	FINAL SITE PLAN	09/04/18	LAUREL REIMER

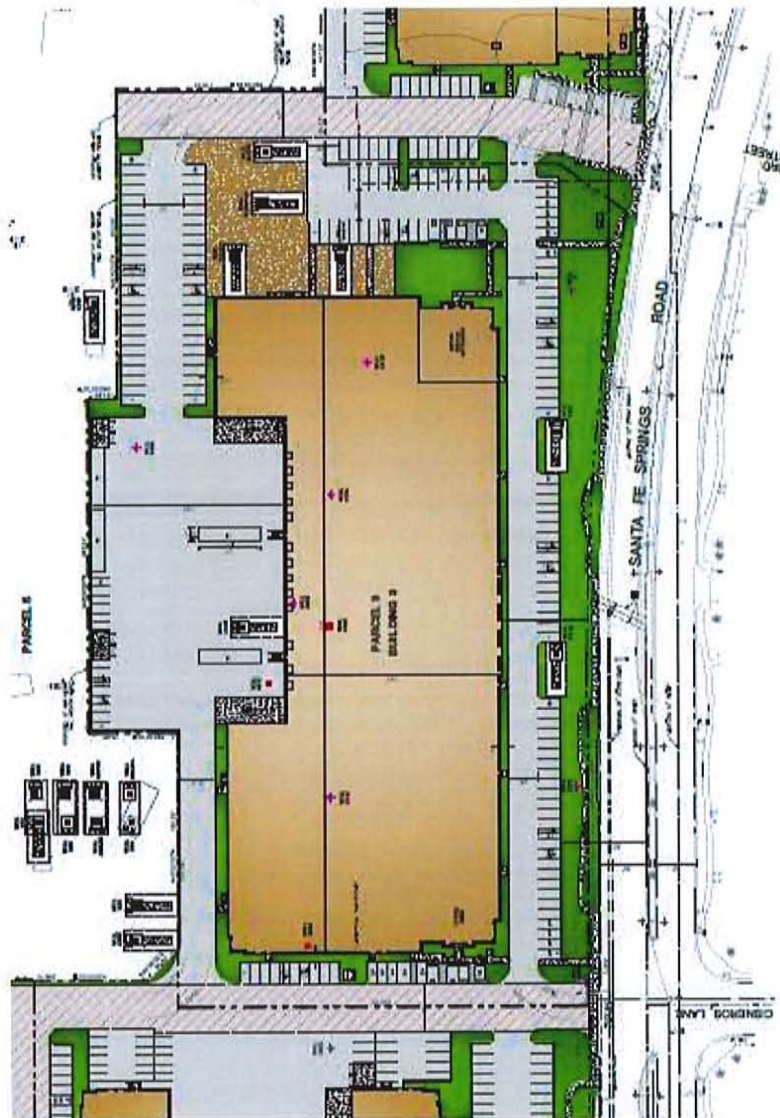
NO.	DESCRIPTION	DATE	BY
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2	FINAL SITE PLAN	09/04/18	LAUREL REIMER
3	FINAL SITE PLAN	09/04/18	LAUREL REIMER
4	FINAL SITE PLAN	09/04/18	LAUREL REIMER
5	FINAL SITE PLAN	09/04/18	LAUREL REIMER
6	FINAL SITE PLAN	09/04/18	LAUREL REIMER
7	FINAL SITE PLAN	09/04/18	LAUREL REIMER
8	FINAL SITE PLAN	09/04/18	LAUREL REIMER
9	FINAL SITE PLAN	09/04/18	LAUREL REIMER
10	FINAL SITE PLAN	09/04/18	LAUREL REIMER

APPROVED FOR THE CITY OF SPRINGFIELD ON 09/04/2018 BY THE CITY ENGINEER IDENTIFIED PROJECT OF CASE NO. 931	APPROVED FOR THE CITY OF SPRINGFIELD ON 09/04/2018 BY THE CITY ENGINEER IDENTIFIED PROJECT OF CASE NO. 931	APPROVED FOR THE CITY OF SPRINGFIELD ON 09/04/2018 BY THE CITY ENGINEER IDENTIFIED PROJECT OF CASE NO. 931	APPROVED FOR THE CITY OF SPRINGFIELD ON 09/04/2018 BY THE CITY ENGINEER IDENTIFIED PROJECT OF CASE NO. 931
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Attachment 3 – Site Plans DPA 932 (Building 3)

SITE PLAN DEVELOPMENT PLAN APPROVAL CASE NO. 932

APPROVED FOR THE CITY OF SAN ANTONIO
ON 09/04/2018 BY THE CITY ENGINEER
ON 09/04/2018 BY THE CITY ATTORNEY



Parcel	Area (sq. ft.)	Area (ac.)
Parcel 1	1,234,567	28.2
Parcel 2	1,234,567	28.2
Parcel 3	1,234,567	28.2
Parcel 4	1,234,567	28.2
Parcel 5	1,234,567	28.2
Parcel 6	1,234,567	28.2
Parcel 7	1,234,567	28.2
Parcel 8	1,234,567	28.2
Parcel 9	1,234,567	28.2
Parcel 10	1,234,567	28.2
Parcel 11	1,234,567	28.2
Parcel 12	1,234,567	28.2
Parcel 13	1,234,567	28.2
Parcel 14	1,234,567	28.2
Parcel 15	1,234,567	28.2
Parcel 16	1,234,567	28.2
Parcel 17	1,234,567	28.2
Parcel 18	1,234,567	28.2
Parcel 19	1,234,567	28.2
Parcel 20	1,234,567	28.2

Parcel	Area (sq. ft.)	Area (ac.)
Parcel 1	1,234,567	28.2
Parcel 2	1,234,567	28.2
Parcel 3	1,234,567	28.2
Parcel 4	1,234,567	28.2
Parcel 5	1,234,567	28.2
Parcel 6	1,234,567	28.2
Parcel 7	1,234,567	28.2
Parcel 8	1,234,567	28.2
Parcel 9	1,234,567	28.2
Parcel 10	1,234,567	28.2
Parcel 11	1,234,567	28.2
Parcel 12	1,234,567	28.2
Parcel 13	1,234,567	28.2
Parcel 14	1,234,567	28.2
Parcel 15	1,234,567	28.2
Parcel 16	1,234,567	28.2
Parcel 17	1,234,567	28.2
Parcel 18	1,234,567	28.2
Parcel 19	1,234,567	28.2
Parcel 20	1,234,567	28.2

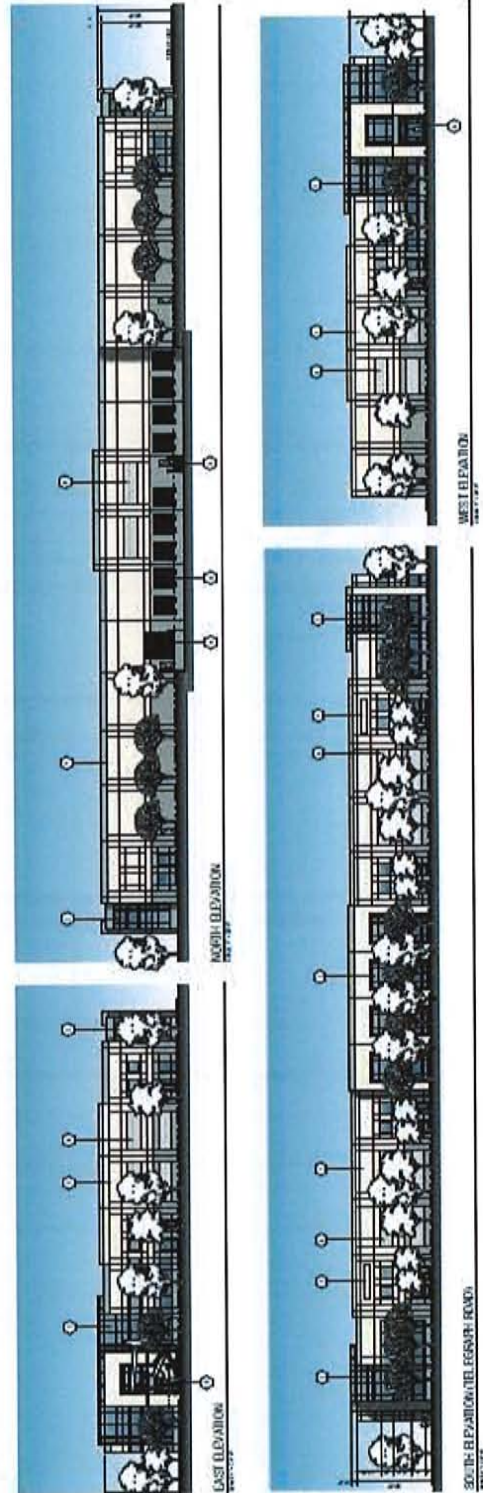
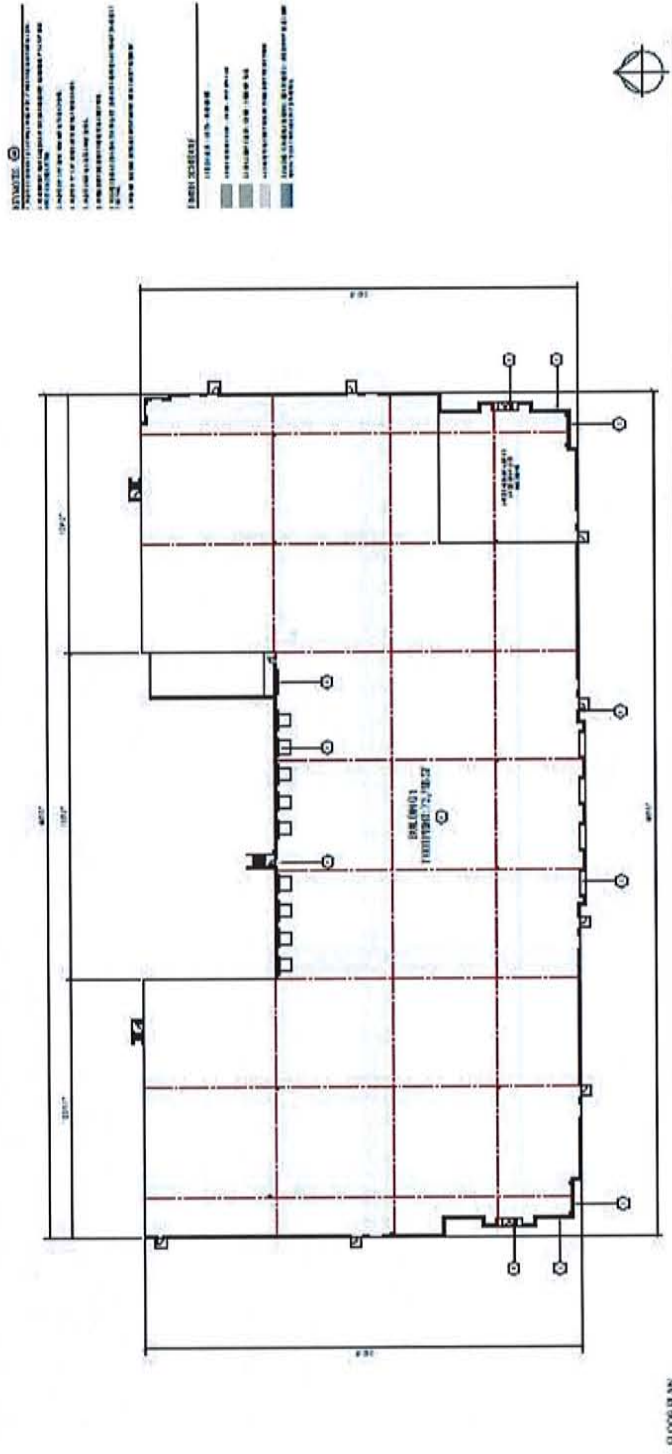
Parcel	Area (sq. ft.)	Area (ac.)
Parcel 1	1,234,567	28.2
Parcel 2	1,234,567	28.2
Parcel 3	1,234,567	28.2
Parcel 4	1,234,567	28.2
Parcel 5	1,234,567	28.2
Parcel 6	1,234,567	28.2
Parcel 7	1,234,567	28.2
Parcel 8	1,234,567	28.2
Parcel 9	1,234,567	28.2
Parcel 10	1,234,567	28.2
Parcel 11	1,234,567	28.2
Parcel 12	1,234,567	28.2
Parcel 13	1,234,567	28.2
Parcel 14	1,234,567	28.2
Parcel 15	1,234,567	28.2
Parcel 16	1,234,567	28.2
Parcel 17	1,234,567	28.2
Parcel 18	1,234,567	28.2
Parcel 19	1,234,567	28.2
Parcel 20	1,234,567	28.2

Parcel	Area (sq. ft.)	Area (ac.)
Parcel 1	1,234,567	28.2
Parcel 2	1,234,567	28.2
Parcel 3	1,234,567	28.2
Parcel 4	1,234,567	28.2
Parcel 5	1,234,567	28.2
Parcel 6	1,234,567	28.2
Parcel 7	1,234,567	28.2
Parcel 8	1,234,567	28.2
Parcel 9	1,234,567	28.2
Parcel 10	1,234,567	28.2
Parcel 11	1,234,567	28.2
Parcel 12	1,234,567	28.2
Parcel 13	1,234,567	28.2
Parcel 14	1,234,567	28.2
Parcel 15	1,234,567	28.2
Parcel 16	1,234,567	28.2
Parcel 17	1,234,567	28.2
Parcel 18	1,234,567	28.2
Parcel 19	1,234,567	28.2
Parcel 20	1,234,567	28.2

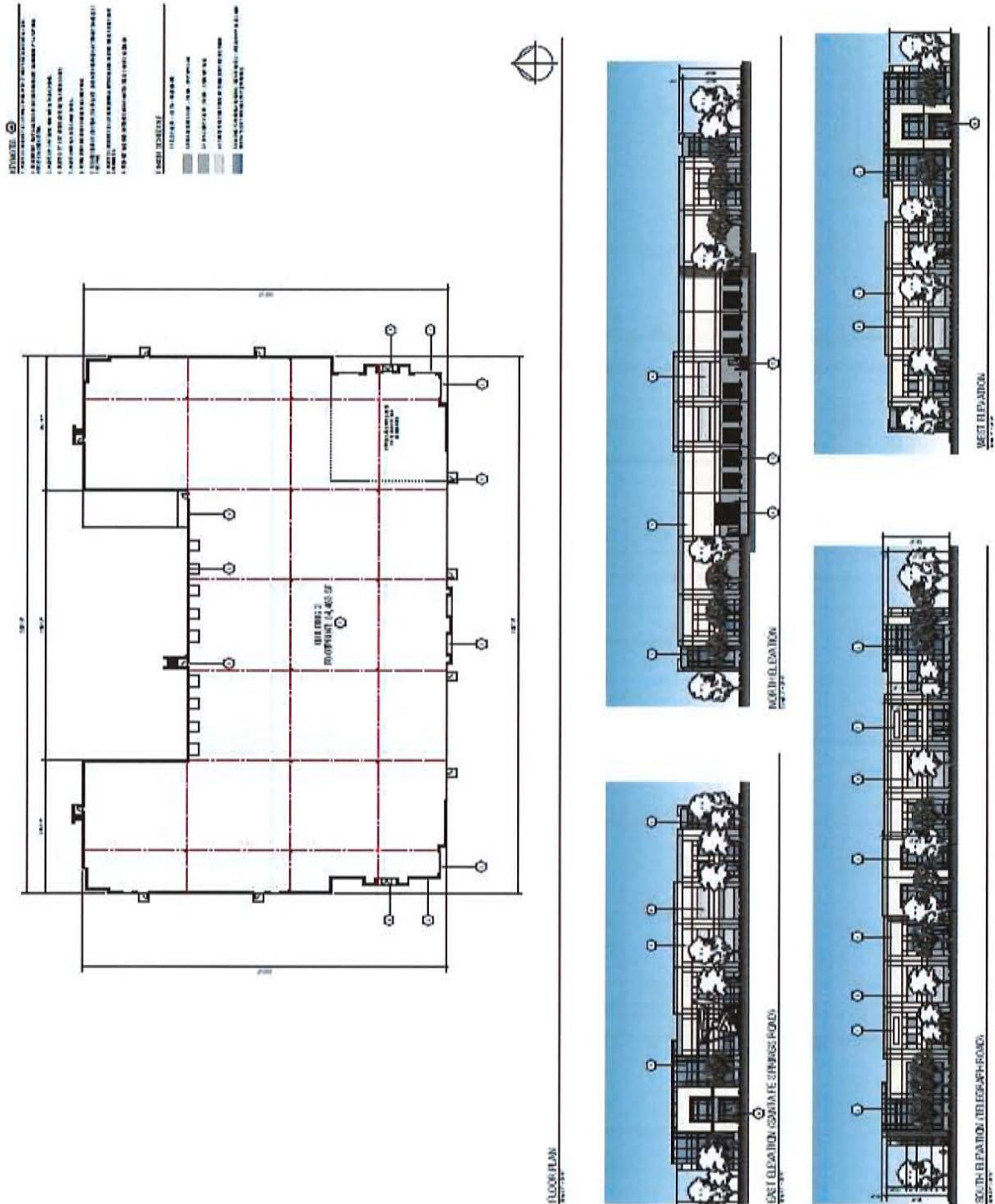
DPA 933 (Building 4)



Attachment 4 – Floor Plan & Elevations DPA 930 (Building 1)



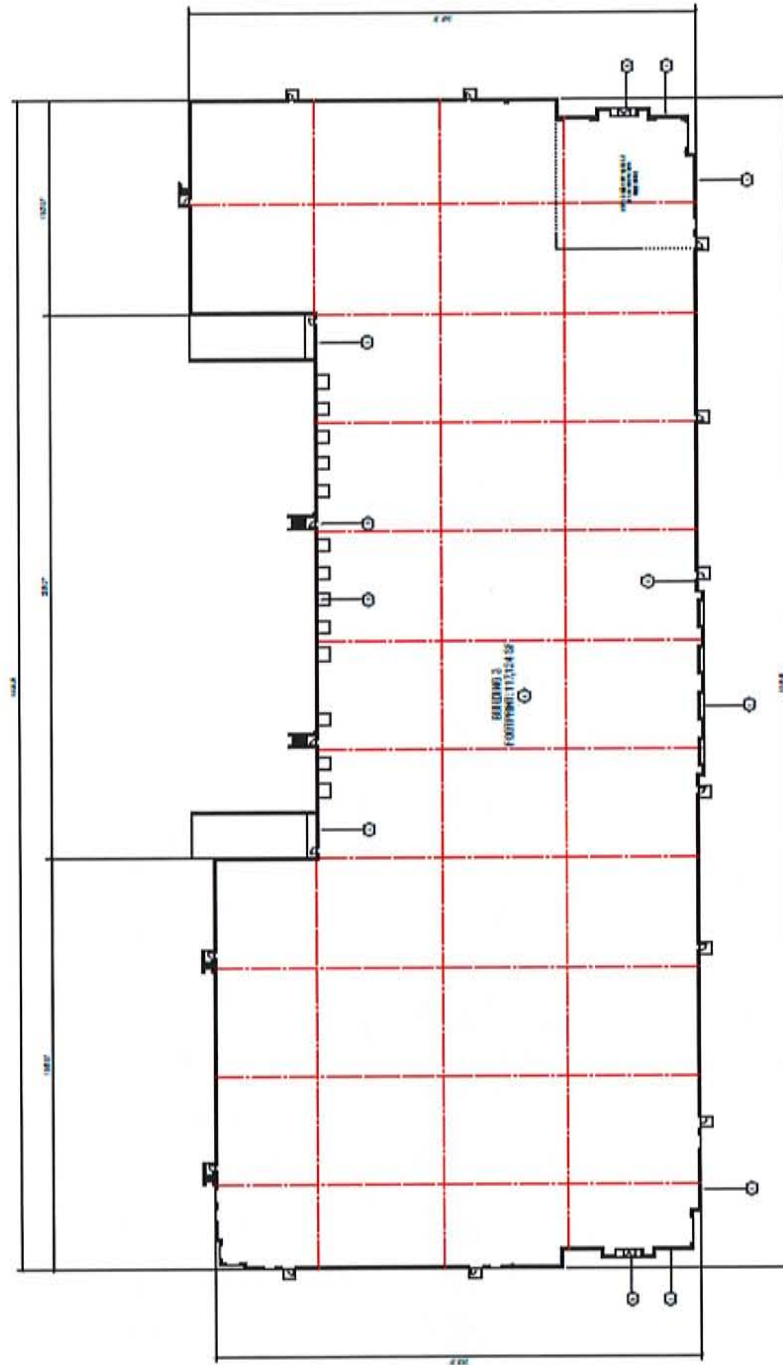
Attachment 4 – Floor Plan & Elevations DPA 931 (Building 2)

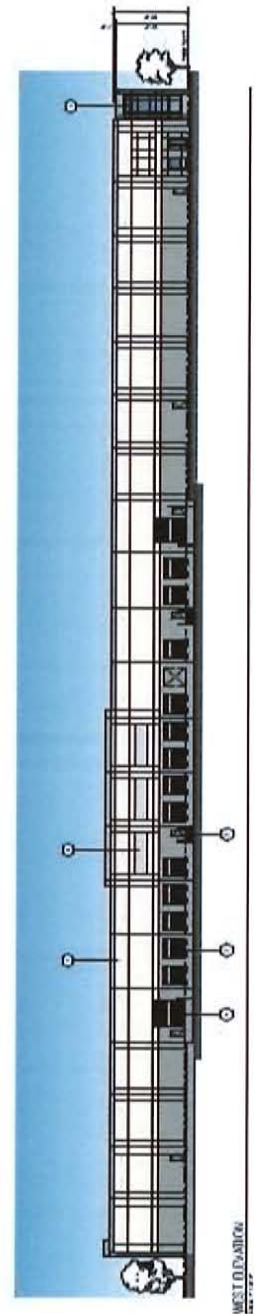
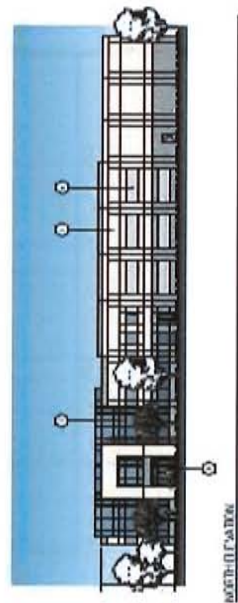
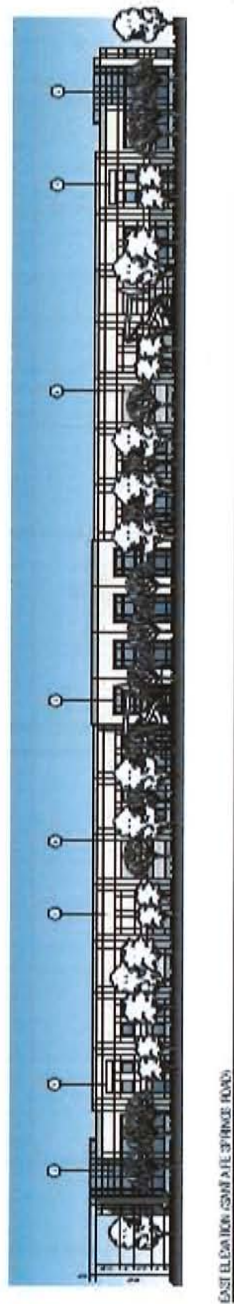
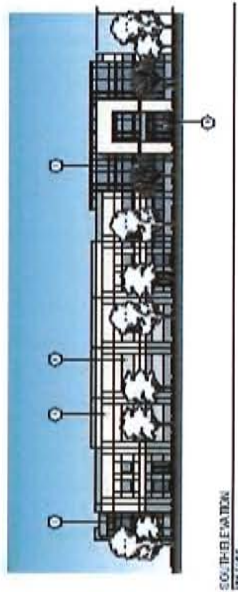


Attachment 4 – Floor Plan & Elevations DPA 932 (Building 3)

NOTES:

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALL UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO THE EXTERIOR FACE OF THE WALL UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO THE EXTERIOR FACE OF THE WALL UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO THE EXTERIOR FACE OF THE WALL UNLESS OTHERWISE NOTED.



[illegible]

STANDARD FORM NO. 101
REVENUE

THIS RECEIPT IS VALID ONLY WHEN SIGNED BY THE ISSUING OFFICIAL.

DATE: _____

AMOUNT: _____

ISSUED TO: _____

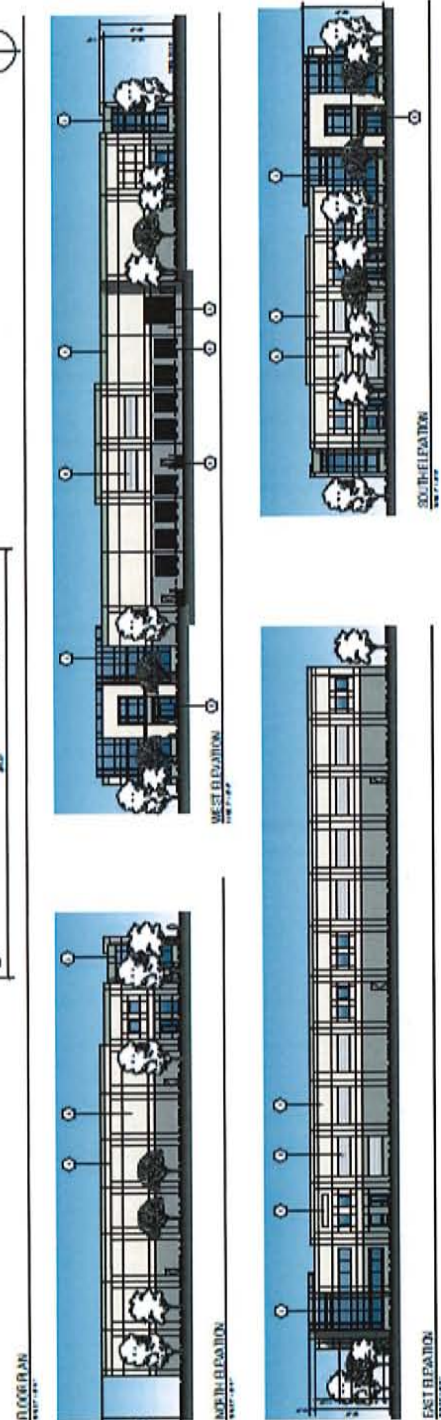
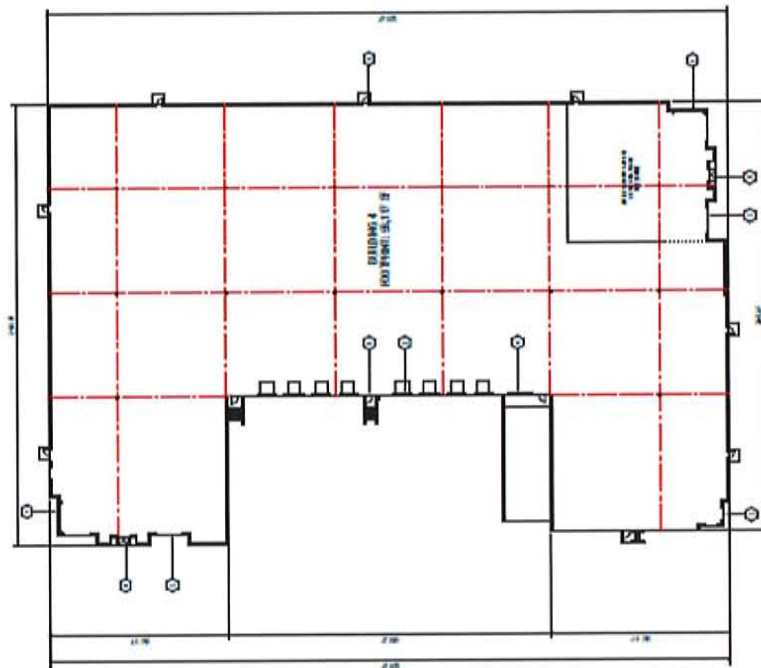
ISSUED FOR: _____

SIGNATURE: _____

OFFICIAL: _____

UNIT: _____

LOCATION: _____



Attachment 5 – Colored Rendering



Attachment 6 –Tentative Parcel Map Application

City of Santa Fe Springs

**SUBDIVISION/TRACT/PARCEL MAP APPLICATION AND OWNER'S STATEMENT**

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

PROPERTY LOCATION:	10025 Bloomfield Avenue 10025 Santa Fe Springs Road 12405 Telegraph Road Santa Fe Springs, CA 90670	Located at the Northwest corner of Telegraph Road and Telegraph Road
Address:		
Assessor's Parcel Number:	8005-015-011, -013, -023, -024, -025, -026, AND -027	

PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

SEE ATTACHED.

PROJECT AND LAND USE DATA:

Existing Land Use: Oil Operations

Zoning Classification: M-2 HEAVY MANUFACTURING

Intended Land Uses of Lots within the Subdivision:

MANUFACTURING/INDUSTRIAL/OFFICE USE AND EXISTING OIL OPERATIONS

General Plan Land Use Classification: MANUFACTURING

Surrounding Land Uses:

North: MANUFACTURING

South: RESIDENTIAL

East: MANUFACTURING

West: MANUFACTURING

Existing No. of Lots: 7 APNs CONSISTING OF 21 LOTS

Proposed No. of Lots: 5

Page 1

Attachment 6 –Tentative Parcel Map Application

Lot Area-per Parcel (S.F./Acres): SEE ATTACHED.

Building (footprint) Area-per Parcel: SEE ATTACHED.

Are dedications or public improvements required? NONE AT THIS TIME

PROJECT FINDING:

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

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

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

Water: What provisions are being made to provide an adequate water system?

WATER IS CURRENTLY SERVING THE SITE. A WATER SYSTEM FOR THE PROPOSED DEVELOPMENT WILL BE DESIGNED.

Sewers: What provisions are being made to provide an adequate sewer system?

SEWER IS CURRENTLY SERVING THE SITE. A SEWER SYSTEM FOR THE PROPOSED DEVELOPMENT WILL BE DESIGNED.

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

GAS AND ELECTRICITY IS CURRENTLY SERVING THE SITE. A GAS AND ELECTRICITY SYSTEM FOR THE PROPOSED DEVELOPMENT WILL BE DESIGNED.Streets: Will each resulting parcel or lot front on a dedicated and improved street? YESHave you discussed street improvement requirements with the Department of Public Works? YESDeed Restrictions: State nature of deed restrictions, existing and proposed: NONE

Attachment 6 – Tentative Parcel Map Application

RESPONSIBLE PARTIES:

Gas Agency: SOUTHERN CALIFORNIA GAS COMPANY	Water Agency: CITY OF SANTA FE SPRINGS
Address: <u>SEE ATTACHED</u>	Address: <u>SEE ATTACHED</u>
E-Mail: _____	E-mail: _____
Contact Person: _____	Contact Person: _____
Phone Number: <u>800-427-2200</u>	Phone Number: <u>562-868-0511 X7333</u>
Sewer Agency: <u>SEE ATTACHED</u>	Electric Agency: SOUTHERN CALIFORNIA EDISON
Address: _____	Address: <u>SEE ATTACHED</u>
E-Mail: _____	E-Mail: _____
Contact Person: _____	Contact Person: _____
Phone Number: _____	Phone Number: <u>800-655-4555</u>

THE APPLICATION IS BEING FILED BY:

☒ Record Owner of the Property

____ Authorized Agent of the Owner (Written authorization must be attached to application.)

STATUS OF AUTHORIZED AGENT (Engineer, Attorney, Purchaser, Developer, Lessee, etc.): _____

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

SIGNED: _____

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

OWNER AGENT

Name: _____

Contact: _____

Address: _____

City: _____

State: _____

Zip Code: _____

Phone: _____

E-Mail: _____

RECORD OWNER

Name: Breilburn Operating L.P.

Contact: W. Jackson Washburn

Address: 707 Wilshire Blvd., 48th Floor

City: Los Angeles

State: California

Zip Code: 90017

Phone: 213-225-5900

E-Mail: jwashburn@breilburn.com

ENGINEER LICENSE SURVEY

Name: _____

Contact: _____

Address: _____

City: _____

State: _____

Zip Code: _____

Phone: _____

E-Mail: _____

FOR DEPARTMENTAL USE ONLY

TRACT/PARCEL MAP NO.:	<u>78232</u>
DATE FILED:	<u>11/1/2017</u>
FILING FEE:	<u>-</u>
RECEIPT NO.:	_____
APPLICATION COMPLETE?	_____

Attachment 6 –Tentative Parcel Map Application

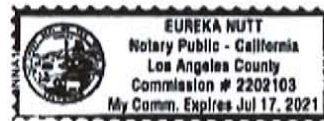
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On October 19, 2017, before me, Eureka Nutt, Notary Public, personally appeared Willis Jackson Washburn, 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 Eureka Nutt (seal)

Attachment 6 –Tentative Parcel Map Application

Legal Description:

LEGAL DESCRIPTION

Real property in the City of Santa Fe Springs, County of Los Angeles, State of California, described as follows:

PARCEL 1: (PORTION OF APN: 8005-015-011)

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, IN TOWNSHIP 3 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP MADE BY HOFFMAN BROS., OF A PORTION OF SAID RANCHO, RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTH 30 FEET, AND THE EAST 30 FEET THEREOF FOR ROADS, RAILROADS, DITCHES AND WATER COURSES.

ALSO EXCEPTING ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WHICH MAY EXIST BELOW 8500 FEET (VERTICAL DEPTH) FROM THE SURFACE OF SAID LAND, AS CONVEYED BY DEEDS RECORDED AUGUST 3, 1945 IN BOOK 22190 PAGE 223, AND IN BOOK 21999 PAGE 411 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (PORTION OF APN: 8005-015-011)

THE NORTH 30 FEET AND THE EAST 30 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP MADE BY HOFFMAN BROS. OF A PORTION OF SAID RANCHO, RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WHICH MAY EXIST BELOW 8500 FEET (VERTICAL DEPTH) FROM THE SURFACE OF SAID LAND, AS CONVEYED BY DEEDS FROM ALPHONZO E. BELL CORPORATION, RECORDED AUGUST 3, 1945 IN BOOK 22190 PAGE 223 OF OFFICIAL RECORDS AND IN BOOK 21999 PAGE 411 OF OFFICIAL RECORDS.

PARCEL 3: (APN'S 8005-015-023 AND 8005-015-024)

LOTS 1 TO 11 INCLUSIVE IN BLOCK 80 OF THE TOWNSITE OF SANTA FE SPRINGS, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGE 37 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS BELOW A DEPTH OF 8500 FEET FROM THE SURFACE, AS CONVEYED IN THE DEEDS RECORDED IN BOOK 22190 PAGE 223 AND IN BOOK 21999 PAGE 411, BOTH OF OFFICIAL RECORDS.

PARCEL 4: (PORTION OF APN: 8005-015-027)

LOTS 1 TO 9 INCLUSIVE IN BLOCK 81 OF THE TOWNSITE OF SANTA FE SPRINGS, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED RECORDED 26 PAGE 37 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Attachment 6 –Tentative Parcel Map Application

Attachment to Subdivision/Tract/Parcel Map Application

PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

Purpose of Parcel (Subdivision) Map:

Overall site consists of 44.67 acres of existing oilfield operations. The purpose of this subdivision is to divide the site into 5 parcels, with 4 being developed (approximately 18 acres) into industrial/commercial/office buildings, 1 building per parcel.

Lot Area per Parcel (S.F./Acres):

Parcel 1 area = 186,493 sf / 4.28 Acres

Parcel 2 area = 153,827 sf / 3.53 Acres

Parcel 3 area = 308,890 sf / 7.09 Acres

Parcel 4 area = 130,371 sf / 2.99 Acres

Parcel 5 area = 1,166,139 sf / 26.77 Acres

Building (footprint) Area per Parcel:

BUILDING AREA DATA			
Parcel	Building Area	Mezzanine	TOTAL
	Sq. Feet	Sq. Feet	Sq. Feet
1	74,417	4,000	78,417
2	54,463	4,000	58,463
3	117,124	4,000	121,124
4	56,117	4,000	60,117
5	-	-	-
TOTALS	302,121	16,000	318,121

Attachment 6 –Tentative Parcel Map Application

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS BELOW A DEPTH OF 8500 FEET FROM THE SURFACE, AS CONVEYED IN THE DEEDS RECORDED IN BOOK 22190 PAGE 223 AND IN BOOK 21999 PAGE 411, BOTH OF OFFICIAL RECORDS.

PARCEL 5: (APN: 8005-015-013 AND A PORTION OF APN'S: 8005-015-025, 8005-015-026 AND 8005-015-027)

THAT PORTION OF FIRST STREET, 50 FEET WIDE, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 36 PAGE 28 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BETWEEN THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 1 IN BLOCK 80 OF TOWNSITE OF SANTA FE SPRINGS AS SHOWN ON MAPS RECORDED IN BOOK 26 PAGE 37, ET SEQ., OF MISCELLANEOUS RECORDS OF SAID COUNTY, AND THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 9 IN BLOCK 81 OF SAID TOWNSITE OF SANTA FE SPRINGS.

PARCEL 6: (PORTION OF APN'S: 8005-015-025, 8005-015-026 AND 8005-015-027)

THAT PORTION OF FOREST STREET, 60 FEET WIDE, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 36 PAGE 28 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BETWEEN THE NORTHERLY LINE OF ANAHEIM TELEGRAPH ROAD, 80 FEET WIDE, AND THE SOUTHERLY LINE OF FIRST STREET, 50 FEET WIDE, AS SHOWN ON SAID MAP.

Responsible Parties:

Gas Agency:

Southern California Gas Company
555 W. 5th Street
Los Angeles, CA 90017

Water Agency:

City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670
562-868-0511 x 7333

Attachment 6 –Tentative Parcel Map Application

Sewer Agency:

City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670
562-868-0511 x 7333

Electric Agency:

Southern California Edison
501 S. Marengo Avenue
Alhambra, CA 91776
800-655-4555

Attachment 7 – Development Plan Approval Application

Received

NOV 01 2017



City of Santa Fe Springs Planning Department
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:

10255 Bloomfield Avenue

APNs: 8005-015-011, -013, -023, -024, -025, -026 & -027

10255 Santa Fe Springs Road

Located on the northwest corner of Telegraph Road and
Santa Fe Springs Road.

12405 Telegraph Road

Santa Fe Springs, CA 90670

RECORD OWNER OF THE PROPERTY:

Name: Breitburn Operating L.P. Phone No: 213-225-5900

Mailing Address: 707 Wilshire Boulevard, 46th Floor

Los Angeles, CA 90017

Fax No: 213-225-5916 E-mail: jwashburn@breitburn.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.)

See attached Project Description.

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

Breitburn Operating LP, By: Breitburn Operating GP LLC, its general partner

Signed: Willis Jackson Washburn

Signature

Willis Jackson Washburn, Senior Vice President

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."

Attachment 7 – Development Plan Approval Application

DFA 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): Willis Jackson Washburn
 Mailing Address: 707 Wilshire Boulevard, 46th Floor, Los Angeles CA 90017
 Phone No: (213) 225-5900
 Fax No: (213) 225-5916 E-mail: jwashburn@breitburn.com
 Signature: *Willis Jackson Washburn*
 Name (please print): _____
 Mailing Address: _____
 Phone No: _____
 Fax No: _____ E-mail: _____
 Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, WILLIS JACKSON WASHBURN, 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.

Breitburn Operating LP, By: Breitburn Operating GP LLC, its general partner

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.

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

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES)

(seal)



On October 19, 2017, before me, Eureka Nutt, Notary Public, Personally appeared Willis Jackson Washburn 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.

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

Eureka Nutt
 Notary Public

FOR DEPARTMENT USE ONLY

CASE NO: 930
 DATE FILED: 11/1/17
 FILING FEE: _____
 RECEIPT NO: _____
 APPLICATION COMPLETE? _____

Attachment 7 – Development Plan Approval Application

Received

NOV 01 2017

Attachment to Development Plan Approval (DPA) Planning Department

Address of the Project:

10025 Bloomfield Avenue

10025 Santa Fe Springs Road

12405 Telegraph Road

Santa Fe Springs, CA 90670

APNs: 8005-015-011, -013, -023, -024, -025, -026, and -027

Located on the northwest corner of Telegraph Road and Santa Fe Springs Road.

Project Description:

The proposed project is designed to repurpose a portion of the existing 44.67 acre oilfield ("Oilfield Site") located on the northwest corner of Telegraph Road and Santa Fe Springs Road. An approximate 18 acre area situated on the southern portion (fronting Telegraph Road) and the eastern portion (fronting Santa Fe Springs Road) of the Oilfield Site is the proposed location of this project ("Project Site").

The proposed project involves the construction of a high image creative and distinctive warehouse/office business park that includes four new Class A buildings on the Project Site. This will provide the opportunity to significantly improve the aesthetics along the Telegraph Corridor and also a key intersection in the city. The buildings will include many enhanced features (including glass features, high image office corners, facade and parapet movements through-out the elevations) that will tie into the overall landscaping plan. The landscaping design will include the use of substantial high quality trees, plants, shrubs and meandering sidewalks and will continue the Urban Forest theme currently occurring along Telegraph Road. The buildings along Telegraph Road will have flexible design features designed in the walls to allow for future larger openings for patios, eating areas and trellises. The buildings have been designed with multiple entries to allow future flexibility with size of spaces. This project will also provide additional quality jobs in the community and will provide an opportunity to increase the tax base in the City of Santa Fe Springs.

The proposed project will require the approval of a Tentative Parcel and a Final Parcel Map. The Parcel Map will divide the Oilfield Site into 5 parcels and also separate the Project Site from the remaining Oilfield Site. The Parcel Map will also subdivide the Project Site into four individual parcels and is designed so each building will be situated on its own individual parcel.

Attachment 7 – Development Plan Approval Application

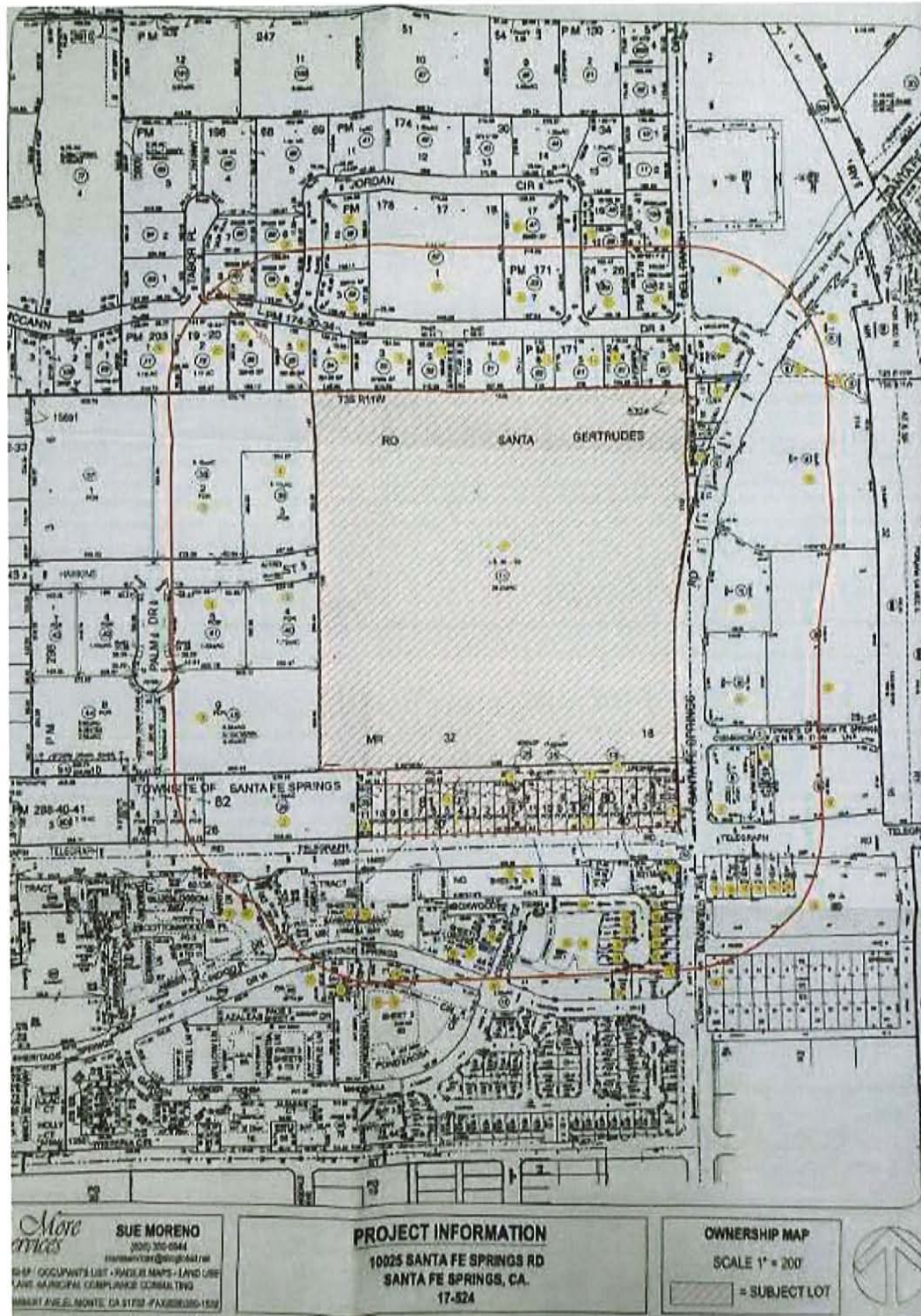
The proposed project will consist of the following:

PROJECT DATA					
Bldg.	Site Area		Building Area	Mezzanine	TOTAL
	Sq. Feet	Acres	Sq. Feet	Sq. Feet	Sq. Feet
1	186,493	4.28	74,417	4,000	78,417
2	153,827	3.53	54,463	4,000	58,463
3	308,890	7.09	117,124	4,000	121,124
4	130,371	2.99	56,117	4,000	60,117
TOTALS	779,581	17.90	302,121	16,000	318,121

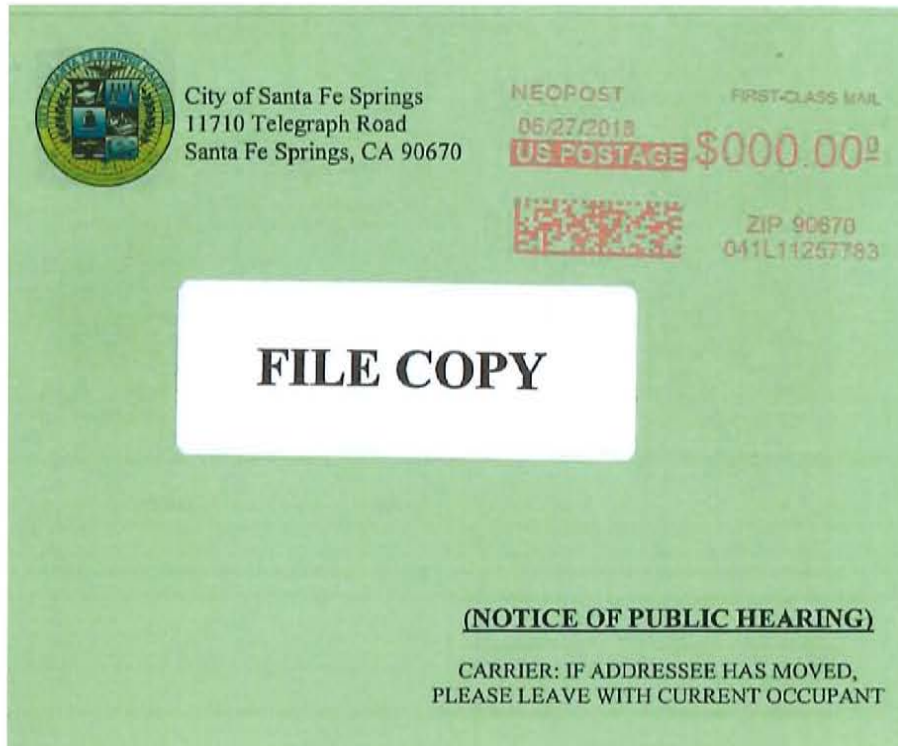
The proposed project includes the retention of 9 producing oil and gas wells and water injection wells and also the oil field infrastructure associated with these wells and the Santa Fe Springs Oilfield

Prior to any land development, extensive oilfield work including well abandonment, well re-abandonment, oilfield infrastructure removal and relocation will be performed. The Project Site has been environmentally assessed and will be evaluated and closed by an oversight environmental agency.

Attachment 8 – Radius Map for Public Hearing Notice



Attachment 9 – Public Hearing Notice



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

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

Applicant: Breilburn Operating L.P.
Property located at: NW Corner of Telegraph Road and Santa Fe Springs Road (APNs: 8005-015-011, 8005-015-013, 8005-015-023, 8005-015-024, 8005-015-025, 8005-015-026, and 8005-015-027) within the M-2, Heavy Manufacturing Zone and Telegraph Road Corridor.

Tentative Parcel Map No. 78232: A request to subdivide a seven-parcel, 44.67-acre site into five parcels measuring approximately 4.28 acres, 3.53 acres, 6.85 acres, 3.23 acres, and 26.77 acres.
Development Plan Approval Case Nos. 930-933: A request to develop a 44.67-acre site with: DPA 930: a 78,417 sq. ft. building on a 4.28-acre parcel; DPA 931: a 58,463 sq. ft. building on a 3.53-acre parcel; DPA 932: a 121,124 sq. ft. building on a 6.85-acre parcel; DPA 933: a 60,117 sq. ft. building on a 3.23-acre parcel. The remaining 26.77-acre parcel will be reserved for oil extraction operations.

CEQA Status: Staff determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The City proposes to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for this project. The project site is not listed on the Hazardous Waste and Substance Site List as set forth in Government Code Section 65962.5.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact Laurel Reimer at 562-868-0511, Ext. 7354 or laureltreimer@santafesprings.org.

Attachment 10 – Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM
TELEGRAPH ROAD AND SANTA FE SPRINGS ROAD INDUSTRIAL PARK • 10255 BLOOMFIELD AVENUE, 10255 SANTA FE SPRINGS
ROAD, AND 12405 TELEGRAPH ROAD • CITY OF SANTA FE SPRINGS

MITIGATION MONITORING AND REPORTING PROGRAM

**TELEGRAPH ROAD AND SANTA FE SPRINGS ROAD
INDUSTRIAL PARK
10255 BLOOMFIELD AVE., 10255 SANTA FE
SPRINGS RD., & 12405 TELEGRAPH RD.
SANTA FE SPRINGS, CALIFORNIA**



LEAD AGENCY:

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

REPORT PREPARED BY:

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

JULY 19, 2018

575P 031

Attachment 10 – Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM
TELEGRAPH ROAD AND SANTA FE SPRINGS ROAD INDUSTRIAL PARK • 10255 BLOOMFIELD AVENUE, 10255 SANTA FE SPRINGS
ROAD, AND 12405 TELEGRAPH ROAD • CITY OF SANTA FE SPRINGS

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Attachment 10 – Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM
TELEGRAPH ROAD AND SANTA FE SPRINGS ROAD INDUSTRIAL PARK • 10255 BLOOMFIELD AVENUE, 10255 SANTA FE SPRINGS
ROAD, AND 12405 TELEGRAPH ROAD • CITY OF SANTA FE SPRINGS

1. OVERVIEW OF THE PROJECT

The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application that will permit the subdivision of a 779,581 square-foot (17.90-acre) portion of a larger 44.67-acre site located at the northwest corner of Telegraph Road and Santa Fe Springs Road. The 44.67-acre project site will be subdivided into five new parcels. The four new buildings will occupy a 17.90-acre portion (Parcels 1 through 4). *Parcel 5* will have a total land area of 26.77 acres and will include the existing oil extraction operations. *Parcel 1* will have a total land area of 186,493 square feet (4.28 acres) and will be occupied by a 78,417 square-foot warehouse. *Parcel 2* will consist of 148,259 square feet (3.40 acres) and will be occupied by a 58,463 square-foot warehouse. *Parcel 3* will total 298,474 square feet (6.85 acres) and will be occupied by a 121,124 square-foot warehouse. *Parcel 4* will have a total land area of 140,791 square feet (3.23 acres) and will be occupied by a 60,117 square-foot warehouse. The new development for parcels 1 through 4 will also include oil extraction operations; these operations will be modernized with new equipment.

A total of 491 parking spaces will be provided. Public access to the project site will be made possible by two driveways located along the west side of Santa Fe Springs Road and a third driveway located on north side of Telegraph Road. A fourth drive located on the north side of Telegraph Road will be reserved for emergency access only. In addition, 100,686 square feet of new landscaping will be provided. The project Applicant is Jackson Washburn, Breitburn Operating L.P., 707 Wilshire Boulevard, 46th Floor, Los Angeles, California 90017. Discretionary approvals required as part of the proposed project's implementation include the following:

- *Development Plan Approval (DPA 930, 931, 932, and 933)* to construct four industrial buildings on land currently used as an oil field. Nine wells will remain active and several wells will be abandoned or re-abandoned;
- *Tentative Parcel Map (TPM 78232)* to create five parcels. Four parcels will be developed with industrial buildings and one parcel will continue to be used as an oil field; and,
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

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

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

Attachment 10 – Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM
TELEGRAPH ROAD AND SANTA FE SPRINGS ROAD INDUSTRIAL PARK • 10255 BLOOMFIELD AVENUE, 10255 SANTA FE SPRINGS
ROAD, AND 12405 TELEGRAPH ROAD • CITY OF SANTA FE SPRINGS

- 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 following mitigation is required to minimize future light and glare impacts:

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

Implementation of the following mitigation measures will reduce the proposed project's emission of greenhouse gases:

Mitigation Measure No. 2 (Greenhouse Gas Emissions). The future tenants must provide incentives to encourage employees to utilize alternative transportation such as reduced public transportation fares, employee carpooling and vanpooling services, and preferential parking for carpool vehicles. The proposed project will be required to conform to all pertinent Transportation Demand Management (TDM) requirements, if any.

The following measures will further ensure that on-site construction activities do not adversely impact noise sensitive land uses located nearby:

Mitigation Measure No. 3 (Noise). The contractors must ensure that the construction equipment includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure No. 4 (Noise). The contractors must notify residents in the area regarding construction times and local contact information. The notice shall include the name and phone number of the local contact person residents may call to complain about noise. This notice must also be placed along

MITIGATION MONITORING PROGRAM

PAGE 4

Attachment 10 – Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM
TELEGRAPH ROAD AND SANTA FE SPRINGS ROAD INDUSTRIAL PARK • 10255 BLOOMFIELD AVENUE, 10255 SANTA FE SPRINGS
ROAD, AND 12405 TELEGRAPH ROAD • CITY OF SANTA FE SPRINGS

the south and east sides of the project site. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Director.

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 below in Table 1.

TABLE 1 MITIGATION MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Aesthetics). The contractors must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.	Planning Department, Police Services Department, and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of building permits. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 2 (Greenhouse Gas Emissions). The future tenants must provide incentives to encourage employees to utilize alternative transportation such as reduced public transportation fares, employee carpooling and vanpooling services, and preferential parking for carpool vehicles. The proposed project will be required to conform to all pertinent Transportation Demand Management (TDM) requirements, if any.	Planning Department • (Applicant is responsible for implementation)	Prior to the issuance of a Business License. • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 3 (Noise). The contractors must ensure that the construction equipment includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.	Planning Department and Code Enforcement • (Applicant is responsible for implementation)	During project's construction. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 4 (Noise). The contractors must notify residents in the area regarding construction times and local contact information. The notice shall include the name and phone number of the local contact person residents may call to complain about noise. This notice must also be placed along the south and east sides of the project site. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Director.	Planning Department • (Applicant is responsible for implementation)	Prior to the start of construction. • Mitigation ends when construction is completed.	Date: Name & Title:

Attachment 11 – IS/MND Response to Comment Letter

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

Date: July 5, 2018

To: City of Santa Fe Springs

From: Bryan Hamilton, Blodgett Baylosis Environmental Planning

Subject: Responses to SCAQMD Letter Dated June 15, 2018

Comment 1.

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final MND.

SCAQMD Staff's Summary of Project Description

The Lead Agency proposes to build four warehouses totaling 318,121 square feet on 17.9 acres (Proposed Project). Based on a review of Exhibit 1, Aerial Photographs, and Exhibit 3, Sensitive Receptors Map, in the MND, SCAQMD staff found that existing residential uses are located in a close proximity to the Proposed Project across Telegraph Road. Construction is expected to take approximately 20 months.

Response 1.

This comment has been noted for the record.

Comment 2.

In the Air Quality Analysis Section, the Lead Agency quantified the Proposed Project's construction and operational emissions and compared them to SCAQMD's regional and localized air quality CEQA significance thresholds. The Lead Agency found that the Proposed Project's air quality impacts from construction would be less than significant. Additionally, the Lead Agency conducted a Human Health Risk Assessment (HHRA) to evaluate the potential health risks associated with soil contact. However, the Lead Agency did not conduct a mobile source health risk assessment for the Proposed Project. Since the Proposed Project would involve operation of four warehouses that are capable of generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment to quantify and disclose potential health risk impacts from operation of the Proposed Project to nearby residents. Guidance for performing a mobile source health risk assessment is available at SCAQMD website.

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

Attachment 11 – IS/MND Response to Comment Letter

BUDGET ENVIRONMENTAL PLANNING**Response 2.**

An analysis of diesel particulate matter (DPM) generated by idling trucks was prepared for the proposed project. A discussion of DPM and truck idling was provided on Page 49 of the IS/MND. The use of certified clean idle trucks will lead to further reductions in DPM emissions. In addition, all trucks are currently prohibited from idling longer than five minutes pursuant to the California Code of Regulations. Computer modeling was used to ascertain the project's DPM emissions. The modeling indicated that approximately 528 trucks travelling on-site will result in 0.22 pounds per day of DPM. Trucks idling on-site will generate 0.83 grams per hour of DPM, while trucks travelling to and from the site will result in 0.35 pounds per day of DPM. Trucks travelling along Telegraph Road will generate 0.09 pounds of DPM per day, while trucks travelling along Santa Fe Springs Road will generate 0.05 pounds per day of DPM. The table below summarizes the calculations cited above and in the IS/MND.

Emissions Source	Trucks/ Day ^a	VMT/ Day ^a	Emissions Rate (in gms)		Daily Truck Emissions		Daily Truck Emissions	
			gms/mile	gms/idle hr	grams/day (gms/hour)		lbs/day	(gms/hour) ^b
Onsite Travel (Trucks Travelling within Project Site)	528	173	0.35		185		0.22	
Onsite Idling (Trucks Idling within the Project Site)	528			0.747		379		0.83
Offsite Travel (Trucks Travelling to and from Project Site)	528	528	0.305		161		0.35	
Offsite Travel (Receptor #1) Telegraph Rd. SO Receptor	211	127	0.305		39		0.09	
Offsite Travel (Receptor #2) SFE Road SO Receptor	181	76	0.305		23		0.05	
Offsite Travel (Receptor #3)	0	-	-		-		-	
Offsite Travel (Receptor #4)	0	-	-		-		-	

Notes:
^a vehicle miles traveled
^b VMTs are based on the travel distance next to scorable receptor (5.282 mi @ 0.50 mi/l for Telegraph Rd segment and 2.176 mi @ 0.41 mi/l for SFE Rd segment).
 Totals 1.03 lbs/day. Onsite VMT requires 1.736 lb./truck.
^c The calculation assumes a truck's net rate of 15 releases (SCAQMD results taking in 5 releases).
^d Emissions rates were entered using EPA EMFAC 2014 emission factors.

Comment 3.

SCAQMD staff recommends the use of truck trip rates from the Institute of Transportation Engineers (ITE) for high cube warehouse projects located in SCAQMD (i.e. 1.68 average daily vehicle trips per 1,000 square feet and 0.64 average daily truck trips per 1,000 square feet). Consistent with CEQA Guidelines, the CEQA document for the Proposed Project may use a non-default trip rate if there is substantial evidence indicating another rate is more appropriate for the air quality analysis.

For high cube warehouse projects, SCAQMD staff has been working on a Warehouse Truck Trip Study to better quantify trip rates associated with local warehouse and distribution projects, as truck emission represent more than 90 percent of air quality impacts from these projects. Details regarding this study can be found online here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/high-cube-warehouse>.

Response 3.

The traffic study was prepared prior to the adoption of the 10th edition ITE trip generation rates. The traffic study indicated that the proposed project will result in 1,134 daily trips, of which 234 trips will consist of truck trips. When taking into account the newer 10th edition generation rates, the project has the potential to result in

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Attachment 11 – IS/MND Response to Comment Letter

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

534 trips per day, of which 203 will consist of truck trips. The 9th edition ITE rates provide the most conservative estimates.

Comment 4.

Should the Lead Agency find, after conducting a mobile source HRA analysis, that the Proposed Project would exceed SCAQMD CEQA significance threshold of 10 in one million for cancer risk, mitigation measures would be required (CEQA Guidelines Section 15126.4). The following mitigation measures and resources are intended to assist the Lead Agency with identifying potential feasible mitigation measures for the Proposed Project.

- Chapter 11 of SCAQMD's CEQA Air Quality Handbook
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar-3-035.pdf>

Response 4.

The comment has been noted for the record. The proposed project's DPM emissions will be below the thresholds of significance since the trucks will employ clean air idle technology. In addition, the distance between the loading doors and the nearest sensitive receptors will also mitigate any potential impacts since the increase distance will allow any DPM to dissipate.

Comment 5.

- Require the use of 2010 and newer haul trucks (e.g., material delivery trucks and soil import/export). In the event that that 2010 model year or newer diesel haul trucks cannot be obtained, provide documentation as information becomes available and use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum. Additionally, consider other measures such as incentives, phase-in schedules for clean trucks, etc.
- Have truck routes clearly marked with trailblazer signs, so that trucks will not enter residential areas.
- Limit the daily number of trucks allowed at the Proposed Project to levels analyzed in the MND. If higher daily truck volumes are anticipated to visit the site, the Lead Agency should commit to re-evaluating the Proposed Project through CEQA prior to allowing this land use or higher activity level.
- Provide electric vehicle (EV) Charging Stations (see the discussion below regarding EV charging stations).
- Should the Proposed Project generate significant regional emissions, the Lead Agency should require mitigation that requires accelerated phase-in for non-diesel powered trucks. For example, natural gas trucks, including Class 8 HHD trucks, are commercially available today. Natural gas

PAGE 3

Attachment 11 – IS/MND Response to Comment Letter

BUDGET BAYLOSIS ENVIRONMENTAL PLANNING

trucks can provide a substantial reduction in health risks, and may be more financially feasible today due to reduced fuel costs compared to diesel. In the Final MND, the Lead Agency should require a phase-in schedule for these cleaner operating trucks to reduce any significant adverse air quality impacts. SCAQMD staff is available to discuss the availability of current and upcoming truck technologies and incentive programs with the Lead Agency.

Trucks that can operate at least partially on electricity have the ability to substantially reduce the significant NOx impacts from this project. Further, trucks that run at least partially on electricity are projected to become available during the life of the project as discussed in the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS). It is important to make this electrical infrastructure available when the project is built so that it is ready when this technology becomes commercially available. The cost of installing electrical charging equipment onsite is significantly cheaper if completed when the project is built compared to retrofitting an existing building. Therefore, SCAQMD staff recommends the Lead Agency require the Proposed Project and other plan areas that allow truck parking to be constructed with the appropriate infrastructure to facilitate sufficient electric charging for trucks to plug-in. Similar to the City of Los Angeles requirements for all new projects, SCAQMD staff recommends that the Lead Agency require at least 5% of all vehicle parking spaces (including for trucks) include EV charging stations. Further, electrical hookups should be provided at the onsite truck stop for truckers to plug in any onboard auxiliary equipment. At a minimum, electrical panels should appropriately sized to allow for future expanded use.

- *Design the industrial building such that entrances and exits are such that trucks are not traversing past neighbors or other sensitive receptors.*
- *Design the industrial building such that any check-in point for trucks is well inside the Proposed Project site to ensure that there are no trucks queuing outside of the facility.*
- *Design the industrial building to ensure that truck traffic within the Proposed Project site is located away from the property line(s) closest to its residential or sensitive receptor neighbors.*
- *Restrict overnight parking in residential areas.*
- *Establish overnight parking within the industrial building where trucks can rest overnight.*
- *Establish area(s) within the Proposed Project site for repair needs.*
- *Develop, adopt, and enforce truck routes both in and out of city, and in and out of facilities.*
- *Create a buffer zone of at least 300 meters (roughly 1,000 feet), which can be office space, employee parking, greenbelt, etc. between the Proposed Project and sensitive receptors.*

Response 5.

The loading docks for Buildings 1 and 2 will be located approximately 298 feet north of the nearest sensitive receptors. The line-of-sight between these loading doors and the sensitive receptors located along the south side of Telegraph Road will be obstructed by the two warehouse buildings. Furthermore, the trucks will be prohibited from idling longer than five minutes and will consist of certified clean air idle trucks. Since most of these trucks will travel to and from the ports, they will be required to comply with the port's increasing emissions standards.

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Attachment 11 – IS/MND Response to Comment Letter

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

Comment 6.

Mitigation Measures for Operational Air Quality from Area Sources

- Maximize use of solar energy including solar panels; installing the maximum possible number of solar energy arrays on the building roofs and/or on the Project site to generate solar energy for the facility.
- Maximize the planting of trees in landscaping and parking lots.
- Use light colored paving and roofing materials.
- Utilize only Energy Star heating, cooling, and lighting devices, and appliances.
- Install light colored "cool" roofs and cool pavements.
- Require use of electric or alternatively fueled sweepers with HEPA filters.
- Use of water-based or low VOC cleaning products.

Response 6.

The project will be constructed pursuant to the 2016 California Green Building Code requirements. In addition, the future tenants will be required to provide incentives to encourage employees to utilize alternative transportation such as reduced public transportation fares, employee carpooling and vanpooling services, and preferential parking for carpool vehicles.

Comment 7.

Conclusion

Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. Please provide the SCAQMD with written responses to all comments contained herein prior to the certification of the Final MND. When responding to issues raised in the comments, response should provide sufficient details giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful or useful to decision makers and to the public who are interested in the Proposed Project.

SCAQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact me at jsun@aqmd.gov or Daniel Garcia, Program Supervisor, at dgarcia@aqmd.gov if you have any questions.

Response 7.

This comment has been noted for the record.

Attachment 11 – IS/MND Response to Comment Letter

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



South Coast Air Quality Management District

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

SENT VIA E-MAIL AND USPS:

June 15, 2018

WayneMorrell@santafe-springs.org

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

Mitigated Negative Declaration (MND) for the Proposed Telegraph Road and Santa Fe Springs Road Industrial Park

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final MND.

SCAQMD Staff's Summary of Project Description

The Lead Agency proposes to build four warehouses totaling 318,121 square feet on 17.9 acres (Proposed Project). Based on a review of Exhibit 1, *Aerial Photographs*, and Exhibit 3, *Sensitive Receptors Map*, in the MND, SCAQMD staff found that existing residential uses are located in a close proximity to the Proposed Project across Telegraph Road. Construction is expected to take approximately 20 months¹.

SCAQMD Staff's Comments

In the Air Quality Analysis Section, the Lead Agency quantified the Proposed Project's construction and operational emissions and compared them to SCAQMD's regional and localized air quality CEQA significance thresholds. The Lead Agency found that the Proposed Project's air quality impacts from construction would be less than significant. Additionally, the Lead Agency conducted a Human Health Risk Assessment (HHRA) to evaluate the potential health risks associated with soil contact². However, the Lead Agency did not conduct a mobile source health risk assessment for the Proposed Project. Since the Proposed Project would involve operation of four warehouses that are capable of generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment to quantify and disclose potential health risk impacts from operation of the Proposed Project to nearby residents. Guidance for performing a mobile source health risk assessment is available at SCAQMD website³.

SCAQMD Staff's Recommendation for Truck Trip Rates for High Cube Warehouse Projects

SCAQMD staff recommends the use of truck trip rates from the Institute of Transportation Engineers (ITE) for high cube warehouse projects located in SCAQMD (i.e. 1.68 average daily vehicle trips per 1,000 square feet and 0.64 average daily truck trips per 1,000 square feet). Consistent with CEQA Guidelines, the CEQA document for the Proposed Project may use a non-default trip rate if there is substantial evidence indicating another rate is more appropriate for the air quality analysis.

¹ MND, Page 26.

² MND, Page 49.

³ South Coast Air Quality Management District, *Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*. Accessed at: <http://scv.aqmd.gov/home/regulations/ceqa/air-quality-analysis-landfill-mobile-source-toxic-analysis>

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Wayne M Morell

June 15, 2018

For high cube warehouse projects, SCAQMD staff has been working on a Warehouse Truck Trip Study to better quantify trip rates associated with local warehouse and distribution projects, as truck emissions represent more than 90 percent of air quality impacts from these projects. Details regarding this study can be found online here: <http://www.scaqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/high-cube-warehouse>

Mitigation Measures

Should the Lead Agency find, after conducting a mobile source HRA analysis, that the Proposed Project would exceed SCAQMD CEQA significance threshold of 10 in one million for cancer risk, mitigation measures would be required (CEQA Guidelines Section 15126.4). The following mitigation measures and resources are intended to assist the Lead Agency with identifying potential feasible mitigation measures for the Proposed Project.

- Chapter 11 of SCAQMD's CEQA Air Quality Handbook
- SCAQMD's CEQA web pages available here: <http://www.scaqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.scaqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf>

A. Mitigation Measures for Operational Air Quality from Mobile Sources

- Require the use of 2010 and newer haul trucks (e.g., material delivery trucks and soil import/export). In the event that that 2010 model year or newer diesel haul trucks cannot be obtained, provide documentation as information becomes available and use trucks that meet EPA 2007 model year NOx emissions requirements⁴, at a minimum. Additionally, consider other measures such as incentives, phase-in schedules for clean trucks, etc.
- Have truck routes clearly marked with trailblazer signs, so that trucks will not enter residential areas.
- Limit the daily number of trucks allowed at the Proposed Project to levels analyzed in the MND. If higher daily truck volumes are anticipated to visit the site, the Lead Agency should commit to re-evaluating the Proposed Project through CEQA prior to allowing this land use or higher activity level.
- Provide electric vehicle (EV) Charging Stations (see the discussion below regarding EV charging stations).
- Should the Proposed Project generate significant regional emissions, the Lead Agency should require mitigation that requires accelerated phase-in for non-diesel powered trucks. For example, natural gas trucks, including Class 8 HHD trucks, are commercially available today. Natural gas trucks can provide a substantial reduction in health risks, and may be more financially feasible today due to reduced fuel costs compared to diesel. In the Final MND, the Lead Agency should require a phase-in schedule for these cleaner operating trucks to reduce any significant adverse air quality impacts. SCAQMD staff is available to discuss the availability of current and upcoming truck technologies and incentive programs with the Lead Agency.
- Trucks that can operate at least partially on electricity have the ability to substantially reduce the significant NOx impacts from this project. Further, trucks that run at least partially on electricity

⁴ Based on a review of the California Air Resources Board's diesel truck regulations, 2010 model year diesel haul trucks should have already been available and can be obtained in a successful manner for the project construction California Air Resources Board March 2016. Available at: <http://www.truckload.org/files/cc/Library/Files/File/Name/000000003422/CALIFORNIA-Clean-Truck-and-Trailer-Update.pdf> (See slide #23)

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BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

Wayne M Morell

June 15, 2018

are projected to become available during the life of the project as discussed in the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS)⁵. It is important to make this electrical infrastructure available when the project is built so that it is ready when this technology becomes commercially available. The cost of installing electrical charging equipment onsite is significantly cheaper if completed when the project is built compared to retrofitting an existing building. Therefore, SCAQMD staff recommends the Lead Agency require the Proposed Project and other plan areas that allow truck parking to be constructed with the appropriate infrastructure to facilitate sufficient electric charging for trucks to plug-in. Similar to the City of Los Angeles requirements for all new projects, SCAQMD staff recommends that the Lead Agency require at least 5% of all vehicle parking spaces (including for trucks) include EV charging stations⁶. Further, electrical hookups should be provided at the onsite truck stop for truckers to plug in any onboard auxiliary equipment. At a minimum, electrical panels should appropriately sized to allow for future expanded use.

- Design the industrial building such that entrances and exits are such that trucks are not traversing past neighbors or other sensitive receptors.
- Design the industrial building such that any check-in point for trucks is well inside the Proposed Project site to ensure that there are no trucks queuing outside of the facility.
- Design the industrial building to ensure that truck traffic within the Proposed Project site is located away from the property line(s) closest to its residential or sensitive receptor neighbors.
- Restrict overnight parking in residential areas.
- Establish overnight parking within the industrial building where trucks can rest overnight.
- Establish area(s) within the Proposed Project site for repair needs.
- Develop, adopt and enforce truck routes both in and out of city, and in and out of facilities.
- Create a buffer zone of at least 300 meters (roughly 1,000 feet), which can be office space, employee parking, greenbelt, etc. between the Proposed Project and sensitive receptors.

B. Mitigation Measures for Operational Air Quality from Area Sources

- Maximize use of solar energy including solar panels, installing the maximum possible number of solar energy arrays on the building roofs and/or on the Project site to generate solar energy for the facility.
- Maximize the planting of trees in landscaping and parking lots.
- Use light colored paving and roofing materials.
- Utilize only Energy Star heating, cooling, and lighting devices, and appliances.
- Install light colored "cool" roofs and cool pavements.
- Require use of electric or alternatively fueled sweepers with HEPA filters.
- Use of water-based or low VOC cleaning products.

Conclusion

Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. Please provide the SCAQMD with written responses to all comments contained herein prior to the certification of the Final MND. When responding to issues raised in the comments, response should provide sufficient details giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual

⁵ Southern California Association of Governments. April 2016. 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy. Accessed at: <http://scagtrans.net/Press/FINAL%2016RTPSCS.aspx>.

⁶ City of Los Angeles. Accessed at: http://ladbs.org/LADBSWeb/EADRS_Forms/Publications/LAGreenBuildingCodeOnline.pdf.

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BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

Wayne M Morell

June 15, 2018

information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful or useful to decision makers and to the public who are interested in the Proposed Project.

SCAQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact me at lsun@sqmd.gov or Daniel Garcia, Program Supervisor, at dgarcia@sqmd.gov if you have any questions.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS
LAC130614-01
Control Number

4

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Attachment 12 - Resolution 82-2018

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 82-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
TENTATIVE PARCEL MAP NO. 78232 &
DEVELOPMENT PLAN APPROVAL CASE NO. 930 &
DEVELOPMENT PLAN APPROVAL CASE NO. 931 &
DEVELOPMENT PLAN APPROVAL CASE NO. 932 &
DEVELOPMENT PLAN APPROVAL CASE NO. 933**

WHEREAS, a request was filed for Tentative Parcel Map No. 78232 to allow an approximately 44.67-acre site to be subdivided into five (5) parcels measuring 186,493 sq. ft. (Parcel 1), 153,827 sq. ft. (Parcel 2), 298,474 sq. ft. (Parcel 3), 140,791 sq. ft. (Parcel 4), and 1,166,135 sq. ft. (Parcel 5) in the M-2, Heavy Manufacturing, Zone and Telegraph Road Corridor; and

WHEREAS, a request was filed for Development Plan Approval Case No. 930 to allow the construction of a 78,417 sq. ft. concrete tilt-up building (Building 1) on property located within the M-2, Heavy Manufacturing, Zone and Telegraph Road Corridor; and

WHEREAS, a request was filed for Development Plan Approval Case No. 931 to allow the construction of a 58,463 sq. ft. concrete tilt-up building (Building 2) on property located within the M-2, Heavy Manufacturing, Zone and Telegraph Road Corridor; and

WHEREAS, a request was filed for Development Plan Approval Case No. 932 to allow the construction of a 121,124 sq. ft. concrete tilt-up building (Building 3) on property located within the M-2, Heavy Manufacturing, Zone and Telegraph Road Corridor; and

WHEREAS, a request was filed for Development Plan Approval Case No. 933 to allow the construction of a 60,117 sq. ft. concrete tilt-up building (Building 4) on property located within the M-2, Heavy Manufacturing, Zone and Telegraph Road Corridor; and

WHEREAS, the subject property is located at the northwest corner of Telegraph Road and Santa Fe Springs Road, with Accessor's Parcel Numbers of 8005-015-011, 8005-015-013, 8005-015-023, 8005-015-024, 8005-015-025, 8005-015-026, and 8005-015-027, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Breitburn Operating L.P., 7087 Wilshire Boulevard, 46ths Floor, Los Angeles, CA 90017; and

WHEREAS, the proposed Tentative Parcel Map No. 78232 and Development Plan Approval Case Numbers 930 – 933 are considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, the City of Santa Fe Springs Planning and Development Department on June 27, 2018 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on June 27, 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 Planning Commission Meeting on July 9, 2018 concerning Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930 - 933.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

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

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

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

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

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

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

SECTION II. TENTATIVE PARCEL MAP FINDINGS

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the general plan as required by Section 66473.5 of the Subdivision Map Act. Additionally, the Planning Commission shall deny a tentative map if it makes any of the findings set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

- A) *Section 66473.5 and Sections 66474(a) and (b) of the Subdivision Map Act require tentative maps to be consistent with the general plan and specific plans. The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that:*

Approval of the proposed Parcel Map would promote a number of specific General Plan Goals and Policies as described in the table below:

General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
	Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	The map will facilitate the development of four Class A buildings, which are expected to provide more jobs and generate a higher property tax than currently collected for the oil field.

Land Use	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The consolidation of several small parcels into five (5) parcels will provide industrial and commercial use that provide a more viable development opportunity of the subject site.
	Policy 9.1: Consideration of providing an adequate tax base from property tax or sales tax income.	The project will construct four Class A buildings, which are expected to generate higher property taxes than currently collected for the oil field.
	Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	The consolidation of several small parcels, some of which are landlocked and unable to be developed, and subdivision into five (5) viable parcels will provide for industrial and commercial uses that provide a more viable development opportunity of the subject site.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation and subdivision of the existing lots enables the site to be developed into an industrial business park.

The proposed parcel map, subject to the attached conditions, is compatible with the goals and objectives of the various elements of the City of Santa Fe Springs General Plan, and therefore, is in compliance with Government Code Sections 66473.5, and 66474(a) and (b).

- B) *Sections 66474(c) and (d) of the Subdivision Map Act require the site to be physically suitable for the type of development and proposed density of development.*

In addition to the proposed parcel map, the applicant is concurrently seeking approval to allow for the construction of four Class A industrial buildings on parcels 1, 2, 3, and 4. Parcel 5 will continue to be utilized for oil extraction operations. The existing zoning permits warehouse uses and oil and gas drilling for properties within the M-2, Heavy Manufacturing, zone. All public streets and utility services necessary and sufficient for the full use, occupancy, and operation of the future industrial business park, including water, storm drain(s), sanitary sewer, gas, electric, cable and telephone facilities, are readably available.

- C) *Sections 66474(e) and (f) of the Subdivision Map Act require that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.*

The project site is not located in a sensitive environment, but rather in a fully urbanized area surrounded by various land uses. None of the parcels, pre and

post subdivision, contain any riparian habitats, wetland habitats, and are not utilized for movement of any known native wildlife species of migratory fish or wildlife species; consequently, the design of the subdivision is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Additionally, as required by the California Environmental Quality Act (CEQA), an Initial Study (IS)/Mitigated Negative Declaration (MND) was prepared for the proposed apartment project. According to the IS/MND, the project is not expected to have any impacts on biological resources or cause serious public health problems.

- D) *Section 66474(g) of the Subdivision Map Act requires that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

New easements for utility or roadways, if necessary, will be provided prior to final map approval. Two right-turn lanes are anticipated to be recorded on the final map.

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

The project will meet all state and local ordinances and requirements including the California Regional Water Quality Control Board.

- F) *That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivisions to provide for Future Passive or Natural Heating and Cooling Opportunities."*

Future Passive or Natural Heating and Cooling Opportunities will be incorporated with the proposed developments. To the extent feasible, staff will review the proposed developments to ensure that energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

SECTION III. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and

determination of the subject Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

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

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

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

1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial.
2. The proposed project is an industrial business park, therefore the land is being maintained for industrial uses.
3. The project involves the construction of a new and attractive industrial business park on a site that is currently utilized for oil extraction operations. The assessed value of the property will significantly improve after the project, thus leading to an increase in property values for both the subject property and neighboring properties.
4. The proposed project complies with all development standards set forth in the M-2 Zone.

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

The subject parcel has been utilized for oil extraction operations for many decades. The proposed project will be a significant improvement to the subject site. The architect used multiple variations in height, setback, materials and color. The result is an attractive project with contemporary buildings that is comparable to other high quality office/industrial projects here in Santa Fe Springs. In addition, the project meets or exceeds all requirements of the City's Zoning Regulations. The project's overall compliance validates that it is in harmony with the overall intent of the City's Zoning Regulations.

- (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 buildings are well-designed and should be highly suitable for a variety of office, manufacturing or warehouse-type users. The design of the industrial business park provides quality architectural design, as demonstrated by glazing, pop-outs, and variations in height, materials, and color. These architectural design elements break up the mass of the buildings, and present an attractive, distinctive façade to visitors. As designed, the new buildings are suitable for their intended users, and the distinctive design of the buildings represents the architectural principles of proportion and harmony. In addition, the buildings are designed with similar architectural features in order to create harmony and consistency throughout the development.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. As proposed, the project meets or exceeds all development standards set for in the City's zoning regulations and the project does not require any modification permits and/or zone variances. Landscaping helps to soften building mass and parking areas, loading doors and potential trucking activities are screened by the orientation of buildings, and meandering sidewalks throughout the site frontage provide a safe and attractive pedestrian pathway.

- (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.

As stated previously, the proposed buildings are contemporary in design. The architect used variations in the provide 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.

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

the community in general.” The Planning Commission finds that the new buildings will be an enhancement to the overall area. The Planning Commission believes that proper attention has been given to the location, size, and design of the proposed buildings.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 82-2018 to approve Tentative Parcel Map No. 78232 to allow an approximately 44.67-acre site to be subdivided into five (5) parcels measuring 186,493 sq. ft. (Parcel 1), 153,827 sq. ft. (Parcel 2), 298,474 sq. ft. (Parcel 3), 140,791 sq. ft. (Parcel 4), and 1,166,135 sq. ft. (Parcel 5); to approve Development Plan Approval Case No. 930 to allow the construction of a 78,417 sq. ft. concrete tilt-up building (Building 1); to approve Development Plan Approval Case No. 931 to allow the construction of a 58,463 sq. ft. concrete tilt-up building (Building 2); to approve Development Plan Approval Case No. 932 to allow the construction of a 121,124 sq. ft. concrete tilt-up building (Building 3); to approve Development Plan Approval Case No. 933 to allow the construction of a 60,117 sq. ft. concrete tilt-up building (Building 4); and to approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), subject to conditions attached hereto as Exhibit A and Exhibit B.

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

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A
CONDITIONS OF APPROVAL FOR TPM 78232:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

1. 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.
2. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
3. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Laurel Reimer 562.868-0511 x7354)

4. Provisions shall be made for appropriate television systems and for communication systems, including, but not limited to, telephone and internet services. Appropriate cable television systems, as used, means those franchised or licensed to serve the geographical area in which the subdivision is located.
5. The Final Map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
6. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant or their civil engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
7. Tentative Parcel Map No. 78232 shall expire 24 months after Planning Commission approval, on September 10, 2020, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 78232 shall not be effective until such time that a final map is recorded.

8. The "Subdivider," Breitburn Operating L.P., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.
9. This approval is not effective until the applicant has completed and signed the signature element appearing at the bottom of the last page of these conditions, and returned the original completed and signed document to the City, confirming the applicant's understanding of these conditions and its willingness to accept and comply with them.

The applicant identified below hereby confirms (1) that it has reviewed and understands each of the foregoing conditions for Tentative Parcel Map 78232, and (2) its willingness to accept and comply with them.

Name of Applicant – Print

Signature of Authorized Agent

Date

Exhibit B:
CONDITIONS OF APPROVAL FOR DPAs 930-933:

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

STREETS

1. Prior to the issuance of building permits, the applicant and/or developer shall pay a flat fee of \$203,715 to reconstruct/resurface the existing street frontage to centerline for Telegraph Road & Santa Fe Springs Road.
2. Prior to the issuance of building permits, the applicant and/or developer shall pay a flat fee of \$5,000 for the upgrade and installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Telegraph Road and Santa Fe Springs Road as determined by the City Engineer and Fire Chief.
3. The applicant/or developer shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Telegraph Road & Santa Fe Springs Road street frontage. The dedicated easement shall be shown on the Parcel Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
4. The applicant and/or developer shall design and construct/modify one (1) existing raised Median Island on Santa Fe Springs Road to accommodate left turns into the northernmost proposed driveway.
5. Prior to the issuance of building permits, the applicant and/or developer shall pay the costs associated with the furnishing and installation of traffic signal modifications; including protected Northbound/Southbound left turn traffic signal phasing at the intersection of Telegraph Road and Santa Fe Springs Road. The cost estimate for the modifications (add left turn phasing) at the Telegraph/Bloomfield signal is \$191,000.
6. Full street improvements shall be constructed to the City standards in accordance with plans prepared by the applicant and/or developer and approved by the City Engineer. Street to be improved shall include Telegraph Road & Santa Fe Springs Road for the purpose of installing Right turn pockets. A soils report shall be prepared and submitted as directed by the City Engineer to determine proposed street structural section.
7. Street right-of-way easements shall be dedicated as follows:
 - a) Along the north side of Telegraph Road for the construction of a right turn pocket.
 - b) Along the west side of Santa Fe Springs Road for the construction of a right turn pocket.

8. All above ground 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.
9. 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 and/or developer shall pay \$ 3,000.00 to install (15) new signs.
10. The applicant and/or developer shall be responsible for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The applicant and/or developer shall be responsible for coordination of said work, as well as all associated fees, permits, materials, etc.
11. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

12. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road & Santa Fe Springs Road. Storm drain plans shall be approved by the City Engineer.
13. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. The applicant and/or developer shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
14. Sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
15. All buildings shall be connected to the sanitary sewers.
16. 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.
17. The applicant and/or developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.

18. The applicant and/or developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing the 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.

TRAFFIC

19. All points of access to the proposed development have been reviewed and approved by the City Engineer. Left turns will only be allowed into the proposed development from the most northerly driveway on Santa Fe Springs Road. Left turns out of the proposed development will be allowed from both northerly and southerly driveways on Santa Fe Springs Road.

FEES

20. The applicant and/or developer 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, if 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. This mitigation fee shall be paid prior to issuance of building permits.
21. The applicant and/or developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
22. The applicant and/or developer 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.

MISCELLANEOUS

23. A grading plan shall be submitted for drainage approval to the City Engineer. The applicant and/or developer 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.
24. 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.
25. 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.

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

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo 562.868-0511 x3320)

27. The applicant and/or developer shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the Director of Police Services prior to building permit issuance.
28. The developer 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 developer or their representative any time, 24 hours a day.
29. In order to facilitate the removal of unauthorized vehicles parked on the property, the developer 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 developer 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.
30. All work shall be conducted inside at all times including, but not limited to, all loading and unloading of trailers. Items shall not be left out awaiting loading.
31. Off-street parking areas shall not be reduced or encroached upon by outdoor storage and/or for the placement of merchandize.
32. All new businesses fronting on Telegraph Road shall be aware that they are subject strict noise levels pursuant to Section 155.424 (E).

33. 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.
34. 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.
35. It shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned.
36. During construction, out-houses, porta potties, or the like, shall not be visible from the public street and shall be maintained on a regular basis.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):

(Contact: Richard Kallman 562.868-0511 x3710)

37. 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.
38. The applicant and/or developer 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.
39. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer or geologist. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings along with a description of any recommended remedial actions needed to comply with the Division of Oil, Gas, and Geothermal Resources, signed by a registered engineer or geologist, must be provided to the Fire Department.
40. A methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
41. Interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.

42. If on-site fire hydrants are required by the Fire Department, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
43. 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.
44. 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.
45. 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.
46. Signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
47. The applicant and/or developer shall apply for a permit with the Department of Fire-Rescue and comply with the requirements of Section 117.127 of the Santa Fe Springs Municipal Code, Criteria for Abandonment, prior to abandoning or re-abandoning any oil wells on-site.
48. A system for venting of abandoned oil wells over which there will be construction, in accordance with Section 117.130 of the Santa Fe Springs Municipal Code, shall be required. Plans for the venting system shall be submitted to the Department of Fire-Rescue prior to construction.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION):
(Contact: Tom Hall 562.868-0511 x3715)

49. Permits and approvals. The applicant and/or developer 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.
50. The applicant and/or developer 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.

51. The applicant and/or developer shall provide a sampling plan to the Department of Fire-Rescue for active oil wells that will be abandoned prior to site development.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

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

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Laurel Reimer 562.868-0511 x7354)

55. Approval of Development Plan Approval Case Numbers 930, 931, 932 and 933 is contingent upon approval of Tentative Parcel Map Case No. 78232.
56. The owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
57. 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.
58. The owner/developer shall indicated on the first page of the construction drawings that the subject property is located within the methane zone. Said indication shall be clearly printed with a minimum 12 point font size.
59. The owner/developer shall apply for a 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.
60. The owner/developer shall apply for an Oilfield Site Plan Review through the Planning Department prior to issuance of a building permit.

61. 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.
62. The owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street 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 line-of-sight drawing or 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.
63. 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.
64. The owner/developer agrees and understands that any existing overhead utilities within the development shall be placed underground.
65. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
66. All 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 shall be determine by the City Building Department.
67. All outdoor trash enclosures shall provide a solid roof cover.
68. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.

69. The proposed development shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
70. 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.
71. The owner/developer shall submit a mailbox plan (locations and sizes) for all parcels prior to the issuance of building permits. The plan shall be approved by the Santa Fe Springs Post Office. The owner/developer shall submit to the City a written confirmation from the Santa Fe Springs Post Office that the mailbox locations are approved. The City shall review and approve the location plan to ensure adequate site distance and traffic safety measures are incorporated.
72. The Department of Planning and Development requires that the double-check detector assembly be placed as far back from the property line as practical, screened by shrubs or other materials, and painted forest green. 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. The bottom of the valve shut off wheel shall be located a maximum of two (2) feet above ground.
73. 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, 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 minimum 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.)*
74. 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).*

75. Upon completion of the landscaping improvements, 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.
76. 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 consistent with Southern California Edison's Guidelines which requires three foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. (A copy of the Guideline is available at the Planning Department.)
77. The applicant and/or developer shall not allow commercial vehicles, trucks and/or truck tractors to queue on Telegraph Road or Santa Fe Springs Road, use Telegraph Road or Santa Fe Springs Road as a staging area, or to back-up onto the street from the subject property.
78. All activities shall occur inside the buildings. 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.
79. All parking stalls shall be legibly marked on the pavement. 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.
80. The owner/developer 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:
 1. Current maps, routes and schedules for public transit routes serving the site; and
 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 3. Ridesharing promotional material supplied by commuter-oriented organizations; and
 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 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.
81. 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 on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. The preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. 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.

82. An area shall be designate 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.
83. 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 external pedestrian circulation system to each building in the development and safe and convenience 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.
84. Pursuant to the sign standards of the Zoning Regulations and related sign guidelines of the City of Santa Fe Springs, a comprehensive sign program for the development shall be prepared and submitted to the Director of Planning or designee for approval prior to obtaining a building permit for any signs related to the subject development. All signs throughout the subject site shall be installed in accordance with the approved comprehensive sign program for the subject development.
85. 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.
86. Prior to issuance of building permits, the owner/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section

9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Owner/developer understands and agrees that it is the responsibility of the owner/developer to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the owner/developer and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the owner/developer may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Owner/developer, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the owner/developer to comply with such regulatory requirements.
87. 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.
88. The Mitigation Monitoring Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 930, 931, 932 and 933. The Mitigation Monitoring and Reporting Program is listed as an attachment to the staff report.

89. 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.
90. 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.).
91. Prior to occupancy of the property/buildings, the owner/developer and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
92. The development shall be built substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.
93. The final site 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.
94. 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.
95. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
96. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 24 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a 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.

97. The applicant and owner/developer 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 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.
98. This approval is not effective until the applicant has completed and signed the signature element appearing at the bottom of the last page of these conditions, and returned the original completed and signed document to the City, confirming the applicant's understanding of these conditions and its willingness to accept and comply with them.

The applicant identified below hereby confirms (1) that it has reviewed and understands each of the foregoing conditions for Development Plan Approval Case Numbers 930-933, and (2) its willingness to accept and comply with them.

Name of Applicant – Print

Signature of Authorized Agent

Date



PUBLIC HEARING

CEQA Categorical Exemption - Class 3: New Construction or Conversion of Small Structures

Conditional Use Permit Case No. 109-2

A request for an Amendment to Conditional Use Permit Case No. 109 to allow for the establishment, operation, and maintenance of an office and recreational use at 9039 Pioneer Boulevard. (APN: 8001-002-073 & 074), within the R-3-PD, Multiple Family, Zone with Planned Development Overlay. (MRK Partners)

RECOMMENDATIONS:

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding the Conditional Use Permit Case No. 109-2 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed Conditional Use Permit Case No. 109-2 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.716 of the City Zoning Regulations for the granting of a Conditional Use Permit; and
- Find that Conditional Use Permit Case No. 109-2 meets the criteria for "New Construction or Conversion of Small Structures", pursuant to the California Environmental Quality Act (CEQA); Specifically, the proposed project is a categorically-exempt project, pursuant to Section 15305-Class 3 of CEQA; Consequently, no other environmental documents are required by law; and
- Approve Conditional Use Permit Case No. 109-2, subject to the conditions of approval as contained within Resolution 88-2018; and
- Adopt Resolution No. 88-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

LOCATION / BACKGROUND

The subject property is located on the west side of Pioneer Blvd. at 9039 Pioneer Boulevard. (APN: 8001-002-073 & 074), in the R-3-PD (Multiple Family, Zone with Planned Development Overlay) Zone. The property measures approximately 213,008 sq. ft. (4.89-acres) and was developed with an approximately 14 multi-residential buildings measuring a total of 4.63-acres.

On November 3, 1969, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 109 and Resolution No. 20-69 to allow for the construction,

establishment, operation and maintenance of 236 residential rental units at 9039 Pioneer Boulevard and 11031 Cultura Street.

On April 28, 1980, the Planning Commission approved a Reconsideration for Conditional Use Permit Case No. 109 to allow for the removal of certain carport for safety and security reason.

CONDITIONAL USE PERMIT (CUP 109-2)

Currently, the existing Conditional Use Permit allows for the establishment, operation and maintenance of 236 residential rental units. The applicant is requesting to amend the existing Conditional Use Permit to allow for the establishment, operation, and maintenance of a professional office and recreational use, in additional to the existing use.

As part of the amendment, the applicant is planning to construct a new 600 square feet building for the proposed new uses.

Site Plan

The proposed building will be located at the easterly portion of the subject property and set back a minimum of 80' from the Pioneer Blvd. The proposed structure will be complete screened from street view behind the existing apartment complexes.

Floor Plan

The proposed building will have an overall area of 600 sq. ft. with 260 sq. ft. of recreational area; 204 sq. ft. of office area; 72 sq. ft. of storage area; and 64 sq. ft. of bathroom area. Additionally, the proposed building will also include an 80 sq. ft. trellis attach to the north elevation.

Elevations

The proposed building will have a maximum height of 14'. The design of the building will consist architectural styles similar to the existing apartment complex.

Parking

The proposed recreational room will only be available to Pioneer Garden's residents, as a result, it will not increase parking demand.

Landscaping

All existing landscaping will remain and no additional area will be convert to landscaping.

STREETS AND HIGHWAYS

The subject site has frontage on Pioneer Blvd. Pioneer Blvd. is designated as a 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>Industrial Use</u> (8839 Pioneer Blvd. / National Link Inc.)
South	R-3-PD, Multi-Residential, Zone	Residential	<u>Residential Use</u> (9115 Pioneer Blvd.)
East	R-3-PD, Multi-Residential, Zone	Residential	<u>Residential Use</u> (9038 Pioneer Blvd.)
West	Freeway	Freeway	Freeway I-605

ENVIRONMENTAL DOCUMENTS

Staff finds that the proposed amendment to Conditional Use Permit Case No. 109 meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15303-Class 3 (New Construction or Conversion of Small Structures). Consequently, no further environmental documents are required for the proposed Conditional Use Permit. Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

15303. New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

(b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

(d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

(f) An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

STAFF REMARKS

Based on the findings set forth in the staff report and resolution, staff finds that the applicant's requests meet the criteria set forth in Section 155.716 of the City's Zoning Regulations, for the granting of an Amendment to an existing Conditional Use Permit, and California Environmental Quality Act (CEQA) requirements. Staff, therefore, recommends that the Planning Commission adopts Resolution 88-2018, which incorporates said findings as well as the condition of approval related the subject proposal (see Exhibit A of Resolution 88-2018).

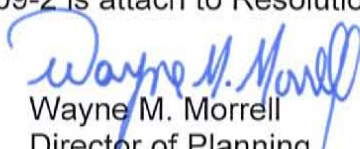
AUTHORITY OF PLANNING COMMISSION:

Conditional Use Permit

The Planning Commission has the authority, subject to the procedures set forth in this subchapter, to grant a Conditional Use Permit whenever it finds that the granting of said permit is consistent with the requirements, intent and purpose of this chapter. The Commission may grant a Conditional Use Permit subject to such conditions as the Commission findings are warranted by the circumstances involved. All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

CONDITIONS OF APPROVAL

Conditions of approval for CUP 109-2 is attach to Resolution 88-2018 as Exhibit A.


Wayne M. Morrell
Director of Planning

Attachments:

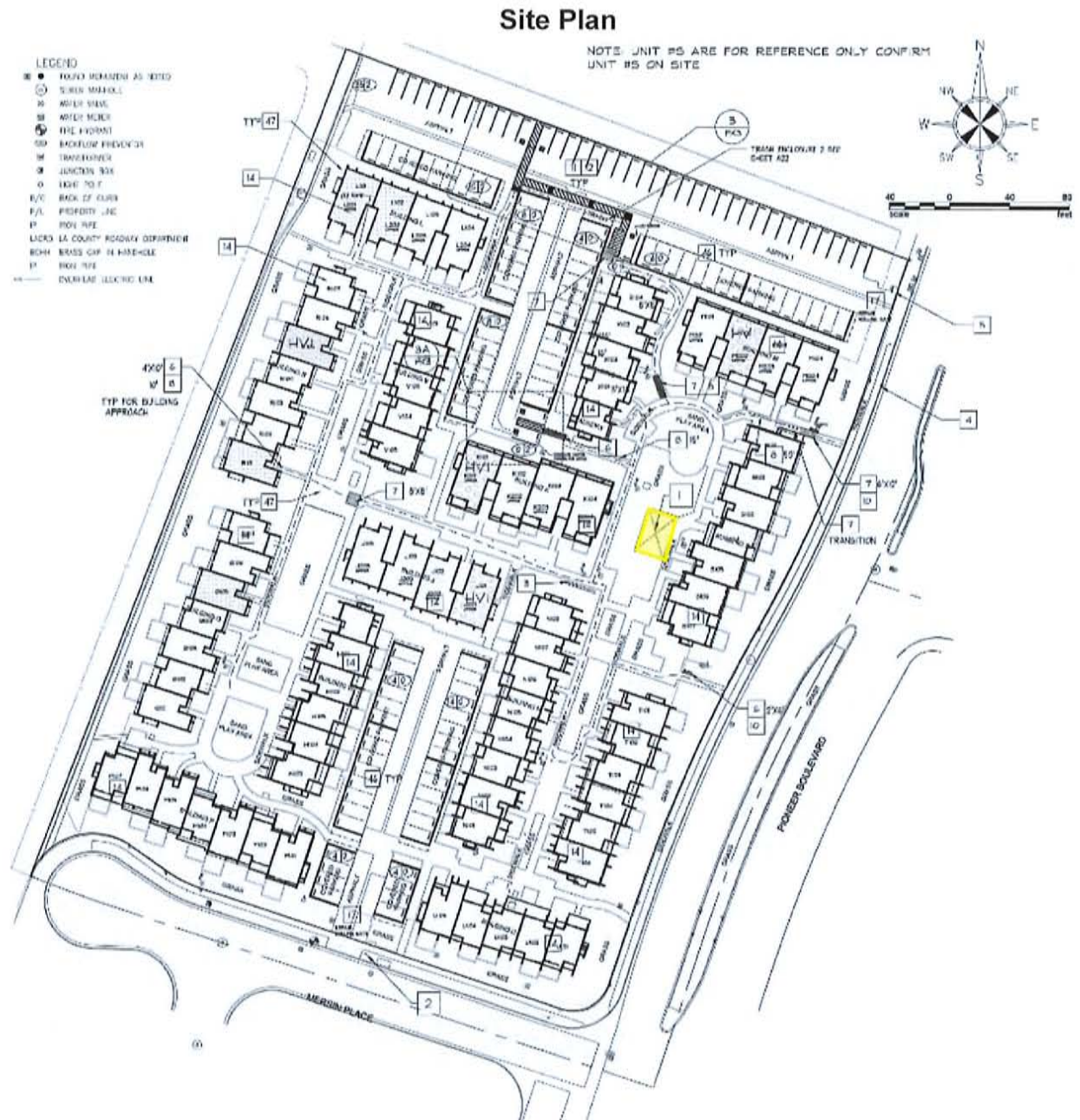
1. Aerial Photograph
2. Site Plan
3. Floor Plan
4. Elevation

5. Conditional Use Permit Application (DPA 109-2)
6. Business Plan Description
7. Public Hearing Notice & Postcard
8. Radius Map for Public Hearing Notice
9. Resolution No. 88-2018

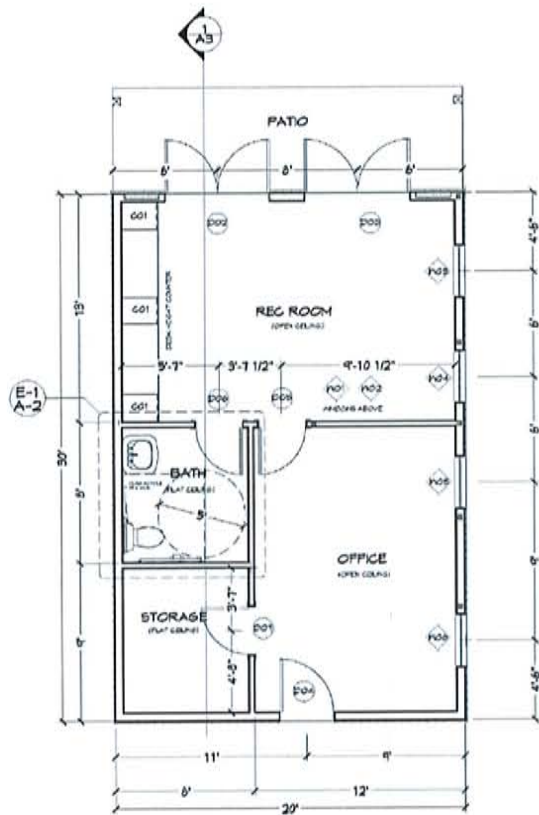
Aerial Photograph



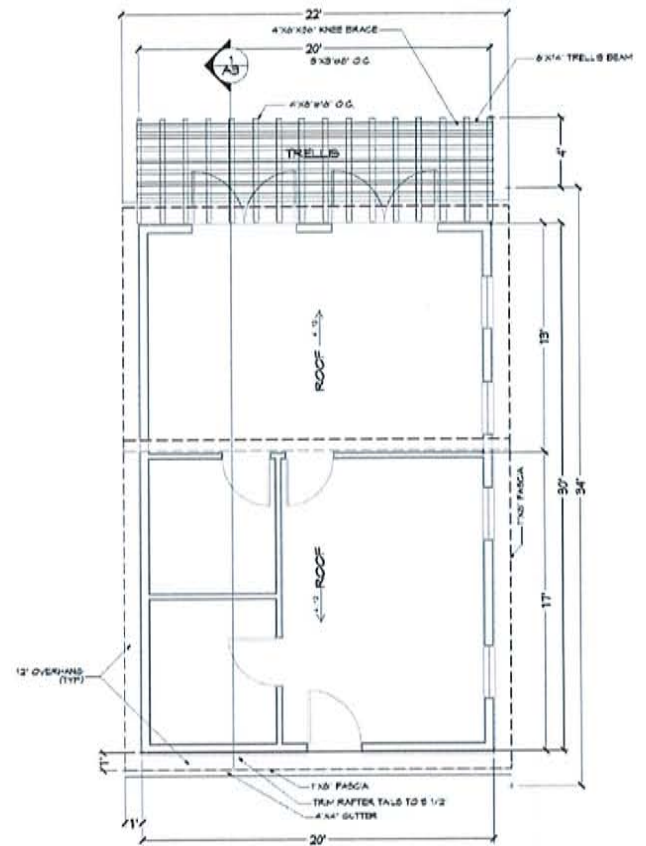
9039 Pioneer Boulevard
Conditional Use Permit Case No. 109-2
MRK Partners



Floor Plan

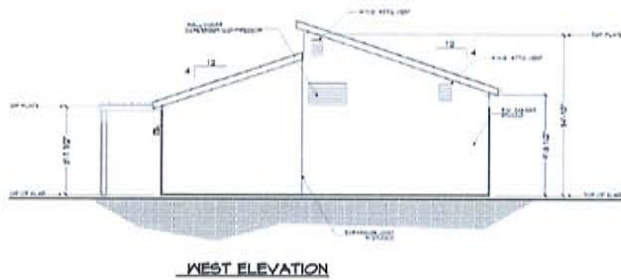


MAIN FLOOR PLAN

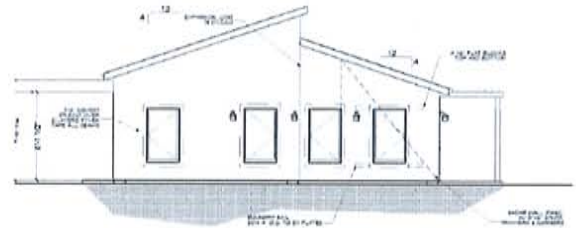


ROOF PLAN

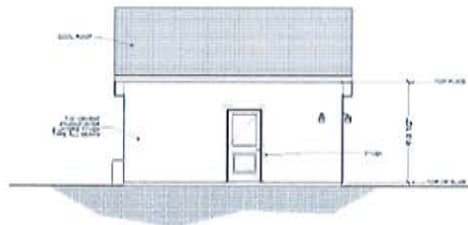
Elevation



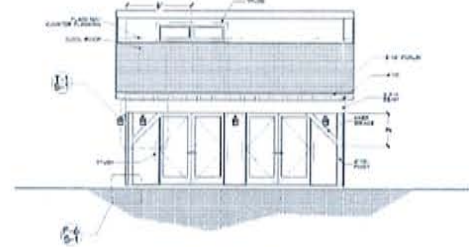
WEST ELEVATION



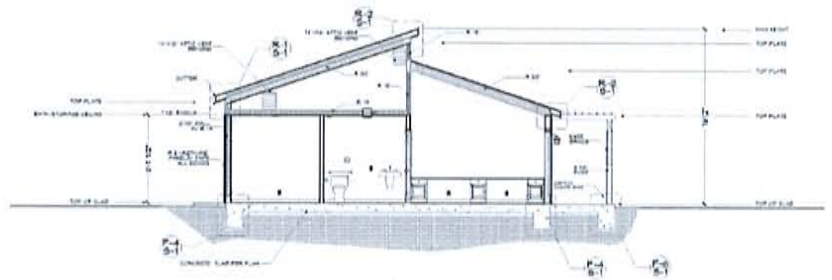
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



Conditional Use Permit Application



City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

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

9039 Pioneer Bl. Santa Fe Springs, CA

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary)

Tract 23313 -- that portion in Santa Fe Springs Flood Ranch Redevelopment Project in Consolidated Sewer Maintenance District Lot 60

Record Owner of the property: Pioneer Gardens Venture LP

Name: _____ Phone No: _____

Mailing Address: 2711 Sepulveda Bl. # 526 Manhattan Bch. 90266 Date of Purchase: June 2018

Fax No: _____ E-mail: _____

Is this application being filed by the Record Owner? Yes

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

Representative authorized by the Record Owner to file this application:

Name: Kyle Hudson, Project Manager MRK Partners Phone No: 661-699-4042

Mailing Address: 108 Standard St. El Segundo, CA 90265

Fax No: _____ E-mail: khudson@mrkpartners.com

Describe any easements, covenants or deed restrictions controlling the use of the property:

Onsite underground utility easements (will not be disturbed).
Original Conditional Use Permit for residential Use (CUP 109- 11/3/1969)

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):

The 20' x 30' building will incorporate an office for conducting the local tenant business, a meeting room, toilet room and storage room. The building will be completely surrounded by the residential units it is accessory to, separated by the existing walkways, paths of travel, grass and landscape areas. The building will be open for business to serve the tenants possibly 8am to 5 or 6pm. The management of the residential complex provide building maintenance and general business coordination between the tenants and the building owners.

NOTE

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

Conditional Use Permit Application (Cont.)

CUP Application
Page 2 of 3

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

1. Explain why the proposed use is essential or desirable in the location requested.
The residential buildings are being refurbished and the intent is to move the management office out of a single residential unit into a detached building within the courtyard between the existing residential buildings. The central access will directly serve the tenants now living within the complex, and provide guidance to prospective tenants through the managers office. The detached building is not visible from the street, but can be seen after access is granted through the existing security communications.
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.
The residential complex consisting of the living units, parking carports and open air parking are surrounded by security fences and are self contained. The proposed central Community Building exists only to serve the needs of those living within the secured area. The overall residential complex does extend across Pioneer Blvd., and the management services will be accessible and coordinated to those units as well. They have a separate secured property which matches the Subject Property, but the access and services are shared between the residential buildings.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?
The detached building has a minimal footprint of 600 sq.ft. compared to the overall property area of 4.9 Ac. (212,480 sq.ft.). It was purposefully located in the internal courtyard area between the existing buildings and contains office type services catering to the tenants within the residential complex. The location of the proposed free standing building will generally maintain daylight business hours with possible variances to serve the tenants with scheduled "extended hours. The main entrance to the building is under an open trellis "porch" which faces one of the two playground areas among the existing buildings.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
Adjoining properties are not served by this central Community Building. The privacy of the courtyard and the access from the existing walkways will serve the tenants within the overall residential complex only. Other potential development projects may elect to have a similar detached Community Building, but the proposed project does not serve adjoining properties which are not part of the Pioneer Gardens Residential Community.
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
This proposed building is accessory to the existing complex of residential units and does not intensify the present use throughout the property. The inclusion of Accessible Units, Paths of Travel among the existing residential units, additional Disabled Access parking areas, and units for the Hearing and Sight disabled persons will enhance the Residential Community within the secured areas, and the proposed Community Building will be accessible to all Tenants.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
Not Applicable.

Conditional Use Permit Application (Cont.)CUP Application
Page 3 of 3**PROPERTY OWNERS STATEMENT**

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

Name (please print): Pioneer Gardens Venture LP
 Mailing Address: 2711 Sepulveda Bl. #526 Manhattan Beach, CA 90266
 Phone No: 424-999-4598
 Fax No: _____ E-mail: Khudson@MRKPartners.com
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

(seal)

On July 17, 2018 before me, Tiffany Gresham,
 personally appeared Sydne Garchik,
 personally known to me (or proved to me on the basis of
 satisfactory evidence) to be the person(s) whose name(s) is/are
 subscribed to the within instrument and acknowledged to me
 that he/she/they executed the same in his/her/their authorized
 capacity(ies), and that by his/her/their signature(s) on the
 instrument, the person(s) or the entity upon behalf of which the
 person(s) acted, executed the instrument.

WITNESS my hand and official seal

[Signature]
 Notary Public

**FOR DEPARTMENT USE ONLY**

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

Business Operation Description

7/11/18

MRK Partners
108 Standard St.
El Segundo, CA 90265

Re: **Pioneer Gardens**
9039 Pioneer Blvd.
Santa Fe Springs, CA

Business Operations:

1. MRK Partners, a company in business to purchase, refurbish and manage Residential Apartment Projects. They have successfully completed in excess of 25 project across the continental United States.
2. A most recent project includes the refurbishment of this Residential Apartment Complex. The Conditional Use Permit under consideration is to add a 600 s.f. Community Building to house an onsite manager's office, toilet and meeting room. This is accessory to the residential use to enhance the tenant communication and service the needs of the tenants..
3. The operation will be to serve the tenants and generally be open during business hours during the week. There may be a possible flex schedule to accommodate off hour services for the tenants-- to be determined. Consideration for 1-3 persons in the office with communication to the maintenance staff which operate from their shop and storage areas located in other areas of the facility.

A handwritten signature in blue ink, consisting of a stylized 'M' or 'W' shape, is written over a horizontal line.

Public Hearing Notice & Postcard

<u>Ad Number</u> 001166929-01	<u>Ad Size</u> 4 X 7 1/2 LI	<u>Color</u>	<u>Production Color</u>	<u>Ad Attributes</u>	<u>Production Method</u> AdBooker	<u>Production N</u>
<u>External Ad Number</u>	<u>Pick Up</u>	<u>Ad Type</u> Legal Liner	<u>Released for Publication</u>			

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 109-2**

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

CONDITIONAL USE PERMIT CASE NO. 109-2: A request for an Amendment to Conditional Use Permit Case No. 109 to allow for the establishment, operation, and maintenance of an office and recreational use at 9039 Pioneer Boulevard. (APN: 8001-002-073 & 074), within the R-3-PD, Multiple Family, Zone with Planned Development Overlay.

ENVIRONMENTAL DOCUMENTS: A request for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15303-Class 3 (New Construction or Conversion of Small Structures). Consequently, no further environmental documents are required for the proposed Conditional Use Permit. Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

APPLICANT / PROJECT LOCATION: MRK Partners / (APN: APN: 8001-002-073 & 074)

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, September 10, 2018 at 6:00 a.m.

ALL INTERESTED PERSONS are invited to attend the Public Hearing before Planning Commission and express their opinion on the subject items listed above. You should note that if you challenge the aforementioned Development Plan Approval 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 office of the Commission 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

Published: August 30, 2018 Whittier Daily News Ad#1166929

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

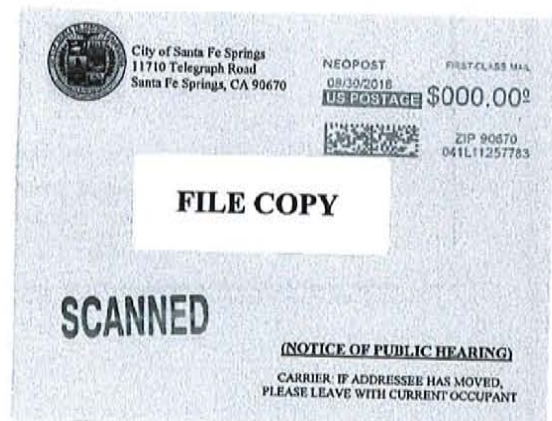
NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on Monday, September 10, 2018 at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: MRK Partners
Property located at: APN: 8001-002-073 & 074

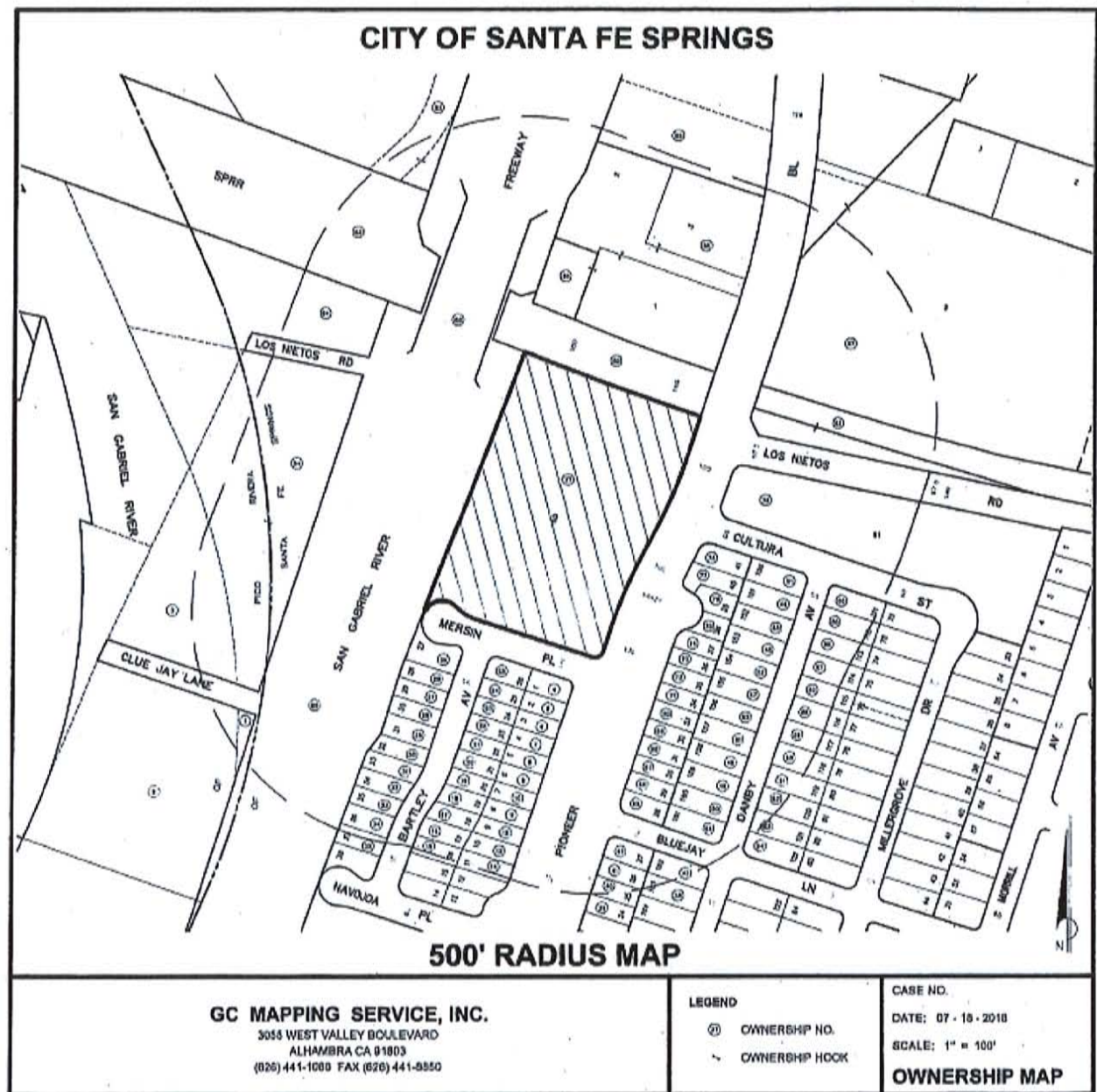
Conditional Use Permit Case No. 109-2: A request for an Amendment to Conditional Use Permit Case No. 109 to allow for the establishment, operation, and maintenance of an office and recreational use at 9039 Pioneer Boulevard. (APN: 8001-002-073 & 074), within the R-3-PD, Multiple Family, Zone with Planned Development Overlay.

CEQA Status: A request for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15303-Class 3 (New Construction or Conversion of Small Structures). Consequently, no further environmental documents are required for the proposed Conditional Use Permit. Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact Jimmy Wong at 562-868-0511, Ext. 7451 or jimmywong@santafesprings.org



Radius Map for Public Hearing Notice



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 88-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 109-2**

WHEREAS, a request was filed for an Amendment to Conditional Use Permit Case No. 109 to allow for the establishment, operation, and maintenance of an office and recreational use at 9039 Pioneer Boulevard (APN: 8001-002-073 & 074), within the R-3-PD, Multiple Family, Zone with Planned Development Overlay; and

WHEREAS, the subject property is located at 9039 Pioneer Boulevard, in the City of Santa Fe Springs, with an Accessor Parcel Number of 8001-002-073 & 074, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Pioneer Garden Venture LP, 9039 Pioneer Boulevard, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Amendment to Conditional Use Permit Case No. 109 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 meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15303-Class 3; and

WHEREAS, the City of Santa Fe Springs Planning Department on August 27, 2018 publish a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on August 30, 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 September 10, 2018, at which time it received public testimony concerning Conditional Use Permit Case No. 109-2.

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 environmental analysis provided in the Initial Study indicates that the proposed project meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15303-Class 3 (New Construction or Conversion of Small Structures).

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination of the subject Conditional Use Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

- A) *That the proposed use will not detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The subject site is located within the R-3-PD (Heavy Manufacturing) Zone and also has a General Plan land use designation of multi-family residential. The proposed Amendment to Conditional Use Permit Case No. 109 allows for the establishment, operation, and maintenance of an office and recreational use that are consistent with the current zoning and land use designation.

Therefore, if conducted in strict compliance with the conditions of approval and the City municipal code, the Planning Commission finds that the proposed amendment will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not detrimental to persons or property in the immediate vicinity.

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

The proposed amendment to existing Conditional Use Permit will result in the construction of a new 600 square feet structure. The proposed structure has been designed with variation in the provided setback, height, materials, and color. The result is an attractive structure that is consistent with the design of the existing apartment complex, therefore staff believes that the proposed amendment will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 88-2018 to approve a

Conditional Use Permit Case No. 109-2 to allow for the establishment, operation, and maintenance of a professional office and recreational use at 9039 Pioneer Blvd.; and determined that the proposed Conditional Use Permit is Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15303-Class 3 (New Construction or Conversion of Small Structures), subject to conditions attached hereto as Exhibit A.

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

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A
CUP 109-2 – MRK Partners
9039 Pioneer Boulevard
Conditions of Approval

CONDITIONS OF APPROVAL:

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

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

1. All buildings shall be connected to the sanitary sewers.
2. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
3. 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.
4. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562-868-0511 x7309)

5. 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.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

6. That Conditional Use Permit Case No. 109-2 allow for the establishment, operation, and maintenance of office and recreational use within a 600 square feet building at 9039 Pioneer Boulevard.
7. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.

8. That there shall be no on-site kitchen facilities or preparation of food and drinks without prior approval from the Director of Planning or his/her designee.
9. That the applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.
10. That prior to occupancy of the office space, the operator shall obtain a valid business license (AKA Business Operation Tax Certification), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, Extension 7527, or through the City's website (www.santafesprings.org).
11. The Conditional Use Permit Case No. 109-2 shall be subject to a compliance review in one year, on or before September 10, 2019. Approximately three (3) months before September 10, 2019, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
12. That the applicant, MRP Partner, 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, officer or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit, or any action or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
13. 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 service, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
14. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and privileges granted hereunder shall lapse.
- ~~15. That a masonry wall six feet (6') in height be constructed along the north boundary of Parcel #61; the exact location of the wall shall be determined by the Redevelopment Agency staff which shall take into consideration the need for ample space for the planting of the screening trees along Los Nietos Road.~~
(Complete)
- ~~16. That a masonry wall six feet (6') in height be constructed along the east boundary of Parcel #61 in those areas where such a wall does not now exist, and along the~~

~~south boundary of Parcel #61 east of Millergrove Drive (except that said wall shall not exceed the height limitations in the front yard setback area).~~ **(Complete)**

- ~~17. That a wall or screening fence be installed along the easterly boundary of the easterly most parking area of Parcel #61 and that the parking area be provided with wheel stops to prevent contact of vehicles with said wall or fence.~~ **(Complete)**
- ~~18. That the ends of the carports siding on Cultura Street shall be either partially or fully enclosed to provide screening and that a harmonious wall or fence extend along the ends of the two open parking bays siding on Cultura Street.~~ **(Complete)**
19. That except for the high voltage line proposed for the north, west and south boundaries of the Project, no above ground utility lines shall be permitted either in the public right of way or on-site.
20. That the elevation of the units adjoining Pioneer Boulevard and Mersin Place be approximately at the same elevation as the street.
21. That provision be made for continuous access to the property west of the 605 Freeway from the northwest corner of Parcel #60; said access shall be provided in a manner satisfactory to the City Engineer and shall be open and clear at all time.
22. That the location and design of all signs visible from the street frontages shall be approved by the Director of Planning.
23. That it is strongly recommended that a minimum of two additional trash collection areas be provide on Parcel #60.
24. That the patio walls be not more than six feet (6') in height nor less than five feet (5') in height, with the final determination to be made by the Redevelopment Agency. The patio walls shall be of masonry or stucco except that the front may be of wood, provided that said wood is in architectural harmony with the buildings and maintained in good condition.
- ~~25. That the carports perpendicular to the access drive along the north boundary of Parcel #60 be moved south a distance of not less than ten feet (twenty feet would be preferable), in order to increase visibility and ease of maneuvering.~~ **(Complete)**
26. That a wall or screening fence be installed along the parking area at the northwest corner of Parcel #60 to separate it from the adjoining dwelling units and that the parking area be provided with wheel stops to prevent contact of vehicles with said wall or fence.
- ~~27. The dense planting be installed along the west boundary of Parcel #60 to help screen freeway noise and that any additional steps financially feasible be taken to reduce the effect of freeway noise on the adjoining dwelling units.~~ **(Complete)**

- ~~28. That the ends of the carports siding on Pioneer Boulevard and Mersin Place shall be either partially or fully enclosed to provide screening. (Complete)~~
- ~~29. That the access and water easements along the north boundary of Parcel #60 be revised to coincide with the driveway for the parking area. (Complete)~~
- ~~30. That a detailed landscaping plan, including plant list, be submitted and shall be subject to the approval of the Director of Planning. (Complete)~~
- ~~31. That the plot plan, floor plans, elevations, and landscaping plans be approved by, and subject to, requirements of the Redevelopment Agency. (Complete)~~
32. That the property be developed substantially in accordance with the approved plot plans, floor plans, elevations and landscaping plans.
33. That the buildings, grounds and landscaping be continuously maintained at a high standard.
- ~~34. That this Permit shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all the conditions of this Permit. (Complete)~~
35. The remaining carports may be modified by removing the north and south end walls and interior partitions to improve visibility' such modifications shall be subject to approval of the Director of Planning and Development.
36. That the applicant take any and all measures available to prevent further violence, vandalism, damage or defacing of the buildings and facilities within the subject property.
37. That any further damage which occurs shall be promptly repaired and any graffiti or other defacement shall be promptly removed.
- ~~38. That the remaining perimeter walls left by the removal of the carports shall be maintained at a continuous running height of between 2' to 3' and capped; all work shall be accomplished to a high quality of workmanship. (Complete)~~
- ~~39. That all parking facilities shall be resurfaced/upgraded as necessary to comply with the requirement of the Zoning Ordinance; parking stalls shall be restriped, concrete bumper guards reinstalled, and all post holes filled. (Complete)~~
- ~~40. That a revised landscape/sprinkler plan shall be submitted showing the additional landscaping proposed by the applicant to screen the parking area from the units; said landscaping/sprinkler system shall be installed accordance with said plans to be approved by the Director of Planning and Development. (Complete)~~

41. ~~That new trash enclosures shall be constructed; the location, design and number of said enclosures shall be subject to the approval of the Director of Planning and Development.~~ **(Complete)**
42. ~~That a six foot high chain link fence shall be installed along the northerly property line adjoining the railroad right-of-way either adjacent to or on top of the existing retaining wall.~~ **(Complete)**
43. ~~That an access control gate/fence shall be installed at the northwest corner of the property to control/limit access to and from the City owned property to the west.~~ **(Complete)**
44. That the location and extent of any removal and/or modification of existing landscaping shall be subject to the approval of the Director of Planning and Development.
45. ~~That this approval shall be considered interim in nature and that this Permit shall be subject to review by the Redevelopment Agency every five years from the date of this approval to determine if the required covered parking should be replaced/construct the required covered parking facilities in accordance with plans to be approved by the Redevelopment Agency.~~ **(Complete)**
46. That all other requirements of the Zoning Ordinance, Building Code, Fire Code and other applicable regulations shall be complied with.



PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 928

Conditional Use Permit (CUP) Case No. 796

DPA Case No. 928: A request for approval to allow the construction of a new 10,125 sq. ft. mixed-use development, containing 4,054 sq. ft. of residential uses, 3,355 sq. ft. of retail uses, 1,529 sq. ft. of limited industrial uses, and 1,187 sq. ft. of office uses; CUP Case No. 796: A request for approval to allow the operation and maintenance of a new 10,125 sq. ft. mixed-use development on an $\pm 18,500$ sq. ft. ($\pm .43$ -acres) flag-shaped lot, located on the west side of Norwalk Boulevard, approximately 525' south of Washington Boulevard (APN: 8178-004-065), within the C-4-PD, Community Commercial – Planned Development, Zone. (William Chavez)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 928 and Conditional Use Permit Case No. 796 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Development Plan Approval Case No. 928, subject to the conditions of approval as contained with Resolution No. 87-2018; and
- Adopt Resolution No. 87-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

LOCATION / BACKGROUND

The subject property is comprised of one (1) parcel (APN: 8178-004-065) measuring $\pm 18,500$ square feet, and located on the west side of Norwalk Boulevard, approximately 525 feet south of Washington Boulevard. The property is zoned C-4-PD (Community Commercial – Planned Development) and is currently an undeveloped lot. Commercial uses are located to the north and east, while residential uses are located to the south and west of the property.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Development Plan Approval (DPA 928) – A request for approval to allow the construction of a new 10,125 sq. ft. mixed-use development, containing 4,054 sq. ft. of residential uses, 3,355 sq. ft. of retail uses, 1,529 sq. ft. of limited industrial uses, and 1,187 sq. ft. of office uses on an $\pm 18,500$ sq. ft. ($\pm .43$ -acres) flag-shaped lot, located on the west side of Norwalk Boulevard, approximately 525' south of Washington Boulevard.

Conditional Use Permit (CUP 796) – A request for approval to allow the operation and maintenance of a new 10,125 sq. ft. mixed-use development on an $\pm 18,500$ sq. ft. ($\pm .43$ -acres) flag-shaped lot, located on the west side of Norwalk Boulevard, within the C-4-PD, Community Commercial – Planned Development, Zone.

DEVELOPMENT PLAN APPROVAL (DPA 928):

As stated previously, the applicant is requesting approval to allow the construction of a new 10,125 sq. ft. mixed-use development, containing 4,054 sq. ft. of residential uses, 3,355 sq. ft. of retail uses, 1,529 sq. ft. of limited industrial uses, and 1,187 sq. ft. of office uses on an $\pm 18,500$ sq. ft. ($\pm .43$ -acres) flag-shaped lot, located on the west side of Norwalk Boulevard, approximately 525' south of Washington Boulevard.

Site Plan

The applicant is proposing to construct a new 10,125 sq. ft. mixed-use building on the subject property. The subject property is an $\pm 18,500$ sq. ft. "L" shape lot that is currently undeveloped. It is surrounded by both various commercial and residential uses. The mixture of uses will include residential in the northern portion of the property, commercial and office in the center of the property, and a storage/freezer area in the eastern portion of the property. The proposed mixed-use building will be setback a minimum 20 feet from the property line along Norwalk Boulevard. Ingress and egress for the proposed development will be provided by a 26-foot wide driveway along Norwalk Boulevard.

Floor Plan

The floor plan indicates that the proposed mixed-use development will measure 10,125 square feet, with 4,054 square feet designated towards four (4) two-story residential units and garages, 1,187 square feet designated as first floor office area, 3,355 square feet designated as second floor retail area, 401 square feet designated as second floor storage area, and remaining 1,128 square feet designated as storage/freezer area.

Elevations

The architecture incorporates various details of Spanish influenced styles. Wood trellises and stone veneer creates texture, as well as, adds to a rich collection of materials. Other materials include decorative metal sconce lights, composition shingle roofing and stucco in an earth tone color palette. The proposed development will be two-stories, with a height of twenty-seven (27) feet.

Landscaping

The provided tabulation for required and provided landscaping show a minimum requirement of 2,346 sq. ft. with the applicant providing 2,668 sq. ft., thus, exceeding the minimum requirements.

Parking

The plans show the property will be provided with twenty-eight (28) parking spaces, thirteen (13) of which are standard stalls, seven (7) are located within a garage, six (6) are compact stalls, and two (2) are ADA compliant stalls. As proposed, the project is required to have twenty-seven (27) parking stalls. The proposed project, therefore, exceeds the minimum parking requirement as set forth in the City's Zoning Regulations.

Trash Enclosures

According to the site plan, two (2) 8'-9" x 10'-0" (87.50 square feet) trash bins will be located within a 6' high enclosure located south of the residential and west of the office/retail. The proposed trash enclosure is strategically placed behind the proposed building and thus will not be visible or accessible to the public.

CONDITIONAL USE PERMIT (CUP 796):

As part of their request, the applicant is requesting approval of a Conditional Use Permit (CUP) to allow the operation and maintenance of a new 10,125 sq. ft. mixed-use development on an ±18,500 sq. ft. (±.43-acres) flag-shaped lot, located on the west side of Norwalk Boulevard, within the C-4-PD, Community Commercial – Planned Development, Zone.

According to Section 155.329(A) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of any use, structure, improvement, or change of any use in a Planned Development Zone.

STREETS AND HIGHWAYS

The subject site is located on the west side of Norwalk Boulevard, between Washington Boulevard and Boer Avenue. Norwalk Boulevard and Washington Boulevard are designated as a "Major" arterials and Boer Avenue is designated as a "Local" arterial, within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned C-4-PD (Community Commercial – Planned Development). The property has a General Plan Land Use designation of Commercial. The zoning, General Plan and land use of the surrounding properties are as follows:

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	C-4, Community Commercial; C-4-PD, Community Commercial – Planned Development	Commercial	8045 Norwalk Boulevard – EZ Scrub Car Wash (Car Wash) 11036 Washington Boulevard – Various Office and Industrial Uses
South	R-3-PD, Multiple Family Residential – Planned Development	Multiple Family Residential	8105-8107 Norwalk Boulevard – Condominiums
East	C-4, Community Commercial	Commercial	11130 Washington Boulevard – Big Lots (Retail)
West	R-A, Residential Agriculture (LA County)	Residential (LA County)	Various Single Family Dwellings

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 August 2, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on August 2, 2018, and published in a newspaper of general circulation (Whittier Daily News) August 2, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

The procedures set forth in Section 155.736 of the Zoning Regulations, states that a DPA is required for the siting of new structures or additions or alterations to existing structures. Additionally, the procedures set forth in Section 155.329 (A) of the Zoning Regulations, states that a CUP is required for the establishment of any use, structure, improvement, or change of any use in a Planned Development Zone.

Code Section:	Conditional Uses
155.736	<u>Section 155.736</u> The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

Code Section:	Conditional Uses
155.329 (A)	<u>Section 155.329</u> (A) A Conditional Use Permit shall be required for the establishment of any use, structure, improvement, or change of any use in a Planned Development Zone.

ENVIRONMENTAL DOCUMENTS

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

Phases in the Environmental Review Process:

The implementation of the California Environmental Quality Act (CEQA) entails three separate phases:

1. The first phase consists of preliminary review of a project to determine whether it is subject to CEQA
2. If the project is subject to CEQA, the second phase involves the preparation of an Initial Study to determine whether the project may have a significant environment effect.
3. The third phase involves the preparation of an Environmental Impact Report (EIR) if the project may have a significant environmental effect of a Negative Declaration or Mitigated Declaration if no significant effects will occur.

Phase 1: The first phase is to determine if the proposed project is subject to CEQA. CEQA applies to an activity that (a) involves the exercise of an agency's discretionary powers, (b) has the potential to result in a direct or reasonable foreseeable indirect physical change in the environment, and (c) falls within the definition of a "project" as defined in CEQA Guidelines Section 15378. City Staff and Blodgett/Baylosis Environmental Planning the proposal and determined that the project is subject to CEQA

Phase 2: The second phase involves the preparation of an Initial Study. An Initial Study is a preliminary analysis to determine whether an EIR or a Negative Declaration or Mitigated Negative Declaration is needed. If the Initial Study concludes that the proposed project may have a significant effect on the environment that cannot be mitigated, an EIR should be prepared. If no potentially significant impacts are identified, then a Negative Declaration can be prepared. If potentially significant impacts are identified that can be mitigated, then a Mitigated Negative Declaration can be prepared with mitigated measures conditioned as part of the project's approval to reduce potentially significant impacts to levels of insignificance. To facilitate the Commission's determination whether "effects" are potentially significant, the Commission should focus on scientific and factual data. Unfortunately, CEQA does not provide a definitive definition of what constitutes a "significant effect" as a substantial or potentially substantial adverse change in the physical environment. City Staff and Blodgett/Baylosis Environmental Planning determined, through the preparation of the Initial Study, that there were no potentially significant environmental effect that could not be mitigated to a level of insignificance and, therefore, a Mitigated Negative Declaration was prepared.

Phase 3: A Mitigated Negative Declaration is a written statement, briefly explaining why a proposed project will not have a significant environmental effect and includes a copy of the Initial Study justifying this finding. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and Blodgett/Baylosis Environmental Planning determined that, although, the proposed project could have a significant effect on the environment, revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Draft MND Review:

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, Blodgett/Baylosis Environmental Planning, as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public

review and comments from May 30, 2018 to June 19, 2018. The Notice of Intent to adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk. A copy of the Initial Study/Mitigated Negative Declaration was also mailed to surrounding cities for their review and comment.

When reviewing the Mitigated Negative Declaration/Initial Study, the focus of the review should be on the project's potential environmental effects. If persons believe that the project may have a significant effect, they should, (a) Identify the specific effect; (b) Explain why they believe the effect would occur, and; (c) Explain why they believe the effect would be significant.

Individuals who believe there are significant effects as outlined above, should also explain the basis for their comments and submit data or reference offering facts, reasonable assumptions based on facts or expert opinion supported by facts in support of the comments. Pursuant to CEQA Guidelines, an effect shall not be considered significant in the absence of substantial evidence.

Potentially Affected Environmental Factors:

The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Air Quality, Cultural Resources, Hydrology & Water Quality, and Tribal Cultural Resources*. These factors and their respective pertinent issues are discussed and analyzed within the Initial Study/Mitigated Negative Declaration. Mitigations, where necessary, were implemented to help ensure potential impacts are reduced to a less than significant level. A detailed analysis can be found in the Initial Study/Mitigated Negative Declaration and corresponding Mitigated Monitoring and Reporting Program.

Mitigation Monitoring:

The monitoring and reporting on the implementation of these measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation Monitoring and Reporting Program (attachment #10).

Responses to Initial Study/Mitigated Negative Declaration:

On Thursday, June 7, 2018, staff received an email from Beth Chow, Senior Planner for the City of Norwalk, stating that they reviewed the Initial Study/Mitigated Negative Declaration for the proposed project and had no comments to offer. No other comments have been received to date.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (87-2018), Staff finds that the applicant's request meets the criteria set forth in § 155.739 and § 155.716 of the City's Zoning Regulations, for the granting of a Development Plan Approval and

Conditional Use Permit, respectively.

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

Conditional Use Permit

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

CONDITIONS OF APPROVAL

Conditions of approval for DPA 928 and CUP 796 is attached to Resolution 87-2018 as Exhibit A.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Floor Plans
4. Colored Elevations
5. Development Plan Approval Application
6. Conditional Use Permit Application
7. Public Hearing Notice
8. Radius Map for Public Hearing Notice
9. Draft Mitigated Negative Declaration (previously delivered to PC on 7/3/2018)
10. Mitigation Monitoring and Reporting Program
11. Resolution 87-2018
 - a. Exhibit A – Conditions of Approval

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

DEVELOPMENT PLAN APPROVAL CASE NO. 928 &
CONDITIONAL USE PERMIT CASE NO. 796



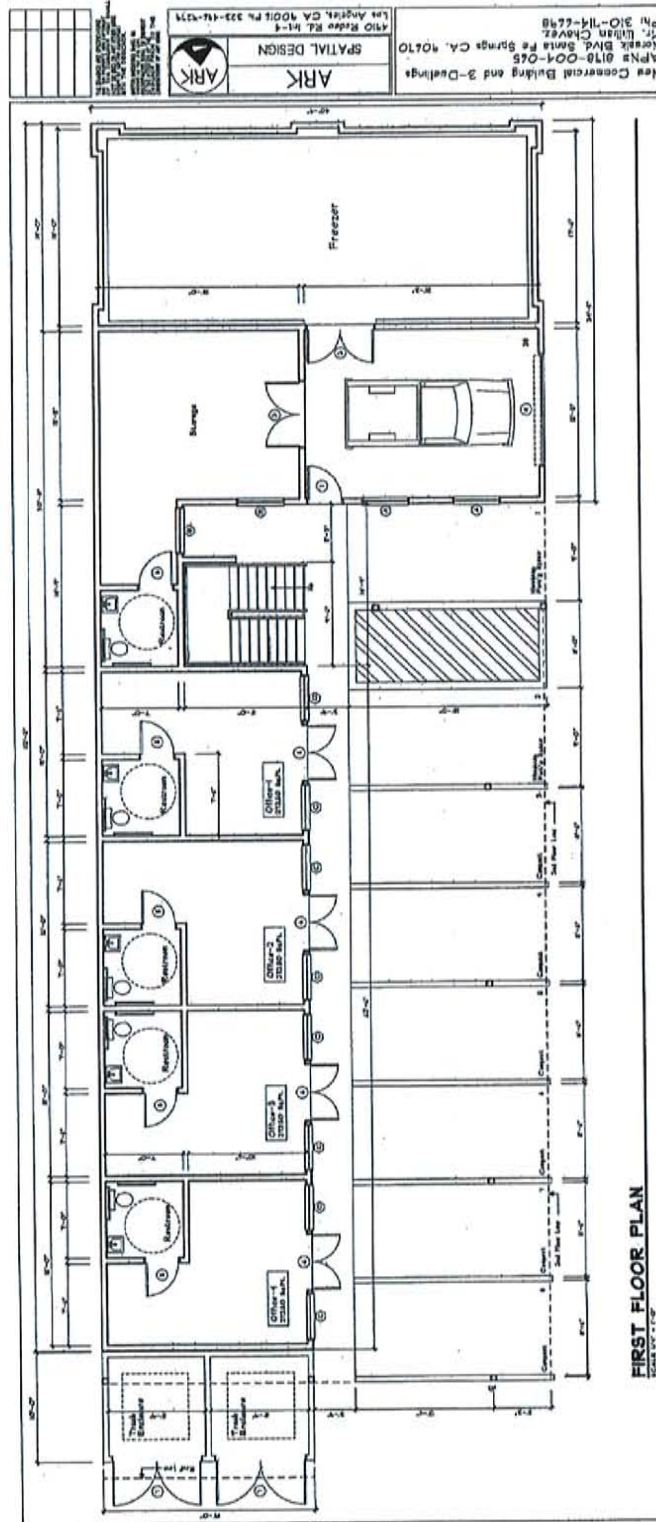
NORTH

APN: 8178-004-065
(Applicant: William Chavez)

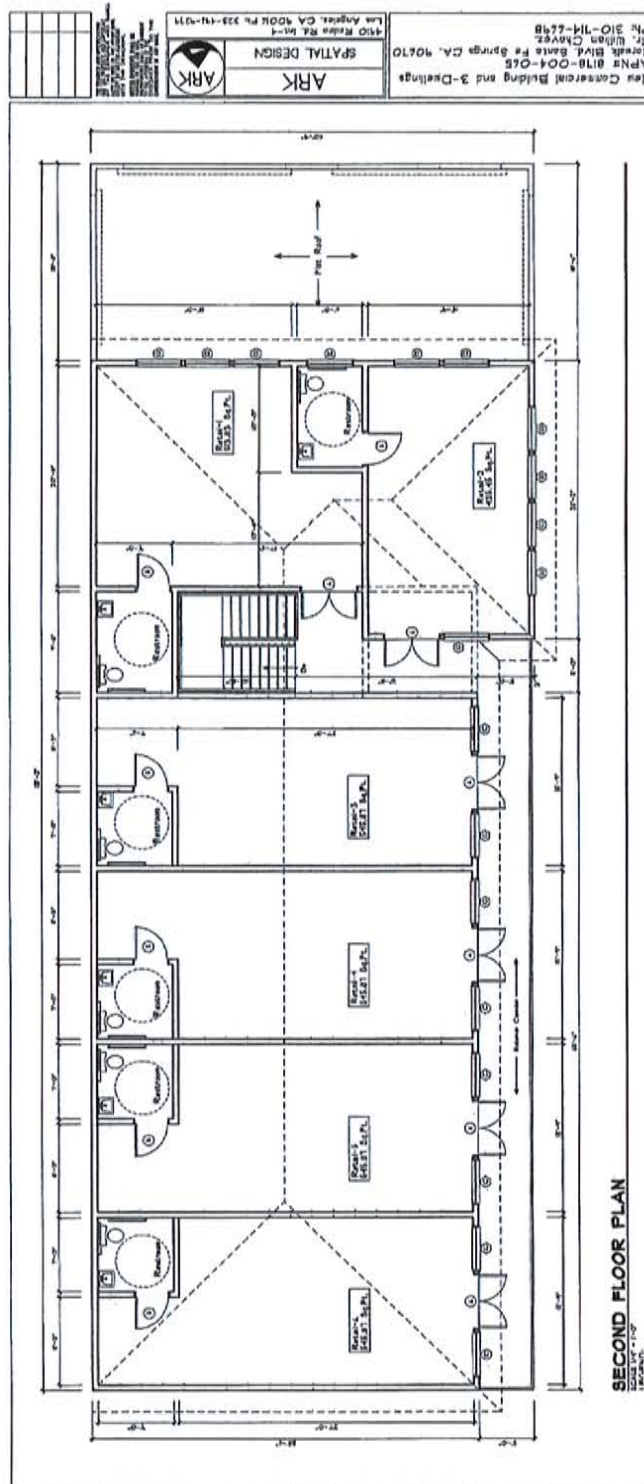
Site Plan

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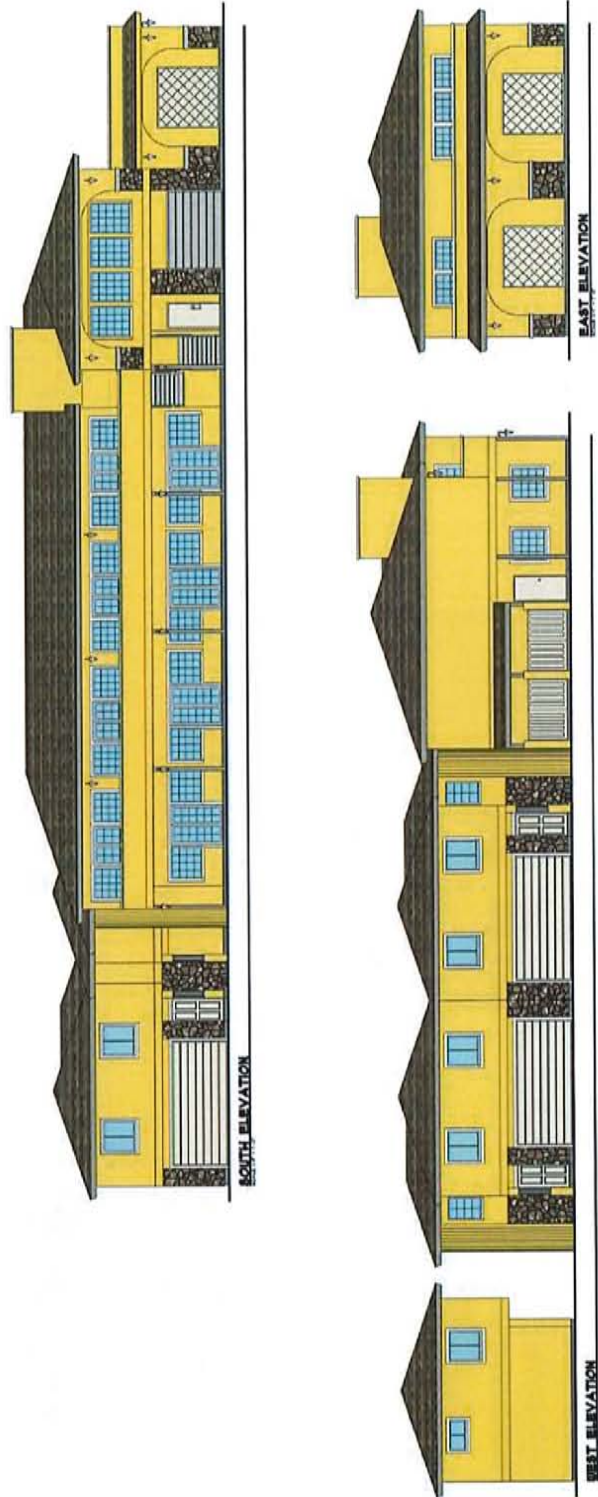
Floor Plan (First Floor)



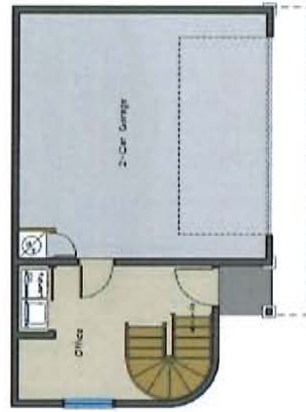
Floor Plan (Second Floor)



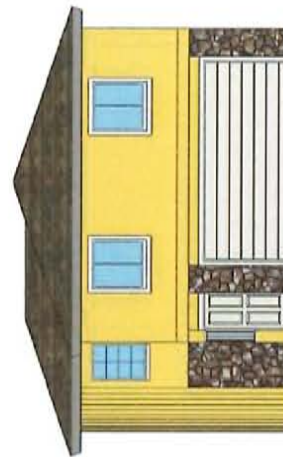
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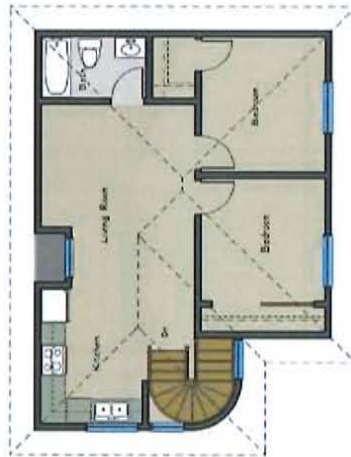
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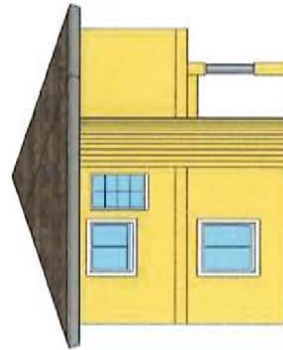
FIRST FLOOR PLAN



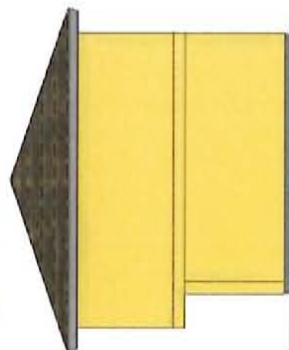
WEST ELEVATION



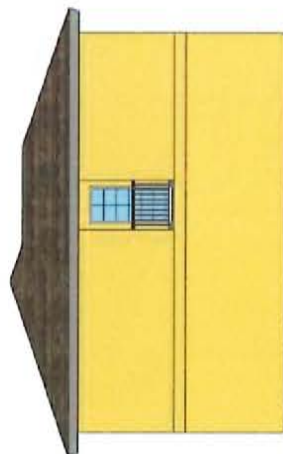
SECOND FLOOR PLAN



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

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:

APN - 8178 004-065 Norwalk Blvd. Santa Fe Springs, CA. 90670
560 Ft. to Washington Blvd.

RECORD OWNER OF THE PROPERTY:

Name: William Chavez Phone No: 310-714-6698

Mailing Address: 10402 Cilota st. Whittier, CA. 90601

Fax No: 562-695-9414 E-mail: lamodernbakery.net

THE APPLICATION IS BEING FILED BY:

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

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

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

New commercial Building with Retail Stores area, Offices area, Warehouse and Store (6,071.99 Sq.Ft.) and New three Residential Houses with Garages (4,053.57 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: William Chavez Signature
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): William Chavez
 Mailing Address: 10402 Cilota st. Whittier, CA 90601
 Phone No: 310-714-6698
 Fax No: 562-695-8414 E-mail: lamodernbakery.net
 Signature: [Signature]

Name (please print): Martha Chavez
 Mailing Address: 2923 Via San Delarro, Montebello, CA 90640
 Phone No: 323-724-4177
 Fax No: _____ E-mail: _____
 Signature: [Signature]

CERTIFICATION

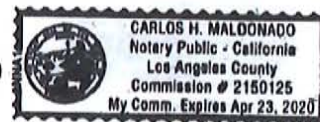
STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

(seal)

On 6/1/2017 before me, CARLOS H. MALDONADO (NOTARY PUBLIC)
 Personally appeared WILLIAM CHAVEZ
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

[Signature]
 Notary Public

FOR DEPARTMENT USE ONLY
 CASE NO: DPA 928
 DATE FILED: 6-15-2017
 FILING FEE: \$4046
 RECEIPT NO: _____
 APPLICATION COMPLETE? _____

Conditional Use Permit Application



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

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): APN: 8178-004-065

Approx. 525 feet South of Washington Blvd., along Norwalk Blvd.

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) TR = Parcel map as per BK 159 P 72-73

of P M Lot 2

Record Owner of the property: William Chavez

Name: _____ Phone No: 310-714-1669B

Mailing Address: 10402 Clota St. Whittier, CA Date of Purchase: _____

Fax No: 562-695-9414 E-mail: lamodernabakery@gmail.com

Is this application being filed by the Record Owner? Yes

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

Representative authorized by the Record Owner to file this application:

Name: _____ Phone No: _____

Mailing Address: _____

Fax No: _____ E-mail: _____

Describe any easements, covenants or deed restrictions controlling the use of the property: _____

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed): To

allow the operation and maintenance of a new mixed-use development within a Planned Development Zone.

NOTE

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

Conditional Use Permit Application (cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

1. Explain why the proposed use is essential or desirable in the location requested.
The proposed project is desirable in this location because it is close to other residential and commercial businesses. The site is currently vacant and the project will enhance the visual appearance and bring in new businesses and residents to Santa Fe Springs.
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.
The current zoning allows this type of development through a Conditional Use Permit for the mixture of uses within the Planned Development Zone. The site is adjacent to other similar residential and commercial businesses and therefore, will not be detrimental to persons and properties in the area.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?
Standard construction mitigation measure will be implemented.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
The proposed development adds new residential and commercial uses to the area and will be operated in a professional manner to maintain the quality of the community.
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
All access to the proposed project will be on Norwalk Boulevard, thus creating no impact to local residential streets.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
No other operator has been determined at this time. If this changes, we will notify the Planning Department for their records.

Conditional Use Permit 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): William Chavez
 Mailing Address: 10402 Cilota st. Whittier, CA 90601
 Phone No: 310-714-6698
 Fax No: 562-695-8414 E-mail: lamodernbakery.net
 Signature: [Signature]

Name (please print): Martha Chavez
 Mailing Address: 2923 Via San Delarro, Montebello, CA 90640
 Phone No: 323-724-4177
 Fax No: [Signature] E-mail: [Signature]
 Signature: [Signature]

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

(seal)

On 6/1/2017 before me, CARLOS H. MALDONADO (NOTARY PUBLIC)
 Personally appeared WILLIAM CHAVEZ
 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

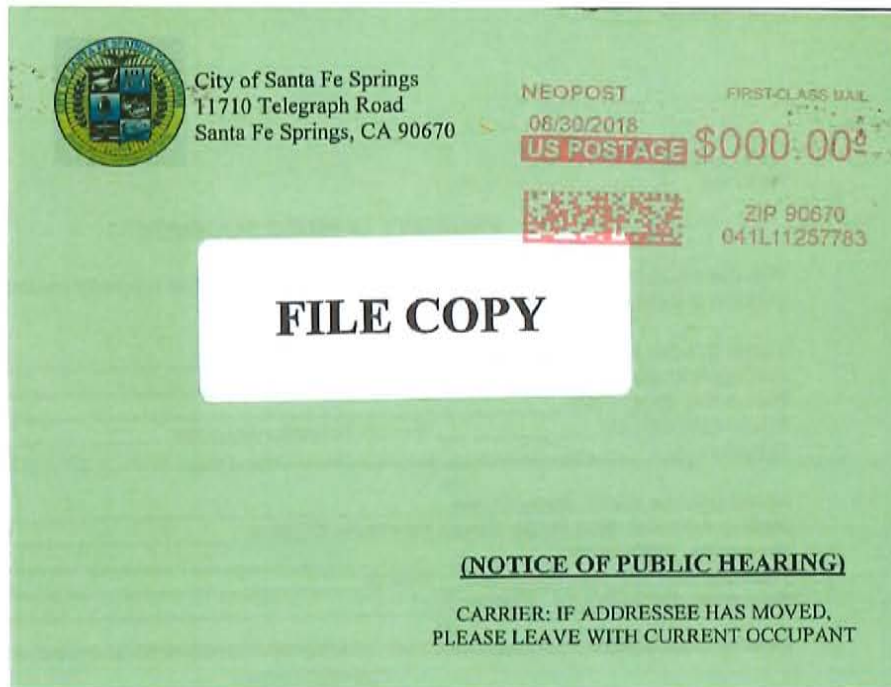
Notary Public

FOR DEPARTMENT USE ONLYCASE NO: DPA 928DATE FILED: 6-15-2017FILING FEE: \$4046

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 **Monday, September 10, 2018 at 6:00 p.m.**, in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: William Chavez
Property located at: APN: 8179-004-065

Development Plan Approval Case No. 928: A request for approval to allow the construction of a new 10,125 sq. ft. mixed-use development, containing 4,054 sq. ft. of residential uses, 3,355 sq. ft. of retail uses, 1,529 sq. ft. of limited industrial uses, and 1,187 sq. ft. of office uses.

Conditional Use Permit Case No. 796: A request for approval to allow the operation and maintenance of a new 10,125 sq. ft. mixed-use development, containing 4,054 sq. ft. of residential uses, 3,355 sq. ft. of retail uses, 1,529 sq. ft. of limited industrial uses, and 1,187 sq. ft. of office uses within a Planned Development Overlay.

CEQA Status: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the C-4-PD, Community Commercial—Planned Development, Zone. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

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 Vince Velasco at 562-868-0511, Ext. 7353 or vincevelasco@santafesprings.org

Radius Map for Public Hearing Notice

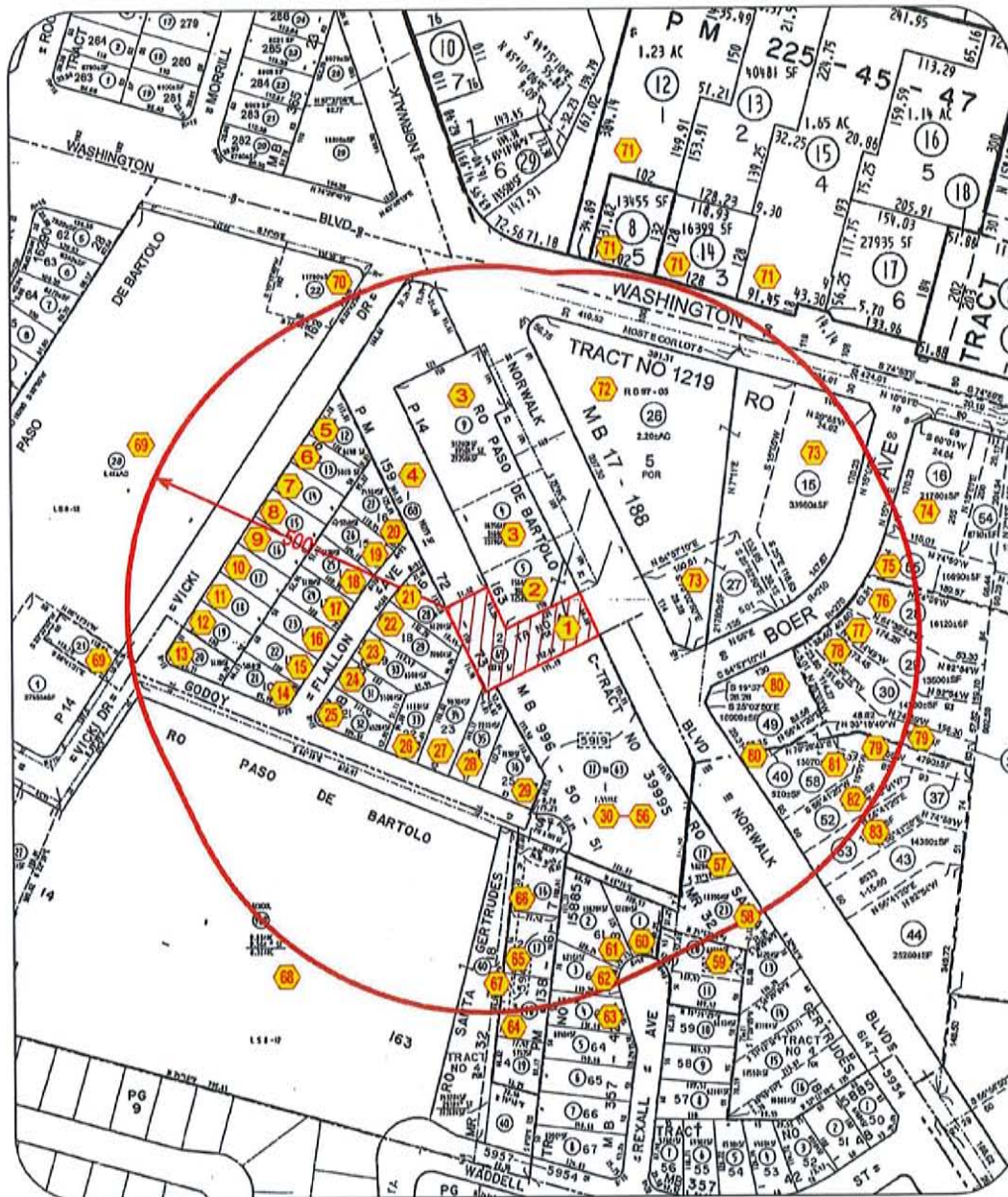
More Services
SUE MORENO
 (626) 350-5944
 moreservices@abcglobal.net
 OWNERSHIP / OCCUPANTS LIST
 RADURS MAPS - LAND USE - PLANS
 MUNICIPAL COMPLIANCE CONSULTING
 12106 LAMBERT AVE. EL MONTE, CA 91732 - FAX (626) 350-1532

PROJECT INFORMATION

NORWALK BLVD (APN 8178-004-065)
 SANTA FE SPRINGS, CA.
 16-548



SCALE 1" = 200'



Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM
NORWALK BOULEVARD MIXED-USE DEVELOPMENT • CITY OF SANTA FE SPRINGS

MITIGATION MONITORING AND REPORTING PROGRAM

NORWALK BOULEVARD MIXED-USE DEVELOPMENT SANTA FE SPRINGS, CALIFORNIA



LEAD AGENCY:

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

REPORT PREPARED BY:

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

MAY 29, 2018

SPSP 049

Mitigation Monitoring and Reporting Program (cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
LAKELAND APARTMENTS • CITY OF SANTA FE SPRINGS

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Mitigation Monitoring and Reporting Program (cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
LAKELAND APARTMENTS • CITY OF SANTA FE SPRINGS

1. OVERVIEW OF THE PROJECT

The attached Initial Study evaluates the environmental impacts associated with the construction and operation of a new mixed-use development within a 0.43-acre (18,736 square feet) site located near the southwestern corner of the Norwalk Boulevard and Washington Boulevard intersection, within the City of Santa Fe Springs. The mixed-use development, if approved, will contain 6,072 square feet of commercial uses and 4,054 square feet of residential uses. The commercial component of the mixed-use development will include a 1,128 square-foot warehouse with a freezer (which will be appurtenant to commercial uses), 401 square feet of storage uses, 1,188 square feet of office uses, and 3,355 square feet of retail uses. The residential component of the proposed project will consist of three units which will have a total floor area of 2,731 square feet. The proposed project will have a total of 28 parking spaces, including one enclosed garage parking stall for the storage and freezer area and six enclosed parking spaces for the residential units (two parking spaces per unit). Access to the proposed development will be provided by a single driveway located along Norwalk Boulevard. The proposed mixed-use development will reach a maximum height of 27 feet and 10 inches. Lastly, a total of 2,668 square feet will be dedicated for landscaping.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

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

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

3. FINDINGS RELATED TO MITIGATION MONITORING

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

- A mitigation reporting or monitoring program will be required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.

Mitigation Monitoring and Reporting Program (cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
LAKELAND APARTMENTS • CITY OF SANTA FE SPRINGS

4. MITIGATION MEASURES

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

Mitigation Measure No. 1 (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.

In the event that intact paleontological resources are located within the project site, ground-disturbing activities such as grading and excavation have the potential for destroying a unique paleontological resource or site. Therefore, the following mitigation is required:

Mitigation Measure No. 2 (Cultural Resources). Prior to commencement of any grading activity on site, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the City's Development Services Director, or designee. The qualified paleontologist shall be on-site during grading and other significant ground disturbance activities that impact Pleistocene alluvial deposits, which could occur at depths below six feet. The monitoring shall apply to the areas of the site where excavation shall extend at depths of six feet or more.

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

Mitigation Measure No. 3 (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.

Mitigation Measure No. 4 (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. 5 (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. 6 (Hydrology and Water Quality). The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.

Mitigation Monitoring and Reporting Program (cont.)

MITIGATION MONITORING AND REPORTING PROGRAM LAKELAND APARTMENTS • CITY OF SANTA FE SPRINGS

Although the project area has been subject to disturbance to accommodate the existing buildings, the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

Mitigation Measure No. 7 (Tribal 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.

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 below in Table 1.

TABLE 1 MITIGATION MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (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.	Chief Building Official and the SCAQMD • (Applicant is responsible for implementation)	<i>During the project's grading and construction phases.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 2 (Cultural Resources). Prior to commencement of any grading activity on site, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the City's Development Services Director, or designee. The qualified paleontologist shall be on-site during grading and other significant ground disturbance activities that impact Pleistocene alluvial deposits, which could occur at depths below six feet. The monitoring shall apply to the areas of the site where excavation shall extend at depths of six feet or more.	Director of Planning and the Chief Building Official • (Applicant is responsible for implementation)	<i>Prior to the start of the project's grading phases.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 3 (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 Engineer and the Chief Building Official • (Applicant is responsible for implementation)	<i>Prior to the issuance of a grading permit.</i> • Mitigation ends when construction is completed.	Date: Name & Title:

Mitigation Monitoring and Reporting Program (cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
LAKELAND APARTMENTS • CITY OF SANTA FE SPRINGS

TABLE 1 MITIGATION MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 4 (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 Engineer and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of a grading permit. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 5 (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 Engineer • (Applicant is responsible for implementation)	Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 6 (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 Engineer • (Applicant is responsible for implementation)	Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 7 (Tribal 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.	Director of Planning and the Los Angeles County Natural History Museum (LACNHM) • (The Applicant is responsible for implementation)	Prior to the start of any construction related activities. • Mitigation ends when ground disturbance is completed or otherwise noted by the appointed Native American Monitor(s).	Date: Name & Title:

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 87-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 928 &
CONDITIONAL USE PERMIT CASE NO. 796.**

WHEREAS, a request was filed for Development Plan Approval Case No. 928 to allow the construction of a new 10,125 sq. ft. mixed-use development, containing 4,054 sq. ft. of residential uses, 3,355 sq. ft. of retail uses, 1,529 sq. ft. of limited industrial uses, and 1,187 sq. ft. of office uses, within the C-4-PD, Community Commercial – Planned Development, Zone; and

WHEREAS, a request was concurrently filed for Conditional Use Permit Case No. 796 to allow the operation and maintenance of a new 10,125 sq. ft. mixed-use development, containing 4,054 sq. ft. of residential uses, 3,355 sq. ft. of retail uses, 1,529 sq. ft. of limited industrial uses, and 1,187 sq. ft. of office uses, within the C-4-PD, Community Commercial – Planned Development, Zone; and

WHEREAS, the subject property is located on an $\pm 18,500$ sq. ft. ($\pm .43$ -acres) flag-shaped lot located on the west side of Norwalk Boulevard, approximately 525' south of Washington Blvd, in the City of Santa Fe Springs, with an Accessor's Parcel Number of 8178-004-065, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owners are William Chavez and Fernando Chavez, 2923 Via San Delarro, Montebello, CA 90640; and

WHEREAS, the proposed Development Plan Approval Case No. 928 and Conditional Use Permit Case No. 796 are both considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, the City of Santa Fe Springs Planning and Development Department on August 30, 2018 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date, time, and location of the public hearing, and also mailed said public hearing notice on August 30, 2018 to each property owner within a 500 foot radius of the project site in accordance with the City's Zoning Regulations and state law; and

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

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on September 10, 2018, at which time it received public testimony concerning Development Plan Approval Case No. 928 and Conditional Use Permit Case No. 796.

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, operation, and maintenance of a new 10,125 sq. ft. mixed-use development. Said project, including the necessary entitlements, is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, the City has required the preparation of a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

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

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

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

accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs has made the following additional findings:

- A mitigation reporting or monitoring program will be required; and,
- 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 mitigation measures adopted as part of the decision-maker's final determination.

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

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

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

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

The proposed project will be located within the C-4-PD, Community Commercial, Zone. Pursuant to Section 155.150 of the City's Zoning Regulations, "The purpose of the C-4 Zone is to provide the proper areas for the development of sound commercial facilities to serve the community and to set up those standards of development necessary to insure that the commercial area will be wholesome, prosperous and harmonize with adjoining land uses." Although the project has the ability to deviate from the development standards in relation to the Planned Development Overlay, the proposed development will meet or exceed all property development standards within the C-4, Community Commercial, Zone.

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

The proposed development is currently undeveloped, not occupied by any use or structure and has remained undeveloped for over 35 years. The proposed development will be a significant improvement to the subject site. The proposed buildings have been designed with consideration to the placement of structures, height, materials, and color. The result is an attractive mixed-use project, not commonly seen within the Santa Fe Springs boundaries.

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.

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

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. For instance, the entire frontage, along Norwalk Boulevard, will provide landscaping. Fencing will be provided in the rear of the property to separate the residential units from the remaining uses during off-business hours.

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.

As stated previously, the proposed development is attractive. The architect used multiple variations in setback, materials and color. Although the style and architecture doesn't match the adjacent vicinity, this is largely due to the fact that the buildings to the north were built around the 1960's and the buildings to the south were built around the 1980's.

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 mixed-use project will be constructed on a site that is currently under-utilized. Upon review of the proposed plans for the mixed-use project, the Planning Commission finds that proper attention has been given to the placement, scale, and design of the proposed buildings. The Planning Commission, therefore, finds that the new mixed-use development will be an enhancement to the current site conditions.

SECTION III. CONDITIONAL USE PERMIT FINDINGS

Pursuant to section 155.329 of the Zoning Regulations, a Conditional Use Permit shall be required for any use, structure or improvement, or the change of any use in a Planned Development Zone. Additionally, the Commission should note that in accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall give consideration to the following:

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

The subject site is surrounded by various residential and commercial uses, with residential uses directly to the west and south, and commercial uses directly to the east and north. Considerations regarding various design features, such as setbacks from the street and adjacent properties, fencing, and aesthetics have been made to ensure that minimal impacts occur to the surrounding properties. Therefore, the Planning Commission finds that the proposed development will not be detrimental to persons or property in the immediate vicinity.

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

The architect used multiple variations in materials and color. Although the style and architecture doesn't match the adjacent vicinity, the Spanish colonial architecture is relatively similar to the Spanish architecture of the Cefalia commercial center directly to the north. The proposed project will be a significant improvement to the existing site conditions and thus, will enhance the overall area.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 87-2018 to approve a Development Plan Approval Case No. 928 to allow the construction of a new 10,125 sq. ft. mixed-use development, containing 4,054 sq. ft. of residential uses, 3,355 sq. ft. of retail uses, 1,529 sq. ft. of limited industrial uses, and 1,187 sq. ft. of office uses and Conditional Use Permit Case No. 796 to allow the operation and maintenance of said 10,125 sq. ft. mixed-use development on an ±18,500 sq. ft. (±.43-acres) flag-shaped lot located on the west side of Norwalk Boulevard approximately 525' south of Washington Blvd (APN: 8178-004-065), within the C-4-PD, Community Commercial – Planned Development, Zone, and approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), subject to conditions attached hereto as Exhibit A.

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

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

Development Plan Approval Case No. 928 & Conditional Use Permit Case No. 796

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT: **(Contact: Robert Garcia 562.868-1511 x7545)**

1. That the applicant shall pay a flat fee of \$ 7,488 to reconstruct/resurface the existing street frontage to centerline for Norwalk Boulevard.
2. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$ 400 to install (2) new signs.
3. That the applicant shall pay to the City \$ 15,000 for the entire cost of design, engineering, installation and inspection of (1) street light on Norwalk Boulevard. The City will design and cause construction of said street light.
4. That the Proposed driveway shall be located to clear existing fire hydrants, street lights, water meters, etc.
5. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Norwalk Boulevard. Storm drain plans shall be approved by the City Engineer.
6. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
7. All buildings shall be connected to the sanitary sewers.
8. 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 Local Water Purveyor prior to the Fire Department's review for approval. Assembly shall be performed in the presence of personnel from the City.
9. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
10. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed

water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

11. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant 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.
12. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
13. 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.
14. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
15. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
16. That a hydrology study shall be submitted to the City Engineer. The study shall be prepared by a Professional Civil Engineer.
17. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
18. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP)

and Low Impact Development Plan (LID).

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

19. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.
20. 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.
21. 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.
22. 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.
23. 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.

24. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porta-potties, or equal, shall not be visible from the public street and maintained on a regular basis.
25. That tire stops shall be placed at all parking stalls.
26. That any signage proposed by the prospective retail tenants shall be designed so that the lighting of the signs shall not transmit glare or light to the adjoining residential properties.
27. That the prospective retail tenant shall not allow any audible noise to be heard by the adjoining residential properties at all times.
28. That the prospective retail tenants shall acknowledge before signing a lease that their respective location is not directly visible from the public street and, as a result, shall not use signage, advertisements or other display devices that are prohibited by the City's laws.

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

29. 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.
30. 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.
31. 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.
32. 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.

33. 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.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

34. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
35. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
36. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
37. That 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.

WASTE MANAGEMENT :

(Contact : Teresa Cavallo 562.868-0511 x7309)

38. 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.
39. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.
40. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

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

41. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission along with the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No.928. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
42. The applicant, William Chavez, 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.
43. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
44. 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.)
45. Provisions shall be made for appropriate television systems and for communication systems, including, but not limited to, telephone and internet services. Appropriate cable television systems, as used, means those franchised or licensed to serve the geographical area in which the subdivision is located.
46. All utilities and utilities installation, within the boundaries of the property, shall be underground.
47. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials to be used and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
48. 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).*

49. The applicant, William Chavez, shall submit a lighting plan that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
50. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
51. The applicant shall submit a mailbox plan (locations and sizes) to the Director of Planning or his/her designee for review and approval, prior to issuance of building permits. Said plan shall also be approved by the local Postmaster at the Santa Fe Springs post office. The owner/developer shall submit written confirmation to the City proving that the mailbox locations were approved by the Postmaster.
52. Any on-site traffic calming devices and location shall be reviewed and approved by the City prior to installation, including, but not limited to, speed bumps.
53. All parking areas shall be legibly marked off on the pavement, showing the required parking spaces. All compact and guest spaces shall be further identified by having the words "compact"/"guest" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
54. A minimum of 27 parking stalls shall be provided and maintained at all times. Of the 27 parking stalls, a minimum of 6 parking stalls shall be covered.
55. The proposed sliding iron gate shall remain open and accessible during the entire operating hours for all businesses on the subject site.
56. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development or his/her designee.
57. The proposed buildings shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
58. Approved address numbers shall be placed on the proposed buildings in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be

12" minimum.

59. 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.
60. 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. *It should be noted that certain changes may also require approvals from other departments.*
61. 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.
62. There shall be no roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and visible from a public street. Prior to the installation of a satellite dish antennae or similar devices, the applicant shall submit plans to the Planning Department for review and approval.
63. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the Guideline is available at the Planning Department.
64. The applicant shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
65. 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.
66. That pursuant to the sign standards of the Zoning Regulations and related sign guidelines of the City of Santa Fe Springs, a comprehensive sign program for the development shall be prepared and submitted to the Director of Planning (or designee) for approval prior to obtaining a building permit for any signs related to

the subject development. All signs throughout the subject site shall be installed in accordance with the approved comprehensive sign program for the subject development. The goal of the sign program shall include, but is not limited to, consistent signage for the commercial component and proper identification of the residential component.

67. 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)*.
68. Trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be planted with vines if located adjacent to or within a landscapes area to help screen the enclosure. Trellises or other covered structures are recommended to minimize the visual impact of trash bins from dwelling units.
69. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have an approval stamp from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
70. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. 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. There must be a minimum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
71. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
72. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation

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

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
73. The applicant, William Chavez, 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.*

74. The applicant, William Chavez, 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.
75. The applicant, William Chavez, 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.
76. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
77. 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.
78. Unless otherwise specified in the action granting a Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval for a period of 12 consecutive months shall terminate said Development Plan Approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
79. Unless otherwise specified in the action granting a Conditional Use Permit, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Conditional Use Permit for a period of 12 consecutive months shall terminate said Conditional Use Permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.



NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15305, Class 5

Modification Permit Case No. 739-2

A request for a Modification of Property Development Standards to not provide eight (8) required parking stalls related to the subject zinc foundry, at 12209 Slauson Avenue (APN: 8168-014-019), within the M-2, Heavy Manufacturing, Zone. (Star Die Casting)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.697 of the City's Zoning Regulation for the granting of a Temporary Modification; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 739-2, subject to the conditions of approval as contained within Resolution No. 89-2018; and
- Adopt Resolution No. 89-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

LOCATION / BACKGROUND

The subject property is located on 12209 Slauson Avenue. (APN: 8168-014-019), in the M-2 (Heavy Manufacturing) Zone. The property measures approximately 24,389 sq. ft. (0.56-acres) and was developed with a concrete tilt-up industrial building measuring a total of 12,801 sf. ft.

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

On March 2, 1984, the Planning Commission approved an amendment of MOD 739 to further reduce the required off-street parking. Star Die Casting has seen continual

growth and operational changes since 1984. With that said, they are now seeking approval to utilize 8 parking spaces in the rear parking lot as a staging area. It should be noted that, if approved, said staging area will occur behind a 10' high fence with privacy slats.

DESCRIPTION OF REQUEST

Details of Proposed Use

The applicant, Star Die Casting, is utilizing the subject site for the operation of a zinc foundry. The applicant is now seeking approval to reconsider their Modification Permit to further reduce their off-street parking. Star Die Casting is proposing to replace 8 required parking stalls with a staging area. According to the applicant there will be a total of 15 employees on-site, at the highest shift.

Site Plan – The 12,801 sq. ft. building will remain the same. The reduction of (8) eight parking stalls in the back of the building will be replaced a staging area. Within in the same back area, the placement of cooling towers, air compressors, and a canopy are currently in the process of being permitted. The equipment and the outdoor storage activities will be completely screened from view with the installation of two new 10 foot tall fences with privacy slats. All of the stage area will be conditioned not to exceed the height of the fence.

Floor Plan

The 12,801 sq. ft. building contains 1,900 sq. ft. of office space and 10,901 sq. ft. of warehouse.

Parking

In accordance with the City's Zoning Regulations, the building requires twenty-six (26) parking stalls. The MOD request, if approved, will require the property to maintain a total of eighteen (18) stalls: one (1) accessible parking stall, four (4) compact parking stalls, and thirteen (13) standard parking stalls.

It should be noted that, similar to other temporary parking MOD's, once Star Die Casting leaves the subject site the parking stalls must be restriped to reflect the alternative site plan submitted and on file with this MOD. Said alternative site plan calls out for, one (1) accessible parking stall, (4) four compact parking stalls, and (21) twenty-one standard parking stalls.

Alternate Site Plan

Because there is a possibility that the subject applicant may relocate in the future, staff must know that parking may be restriped in accordance with the City's Zoning Regulations. Therefore, in addition to the proposed site plan, an alternate site plan was required to show how the subject property may be restriped. To meet the

minimum parking requirements. Then if the applicant leaves, the parking stalls will be restriped to reflect the alternative parking plan submitted through this MOD, or otherwise, future tenants must convey to staff that continued reduction in parking is warranted.

ZONING REGULATION REQUIREMENTS

Parking Requirements

City of Santa Fe Springs – Zoning Regulations

Section 155.481 – REQUIRED PARKING – INDUSTRIAL USES

Section 155.481 REQUIRED PARKING

(D) Industrial Uses

(1) Industrial uses, including incidental office uses.

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

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

STREETS AND HIGHWAYS

The subject site has frontage on Slauson Avenue. Slauson Avenue is designated as a "Major Arterial" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2, (Heavy Manufacturing, Zone) with a General Plan land use designation of Industrial. The adjacent properties to the south, east and west are zoned M-2, (Heavy Manufacturing, Zone), and the adjacent property to the north is zoned M-1, (Light Manufacturing).

ENVIRONMENTAL DOCUMENTS

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

NOTICE TO ADJACENT PROPERTY OWNERS

The Planning Commission should note that, as with similar requests, staff mailed notices to the adjacent property owners (north, south, east and west) to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission. A total of 4 notices were mailed out to said property owners on Thursday, August 30, 2018. To date, staff has not received any correspondence from the adjacent property owners that received the notice.

STAFF CONSIDERATIONS

Based on the reasons and findings set forth within Resolution 89-2018 (see attached), staff finds that approval of Modification Permit (MOD) Case No. 739-2 will not be detrimental to the property of others or to the community as a whole. Staff, therefore, is recommending approval of the subject MOD request, subject to the conditions of approval as provided within Exhibit A of Resolution 89-2018.

Authority of Planning Commission

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a modification from requirements of property development standards set forth in the City's Zoning Regulations when it is found that the strict and literal interpretation of such provisions would cause undue difficulties and unnecessary hardships inconsistent with the intent and general purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny a modification based on the evidence submitted and upon its own study and knowledge of the circumstances.

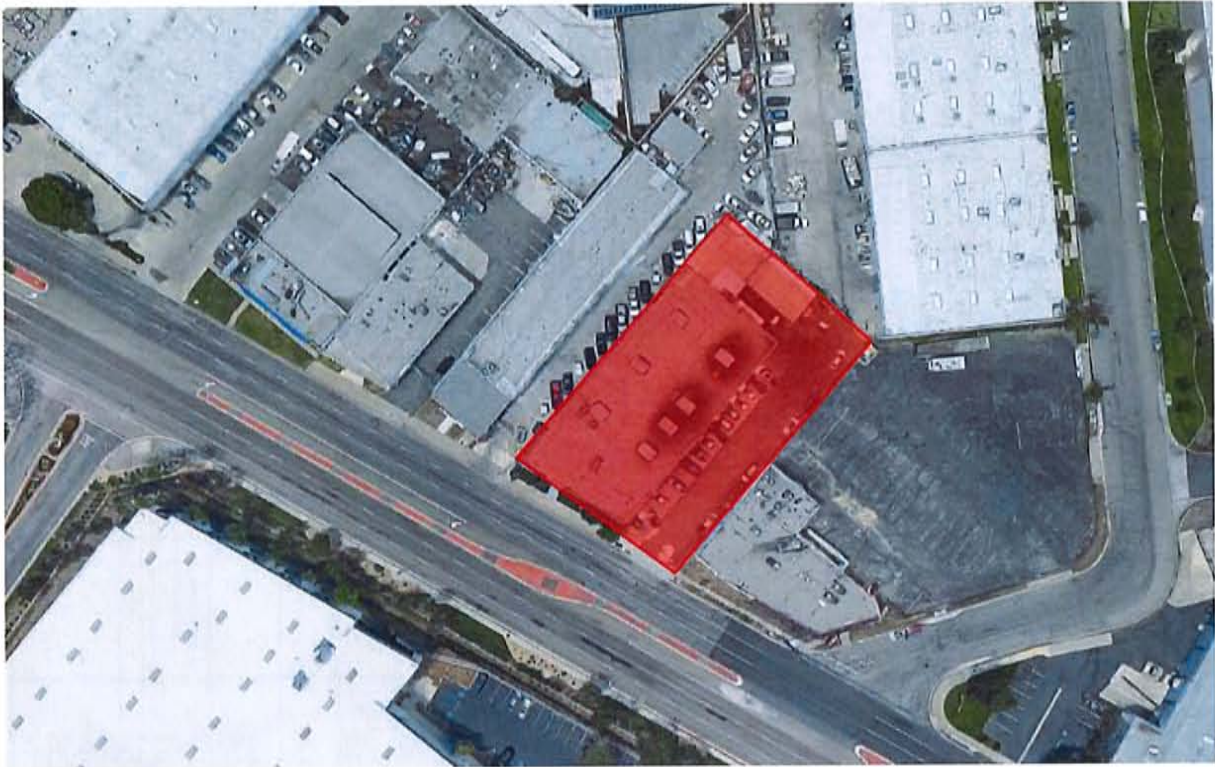


Wayne M. Morrell
Director of Planning

Attachments:

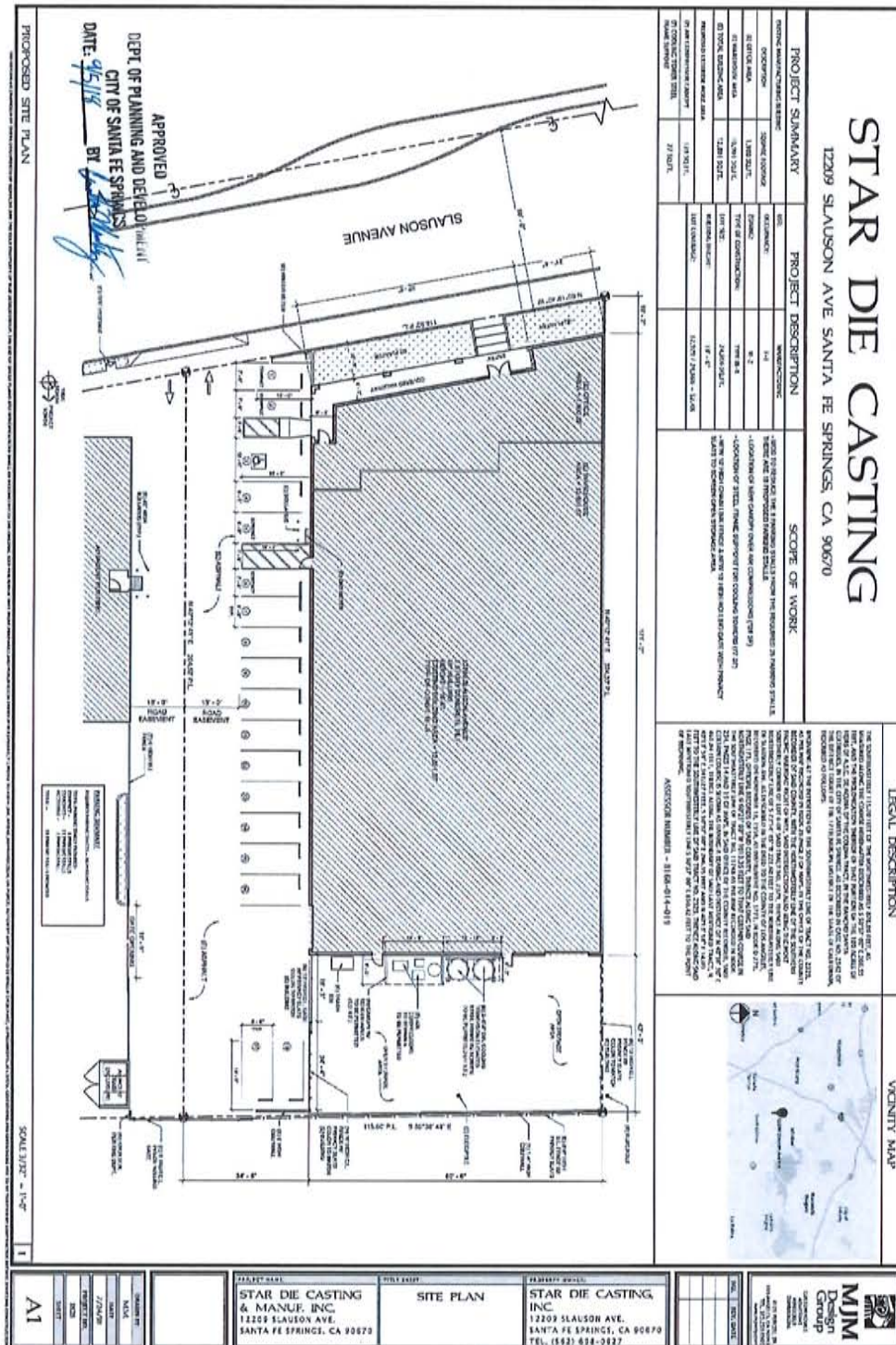
1. Aerial Photograph
2. Proposed Site Plan
3. Alternative Site Plan
4. Modification Permit Application
5. Estimated Employee Count/Shift Hours
6. Notice to Adjacent Property Owners
7. Map of Noticed Properties
8. Resolution No. 89-2018
 - a. Exhibit A – Conditions of Approval

Aerial Photograph

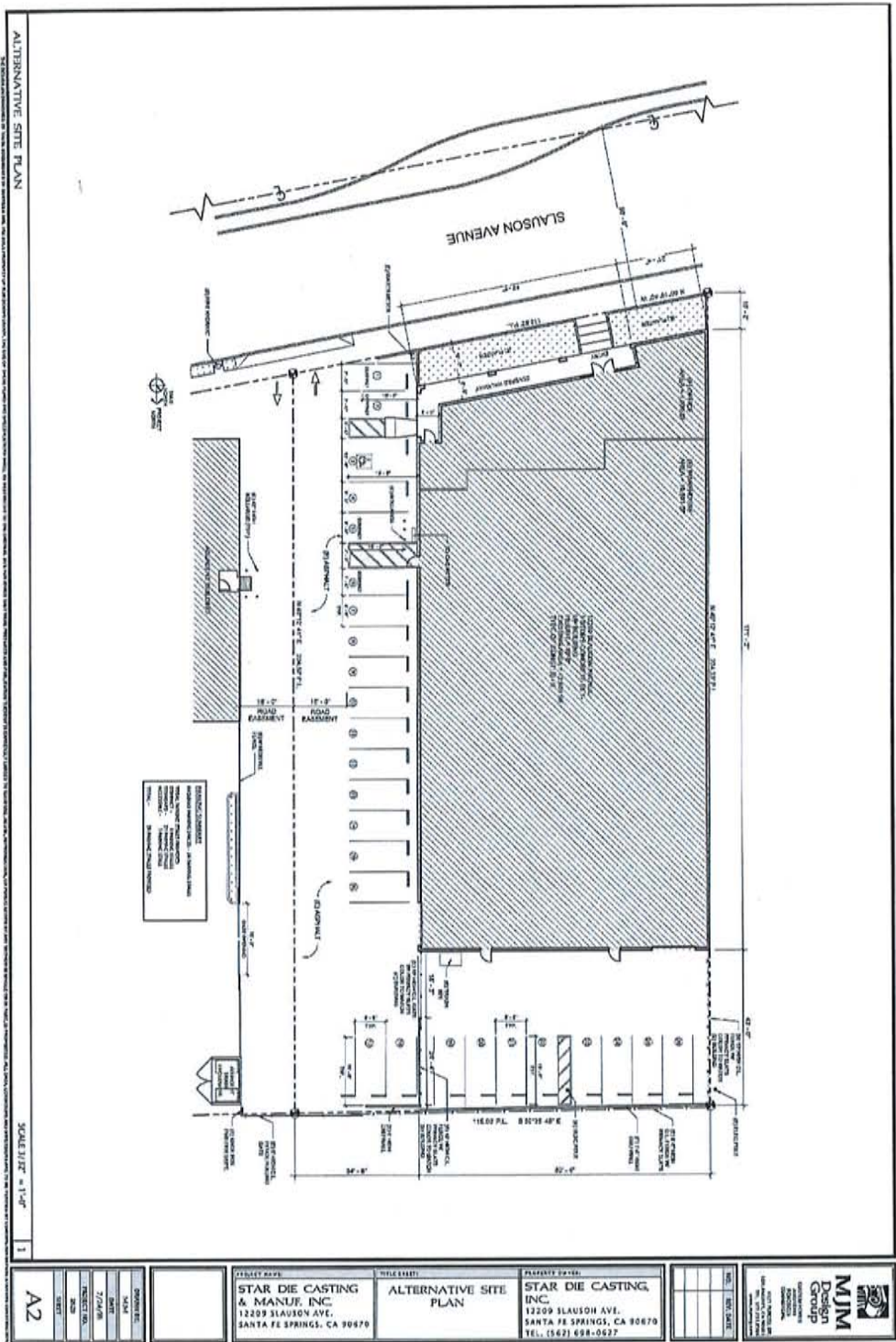


**Modification Permit Case No. 739-2
12209 Slauson Ave
Star Die Casting**

Proposed Site Plan



Alternative Site Plan



Modification Permit Application



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

The Undersigned hereby petitions for a Modification of one or more property development requirements of the Zoning Ordinance.

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection):

12209 SLAWSON AVE.

SANTA FE SPRINGS CA 90670

Legal description of property: SEE Legal Description Attached

Record Owner of Property:

Name: STAR DIE CASTING INC. Phone No: 562-698-0627

Mailing Address:

12209 SLAWSON AVE. SANTA FE SPRINGS CA 90670

Fax No: _____ E-mail: LES.COLEY@stargroupglobal.com

The application is being filed by:

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

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

Describe the modification requested: WE ARE REQUESTING A MODIFICATION
TO REDUCE THE AMOUNT OF PARKING REQUIRED. OUR
CURRENT MOD 739 REQUIRES US TO HAVE 25 PARKING
SPACES AND WE WOULD LIKE TO REDUCE THAT NUMBER TO
21 PARKING SPACES.

NOTE

This application must be accompanied by the filing fee, detailed plot plan, and other data specified in the form entitled "Information on Modification of Property Development Standards"

Modification Permit Application (Cont.)

JUSTIFICATION STATEMENT

1. Explain why the subject property cannot be used in a reasonable manner under the existing regulations.

Under our existing MOD, we are required to have 25 parking spaces. However, our existing parking and agreements with our neighbor's property we have secured a total of 21 parking spaces. We believe this is adequate as the maximum employee count at our busiest shift is 15 people making the 21 parking spaces more than adequate. We plan to use the area, which is currently designated for 5 parking spaces, as a staging area for our deliveries and shipments.

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

The gated area behind the warehouse building can be much better utilized as a staging area for our shipments and our outgoing deliveries. This will help us run a more efficient and productive operation for our business. The inside our warehouse is occupied with many different machines. Using the proposed area for staging our deliveries and shipments will prevent inside the warehouse from being congested.

3. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area.

This building is located with other surrounding industrial buildings. These businesses do not require additional parking as they typically require only enough parking spaces for their employees. It is rare for us to get walk-in customers, therefore, our 21 parking spaces will be more than enough to handle our busiest shift of 15 employees.

4. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.

Our day to day business operations occurs in three separate 8-hour shifts. Our busiest shift occurs between Monday-Friday between the hours of 7:30am – 4pm. The total amount of occupants during this time will be 15 occupants. This includes managers, supervisors, clerks and operators. We don't have an issues with outside walk-in business because our business occurs by email or by phone. Most of our business are from repeat customers so they don't have a need to come to our offices. Therefore, having 21 parking spaces for 15 people will be more than enough to not be disturbance or be detrimental to other persons or properties in the area nor to the public welfare.

Estimated Employee Count

STAR DIE CASTING MANUFACTURING, INC.
12209 East Slauson Avenue, Santa Fe Springs, CA 90670
Telephone (562) 698-0627 / Fax (562) 696-3331

FACILITY PARKING STUDY

Job Description	First Shift	Second Shift	Third Shift
General Manager	1		
Sales Manager	1		
Quality Manager	1		
Shipping Clerk	1		
Production Supervisor	1	1	
Machine Operator	4	5	2
Secondary Operations	6	5	
Total Per Shift	15	11	2

Hours

First Shift: 7:30 AM TO 4:00 PM

Second Shift: 4:00 PM TO 12:00 AM

Third Shift: 12:00 AM TO 7:30 AM

Notice to Adjacent Property Owners

	City of Santa Fe Springs 11710 Telegraph Road Santa Fe Springs, CA 90670	NEOPOST 08/30/2018 US POSTAGE	FIRST-CLASS MAIL \$000.00⁹
			ZIP 90670 041L11257783
	FILE COPY		

**(NOTICE TO ADJACENT
PROPERTY OWNERS)**

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

**CITY OF SANTA FE SPRINGS
NOTICE TO ADJACENT
PROPERTY OWNERS**

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a regular meeting on Monday, **August 13, 2018** at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Star Die Casting
Property located at: APN: 8168-014-019

Modification Permit (MOD) Case No. 739-2: A request for a Modification of Property Development Standards to temporarily not provide twenty-six (26) required parking stalls related to the establishment, operation, and maintenance of a zinc foundry and related facilities, at 12209 Slauson Avenue (APN: 8168-014-019), within the M-2, Heavy Manufacturing, Zone.

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

All interested persons are invited to attend the above Planning Commission meeting. 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 meeting 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 Planning Commission meeting. Any person interested in this matter may contact Camillia Martinez at 562-868-0511, Ext. 7519 or ca-milliamartinez@santafesprings.org

Map of Noticed Properties



Properties Noticed



Subject Property

CITY OF SANTA FE SPRINGS
RESOLUTION No. 89-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 739-2.**

WHEREAS, a request was filed for an Modification Permit Case No. 739-2 to allow the applicant to temporarily not provide eight (8) required parking stalls related to the subject zinc foundry on property located within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located at 12209 Slauson Avenue, in the City of Santa Fe Springs, with an Assessor Parcel Number of 8168-014-019, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Star Die Casting, Inc. – 12209 Slauson Avenue, Santa Fe Springs, CA 90670; and

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

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

WHEREAS, on August 30, 2018, the City of Santa Fe Springs Planning and Development Department mailed a notice to each property owner adjacent to the project site. To advise them of the Modification Permit request and of the date, time, and location of when this matter would be considered by the Planning Commission; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on September 10, 2018 concerning Modification Permit Case No. 739-2.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations), of

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

SECTION II. MODIFICATION PERMIT APPROVAL FINDINGS

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

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

The subject parcel is currently developed with an industrial concrete tilt-up warehouse building. The current tenants' business, requires for a cooling tower and an air compressor to be placed outside the building where it would prevent the required backup space for a car. Therefore, Star Die Casting is seeking approval to not provide 8 of the 26 required parking stalls. Since the applicant only anticipates on having a maximum of 15 employees on the largest shift, a total of 26 automobile parking stalls would be unnecessary. Instead, the applicant would like to use the area for the electrical equipment and product staging. Star Die Casting will still provide and maintain a minimum of 18 parking stalls on-site which should be more than sufficient to accommodate the anticipated parking demands associated with their proposed operations.

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

The day to day business operations occurs within three separate 8-hour shifts. The busiest shifts occurs between Monday-Friday between the hours of 7:30am – 4pm. The total amount of occupants during this time will be 15 occupants. This includes managers, supervisors, clerks and operators. They don't have an issue with customer parking because their business occurs by phone or email. Most of their business is from repeat customers so the clients don't have a need to come to their offices. Therefore, having 26 parking spaces for 15 people will be more than enough to not be a disturbance or be detrimental to other persons or properties in the area nor to the public welfare.

It should be noted that, similar to other Modification Permits granted for a temporary reduction in parking, should the applicant vacate the premises, they will need to

restripe the parking area (as per the Alternative Site Plan submitted and on file with this case) to meet the City's Zoning Regulations.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 89-2018 to approve Modification Permit Case No. 739-2 to allow the applicant to temporarily not to provide eight (8) required parking stalls related to the subject building use at 12209 Slauson Avenue, subject to conditions attached hereto as Exhibit A.

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

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A

**Modification Permit (MOD) Case No. 739-2
12209 Slauson Avenue (APN: 8168-014-019)**

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

1. That the interior gates for fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.

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

2. Applicant understands and agrees that a minimum of 18 parking stalls as shown on the site plan submitted and on file with this case, shall be made continuously available on the subject site at all times.
3. Applicant understands and agrees that the privileges granted under Modification permit Case No. 739 are for the sole use by Star Die Casting. Should Star Die Casting move, vacate, or otherwise abandon the premises, the subject staging area shall be removed and re-striped per the attached Alternative Site Plan submitted and on file with this case; Otherwise, all future tenants shall provide the planning staff with employment detail to review and determine if a continued reduction of 8 standard stalls is still warranted. All vehicles associated with the subject business shall continue to park on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
4. The parking and access areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time. No portion of the required access driveways, landscape areas, off-street parking and loading areas, shall be impacted or otherwise reduced at any time, without written approval by the Director of Planning and the City's Fire Department.
5. There shall be a maximum peak shift employee count of 15 recognized under this MOD approval for the tenant at 12209 Slauson Avenue. An employee count shall be provided by all future tenants to confirm compliance with the subject MOD prior to approval of a business operations tax certificate for the subject property. Additionally, the applicant shall provide annual updates on the staffing levels within 12209 Slauson Avenue to the Planning Department staff on or before September 10th of each calendar year. The applicant understands that the employee count shall not exceed 15 without prior approval by the Planning Commission.

6. In the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking issues.
7. It is the responsibility of the Applicant to ensure that customer parking and employee parking be provided and maintained on the subject site at all times. Applicant and/or his employees shall not park on the public street or other properties at any time.
8. The owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Slauson Avenue, use street(s) as a staging area.
9. That the applicant shall submit a \$75 check, made payable to "Los Angeles County Clerk", to the Planning Department to file a Notice of Exemption from the California Environmental Quality Act within two (2) calendar days of Planning Commission approval.
10. That all other applicable requirements of the City's Zoning Regulation, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.
11. That the applicant, Star Die Casting, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Modification Permit, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
12. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



NEW BUSINESS

General Plan Conformity-GPC 2018-002: Consideration of a finding that the sale of a single-family dwelling at 9735 Bartley Avenue (APN: 8006-022-900) in the R-1, Single-Family Residential, Zone, conforms to the City of Santa Fe Springs General Plan, pursuant to Government Code Section 65402.

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the sale of the single-family dwelling at 9735 Bartley Avenue, conforms to the City of Santa Fe Springs General Plan; and
- Find that the sale of the single-family dwelling at 9735 Bartley Avenue is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15061(b)(3)-Activities Covered by General Rule; and
- Adopt Resolution No. 90-2018, which incorporates the Planning Commission's findings and actions regarding this matter, and recommend that the City Council concur with the findings of the Planning Commission.

BACKGROUND

The subject property, located at 9735 Bartley Avenue, is an 818 sq. ft., single-family dwelling, with two-bedrooms, a one-car garage, and an unenclosed patio. The Community Development Commission acquired the property, in an "As Is" condition, in May 2011, using funds from the Low and Moderate Income Housing Funds (LMIHF). The home was subsequently extensively rehabilitated, allowing it to be available for sale to an income-eligible low or moderate-income household under the City's Housing Acquisition and Rehabilitation Program (HARP) first-time homebuyer program.

An income-eligible homebuyer was selected to purchase the property in 2012, through the City's HARP Lottery. Said homebuyer, however, did not purchase the property. With the dissolution of redevelopment and the dissolution of the Community Development Commission in 2012, coupled with new regulations regarding how LMIHF could be used, the home remained unoccupied. The unoccupied home was extensively vandalized in March 2018.

A contractor was hired to make repairs and all repairs have been completed. The house is now available to be sold to an income-eligible household, selected through the City's HARP Lottery, held at City Hall within the Council Chambers on April 26, 2018.

However, before the house is sold, pursuant to Section 65402 of the Government

Code, the Planning Commission must make a finding that the proposed sale of the house conforms to the provisions of the City's General Plan.

§5.7.100: CALIFORNIA GOVERNMENT CODE SECTION 65402 REQUIREMENT.

Pursuant to the requirement of California [Government Code](#) Section 65402, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the Planning Commission as to conformity with the City's adopted General Plan. The Planning Commission shall render its report as to conformity within forty (40) days after the matter is submitted to it, or such longer period of time as may be designated by the City Council.

General Plan Consistency Analysis

Pursuant to § 155.060 PURPOSE. The purpose of the Single-Family Residential Zone is to encourage and promote a suitable environment for family life by providing for the development of adequate homes, yards and other residential facilities, and to protect and stabilize desirable characteristics of residential areas. Additionally, pursuant to § 155.061 *PRINCIPAL PERMITTED USES.* The principal permitted use in the R-1 Zone shall be single-family dwellings. Selling the property will not change its current zoning of R-1, Single-Family Residential nor change the existing General Plan land use designation of Residential.

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

General Plan Element	Policy	Project Consistency
Land Use	Goal 9, Policy 91. (a): Consideration of providing an adequate tax base from property tax or sales tax income.	Because the property is government owned there is no payment of property taxes. With the sale, the property will be placed on the tax roll.
	Goal 15, Policy 9.4: Encourage and promote owner-occupancy of homes.	The sale of the house will result in a Santa Fe Springs family owning a home.

Housing Element	Goal 16: Generally maintain a low-density character in the residential areas of the City.	The sale of the house will not change the low-density character of the residential area, and in fact will be consistent with the R-1, Single-Family residential zoning.
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	The house was extensively rehabilitated, including new exterior painting, stucco, windows, garage door, etc., thus improving the appearance of the home and residential community.
	Goal 3, Policy 3.1: Assist in the development of housing ownership for moderate and where feasible, low income residents.	The property will be sold to a low-income resident.
	Goal 3, Policy 3.2: To the extent, funding is available, provide favorable home purchasing options to low-and moderate income household.	The home is being sold at an Affordable Housing Cost, which is below market value.
	Table 5-3 Housing Program Summary; Homeowner Assistance (4) Sale of HARP Properties	The home will be sold to an income-eligible very low-income household, selected through the City's HARP Lottery, held at City Hall within the Council Chambers on April 26, 2018.

Based on the reasons enumerated above, Staff believes that City's sale of the single-family dwelling at 9735 Bartley Avenue conforms to the City's General Plan.

ENVIRONMENTAL DOCUMENT-NOTICE OF EXEMPTION

Pursuant to the California Environmental Quality Act (CEQA), Staff has determined that it can be seen with certainty that there is no possibility that the proposed project may have a significant adverse effect on the environment and is therefore considered to be exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3)-Activities Covered by General Rule. A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062-Notice of Exemption. If the project is approved, the Notice of Exemption will be filed with the county clerk of Los Angeles County. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date the Planning Commission approves the proposed project.

FISCAL IMPACT

Proceeds of the sale of the single-family dwelling at 9735 Bartley Avenue will be deposited into the LMIHF.

INFRASTRUCTURE IMPACT

There will be no infrastructure impacts.



Wayne Morrell
Director of Planning

Attachment

1. Location Aerial
2. Resolution No. 90-2018

Location Aerial



Resolution No. 90-2018

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

Date of Report: September 6, 2018

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 90-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS FINDS THAT THE SALE
OF A SINGLE-FAMILY DWELLING AT 9735 BARTLEY
AVENUE CONFORMS TO THE CITY OF SANTA FE
SPRINGS GENERAL PLAN PURSUANT TO GOVERNMENT
CODE SECTION §65402**

WHEREAS, The subject property, located at 9735 Bartley Avenue, within the R-1, Single-Family Residential, Zone, was acquired by the Community Development Commission in an "As is" condition, in May 2011, using funds from the Low and Moderate Income Housing Funds (LMIHF); and

WHEREAS, the home was subsequently extensively rehabilitated, allowing it to be available for sale to an income-eligible low or moderate-income household under the City's Housing Acquisition and Rehabilitation Program (HARP) first-time homebuyer program.

WHEREAS, an income-eligible homebuyer was selected to purchase the property in 2012, through the City's HARP Lottery; however, said homeowner did not purchase the property and with the dissolution of redevelopment and the dissolution of the Community Development Commission in 2012, coupled with new regulations regarding how LMIHF could be used, the home remained unoccupied.

WHEREAS, the unoccupied home was extensively vandalized in March 2018, but has since been repaired and is now available to be sold to an income-eligible household, selected through the City's HARP Lottery, held at City Hall within the Council Chambers on April 26, 2018.

WHEREAS, pursuant to Section 65402 of the Government Code, before the house is sold, the Planning Commission must first make a finding that the proposed sale of the house conforms to the provisions of the City's General Plan.

WHEREAS, the City of Santa Fe Springs Planning Commission, at a meeting on September 10, 2018, considered information provided by City staff and public testimony, regarding the proposed sale conforming to the City General Plan; and

WHEREAS, this Resolution, and its findings, are made based upon the evidence presented to the Planning Commission at its September 10, 2018, meeting including, without limitation, the staff report; and

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 sale of the single-family dwelling at 9735 Bartley Avenue is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15061(b)(3)-*Activities Covered by General Rule*, in that the action constitutes a City administrative activity that will not result in significant changes to the environments; and

SECTION II. GENERAL PLAN CONFORMITY FINDINGS

The sale of the single-family dwelling at 9735 Bartley Avenue conforms to the City of Santa Fe Springs General Plan as follows:

1. Selling the home will not change the current zoning of R-1, Single-Family Residential nor change the existing General Plan land use designation of Residential. Additionally, pursuant to § 155.060 of the City Code, the purpose of the Single-Family Residential Zone is to encourage and promote a suitable environment for family life by providing for the development of adequate homes, yards and other residential facilities, and to protect and stabilize desirable characteristics of residential areas. Moreover, pursuant to § 155.061, the principal permitted use in the R-1 Zone shall be single-family dwellings.
2. The sale would also promote a number of specific General Plan Goal and Policies as described in Table I below.

General Plan Element	Policy	Project Consistency
Land Use	Goal 9, Policy 9.1. (a): Consideration of providing an adequate tax base from property tax or sales tax income.	Because the property is, government owned there is no payment of property taxes. With the sale, the property will be placed on the tax roll.
	Goal 15, Policy 9.4: Encourage and promote owner-occupancy of homes.	The sale of the house will result in a Santa Fe Springs family owning a home.
	Goal 16: Generally maintain a low-density character in the residential areas of the City.	The sale of the house will not change the low-density character of the residential area, and in fact will be consistent with the R-1, Single-Family residential zoning.
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	The house was extensively rehabilitated, including new exterior painting, stucco, windows, garage door, etc., thus improving the appearance of the home and residential community.

Housing Element	Goal 3, Policy 3.1: Assist in the development of housing ownership for moderate and where feasible, low income residents.	The property will be sold to a low-income resident.
	Goal 3, Policy 3.2: To the extent, funding is available, provide favorable home purchasing options to low-and moderate income household.	The home is being sold at an Affordable Housing Cost, which is below market value.
	Table 5-3 Housing Program Summary; Homeowner Assistance (4) Sale of HARP Properties	The home will be sold to an income-eligible very low-income household, selected through the City's HARP Lottery, held at City Hall within the Council Chambers on April 26, 2018.

TABLE I

SECTION III. Approval. Based on the foregoing, the Planning Commission finds that the sale of the single-family dwelling at 9735 Bartley Avenue conforms to the City of Santa Fe Springs General Plan.

SECTION IV. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Resolution for any reason is held to be invalid or unconstitutional by the decision of, any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION V. Reliance On Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION VI. Limitations. The Planning Commissions' analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commissions' lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions.

SECTION VII. The Commission Secretary shall certify to the adoption of this Resolution.

ADOPTED and APPROVED this 10th day of September 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

ATTEST:

Ralph Aranda, Chairperson

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Planning Commission Meeting

September 10, 2018

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 31

Compliance review of Alcohol Sales Conditional Use Permit Case No. 31 to allow the continued operation and maintenance of an internet-based alcoholic beverage sales activity, in conjunction with the wholesale distribution of distilled spirits, beer and wine at Fantis Foods California, Inc., located in the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone at 13505 Marquardt Avenue within the Consolidated Redevelopment Project Area. (Fantis Foods California, Inc.)

RECOMMENDATION

That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 31, and request that this matter be brought back before September 10, 2023, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

Fantis is recognized for distributing premium quality Greek/Mediterranean products including dairy, olives, olive oils, and gourmet food to retail stores. In February 2001, Fantis Foods moved its food importing and distribution business to 13505 Marquardt Avenue. Initially Fantis Foods imported and distributed food only, but in March 2004, Fantis' management decided to venture into the sale of imported beer and wine..

In accordance with Section 155.628, Fantis Foods Inc. applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 31 by the Planning Commission and the City Council at their respective meetings of March 8 and March 11, 2004, to allow the operation and maintenance of a warehouse distribution use for alcoholic beverage wholesale activity.

In addition to wholesale sales, Fantis has ventured into the internet for retail sales of food, wine and beer. Fantis has found that the internet has become a popular way of selling merchandise, including alcoholic beverages. Fantis maintains a Type 21 License (Off-Sale General) with the Alcohol Beverage Control Codes of California (ABC).

CALLS FOR SERVICE

As part of the review process, staff checked the calls for service and found that no calls were generated as a result of the alcohol beverage activities.

COMPLIANCE REVIEW REPORT

As part of the permit review process, Staff conducted a walk-through inspection of the subject site and found the premises in compliance with regulatory ordinances, conditions and codes. Furthermore, Staff has not received any complaints stemming from the use or from the sale of alcoholic beverages. Staff checked with (ABC) and found that the establishment is in full compliance with all of the ABC regulations and that there has not been any incident to require further investigation.

Based on Staff's findings, and the fact that the applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review of ASCUP Case No. 31 in five years, before September 10, 2023.

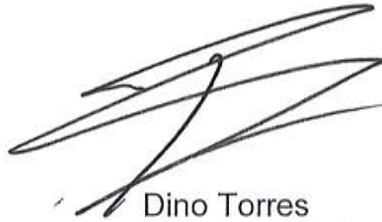
CONDITIONS OF APPROVAL

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial conditions of approval of this Permit. The only proposed modification occurs to Condition No. 13 pertaining to the next compliance review report (shown in bold font).

1. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.
2. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
3. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
4. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
5. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies and not by passenger-type vehicles.
6. It shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.

7. It shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverages which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
8. That the applicant shall at all times maintain in working order an alarm system that notifies the Whittier Police Department immediately if a breach occurs.
9. That the owner, corporate officers and managers shall cooperate fully with all City officials, and law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties
10. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
11. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
12. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement, sale or sublease.
13. **That ASCUP Case No. 31 shall be subject to a compliance review in five (5) years, no later than September 10, 2023, to ensure the premises is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.**
14. That the applicant shall maintain digital cameras in good working order which will cover the exterior four sides of the building. The cameras shall be capable of recording the perimeter of the property and be able to record during the night and day.
15. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.

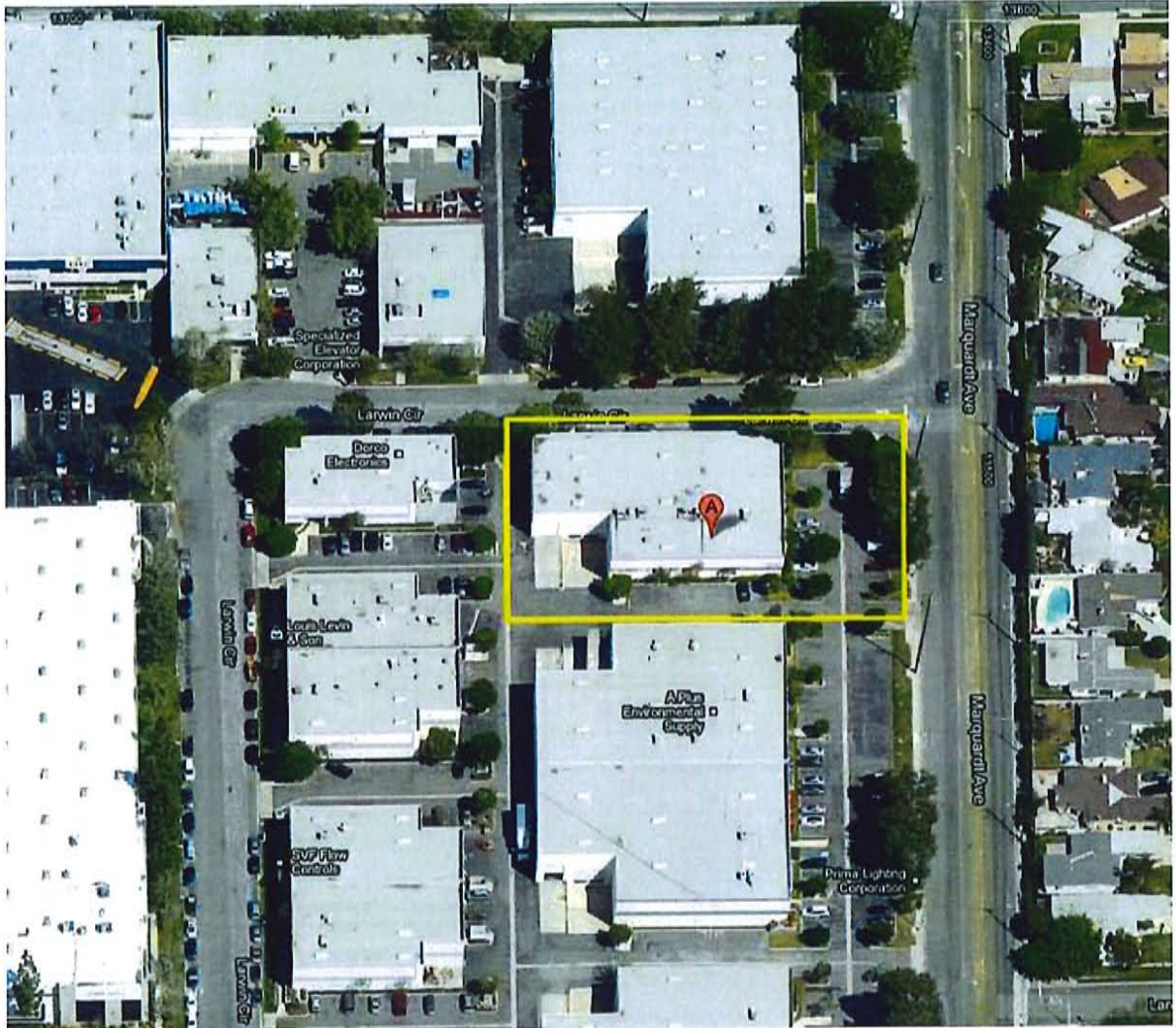
16. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process whereas, the permit shall become void and the privileges granted hereunder shall lapse.

A handwritten signature in black ink, consisting of several overlapping, fluid strokes that form a stylized representation of the name 'Dino Torres'.

Dino Torres
Director of Police Services

Attachments

1. Location Map



Location Map

13505 Marquardt Ave.
Alcohol Sales Conditional Use Permit Case No. 31



City of Santa Fe Springs

Planning Commission Meeting

September 10, 2018

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 57

Compliance review report of Alcohol Sales Conditional Use Permit Case No. 57 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as El Chipotle Grill in the C-4-PD, Community Commercial-Planned Development, Zone at 10120 Carmenita Road. (Chipotle Grill)

RECOMMENDATION:

That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 57, and request that this matter be brought back before September 10, 2023, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

Chipotle Grill is one of the thirteen eating establishments (including coffee and juice cafés) operating out of the Santa Fe Springs Shopping Plaza (Plaza). The Plaza is located on the northeast corner of Telegraph Road and Carmenita Road. Chipotle Grill occupies approximately 1,200 sq ft of space on the westerly side of the Plaza; Chipotle Grill has been in operation since June 2012.

Chipotle Grill is known for its large burritos, assembly-line production, and use of natural ingredients. As part of its tasty menu, Chipotle Grill provides beer to its customers for on-site consumption. Chipotle Grill obtained a Type 41 License (On-Site Beer and Wine) with the Alcohol Beverage Control Codes of California (ABC).

In accordance with Section 155.628, Chipotle Grill applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 57 by the Planning Commission and the City Council at their respective meetings of March 11 and March 14, 2013, to allow the operation and maintenance of an alcohol sales use for on-site consumption. This matter is before the Planning Commission because a compliance report is due.

CALLS FOR SERVICE

As part of the review process, staff checked the calls for service and found that no calls were generated as a result of the alcohol beverage activities.

COMPLIANCE REVIEW REPORT

As part of the permit review process, staff conducted a walk-through of the premises to ensure compliance with the listed conditions of approval and other regulatory ordinances and codes. Staff also contacted ABC and found that they have not had any complaint calls regarding the subject use. Considering that other retail and restaurant uses within the Plaza, who also sell alcoholic beverages, Staff found that the combined alcohol activities do not pose a conflict considering that all of the establishments are also in compliance with their respective ABC regulations.

Based on staff's findings, and the fact that the applicant has complied with all of the conditions of approval, staff believes that changes to the conditions are not warranted at this time. Therefore, staff is recommending another compliance review of ASCUP Case No. 57 in five years and before September 10, 2023.

CONDITIONS OF APPROVAL

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial conditions of approval of this Permit. The only proposed modification occurs to Condition No. 22 pertaining to the next compliance review report (shown in bold font).

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall become void and terminated if the restaurant use is terminated, closed, or modified to another type of use.
2. That it shall be the responsibility of the Applicant and/or his employees to monitor that outdoor consumption of alcoholic beverages is not conducted. Signs shall be placed in a conspicuous area to notify customers that consumption of alcoholic beverages is prohibited.
3. That the sale of alcoholic beverages shall only be permitted during the normal business hours of the week, or as required by the Alcohol Beverage Code.
4. That the Type 47 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption off the subject premise.

5. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
6. That the applicant shall be responsible for maintaining control of their litter/trash on the subject property and any that may migrate onto adjacent properties as a result of the business. This may be controlled by installing trash receptacles within strategic areas.
7. That the applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in Section 25602(a) of the Business and Professions Code.
8. That the applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
9. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.
10. That the applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
11. That the applicant and/or his employees shall not permit any person less than 18 years of age to sell alcoholic beverages.
12. That streamers, pennants, whirling devices or other similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited. Banners may be displayed with prior approval and permits with approval by the Department of Planning.
13. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of Planning.
14. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.

15. That the applicant shall maintain digital video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
16. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
17. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, and law enforcement personnel, and, shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
18. That in the event the applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention within a reasonable time of the intent of signing an agreement to sell lease or sublease.
19. That, when requested by the Department of Police Services, an updated security plan shall be prepared and submitted to shall address methods to minimize risks to the public health, welfare, and safety. The Security Plan shall be submitted to the Department of Police Services within 60 days from the approval of this permit with the following information:
 - (A) A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
 - (C) A description of how the applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.

- (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
20. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
21. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
22. **That this Permit shall be subject to a compliance review in five years, no later than August 10, 2023, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.**



Dino Torres
Director of Police Services

Attachments
Location Map



City of Santa Fe Springs

Location Map

Chipotle Grill
10120 Carmenita Road



CONSENT ITEM

Conditional Use Permit Case No. 770-2

A request for a time extension of Conditional Use Permit Case No. 770: to allow the establishment, operation, and maintenance of an indoor banquet hall facility; on the subject property at 12215 Slauson Avenue (APN: 8168-014-025), in the M-1, Light Manufacturing, and the M-2, Heavy Manufacturing, Zones. (Azar Event Center)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 770, 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. 770 (until September 10, 2019), subject to the original conditions of approval as contained within this staff report.

BACKGROUND/ DESCRIPTION OF REQUEST

The subject property is located between Chetle Avenue and Secura Way at 12215 Slauson Avenue (APN: 8168-014-025), in the M-1, Light Manufacturing, and the M-2, Heavy Manufacturing, Zones. The property measures approximately 33,537 sq. ft. (1.02-acres) and is currently developed with an approximately 6,282 sq. ft. single-story building designed for a restaurant use. The applicant is proposing to make several improvements to the existing building and subject site, including an interior remodel, a new exterior façade treatment, and a 920 sq. ft. addition. The 920 sq. ft. addition will result in a total of 7,202 sq. ft. of building area. The applicant, Azar Event Center, purchased the property with the intent to utilize the subject site for a banquet hall facility. Specifically, the proposed use will accommodate full-service events for corporate meetings, school events, rehearsal dinners, weddings, and other similar affairs.

On March 14, 2016, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 770 to allow the applicant, Azar Event Center, to establish a banquet hall facility. In accordance with Section 155.721 of the City's Zoning Regulations (see Code Section on the following page), 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.

On July 10, 2017, the Planning Commission approved a one (1) year time extension of CUP 770. Plan check related to various tenant improvements to the building, in preparation of the banquet hall use, has taken longer than anticipated; therefore, the applicant is now before you for another one year time extension.

Items that are still outstanding are as follows:

1. Complete installation of fire alarm system
2. Install proposed the water fountain
3. The 4" fire line service installation

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243 (K) of the Zoning Regulations, states that commercial and service type uses shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (K)	<u>Section 155.243</u> The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (K) Commercial and service type uses which the Commission, after study and deliberation, finds are needed to serve the M-2 District and which will not interfere with the orderly development of the industrial area and which will be compatible with industrial uses.

CONSIDERATIONS

The Commission should note that plans have been plan checked and the building permits are in the process of being issued by the City. Staff believes the applicant has diligently worked to keep this project moving forward. Staff is confident that the project will continue to move forward and all remaining items will be completed in the upcoming months. Staff, therefore, is recommending that the subject CUP be extended for an additional year, until August 13, 2019. At which time, staff will conduct a compliance review of the banquet hall use.

CONDITIONS OF APPROVAL**NOTE: Changes to existing conditions are provided as a strike-through or bold.****ENGINEERING / PUBLIC WORKS DEPARTMENT****(Contact: Robert Garcia 562.868-0511 x7545)**

1. That 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.
2. 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.
3. All existing buildings shall be connected to the sanitary sewers.
4. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
5. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant cannot meet the mitigation requirements, the applicant shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.

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

6. That Knox access shall be provided for main entrance and all exterior gates.
7. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
8. Keep clear and maintain fire lanes at all times.
9. Inspect, service, and maintain existing kitchen hood suppression system.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)**(Contact: Tom Hall 562.868-0511 x3715)**

10. 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.
11. That the applicant shall obtain a City Industrial Waste Disposal Permit from the Environmental Protection Division of the Santa Fe Springs Department of Fire-Rescue for the disposal of industrial wastewater through the existing grease interceptor.

POLICE SERVICES DEPARTMENT:**(Contact: Luis Collazo 562.409.1850 x3320)**

12. That the Applicant shall obtain a valid License from the Department of Alcoholic beverage Control (ABC) and an Alcohol Sales Conditional Use Permit and from the Department of Police Services prior to commencing any banquet events offering alcoholic beverages.
13. That the Applicant shall obtain an Entertainment Conditional Use Permit from the Department of Police Services.
14. The serving of alcoholic beverages shall comply with the requirements set forth by the California division of Alcoholic Beverage Control (ABC).
15. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package.
16. That prior to requesting a final inspection by the Building Department, the applicant shall install and maintain operating video surveillance equipment capable of monitoring interior and exterior areas. That the recorded video shall be accessible to law enforcement personnel during any lawful investigation. The location and the coverage of the video cameras shall be reviewed and approved by the Department of Police Services; the Applicant may be subject

to adding additional cameras if it is determined that additional video coverage is warranted.

17. That the Applicant shall provide a uniformed and licensed security guard at all events which serve alcoholic beverages.
18. That event invitees shall not be permitted to bring in their own alcoholic beverages, or be allowed to consume alcoholic beverages within the parking lot or street.
19. That it shall be unlawful for any person who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
20. That the preparation of food within the facility shall comply with the requirements set forth by the Los Angeles County Health Department. All food preparation and cooking shall be conducted indoors at all times.
21. That all events shall be private in nature. Open invite invents through flyers or the social networks is prohibited.
22. That the Applicant and/or his contracted users shall not charge a door fee or a voluntary contribution to enter an event on the premises.
23. That during closing time and 30 minutes after the establishment's closing time, the Applicant shall provide a security guard whose sole purpose is to patrol the parking lot, and around the premises, to maintain order therein, and to prevent any illicit or nuisance activity, including activity that could interfere with the quiet and calm of nearby residents or businesses.
24. That the Applicant shall be responsible for maintaining control of litter on the subject property and the adjoining properties, parking areas and parkways.
25. That the use of the on-site parking area shall be used exclusively for parking of vehicles and shall not be reduced or encroach upon with inflatables, and/or other similar carnival type rides.

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

26. 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.
27. 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.

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

28. That Conditional Use Permit No. 770 allows for an indoor banquet facility within a 7,202 sq. ft. building located at 12215 Slauson Avenue. Specifically, the use will offer accommodations for private events including birthday parties, corporate events, wedding receptions, and other social occasions. The public portion of the building shall not exceed 5,076 sq. ft., as shown on the submitted floor plan and on file with this case. Approval of Conditional Use Permit No. 770 is contingent upon approval of Modification Permit Case No. 1265.
29. That Modification Permit Case No. 1265 allows for a forty-two (42) parking stall reduction to the minimum parking requirements associated with the subject banquet facility use. Said parking reduction is specific to the subject indoor banquet facility use.
30. That the proposed indoor banquet facility use cannot be used for public assembly purposes until it has met the current requirements of the Los Angeles County Building Code and the Uniform Fire Code and an occupancy load has been determined by the Fire Department. The process requires plans to be submitted, reviewed, approved, permits to be obtained, and field inspected with a final approval granted by the City Fire Department and Building Department. The building shall not be occupied for such use until such time that this process has been completed.
31. That the maximum occupancy of the banquet facility shall not exceed 200 individuals, including guests, employees, security, and other personnel. If a lesser number is determined by either the Fire Department or Building Department, said number shall be enforced.

32. That the banquet facility shall only be available for use by private banquet events. A "private banquet event" shall mean a private party that is not open to or arranged for the general public to attend, nor arranged by a vendor for the general public, with food services as the primary use and alcohol service, dancing, and/or live entertainment being ancillary and subordinate uses. Promoters shall not be used to promote any event and cover charges shall not be established. Banquet contracts for private banquet events must be available on-site for presentation to law enforcement, Fire, or other City personnel upon request.
33. That live entertainment and/or dancing are allowed as ancillary uses, and under an approved Entertainment Conditional Use Permit, at any banquet event but shall not be the primary use at any time. Said dancing and live entertainment shall only occur inside the dining area shown on the proposed floor plan, out of the way of exits and paths of travel. The dance floor area shall consist of a removable interlocking dance floor to distinguish it as the dancing area. Live entertainment shall be limited to disc jockeys, karaoke, and live bands. No other form of live entertainment shall be permitted unless approved in writing by the Director of Planning.
34. That no fog machines, fireworks, pyrotechnics, open flames, or other similar devices shall be used on the premises.
35. That private, licensed security guards shall be provided at all banquet events offering alcoholic beverage service, music, or dancing. Such events include, but are not limited to corporate parties, wedding receptions, special events, and any other social gathering held at the facility. Security personnel shall wear clothing/uniforms that is/are easily identifiable by law enforcement and City personnel.
36. That alcoholic beverages may only be served in accordance with the Department of Alcoholic Beverage Control (ABC) licensing requirements. No alcoholic beverages may be served or consumed outside of the facility. Employees who are responsible for alcohol sales or service shall complete the necessary ABC training and comply with all ABC rules and regulations. The applicant is also responsible for ensuring compliance with all applicable state and federal laws and pertaining to the sale and consumption of alcoholic beverages.

37. That a drink minimum shall not be established at any time or for any function. Additionally, staff and servers shall ensure that there are no sales or service of alcoholic beverages to obviously intoxicated persons.
38. That a strict identification policy shall be implemented to prevent consumption of alcoholic beverages by minors.
39. That the applicant shall comply with all applicable state and local laws and regulations pertaining to smoking and e-cigarettes.
40. That all activities related to the indoor banquet facility shall be conducted indoors at all times. No portion of the required off-street parking area shall be used for outdoor storage of any type or for special event activities, unless prior approval has been obtained by the Director of Planning, Director of Police Services, and the Fire Marshall or their designee(s).
41. That the exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and guests not to loiter or make loud noises outside of the building before, during, or after events.
42. That noise emanating from the building shall not be audible beyond the area under control of the business or property owner, shall be within the limitations prescribed by the City's Noise Ordinance, and shall not create a nuisance to surrounding properties. In the event noise levels outside of the subject site are found to exceed permissible levels per Section 155.424 of the City's Zoning Regulations, the applicant shall work with planning staff to come up with a solution to immediately mitigate the noise issues.
43. That the applicant shall continually provide a seating/waiting area indoors to prevent and discourage customers from waiting outside.
44. That the days and hours of operation shall be Monday through Thursday from 8:00 a.m. to 10:00 p.m., and Friday through Sunday from 10:00 am to 1:00 am. Any modification to the days and hours of operation shall be subject to prior review and approval by the Director of Planning.
45. That the applicant shall maintain the area surrounding the subject site in a clean and orderly manner at all times, free of debris, litter, and graffiti. The applicant shall be responsible for the removal of graffiti within 48 hours of its appearance and the removal of litter within 24 hours on the site and on

adjacent rights-of-way. If surfaces are pressure-washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agents may be discharged to the storm drain.

46. That the indoor banquet facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case, date stamped February 22, 2016. Any modification shall be subject to the review by the Director of Planning to determine if administrative relief is available or if the conditional use permit must be amended.
47. That the applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments and/or the Planning Commission.
48. That the applicant shall notify, in writing, of any change in ownership within 30 days. All conditions of approval shall be binding to any successors.
49. That the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City for the proposed landscape improvements. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used. Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).
50. 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).
51. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns,

- weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
52. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
 53. That prior to occupancy of the tenant space, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
 54. That Conditional Use Permit Case No. 770 shall be subject to a compliance review in one year, on or before **September 10, 2019** to ensure that the subject banquet facility use is still operating in strict compliance with the conditions of approval as stated within the staff report.
 55. That the applicant understands and agrees that any future changes to the floor plan whereby the public portion of the subject building is increased beyond the approved 5,076 sq. ft., the subject Modification Permit would need to be approved and otherwise amended by the Planning Commission.
 56. That the remaining 79 on-site parking stalls and driveway areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time.
 57. That the applicant shall be responsible for ensuring that parking occurs only in designated on-site parking stalls and on the two adjacent properties, within the parking stalls associated with the shared parking agreements the applicant has recently secured and executed. If parking issues or complaints arise due to the proposed use and it is found that the parking issues are disruptive to surrounding properties, the applicant shall work with planning staff to come up with a solution to immediately mitigate the parking issues. Mitigation measures include, but are not limited to, modifying the hours of operation, reducing the maximum occupancy, reducing the floor area of the public portion of the building, exploring alternative parking options, or a combination thereof. Any disagreement between the applicant and staff on mitigation measures shall be presented to the Planning Commission for direction.

58. That the applicant shall notify the Director of Planning, in writing, three (3) months prior to the expiration of any shared parking agreement. At that time, the applicant shall provide a copy of an extension of said parking agreement(s). If said agreement is not extended, the applicant shall work with staff to implement mitigation measures necessary to offset any loss of parking associated with said parking agreement(s).
59. That there shall be a maximum capacity of eleven (11) employees total at peak shift for the applicant or any future tenant. An employee roster shall be provided by all future tenants to confirm the employee count before Planning Department approval of any future business license applications relating to the subject property.
60. That the applicant shall submit a \$75 check, made payable to "Los Angeles County Clerk", to the Planning Department to file a Notice of Exemption from the California Environmental Quality Act within two (2) calendar days of Planning Commission approval.
61. That the Department of Planning and Development shall first review and approve all sign proposals for the indoor recreational facility. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Regulations and the Sign Guidelines of the City.
62. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
63. That the applicant, Azar Event Center, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit and Modification Permit, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding,

the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

64. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
65. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Current Site Photos
3. CUP Time Extension Request Letter
4. Receipt

Aerial Photograph



Conditional Use Permit Case No. 770
12215 Slauson Avenue
Azar Event Center



Current Site Photos



CUP Time Extension Request Letter



August 6, 2018

City Of Santa Fe Springs
Planning Department
Attn: Wayne Morrell
11710 Telegraph Rd.
Santa Fe Springs, CA 90670

Received

AUG 06 2018

Planning Department

Re: C.U.P. Case No. 770 for 12215 Slauson Ave. Santa Fe Springs

Hi Wayne,

My name is Manny Montes, Project Manager of MJM Design Group and Associate of WPNA Architecture. This letter is to request a 12 month time extension for Conditional Use Permit Case #770. The process has been taking longer than expected. We are about 85-90% of the construction completed. It is our intention to do our best to get the building construction finalized and open for business within the next couple of months.

Thank you,

MJM Design Group
Manny Montes
Project Manager

Receipt

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

000234-0015 08/06/2018 02:48PM

MISCELLANEOUS

Description:
CONDITIONAL USE PERMIT
(PL0201)
Reference 1: 12215
Reference 2: SLAUSON
CONDITIONAL USE PERMIT
(PL0201)
2019 Item: PL0201
1 @ 563.00
CONDITIONAL USE
PERMIT (PL0201) 563.00

563.00

Subtotal 563.00
Total 563.00

CREDIT CARD 563.00

Change due 0.00

Paid by: EBBRHIM G. FASSAI



Comments: AA
12215 SLAUSON AVE

Signature: _____

Thank you for your payment

CUSTOMER COPY