



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE ADJOURNED MEETING OF THE PLANNING COMMISSION

November 19, 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 October 15, 2018 Planning Commission meeting

B. Approval of the minutes for the November 7, 2018 Planning Commission meeting

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 76

Request for approval of Alcohol Sales Conditional Use Permit Case No. 76 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Harbor Distributing located at 11204 Norwalk Boulevard within the Heavy Manufacturing (M-2).

(Harbor Distributing, LLC)

7. PUBLIC HEARING

CEQA Categorical Exemption - Class 32 (In-fill Development)

Conditional Use Permit Case No. 784

A request for Conditional Use Permit Case No. 784 to allow for the establishment, operation, and maintenance of an open storage yard use within M-2, Heavy Manufacturing, Zone at 10720 Forest Street (APN: 8009-015-047).

(Union Paving Company Inc.)

8. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15332, Class 32

Conditional Use Permit Case No. 797

Modification Permit Case No. 1299

CUP Case No. 797: A request for approval to allow the operation and maintenance of a new indoor badminton use;

MOD Case No. 1299: A request for approval to temporarily reduce the required standard parking stall size from 9' x 20' to 8'-6" x 18';

The project site is located at 11323 Shoemaker Avenue (APNs: 8026-001-057 & 058), within the M-1-PD, Light Manufacturing – Planned Development, Zone.
(SFS Badminton Club)

9. PUBLIC HEARING

Adoption of Negative Declaration

Conditional Use Permit (CUP) Case No. 793

Zone Variance (ZV) Case No. 70-1

Zone Variance (ZV) Case No. 81

CUP Case No. 793: A request to allow the construction and operation of a new 60-foot tall v-shaped digital billboard with 14' x 48' display areas;

ZV Case No. 70-1: A request to amend the existing Zone Variance to modify the reduction of required parking stalls (from 3 stalls to 5 stalls);

ZV Case No. 81: A request to allow a v-shaped digital billboard to exceed the maximum height requirement (from 50 feet to 60 feet).

The project site is located at 13530 Firestone Boulevard (APN: 7005-014-071), within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.
(Outdoor Associates, LLC)

10. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15061(b)(3)

Resolution No. 107-2018

Recommending that the City Council adopt Ordinance No. 1097, approving a Development Agreement by and between the City of Santa Fe Springs and Outdoor Associates, LLC

11. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Lot Line Adjustment (LLA) No. 2018-03

Development Plan Approval (DPA) Case No. 941

Modification Permit (MOD) Case No. 1292

LLA No. 2018-03: A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8169-004-049 and 050), into a single parcel measuring ±9.91-acres;

DPA Case No. 941: A request for approval to allow the construction of a new ±233,779 sq. ft. concrete tilt-up industrial building;

MOD Case No. 1292: A request for approval to allow a 5.89' reduction of the required front yard setback along Sorensen Avenue.

The project site is located at 8201 Sorensen Avenue (APN: 8169-004-049 and 050), within the M-2, Heavy Manufacturing, Zone. (Sorensen XC, LLC)

12. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15332, Class 32
Development Plan Approval Case No. 944

A request to construct a new 8,022 sq. ft. two-story office building at 11908 Bloomfield Avenue (APN 8026-019-009), within the M-2, Heavy Manufacturing, Zone.
(SE Pipeline)

13. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15301, Class 1
Development Plan Approval Case No. 945

A request for exterior and interior renovations including: a complete remodel of the east elevation, upgraded exterior and interior lighting, and a full remodel of the interior at the existing gentlemen's club located at 10915 Norwalk Boulevard (APN: 8009-023-037), within the C-4, Community Commercial, Zone.
(Chad Aldawood represented by D.L.A. Architects)

14. NEW BUSINESS

Categorically Exempt-CEQA Guideline Section 15305-Class 5
Lot Line Adjustment No. 2018-02

A request for approval of a Lot Line Adjustment between two (2) existing parcels. Parcel 1 – APN: 8082-002-022 (2.62-acres) and Parcel 2 - remnant California Department of Transportation (Caltrans) parcel owned by the city purchased (1.504-acres), located in the M2-FOZ, Heavy Manufacturing-Freeway Overlay Zone.
(Cox Revocable Trust)

15. 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. 551- 4

A compliance review to allow the continued operation and maintenance of a church use within the 2.9-acre, multi-tenant business park located at 13112 Telegraph Road, in the M-2-PD, Heavy Manufacturing-Planned Development, Zone.
(Calvary Hosanna Church)

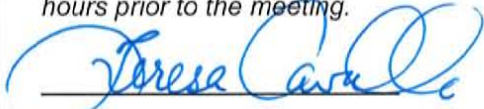
16. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

17.

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.

A handwritten signature in blue ink, appearing to read "Terese Carillo", is written over a horizontal line.

Commission Secretary

November 15, 2018

Date



APPROVED:

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

October 15, 2018

1. **CALL TO ORDER**

Chairperson Aranda called the meeting to order at 6:02 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chairperson Aranda 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 – arrived at 6:05 p.m.

Staff:

Ivy M. Tsai, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Camillia Martinez, Planning Intern
Claudia Jimenez, Planning Intern
Luis Collazo, Code Enforcement

Members absent:

Commissioner Ybarra

4. **ORAL COMMUNICATIONS**

None

5. **MINUTES**

Approval of the minutes for the September 10, 2018 Planning Commission meeting

It was moved by Commissioner Arnold, seconded by Vice Chair Mora to approve the minutes of September 10, 2018 as submitted, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15302, Class 2
Development Plan Approval (DPA) Case No. 867
Conditional Use Permit (CUP) Case No. 131-7
Zone Variance (ZV) Case No. 70

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 867, Conditional Use Permit Case No. 131-7, and Zone Variance Case No. 70 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 a Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that the applicant's request meets the criteria set forth in §155.675 of the Zoning Regulations, for the granting of a Zone Variance; and
- Find and determine that pursuant to Section 15302, Class 2 (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Development Plan Approval Case No. 867, Conditional Use Permit Case No. 131-7, and Zone Variance Case No. 70, subject to the conditions of approval as contained with Resolution No. 96-2018; and
- Adopt Resolution No. 96-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Vince Velasco to present Item No. 6 before the Planning Commission.

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

Commissioner Arnold inquired if both the applicant and staff looked into reducing the landscaping to gain some of the required parking. Planning Consultant Vince Velasco deferred to Director of Planning Wayne Morrell who replied that they did not since they looked at a before and after of the landscaping and it did not make sense to reduce the landscaping.

Chair Aranda opened the Public Hearing at 6:24 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. Having no one present in the audience. 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. 6.

It was moved by Vice Chair Mora, seconded by Commissioner Arnold to approve Development Plan Approval (DPA) Case No. 867, Conditional Use Permit (CUP) Case No. 131-7, Zone Variance (ZV) Case No. 70, and the recommendations regarding these matters, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, and Mora

Nayes: None

Absent: Ybarra

City Attorney Ivy M. Tsai read the City's appeal process to inform the Planning Commission and public.

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Lot Lines Adjustment 2018-01

Development Plan Approval Case No. 939 & 940

Recommendation: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Lot Line Adjustment Case No. 2018-01; Development Plan Approval Case No. 939; and Development Plan Approval Case No. 940, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of Development Plan Approval; and
- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study indicates potentially significant environmental effects related to the project have been reduced or otherwise or mitigated to less than significant levels; and
- Approve the proposed Mitigated Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Lot Line Adjustment Case No. 2018-01; Development Plan Approval Case No. 939; and Development Plan Approval Case No. 940, subject to the conditions of approval as contained with the attached Resolution No. 94-2018; and
- Adopt Resolution No. 94-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Jimmy Wong to present Item No. 7 before the Planning Commission. Present in the audience was the applicant's representative Jason Hines of Overton Moore Properties and applicant's architect and environmental consultant.

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

Commissioner Arnold inquired about the correspondence from the Sanitation District. Planning Consultant Jimmy Wong replied that the calculations and information provided within the Mitigated Negative Declaration that needed to be updated.

Chair Aranda requested clarification about the wall being install between the residences and the project property. Planning Consultant Jimmy Wong replied that the wall will be a new 6 ft. wall which code allows.

Chair Aranda opened the Public Hearing at 6:28 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The Applicant's representative Jason Hines of Overton Moore Properties approached the podium and thanked the Planning Commission for having him and thanked City Staff. This is his third project within the City.

Vice Chair Mora inquired if the building was going to remain for be demolished. Mr. Hines replied the entire property was going to be demolished and two (2) new buildings were being built in its place.

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 6:30 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Jimenez, seconded by Vice Chair Mora to approve Lot Lines Adjustment 2018-01, Development Plan Approval Case No. 939 & 940, and the recommendations regarding these matters, which passed by the following roll call vote:

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

City Attorney Ivy M. Tsai read the City's appeal process to inform the Planning Commission and public.

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Lot Line Adjustment Case No. 2018-04

Development Plan Approval Case Nos. 942-943

Modification Permit Case Nos. 1293-1296

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Lot Line Adjustment Case No. 2018-04, Development Plan Approval Case Nos. 942-943; Modification Permit Case Nos. 1293-1296 and related Environmental Documents, 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 §155.695 and §155.696 of the Zoning Regulations, for the granting of a Modification 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 Lot Line Adjustment Case No. 2018-04, Development Plan Approval Case Nos. 942-943; and Modification Permit Case Nos. 1293-1296, subject to the conditions of approval as contained with Resolution No. 91-2018; and
- Adopt Resolution No. 91-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Senior Planner Cuong Nguyen to present Item No. 8 before the Planning Commission. Present in the audience was the applicant's representative Ignacio Crespo of OC Engineering.

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

Vice Chair Mora commented about the antiquated corner lot regulations and if the City's Planning Department is looking to modify those regulations. Senior Planner Cuong Nguyen replied that is one of the items on the Planning Department's "to do" list.

Chair Aranda opened the Public Hearing at 7:47 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The Applicant's Architect Ignacio Crespo addressed the Planning Commission and thanked the Planning Commission for their support in bringing this project forward since they strive on bringing great projects into the City.

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 7:48 p.m. and requested a motion and second for Item No. 8.

It was moved by Vice Chair Mora, seconded by Commissioner Arnold to approve Lot Line Adjustment Case No. 2018-04, Development Plan Approval Case Nos. 942-943, Modification Permit Case Nos. 1293-1296, and the recommendations regarding these matters, which passed by the following roll call vote:

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

City Attorney Ivy M. Tsai read the City's appeal process to inform the Planning Commission and public.

NEW BUSINESS

9. NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15305, Class 5
Modification Permit Case No. 1106-2

A request for a Modification of Property Development Standards to not provide fifteen (15) required parking stalls related to a proposed mezzanine addition temporarily at 12246 Hawkins Street (APN: 8005-015-042), within the M-2, Heavy Manufacturing, Zone. (Jarrow Industries)

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 155.697 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 considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 1106-2, subject to the conditions of approval as contained within Resolution No. 95-2018; and
- Adopt Resolution No. 95-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Intern Camilla Martinez to present Item No. 9 before the Planning Commission.

Chair Aranda called upon the Commissioners for questions and/or comments. There being none, Chairperson Aranda requested a motion and second for Item No. 9.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve Modification Permit Case No. 1106-2, and the recommendations regarding these matters, which passed by the following vote:

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

10. NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15305, Class 5
Modification Permit Case No. 1298

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 155.697 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 considered to be Categorical Exempt; and
- Approve Modification Permit Case No. 1298, subject to the conditions of approval as contained within Resolution No. 92-2018; and
- Adopt Resolution No. 92-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Laurel Reimer to present Item No. 10 before the Planning Commission.

Chair Aranda called upon the Commissioners for questions and/or comments. There being none, Chairperson Aranda requested a motion and second for Item No. 10.

It was moved by Vice Chair Mora, seconded by Commissioner Jimenez to approve Modification Permit Case No. 1298, and the recommendations regarding these matters, which passed by the following vote:

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

11. NEW BUSINESS

Exemption – CEQA Guidelines §15061(b)(3)-Activities Covered by General Rule
General Plan Conformity-GPC 2018-003:

Recommendation: That the Planning Commission:

- Find that the sale of the single parcel of 46,790 sq. ft. (Gross) and created by Parcel Map No. 82014, conforms to the stated provisions of the City of Santa Fe Springs General Plan; and
- Find that the sale of the single parcel of 46,790 sq. ft. (Gross) and created by Parcel Map No. 82014, 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. 93-2018, 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.

Chair Aranda called upon Director of Planning Wayne Morrell to present Item No. 11 before the Planning Commission.

Chair Aranda called upon the Commissioners for questions and/or comments. There being none, Chairperson Aranda requested a motion and second for Item No. 11.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve General Plan Conformity-GPC 2018-003, and the recommendations regarding these matters, which passed by the following vote:

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

CONSENT ITEMS

12. CONSENT ITEMS

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 69

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. 69, and request that this matter be brought back before October 8, 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. 70

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. 70, and request that this matter be brought back before October 8, 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.

Chairperson Aranda requested a motion and second for Consent Items Nos. 12A and 12B.

It was moved by Vice Chair Mora, seconded by Commissioner Arnold to approve Consent Item Nos. 12A and 12B and the recommendations regarding these items, which passed

by the following vote:

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

13. SPECIAL BUSINESS

CITYWIDE PHOTO CONTEST – PLANNING COMMISSION SELECTIONS

Senior Planner Cuong Nguyen was called upon to present the Citywide Photo Contest entries to the Planning Commissioners for selection. The first place \$100 cash prize was generously donated by Director of Planning Wayne Morrell.

After much discussion and voting it was decided that the following photos were selected the winners:

Photo # 3 – Fire Engine in Red Ribbon Parade – First Place Winner of \$100
Photos # 1 and # 7 – Heritage Park and the “Pink” Bridge were tied for Second place

After a generous donation by Code Enforcement Officer Luis Collazo the second place winners will also receive a \$50 prize each.

14. ANNOUNCEMENTS

Commissioners:

Commissioner Arnold announced that he will be riding in the Red Ribbon Parade as Citizen of the Year.

Commissioner Jimenez announced that his 13 year old baseball team is ranked number one in the state and 4th in the nation.

Chair Aranda wished those running for council best of luck.

Staff:

Planning Consultant Laurel Reimer introduced Planning Intern Claudia Jimenez.

Planning Consultant Laurel Reimer also shared that the American Planning Association awards “The Great Places” award and she will be visiting one of them is Galena, Illinois and one of the local places that received one of the awards is the Orange Circle in Orange County.

Code Enforcement Officer Luis Collazo wished everyone a Happy Halloween.

15. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:35 p.m. to an adjourned Planning Commission meeting scheduled for November 7, 2018 at 5:00 p.m.

Ralph Aranda
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



APPROVED:

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

November 7, 2018

1. **CALL TO ORDER**

Chairperson Aranda called the meeting to order at 5:02 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chairperson Aranda called upon the newly elected Little Lake School Board member and Planning Commissioner Jimenez to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present: Chairperson Aranda
Commissioner Arnold
Commissioner Jimenez

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

Members absent: Vice Chairperson Mora
Commissioner Ybarra

Council: Richard Moore

4. **ORAL COMMUNICATIONS**

None

PUBLIC HEARING

5. PUBLIC HEARING

CEQA –Initial Study/Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 938

Conditional Use Permit (CUP) Case No. 788

Modification Permit (MOD) Case Nos. 1301-1303

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 938; Conditional Use Permit Case No. 788; Modification Permit Case Nos. 1301-1303 and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that the applicant's request meets the criteria set forth in §155.695 and §155.696 of the Zoning Regulations, for the granting of a Modification Permit; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration (IS/MD) Traffic Study which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Development Plan Approval Case No. 938; Conditional Use Permit Case No. 788; Modification Permit Case Nos. 1301-1303, subject to the conditions of approval as contained with Resolution No. 99-2018; and
- Adopt Resolution No. 99-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Director of Planning Wayne Morrell to present Item No.5 before the Planning Commission. Present in the audience was the applicant, the applicant's environmental consultant, architects and consultant.

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

Commissioner Jimenez inquired about the hotel setbacks. Director of Planning Wayne Morrell confirmed that the setback will be at 12 feet.

Commissioner Arnold commented that looking at the overall aerial of the Sculpture Garden and the north of the hotel location was it considered to utilize the open space by the bridge as parking. Mr. Morrell replied that the parcel was purposely left out because there is a well located on that parcel of land and to develop that parcel, even with asphalt, would require the developer to go through the Department of Oil and Gas which has very

restrictive development requirements.

Chair Aranda commented that the City has required the developer to build at a minimum a AAA Diamond hotel and inquired if Staff has placed a condition regarding this minimum development requirement. Mr. Morrell replied the City has addressed this matter within the DDA, as well as, within the conditions of approval. Chair Aranda also inquired if Staff anticipates any issues with acquiring any additional parking. Mr. Morrell replied that the City owns the adjacent 40-acres and the parking across the bridge on the northeast corner but before occupancy the developer must show that they have acquired additional parking but the parking requirements still stands.

Chair Aranda recessed the meeting at 5:41 p.m.

Chair Aranda convened the meeting at 5:45 p.m.

Chair Aranda opened the Public Hearing at 5:45 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The applicant's Architect Aram Alajajian approached the podium to address the Planning Commission. Mr. Alajajian commented that his firm currently has seven (7) hotel under construction throughout the Los Angeles area. Mr. Alajajian suggested that the Planning Commissioners view his firm's newest hotel project online that recently opened, the Hyatt Hotel in Glendale. Mr. Alajajian further stated that this site is very unique and did not want to ruin the Sculpture Garden, the wanted to make the hotel a part of the Sculpture Garden and keep the green space left undeveloped due to the well where it can be utilized for future art pieces. Mr. Alajajian also addressed the parking issues. Mr. Alajajian further stated his firm's wants to make this project iconic and appreciates the Planning Commission's support.

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 5:55 p.m. and requested a motion and second for Item No. 5.

City Attorney Richard L. Adams addressed the Planning Commission regarding the erroneously omitted Conditional Use Permit findings from Resolution 99-2018. Mr. Adams further stated that the Planning Commission will need to approve the Resolution with an amendment that the CUP findings will be added afterward.

It was moved by Commissioner Jimenez, seconded by Commissioner Arnold to approve Development Plan Approval (DPA) Case No. 938, Conditional Use Permit (CUP) Case No. 788, Modification Permit (MOD) Case Nos. 1301-1303, and the amended resolution with the CUP findings, and the recommendations regarding these matters, which passed by the following roll call vote:

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

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

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 75

Recommendation: That the Planning Commission:

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

Chair Aranda called upon Code Enforcement Officer Luis Collazo Director of Planning Wayne Morrell to present Item No.6 before the Planning Commission.

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

Chair Aranda opened the Public Hearing at 5:56 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 5:56 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve Alcohol Sales Conditional Use Permit Case No. 75, and the recommendations regarding these matters, which passed by the following roll call vote:

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

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

Conditional Use Permit Case No. 364-7

Recommendation: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 364, will not be detrimental to persons and/or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
- Approve a one (1) year time extension of Conditional Use Permit Case No. 364 (until November 7, 2019), subject to the original conditions of approval as contained within this staff report.

B. CONSENT ITEM

Conditional Use Permit Case No. 662-1

Recommendation: That the Planning Commission:

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

Chairperson Aranda requested a motion and second for Consent Items Nos. 7A and 7B.

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

Ayes: Aranda, Arnold, and Jimenez

Nays: None

Absent: Mora and Ybarra

8. ANNOUNCEMENTS

Commissioners:

Chair Aranda congratulated Commissioner Jimenez on being newly elected to the little Lake City School Board.

Staff:

None.

9. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 5:58 p.m. to an adjourned Planning Commission meeting scheduled for November 19, 2018 at 6:00 p.m.

Ralph Aranda
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Adjourned Planning Commission Meeting

November 19, 2018

PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 76

Request for approval of Alcohol Sales Conditional Use Permit Case No. 76 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Harbor Distributing located at 11204 Norwalk Boulevard within the Heavy Manufacturing (M-2).
(Harbor Distributing, LLC)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 76, and thereafter close the Public Hearing;
- Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law;
- Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 76 subject to the conditions of approval contained within this report.

BACKGROUND

The Applicant, Harbor Distribution, LLC, is a beer distributor in the Southern California region, in 1989 they joined Reyes Holdings. Reyes Holdings is one of the largest beer distributors in the United States. The union of the two businesses greatly benefited Harbor Distribution throughout the years. Today, Harbor Distribution delivers over 20-million cases of beer and maintains approximately 5,600 accounts.

As a result of their growth, Harbor Distribution, LLC, recently obtained a lease agreement with the owners of the property at 11204 Norwalk Boulevard to occupy the entire 389,414 square foot industrial warehouse building for the operation of an alcohol distribution facility. The Harbor Distribution expansion warehouse will provide new jobs to approximately 300-500 employees.

City Ordinance No. 834 approved by the City Council on March 10, 1994, added Section 155.628 to the City Code requiring all businesses engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption to apply for and be granted a valid Alcohol Sales Conditional Use Permit (ASCUP).

In accordance with Section 155.628, Harbor Distribution, LLC is requesting approval of Alcohol Sales Conditional Use Permit Case No. 76 to allow the operation and maintenance of an alcoholic beverage warehouse/distribution facility. Concurrent with this request, the applicant is also in the preliminary review process with the State Alcohol Beverage Commission ("ABC") to obtain a Type 17 Beer Wholesaler license for the this location. Staff does not foresee that the ABC License will be denied to the applicant; nevertheless, should the license be denied, the applicant will have one-year to make alternative arrangements to satisfy ABC's requirements and obtain the necessary licenses, otherwise this Permit will become null and void pursuant to Section 155.811 of the City Code.

STREETS AND HIGHWAYS

The subject site has access from Norwalk Boulevard and Getty Drive. Getty Drive is a local industrial street that intersects with Lakeland Road. Norwalk Boulevard is designated as a major Highway on the Circulation Element of the City's General Plan.

ZONING AND LAND USES

The site, comprised of a single parcel of approximately 15-acres, is addressed 11204 Norwalk Boulevard and within the M-2, Heavy Manufacturing, Zone. The subject property is developed with a 389,414 square foot tilt-up warehouse building. M-2 Zoned areas and uses are also found on the west and north of the location. The property to the east and south are within the City of Norwalk and developed with a state rehabilitation center.

ENVIRONMENTAL DOCUMENTS

Staff finds and determines that because the building is now built, this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

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 Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on November 7, 2018. The legal notice was also posted within the Santa Fe Springs City Hall, Library, and Town Center Hall as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on November 7, 2018. To date, staff has not received any inquiries regarding the proposal.

ZONING ORDINANCE REQUIREMENTS

Section 155.628, regarding the warehousing, sale or service of alcoholic beverages, states the following:

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

- a. **Conformance with parking regulations.** *The subject property was built in 1999 in accordance with Development Plan Approval (DPA) Case No. 648. Upon completion of the building, 444-parking spaces were required. The property continues to maintain the full 444 on-site parking spaces; moreover, the property maintains on-site trailer and truck parking typical for distribution facilities.*
- b. **Control of vehicle traffic and circulation.** *The subject property provides its own on-site vehicular circulation with two 26-foot driveways provided off Norwalk Boulevard and Getty Drive for ingress and egress; moreover, the property maintains a "crash-gate" access on the southwest corner of the property for emergency vehicle access.*
- c. **Hours and days of operation.** *The applicant has noted that the hours of operation will be conducted Monday through Saturday from 4:00 a.m. to 8:00 p.m.*
- d. **Security and/or law enforcement plans.** *A security plan will be required as part of the conditions of approval, however, staff does not feel a need for on-site uniformed security.*
- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.** *The subject site is approximately one-quarter mile walking-distance from Lakeland Elementary to west, and approximately 1-mile from St. Pius Church, however the facility will not be maintaining an on-site retail element at the location and all alcohol beverages will be stored in a bulk condition. Staff believes that the proposed alcoholic beverage use will have minimal to no impact to sensitive uses in the area.*
- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *The proposed alcoholic beverage use will not be permitted to have any on-site consumption or on-site retail sales. As a result, staff does not feel that there will be any*

negative impacts to other retail establishments and/or create or contribute an undesirable concentration of alcoholic beverages sales to the general area.

- g. Control of noise, including noise mitigation measures.** *The subject site will operate as a warehouse/distribution facility and all activities will be conducted indoors. Noise control measures or mitigation measures to minimize noise are not foreseen as a requirement at this time. It should be noted that the City Code has maximum allowable ambient noise requirements, all land use activities are required to operate under those requirements.*
- h. Control of littering, including litter mitigation measures.** *As part of the Conditions of Approval and pursuant to the City's Property Maintenance Ordinance, the applicant is required to maintain the property free of all trash and debris.*
- i. Property maintenance.** *As part of the conditions of approval, the applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.*
- j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.** *The subject proposed alcohol warehouse/distribution facility is a low-key operation providing alcoholic beverages to established businesses in the City and outside of Santa Fe Springs. Staff does not foresee that the business or its respective activities will generate any of the listed public nuisances. Nevertheless, a compliance review will be conducted within the first year from the approval of this permit, and five years thereafter. If any of the listed items occur, and if the applicant is unresponsive to address them, staff has the authority to bring this matter back to the Commission with a request to revoke the Permit.*

APPEAL PROCESS

Section 155.865 of the City's Zoning Code sets an appeal process for the Planning Commission's decision as follows:

- (A) Unless otherwise specified in the resolution or motion of the Planning Commission in acting upon a request for a variance, modification, conditional use permit, approval for relocation of a building or development plan approval, the Commission's action shall become effective 14 days after receipt by the applicant of written notice of the Commission's action.

- (B) Said 14 day period shall be for the purpose of allowing for an appeal to the City Council, either by the applicant or any other interested party. Said appeal shall be made in writing and filed with the City Clerk. The filing of an appeal within the prescribed time limit shall have the effect of staying the effective date of the Commission's action until such time as the City Council has acted on the appeal.

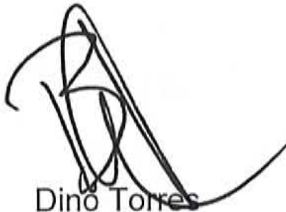
STAFF COMMENTS

Staff finds that the proposed use will have minimal to no impact to the overall general area and is consistent with the warehouse/distribution activities already present in the general area. Moreover, Staff believes that the business will also have minimal impacts if it operates in compliance with the City's Municipal Codes, Conditions of Approval, and with the Regulations imposed by ABC.

Staff is recommending approval of the Alcohol Sales Conditional Use Permit request by the applicant, subject to the conditions of approval set forth herein. Staff is also recommending a compliance review report of this Permit within one year from the approval date by the City Council.

CONIDITONS OF APPROVAL

Conditions of Approval are attached to Resolution No. 9611 as "Exhibit A".

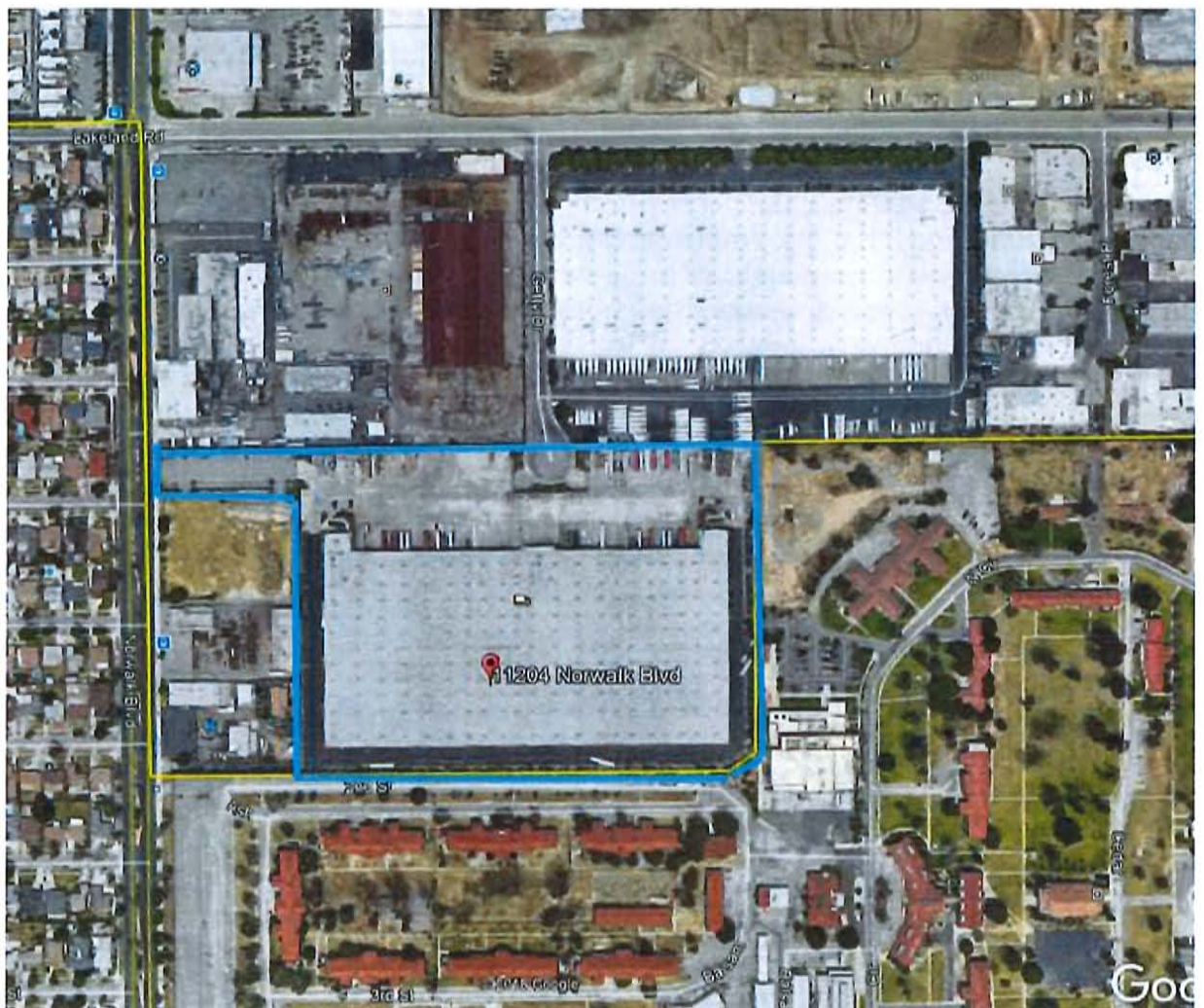


Dino Torres
Director of Police Services

Attachment(s)

1. Location Map
2. Application
3. Site Pictures

Location Map



ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 76

Harbor Distribution, LLC
11204 Norwalk Boulevard
Santa Fe Springs

Application

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

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

Circle One: Corporation Partnership / LLC Sole Proprietor

1. Applicant's Name: Harbor Distributing, LLC
 Doing Business As: Harbor Distributing
 Business Address: 11204 Norwalk Blvd, Ste 505 Phone: 714-933-2400
 Mailing Address: 5901 Bolsa Ave, HB, CA 92647
 Residence Address: _____ Phone: _____

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

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

If yes, complete the following:

Court _____ Date _____
 Charge _____ Disposition _____

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

RDC Norwalk, LLC
120 N. Robertson Blvd, Third Floor
Los Angeles, CA 90048

3. Describe the type or nature of the business:

Beverage Distribution

4. Give the name of the person exercising authority in control of the location and authorized to accept legal notice of process: Mark Smith

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

If yes, complete the following for each business:

	Business Name	Address	Dates of Operation	Type of Permit
1.				
2.				
3.				
4.				

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

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

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

If yes, explain:

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

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

malt beverages from several manufacturers

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

Monday - Saturday
4am - 8pm

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

If yes, give location and license number:

5901 Balsa Ave HB, CA 92647
17-546738

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

If yes, please explain:

13. Describe any Department of Alcoholic Beverage Control actions now pending:

None

Applicant is hereby made by the undersigned for a Conditional Use Permit on the property located at:

11204 Norwalk Blvd
Santa Fe Springs, CA 90670

The correct legal description of the property involved: (Include only the portion proposed to be utilized for the Conditional Use Permit. If the description is lengthy, attach a supplementary sheet.)

Record owner of the property: PDC Norwalk, LLC

Name:

Phone No. 310-652-3620

Mailing Address: 120 N. Robertson Blvd, 3rd Floor, LA, CA 90048

Date of Purchase:

Is this application being filed by the record owner? No

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

Representative authorized by the record owner to file this application:

Name:

Phone No.

Mailing Address:

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 buildings and other improvements proposed.) Beverage Distribution

NOTE: It is the responsibility of the applicant to notify the City of changes in the information submitted within this application. Failure to do so may constitute grounds for revocation of the permit.

I solemnly swear that the information contained herein is true and correct to the best of my knowledge and belief. I agree that there shall be full compliance with all state and city laws in the conduct of the activities for which the permit is granted.

Thom A. Ray
Applicant's Signature

10/18/18
Date

Site Picture



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 106-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 76**

WHEREAS, a request was filed for an Alcohol Sales Conditional Use Permit Case No. 76 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Harbor Distributing located at 11204 Norwalk Boulevard within the Heavy Manufacturing (M-2); and

WHEREAS, the subject property is located at the vicinity of the southeast corner of Norwalk Boulevard and Lakeland Road , with Accessor's Parcel Numbers of 8025-001-021, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is PDC Norwalk, LLC, 120 N. Robertson Boulevard, Los Angeles, CA 90048; and

WHEREAS, the proposed request is categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and

WHEREAS, the City of Santa Fe Springs Department of Police Services on November 7, 2018 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on November 7, 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 November 19, 2018 concerning Alcohol Sales Conditional Use Permit Case No. 76.

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 request of Alcohol Sales Conditional Use Permit Case No. 76 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. Staff finds and determines that because the building is now built, this proposed Alcohol Sales Conditional Use Permit

request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

SECTION II. COMMISSION CONSIDERATION

Pursuant to Section 155.628 of the Zoning Regulations, the Planning Commission has considered the criteria in approving Alcohol Sales Conditional Use Permit Case No. 76 and finds that the proposal will not be detrimental to persons or property in the immediate vicinity and will not have an adverse effect on the City in general.

SECTION V. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt resolution 106-2018 and to recommend approval of Alcohol Sales Conditional Use Permit Case No. 76 to the City Council, subject to the attached conditions hereby attached as Exhibit A, and find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ADOPTED and APPROVED this 19th day of November, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT – A

CONDITIONS OF APPROVAL

1. That this Permit shall be voided if the State Alcohol Beverage Commission does not grant the applicant's request for an Alcohol Sales License to 11204 Norwalk Boulevard.
2. 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.
3. That the building, 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.
4. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the area clean and orderly.
5. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material.
6. That the applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.
7. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
8. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:

- (A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol 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 permittee 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 the 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.
9. That the applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
 10. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
 11. 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 to sell or sublease.
 12. That ASCUP Case No. 76 shall be subject to a compliance review in one (1) year, no later than November 20, 2019, to ensure that the business and its related alcohol sales 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.
 13. 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 as submitted under Condition No. 8 and all other applicable regulations shall be strictly complied with.
 14. That Alcohol Sales Conditional Use Permit Case No. 76 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.

15. 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.
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 void and the privileges granted hereunder shall lapse.



PUBLIC HEARING

CEQA Categorical Exemption - Class 32 (In-fill Development)

Conditional Use Permit Case No. 784

A request for Conditional Use Permit Case No. 784 to allow for the establishment, operation, and maintenance of an open storage yard use within M-2, Heavy Manufacturing, Zone at 10720 Forest Street (APN: 8009-015-047).
(Union Paving Company Inc.)

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. 784 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed Conditional Use Permit Case No. 784 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. 784 meets the criteria for exempt pursuant to Section 15332, Class 32 (In-fill Development), of the California Environmental Quality Act (CEQA). 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; and
- Approve Conditional Use Permit Case No. 784, subject to the conditions of approval as contained within Resolution 100-2018; and
- Adopt Resolution No. 100-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION:

- A. Applicant: Taylor Skeffington representative for Union Paving
P.O. Box 59648
Norwalk, CA 90652
- B. Property Owner: Union Paving
P.O. Box 59648
Norwalk, CA 90652
- C. Project Location: 10720 Forest Street

Santa Fe Springs, CA 90670

- D. Existing Zone: M-2 (Heavy Manufacturing)
- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt (Section 15332, Class 32)
- G. Hearing Date: November 19, 2018
- H. Staff Contact: Jimmy Wong, Planning Consultant
Jimmywong@santafesprings.org

LOCATION / BACKGROUND

The subject property is located at 10720 Forest Street (APN: 8009-015-047). The property is located on the west side of Forest Street and zoned M-2 (Heavy Manufacturing). The parcel measures 39,210 sq. ft. (0.9 acre) and is currently vacant.

The applicant is proposing to operate the subject property as an outdoor storage yard for their commercial paving business. Additionally, the applicant will also construct a 2,100 square feet office building as an accessory use to the proposed outdoor storage. It should be noted that the proposed accessory office use is permitted by-right within the M-2, Heavy Manufacturing, Zone and will not be subject to the proposed Conditional Use Permit.

CONDITIONAL USE PERMIT (CUP 784)

The applicant, Taylor Skeffington, is requesting approval of a Conditional Use Permit (CUP) to allow for the establishment, operation, and maintenance of an open storage yard use within M-2, Heavy Manufacturing, Zone at 10720 Forest Street for a paving company, Union Paving Company Inc. In accordance with the City Zoning Regulation, Section 155.639, a Conditional Use Permit is required for any open storage yard except that a conditional use permit shall not be granted; where the premises fronts on a freeway or on a major or secondary highway; where the premises exceeds an area of one acre; or where such uses would be incompatible with or have an adverse effect on an existing proposed development in the adjacent area. The subject property is located along a local street, less than one acre in size, and surrounded by industry uses. The subject property, therefore, is eligible to obtain a Conditional Use Permit for an open storage use.

As part of the Conditional Use Permit, the applicant is planning to construct a new 2,100 square feet office building for the proposed uses. It should be noted that since the proposed structure is a single-story building and under 10,000 square feet, therefore, the applicant will not be required to obtain a Development Plan Approval.

Site Plan

The proposed building will be located at the southerly portion of the subject property and set back a minimum of 73' from the Forest Street. Required parking stalls will be located along the westerly portion of the subject property behind the existing 8' high fence. Commercial truck parking will be located at the easterly portion of the subject property and all commercial truck parking will be screened behind the existing 8' fence. Lastly, the applicant will keep the existing diesel fuel station located at the northerly portion of the subject property.

Elevation

The applicant is currently working with the manufacturer on the exterior design of the proposed building. Staff will work closely with the applicant to ensure the proposed office building will contain architectural elements that are consistent with the overall goal of the City's General Plan.

Landscaping Requirement

The minimum landscape requirements for the subject property, based on the overall street frontage of approximately 170' is 4,250 sq. ft. According to the submitted plan, the applicant will provide a total 4,309 sq. ft. of landscaping throughout the subject property, with minimum 1,533 sq. ft. of landscaping within the parking area. The project, therefore, exceeds the minimum requirement set forth in the City Zoning Regulation. As required by the City Code, the applicant will landscape at least 6% of the parking area.

Parking Requirement

Per the City's Zoning Regulation, the subject property is required to provide a total of 7 parking stalls

- Proposed office building – 2,100 sq. ft. of office building: 1 stall per 300 sq. ft. = 7 stalls.

A total of 10 parking stalls will be provided for the entire site: 8 standard stalls and 2 accessible stalls. The project, therefore, exceeds the minimum requirements set forth in the City's Zoning Regulations.

Trash Enclosures

A sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4½ feet in width nor less than 6 feet in height.

STREETS AND HIGHWAYS

The subject site has frontage on Forest Street. Forest Street is designated as a local street

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> (10700 Forest St. / Day N Nite Transportation)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (12505 E Florence Ave. / Triunfo Specialty Foods)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (10715 Bloomfield Ave. / U.S. Armor Corporation)
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (10741 Forest St. / Tow Smart Trailers)

ENVIRONMENTAL DOCUMENTS

Based on the findings set forth within the CEQA report (attachment 5), Planning Commission has determined that the project is exempt pursuant to Section 15332, Class 32 (In-fill Development), of the California Environmental Quality Act (CEQA). The proposed project is consistent with the general plan; the project site is less than 5-acres; project has no value as habitat for endangered, rare or threatened species; the project will not result in any significant effects relating to traffic, noise, air quality or water quality; and the site can be adequately served by all required utilities and public services.

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.

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 November 8, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on November 8, 2018, and published in a newspaper of general circulation (Whittier Daily News) on November 8, 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.

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 Conditional Use Permit 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 a Conditional Use Permit based on the evidence submitted and its own study and knowledge of the circumstances.

STAFF CONSIDERATIONS

Based on the findings set forth within Resolution 100-2018 (see attachment 6), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 784, subject to the conditions of approval as provided within Exhibit A of Resolution 100-2018.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Public Hearing Notice & Postcard
4. Radius Map for Public Hearing Notice
5. Class 32 Categorical Exemption Report
6. Resolution 100-2018
 - a. Condition of Approval

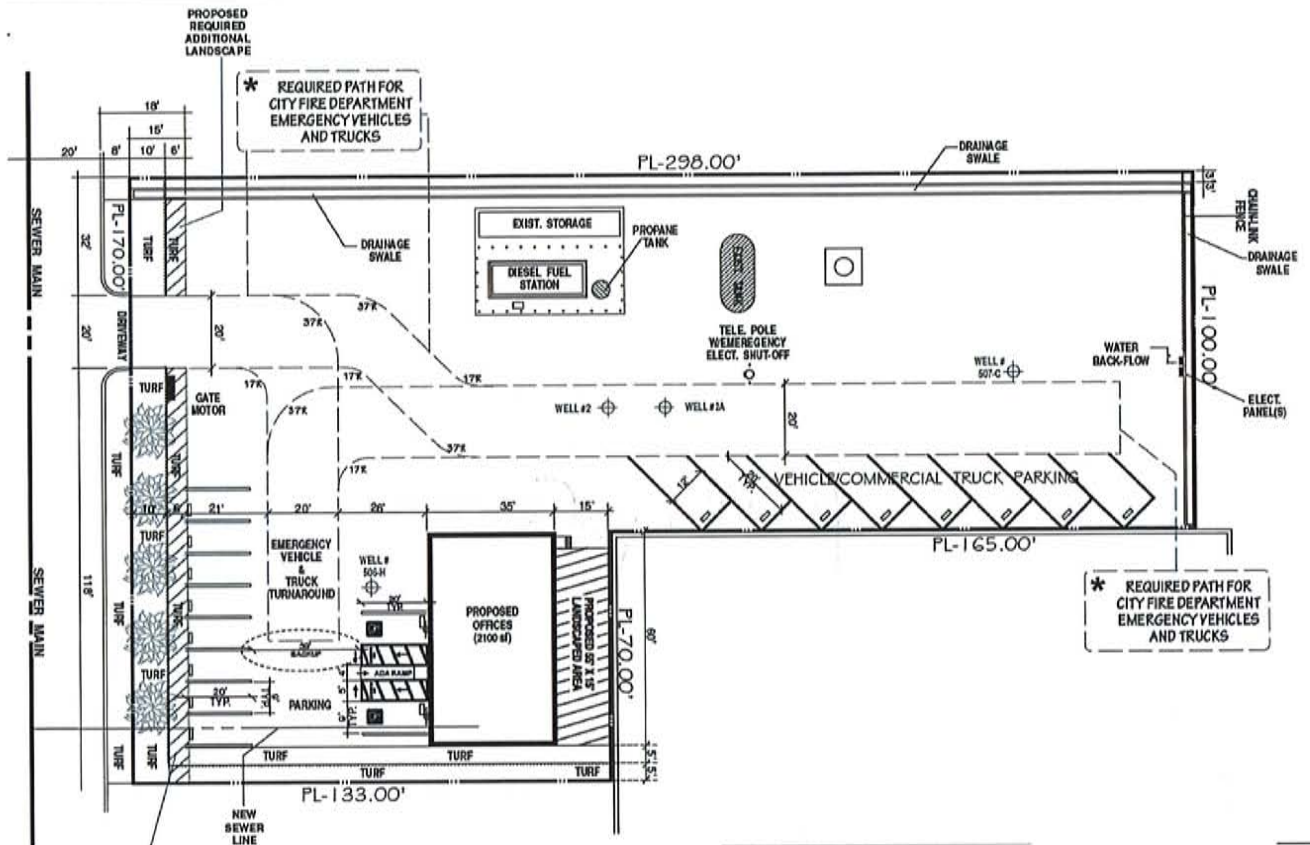
Q:\Planning\Staff\Jimmy\10720 Forest St (Waiting for Resubmittal)\Staff Report\CUP 784 PCStaffReport.docx

Aerial Photograph

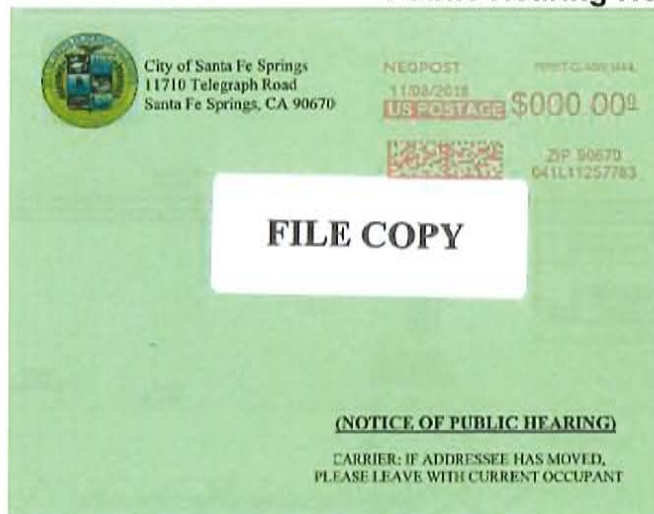


**Conditional Use Permit No. 784
10740 Forest Street
Union Paving**

Site Plan



Public Hearing Notice & Postcard



**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, November 19, 2018** at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road on the following matter:

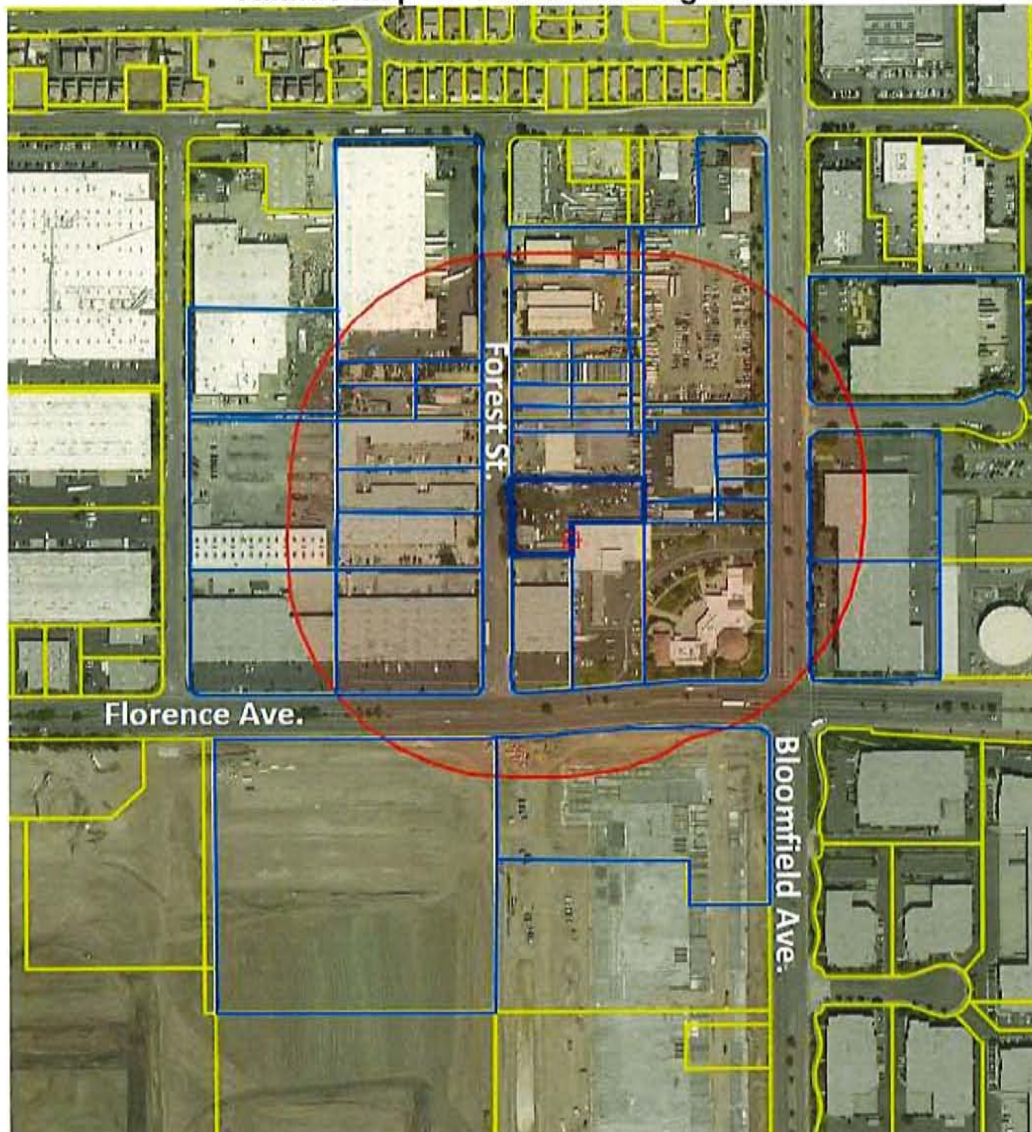
Applicant: Union Paving represented by Taylor Skeffington
Property located at: 10720 Forest Street (APN: 8009-015-047), within the M-2, Heavy Manufacturing, Zone

Conditional Use Permit Case No. 784 A request for approval to allow for the establishment, operation, and maintenance of an open storage yard use within M-2, Heavy Manufacturing, Zone at 10720 Forest Street for a paving company, Union Paving Company Inc.

CEQA Status: Upon review of the proposed project, staff has determined that the project is exempt pursuant to Section 15301, Class 1 (Existing Facility), of the California Environmental Quality Act (CEQA). 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 Jimmy Wong at 562-858-0511, Ext. 7451 or jimmy.wong@santafesprings.org.

Radius Map for Public Hearing Notice



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 100-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 784**

WHEREAS, a request was filed for an Amendment to Conditional Use Permit Case No. 784 to allow for the establishment, operation, and maintenance of an office and recreational use at 10720 Forest Street (APN: 8009-015-047), within the M-2, Heavy Manufacturing, Zone with Planned Development Overlay; and

WHEREAS, the subject property is located at 10720 Forest Street, in the City of Santa Fe Springs, with an Accessor Parcel Number of 8009-015-047, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Union Paving Company Inc., P.O. Box 59648, Norwalk, CA 90652; and

WHEREAS, the proposed Amendment to Conditional Use Permit Case No. 784 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 an In-fill Development Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15332-Class 32; and

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

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

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on November 19, 2018, at which time it received public testimony concerning Conditional Use Permit Case No. 784.

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 15332, Class 32 (In-fill Development), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt. The proposed project is consistent with the general plan; the project site is less than 5-acres; project has no value as habitat for endangered, rare or threatened species; the project will not result in any significant effects relating to traffic, noise, air quality or water quality; and the site can be adequately served by all required utilities and public services. 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.

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 M-2 (Heavy Industrial) Zone and also has a General Plan land use designation of industrial. The proposed Conditional Use Permit Case No. 784 allows for the establishment, operation, and maintenance of open storage within 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 use 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 Conditional Use Permit will result in the construction of a new 2,100 square feet structure. The proposed structure is required to be review by staff prior to the insurance of a building permit to ensure the design of the proposed structure provided setback, height variation, materials changes, and color scheme. The result will be an attractive structure that is consistent with the design of the existing

apartment complex, therefore staff believes that the proposed Conditional Use Permit will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 100-2018 to approve a Conditional Use Permit Case No. 784 to allow for the establishment, operation, and maintenance of an open storage yard use within M-2, Heavy Manufacturing, Zone at 10720 Forest Street for a paving company; and determined that the proposed Conditional Use Permit is Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15332, Class 32 (In-fill Development), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 19th day of November, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A
CUP 784 – Union Paving Company
10720 Forest Street
Conditions of Approval

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

1. That the applicant shall pay a flat fee of \$ 11,033.00 to reconstruct/resurface the existing street frontage to Forest Street.
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 \$600 to install (3) new signs.
3. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Forest Street. Storm drain plans shall be approved by the City Engineer.
4. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
5. 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.
6. All buildings shall be connected to the sanitary sewers.
7. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
8. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
9. 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.

10. 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.
11. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
12. That the applicant shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.
13. 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.
14. That a hydrology study shall be submitted to the City. The study shall be prepared by a Professional Civil Engineer.
15. 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.
16. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

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

17. 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.
18. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.

19. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer, registered geologist or other Fire-Rescue approved technical expert. 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 (if necessary), signed by a registered engineer, registered geologist or Fire-Rescue approved technical expert, must be provided to the Department of Fire-Rescue.
20. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
21. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
22. That if on-site fire hydrants are required by the Department of Fire-Rescue, 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.
23. 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 California 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.
24. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue 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.
25. 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.
26. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.
27. That the applicant shall provide evidence that the fuel tank on site is properly permitted or shall obtain such permits prior to use.

28. That the applicant shall comply with separation distances between any fuel tanks and any other storage (including propane storage).

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

29. 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.
30. 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.
31. That the applicant shall comply with all relevant regulations pertaining to the storing of hazardous material and/or hazardous waste on-site. This includes, but is not limited to, the submittal of a hazardous materials business plan through the California Environmental Reporting System (CERS), compliance with California's Aboveground Petroleum Storage Act (APSA) and Federal and/or State hazardous waste generator laws and regulations.
32. That the applicant shall not store vehicles that contain hazardous waste on-site.

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo at x3320)

33. 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.
34. That the applicant shall provide obtain a business license (commonly known as a Business Operations Tax Certificate) from the City, and fill out and submit an emergency phone number and a contact person's information of the person or persons involved in the supervision of the property to Department of Police Services. The sheet for this information is part of the business license package.
35. That all tenants occupying the premises are to be notified that all work shall be conducted within the property at all times including, but not limited to, all loading and unloading of trucks and trailers.

36. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
37. That off-street parking areas shall not be reduced or encroached upon at all times.
38. 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.
39. That it shall be the responsibility of the plant-supervisor to maintain the site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

40. 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.
41. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Planner's Name 562.868-0511 x7451)

42. That if the subject property is deemed to be located within the methane zone by the City of Santa Fe Springs Planning Department, the owner/developer shall indicate the subject property is located within the methane zone on the first page of the building plan. Said indication shall be clearly painted with a minimum font size of 12 point.
43. That the owner/developer must pay for all required Los Angeles County's sewer connection fee prior to the issuance of a sewer connection permit from the Los Angeles County Sanitation Districts. For more information and a copy of the Connection Fee Information Districts. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee counter at (562) 908-4288, extension 2727.

44. That the owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of person directly responsible for dust control and operation of the vehicle.
45. All construction activities shall comply with SCAQMD Rule 403 (SCAQMD 2005) regarding the control of fugitive dust emissions to minimize dust and other emissions. Such controls include frequent watering of the Project Site, the covering and/or wetting of trucks hauling dirt, sand, soil or other loose materials off-site, street sweeping, as needed, to remove dirt dropped by construction vehicles or mud that would otherwise be carried off by trucks departing the Project Site, suspending grading and excavation activities in high winds (25 miles per hour [mph] or more) as well as implementation of a traffic control plan to minimize traffic flow interference from construction activities, etc., that would be incorporated into the construction plans.
46. The Conditional Use Permit Case No. 784 shall be subject to a compliance review in one year, on or before November 19, 2019. Approximately three (3) months before November 19, 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.
47. That during construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address of Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular compliant (dust, noise, odor, etc.)
48. 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.
49. 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 shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.

50. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
51. Prior to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
52. That any damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-striped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.
53. That the owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal point. 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.
54. 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.
55. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.

56. 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.
57. 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.
58. 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.
59. That 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.
60. All outdoor trash enclosures shall provide a solid roof cover.
61. 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)
62. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Forest Street, use street(s) as a staging area, or to backup onto the street from the subject property.
63. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
64. 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.

65. That a minimum of 7 parking stalls shall be provided and continually maintained on-site at all times within the subject property. That all parking stalls shall be legibly marked off on the pavement, showing the required parking spaces. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on pavement, wheel stop or on a clearly visible sign.
66. 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 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. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local

agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

67. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
68. That the applicant or the property 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.
69. Property 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.
70. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.
71. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning or his/her designee.
72. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.

73. That the applicant, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Development Plan Approval, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
74. That unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
75. It is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.
76. That the property owner/developer understands and agrees 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.
77. That all lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
78. That the property owner/developer shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
79. 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 Fire Marshall.
80. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Planning and Fire-Rescue Department for the proposed improvements.



CITY OF SANTA FE SPRINGS

CLASS 32 CATEGORICAL EXEMPTION INFILL DEVELOPMENT PROJECT**

CASE NO.: CUP 784

PROJECT APPLICANT: Union Paving Company, Inc.
Attn: Taylor Skeffington
10720 Forest Street
Santa Fe Springs, CA 90670

PROJECT ADDRESS: 10720 Forest Street
Santa Fe Springs, CA 90670

APN(s): 8009-015-047

PROJECT LOCATION:

The Project Site is located at 10720 Forest Street in the City of Santa Fe Springs, CA, approximately 340 feet north of the centerline of Florence Avenue, 280 feet west of the centerline of Bloomfield Avenue.

SURROUNDING LAND USES AND SETTING:

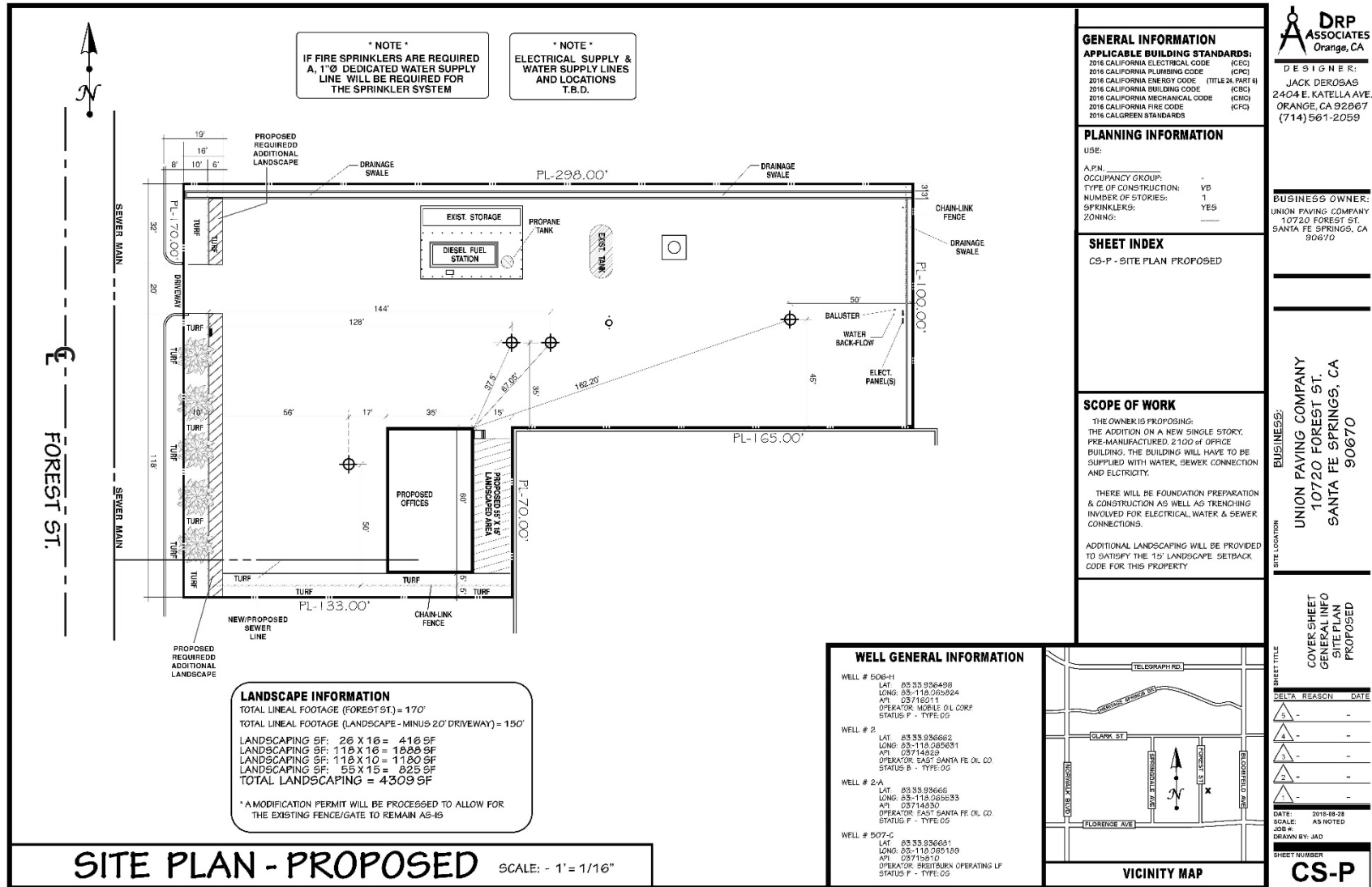
The 0.96-acre Project Site is in an Industrial area of the City, surrounded by Industrial uses to the north, south, east, and west. The nearest Single-Family Residential uses are located approximately 815 feet to the north, and the nearest Public Facilities use is the City of Santa Fe Springs Municipal Services Yard, located approximately 650 feet to the east.

PROJECT DESCRIPTION:

The Applicant proposes to use the Project Site for outdoor, surface vehicle and equipment storage for a commercial paving business and for on-site office space in a pre-manufactured building. The Applicant would demolish two existing outdoor storage areas and relocate an existing above ground petroleum tank and install a 2,100 square foot pre-manufactured building for office space (Figure 1 – Site Plan: Proposed). The building would require the installation of a foundation as well as trenching for installation of electrical, water, and sewer connections. There are four existing underground wells that are either capped or abandoned and would not be disturbed by construction or operation of the Proposed Project.

GENERAL PLAN DESIGNATION: Industrial
ZONING: M-2 (Heavy Manufacturing)

Figure 1: Site Plan - Proposed



**INFORMATION DEMONSTRATING THAT THE PROJECT SATISFIES THE CONDITIONS DESCRIBED
IN SECTION 15332 OF TITLE 14 OF THE CALIFORNIA CODE OF REGULATIONS:**

1. Is the project consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations?

The Proposed Project is consistent with the existing Industrial General Plan Designation and M-2 (Heavy Manufacturing) Zoning applicable to the Project Site.

2. Is the proposed development located within the City limits on a project site of no more than five acres substantially surrounded by urban uses?

The Project Site is 0.96-acres, within City limits, and surrounded by Industrial, urban uses.

3. Does the project site have value as habitat for endangered, rare or threatened species?

The Project Site is currently occupied by impervious asphalt paving, storage structures, and an above ground fuel tank. The Project Site has no value as habitat for endangered, rare, or threatened species. The Proposed Project includes an additional 4,309 square feet of landscaping, including turf and street trees, than what currently exists.

4. Would approval of the project result in any significant effects relating to traffic, noise, air quality, or water quality?

a. Traffic:

Construction - There would be a temporary minor increase in traffic due to construction vehicles during the construction phase. However, this impact would be temporary. Therefore, potential impacts associated with construction traffic would be less than significant.

Operation - The Proposed Project consists of the demolition of two existing outdoor storage areas, relocation of an existing above ground petroleum tank, and installation of a 2,100 square foot pre-manufactured building for office space. Based on the Institute of Traffic Engineers (ITE) Trip Generation Manual, 10th Edition, Code 120 for General Heavy Industrial, the net increase of 0.96-acres is equivalent to 3 new peak hour trips. A traffic study was not required nor prepared. Therefore, potential impacts associated with traffic on surrounding roadway segments and intersections would be less than significant.

b. Noise:

Construction - The Proposed Project would generate temporary noise during construction activities. Equipment used during construction could create noise impacts through the duration of the construction process. However, these impacts are temporary and would cease upon completion of construction. Title XV, Chapter 155.425(B) of the City's noise ordinance exempts

construction noise outside of a 500-foot radius from a residential zone. The Project Site is located over 500 feet from the nearest residential zone. Therefore, construction noise resulting from the Proposed Project is exempt from the City's construction noise ordinance and no impacts associated with construction noise would occur.

Operation - The Proposed Project is an industrial use with associated office space that, when constructed, would generate noise impacts consistent with those of surrounding land uses. Therefore, potential impacts associated with noise from the operation of the Proposed Project would be less than significant.

c. Air Quality:

The Proposed Project site is located within SoCAB which is characterized by relatively poor air quality and is a Federal- and State-designated nonattainment area for O₃, PM₁₀ and PM_{2.5} (US EPA 2012). SCAQMD has established significance thresholds for both construction and operational activities relative to these criteria pollutants. Based on the following analysis, implementation of the Proposed Project would result in less than significant impacts relative to the daily significance thresholds for criteria air pollutant construction emissions established by the SCAQMD.

Construction - The Proposed Project includes the demolition of two existing outdoor storage areas, relocation of an existing above ground petroleum tank, and installation of a 2,100 square foot pre-manufactured building for office space on a 0.96-acre parcel. General construction activities, such as site preparation, including demolition of the storage area, grading, and travel by construction workers can contribute to air pollutants. All construction activities would comply with SCAQMD Rule 403 (SCAQMD 2005) regarding the control of fugitive dust emissions, and existing City dust suppression practices that minimize dust and other emissions. Such controls include frequent watering of the Project Site, the covering and/or wetting of trucks hauling dirt, sand, soil or other loose materials off-site, street sweeping, as needed, to remove dirt dropped by construction vehicles or mud that would otherwise be carried off by trucks departing the Project Site, suspending grading and excavation activities in high winds (25 miles per hour [mph] or more) as well as implementation of a traffic control plan to minimize traffic flow interference from construction activities, etc., that would be incorporated into the construction plans.

Construction is conservatively anticipated to last one month and construction would be broken into two phases: demolition and building construction. Pollutant emissions resulting from Proposed Project construction activities were calculated using the CalEEMod model 2016.3.2. Construction emissions are based on conservative assumptions, which imply a default equipment mix and a worst-case construction schedule. As shown in Table 1 - *Project-Related Construction and Operational Emissions*, the incremental increase in emissions from Proposed Project construction activities fall well below SCAQMD significance thresholds for regional emissions. Therefore, potential air quality impacts associated with construction would be less than significant.

Operation - The Proposed Project's incremental increase in regional emissions resulting from operation of the Proposed Project would not exceed any SCAQMD thresholds. Mobile source emission calculations utilize the vehicle miles traveled (VMT) rate calculated by CalEEMod, based on the specific proposed land use and intensity. The daily VMT rate is based on the number of daily trips for each land use and applied to a commute percentage and an average trip length, both of which are land use specific values derived from CalEEMod. These values account for variations in trip frequency and length associated with commuting to and from the Proposed Project. Emission factors specific to the buildout year are projected based on SoCAB-specific fleet turnover rates and the impact of future emission standards and fuel efficiency standards. The increase in the consumption of fossil fuels to provide power, heat, and ventilation was considered in the calculations as stationary point source emissions. Future fuel consumption rates are estimated based on land use specific energy consumption rates. The emission factors used in this analysis represent a State-wide average of known power producing facilities, utilizing various technologies and emission control strategies, and do not consider any unique emissions profile. These emission factors are considered conservative and representative. Area source emissions were calculated by CalEEMod and include emissions from natural gas and landscape fuel combustion, consumer products, and architectural coatings (future maintenance). As shown in Table 1, the operational pollutant emission concentrations resulting from the operation of the Proposed Project would not exceed SCAQMD thresholds. Therefore, potential air quality impacts associated with operation would be less than significant.

**Table 1 Project-Related Construction and Operational Emissions
Mass Daily Thresholds (pounds per day)**

	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Construction Emissions						
SCAQMD Threshold	75	100	550	150	150	55
2018	1.22	11.96	9.39	0.02	1.70	1.07
Total	1.22	11.96	9.39	0.02	1.70	1.07
Exceed Threshold?	No	No	No	No	No	No
Operational Emissions						
SCAQMD Threshold	55	55	550	150	150	55
Project Emissions	1.66	4.0	10.32	0.04	2.81	0.79
Exceed Threshold?	No	No	No	No	No	No

Source: CalEEMod 2016.3.2

Regional emissions refer to the ambient conditions surrounding the Project Site. Therefore, pollutant emissions associated with construction of the Proposed Project would be less than significant. Operational related impacts are typically associated with emissions produced from Project-generated vehicle trips. Based on the Proposed Project's anticipated compliance with SCAQMD Rule 403 and the small scale of development, potential impacts associated with air quality would be less than significant.

d. Water Quality:

The Proposed Project involves the installation of a 2,100 square foot pre-manufactured building for office space. Minor trenching and backfill would be required to install underground water and sewer connections. The Contractor shall implement storm water and urban runoff pollution prevention controls, and Best Management Practices (BMPs) on construction sites in accordance with Chapter 52, Storm Water Runoff, of the City Code. The Project Site is less than one acre, therefore, the requirements of the National Pollutant Discharge Elimination System (NPDES) MS4 Permit and General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009- DWQ) would not apply and a Storm Water Pollution Prevention Plan (SWPPP) would not be required. Therefore, with compliance with Chapter 52 of the City's Code, potential impacts associated with water quality would be less than significant.

5. Can the project site be adequately served by all required utilities and public services?

a. Fire Protection:

The installation of a 2,100 square foot pre-manufactured building for office space could incrementally increase demands for fire protection services. However, the increased demand for fire protection services would be met with existing fire resources. Potential impacts to fire services would be adequately funded by an increase in tax revenue, over an extended period, relative to the increase in development intensity. Additional fire personnel and associated facilities and equipment would be provided through the annual Operating Budget and Capital Improvement Program review process. Fire Department needs are assessed annually, and budget allocations revised accordingly to ensure that adequate levels of service are maintained throughout the City. Building plans submitted for new development on the Project Site would be required to comply with fire safety requirements. Additionally, development of the Project Site would not result in the need for new or physically altered fire protection facilities. Therefore, potential impacts associated with fire protection would be less than significant.

b. Police Protection:

The installation of a 2,100 square foot pre-manufactured building for office space could incrementally increase demands for police services. However, like fire protection services, the increased demand for police protection services would be met with existing police resources. Development of the Project Site would not result in the need for new or physically altered police protection facilities. Therefore, potential impacts associated with police protection would be less than significant.

c. Schools:

The Proposed Project would include the installation of a 2,100 square foot pre-manufactured building for office space. No new residents would directly result from the Proposed Project, therefore no impacts to schools would occur.

d. Parks:

The Proposed Project would include the installation of a 2,100 square foot pre-manufactured building for office space. No new residents would directly result from the Proposed Project, therefore no impacts to parks would occur.

e. Other Public Facilities:

The Proposed Project would include the installation of a 2,100 square foot pre-manufactured building for office space. No new residents would directly result from the Proposed Project, therefore no impacts to other public facilities, such as libraries, would occur.

f. Wastewater/Sewer:

The Proposed Project would be served by the County of Los Angeles Public Works Department for wastewater (sanitary sewer) collection service. The Proposed Project is located within a developed area and there is an existing sanitary sewer main in Forest Street, adjacent to the Proposed Project. The Proposed Project would be required to connect to this existing sanitary sewer line. Due to the small size of the Proposed Project, existing wastewater infrastructure and facilities would be adequate to serve the wastewater collection requirements of the Proposed Project. Therefore, potential impacts to wastewater treatment facilities/sewer systems would be less than significant.

g. Storm Water Drainage:

The Proposed Project would include the installation of a 2,100 square foot pre-manufactured building for office space and minor trenching for underground sewer and water utility connections. Per Chapter 52 of the City's Code, the Applicant would be required to include specific design Best Management Practices to ensure that no storm water runoff generated on the Project Site would leave it without pre-treatment for urban pollutants. The Proposed Project would not alter any drainage pattern in a manner that would result in substantial erosion or siltation on or offsite. The Proposed Project would not involve an alteration of the course of a stream or river. The Project Site is less than one acre, therefore, the requirements of the National Pollutant Discharge Elimination System (NPDES) MS4 Permit and General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009- DWQ) would not apply and a Storm Water Pollution Prevention Plan (SWPPP) would not be required. Therefore, with compliance with Chapter 52 of the City's Code, potential impacts associated with storm water drainage would be less than significant.

h. Water Supplies:

The City of Santa Fe Springs Water Utility Authority (SFSWUA) receives water from two main sources: groundwater through an interconnect with the City of Whittier and imported surface water from the Metropolitan Water District of Southern California (MWD). The groundwater from the City of Whittier comes from six active deep wells located in the Whittier Narrows area. In addition, SFSWUA receives treated groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, through the City of Whittier. The surface water received through the MWD is from the Colorado River and the State Water Project in Northern California¹. The 2017 Urban Water Management Program concluded that the City would have adequate supply to meet water demand during normal, single dry, and multiple dry years over the next 25 years². The Proposed Project is consistent with the General Plan and Zoning Code and was reflected in the City's demand calculations. Therefore, potential impacts associated with water supplies would be less than significant.

i. Solid Waste Disposal:

The Proposed Project would include the installation of a 2,100 square foot pre-manufactured building for office space to support a paving contractor business. The Proposed Project's contribution of solid waste would be minimal and would not significantly impact solid waste collection or landfill operations. Therefore, potential impacts associated with solid waste disposal would be less than significant.

¹ <https://www.santafesprings.org/civicax/filebank/blobdload.aspx?BlobID=9212>

² <https://www.santafesprings.org/civicax/filebank/blobdload.aspx?BlobID=9166> (Page 7-5)

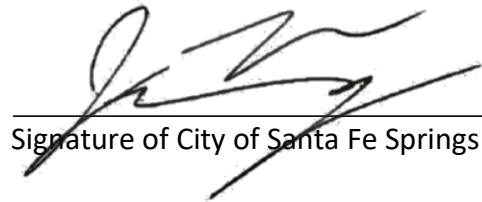
j. Electricity: k. Natural Gas: l. Telephone Service: m. Television Service:

The Project Site is in a built-out, urban setting. The site and the surrounding properties are fully served by various utility service providers. There are no anticipated significant service or system upgrades needed to serve the proposed Industrial use. Therefore, potential impacts associated with demand for these services would be less than significant.

**** Authority:** See Public Resources Code Section 21083 and Section 15332 of Title 14 of the California Code of Regulations.

DETERMINATION:

I find that the analysis adequately supports each question and that the effects of the Proposed Project are typical of those generated within that class of projects (*i.e.*, Class 32 – Infill Development Projects) characterized as in-fill development meeting the conditions of Section 15332 of Title 14 of the California Code of Regulations. The Proposed Project would not cause a significant effect on the environment and is, therefore, categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act.



Signature of City of Santa Fe Springs Representative

Jimmy Wong, Contract Planner

Printed Name, Title

10/23/2018

Date

562-868-0511 x 7451

Phone Number



City of Santa Fe Springs

Adjourned Planning Commission Meeting

November 19, 2018

PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15332, Class 32

Conditional Use Permit (CUP) Case No. 797

CUP Case No. 797: A request for approval to allow the establishment, operation, and maintenance of a new indoor badminton use.

The project site is located at 11323 Shoemaker Avenue (APNs: 8026-001-057 & 058), within the M-1-PD, Light Manufacturing – Planned Development, Zone. (SFS Badminton Club)

RECOMMENDATIONS:

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 797 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 CUP request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 797, subject to the conditions of approval as contained with Resolution No. 102-2018; and
- Adopt Resolution No. 102-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | | |
|----|-----------------|--|
| A. | Applicant: | SFS Badminton Club
11323 Shoemaker Avenue
Santa Fe Springs, CA 90670 |
| B. | Property Owner: | 113 Shoemaker, LLC
145 Anderson Street
Los Angeles, CA 90033 |

- C. Location of Proposal: 11323 Shoemaker Avenue
Santa Fe Springs, CA 90670
- D. Existing Zone: M-1-PD
(Light Manufacturing – Planned Development)
- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt (Class 32)
- G. Hearing Date: November 19, 2018
- H. Staff Contact: Vince Velasco, Planning Consultant
vincevelasco@santafesprings.org

LOCATION / BACKGROUND

The subject property, located at 11323 Shoemaker Avenue, is comprised of two (2) parcels (APNs: 8026-001-057 & 058) measuring 47,040 sq. ft. (1.08 acres), and located on the west side of Shoemaker Avenue. The property is zoned M-1-PD (Light Manufacturing – Planned Development) and is currently developed with an existing 24,002 sq. ft. industrial building. The subject property is surrounded by industrial uses to the north, south, and west, while properties to the east are within Los Angeles County and consist of single-family residential uses.

Pursuant to Section 155.213(A) of the City's Zoning Regulations, indoor recreational facilities are allowed for properties in the M-1 Zone only after a valid Conditional Use Permit (CUP) has first been obtained. The applicant, SFS Badminton Club, is, therefore, requesting approval of the subject Conditional Use Permit (CUP 797) to allow the establishment, operation, and maintenance of an indoor badminton use.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Conditional Use Permit (CUP 797) – A request for approval to allow the establishment, operation, and maintenance of a new indoor badminton use on property located at 11323 Shoemaker Avenue.

CONDITIONAL USE PERMIT CASE NO. 797

The applicant is requesting approval to allow the establishment, operation, and maintenance of a new indoor badminton use on property located at 11323 Shoemaker Avenue.

The primary activities will be:

- Badminton (14 courts).
- Retail – To sell badminton related gear/equipment.
- Concession – To sell packaged snacks and beverages.
- Office – For staff use only.
- Storage

The primary floor area of the existing 24,002 sq. ft. building will be dedicated to the 14 – 20' x 44' badminton courts. The combined floor area dedicated to the badminton courts will be 12,320 sq. ft., not including walkway areas. In addition to badminton courts, the interior will be comprised of a 486 sq. ft. retail area, 396 sq. ft. service counter (packaged concessions), 418 sq. ft. office area, and 234 sq. ft. storage area. No activities or seating will occur on the exterior of the building.

Planned Development Overlay

The subject property is currently zoned with a Planned Development Overlay. The intent of the Overlay is to allow variety and flexibility, while at the same time, maintaining high standards of design and quality of improvements. The proposed project does involve a deviation from the required parking standards set forth in the City's Zoning Regulations. The deviation is to reduce the required standard parking stall size from 9' x 20' to 8'-6" x 18'.

The existing industrial building requires a minimum of 48 parking stalls for an industrial use with 15% or less dedicated office area. The proposed indoor badminton use, however, will require a minimum of 56 parking stalls. The applicant has, therefore, had to be creative in the reconfiguration of the existing parking layout. In order to maximize the number of parking stalls they will be providing on-site, the applicant has proposing to use the Los Angeles County Building Code standard parking stall size of 8'-6" x 18'. The City's Zoning Regulations require all uses other than industrial to provide a parking stall size of 9' x 20'.

Although, the project does not meet the required parking stall size, it should be noted that the proposed parking stall sizes will allow the applicant to meet the required number of parking stalls needed for the intended use. Nevertheless, staff included a condition to require the property owner to work with the planning staff to mitigate any future parking issues, should the need arise.

STREETS AND HIGHWAYS

The subject site is located on the west side of Shoemaker Avenue. Shoemaker Avenue is designated as a "Secondary" arterial, within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-1-PD (Light Manufacturing – Planned Development Overlay). The property has a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as described as follows:

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	M-1-PD	Industrial	11307 Shoemaker Ave. – Custom Bakery Packaging (Bakery Packaging)
South	M-1	Industrial	11400 Greenstone Ave. – Rio Hondo College Fire Academy (Fire Fighter School)
East	A-1 – Unincorporated LA County	Light Agricultural	Single Family Residential
West	M-1-PD	Industrial	12930 Sunnyside Pl. – McKendry Door Sales & Services (Manufacturing of Doors)

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 November 8, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on November 8, 2018, and published in a newspaper of general circulation (Whittier Daily News) November 8, 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 155.711 of the Zoning Regulations, states that a CUP is to allow proper integration of uses into the community which may only be suitable in specific locations or under certain conditions.

Code Section:	Conditionally Permitted Uses
155.711	<u>Section 155.711</u> The purpose of the Conditional Use Permit is to allow proper integration of uses into the community which may only be suitable in specific locations or only if such uses are designed or constructed in a particular manner on the site, and under certain conditions. A Conditional Use Permit may be granted only for uses listed as conditional uses in the various zones, and for such other uses as are set forth in other provisions of this chapter as requiring said permit.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project is categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development Project) of the California Environmental Quality Act (CEQA), in that no additional square footage is proposed. 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.

AUTHORITY OF PLANNING COMMISSION**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.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (102-2018), Staff finds that the applicant's request meets the criteria set forth in §155.716 of the City's Zoning Regulations, for the granting of a Conditional Use Permit.

CONDITIONS OF APPROVAL

Conditions of approval for CUP 797 are attached to Resolution 102-2018 as Exhibit A.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Resolution 102-2018
 - a. Exhibit A – Conditions of Approval
5. Full Set of Proposed Plans

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 797 &
MODIFICATION PERMIT CASE NO. 1299



11323 Shoemaker Avenue
(SFS Badminton Club)

Public Hearing Notice



FILE COPY

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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 797 & MODIFICATION PERMIT CASE NO. 1299**

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. 797: A request for approval to allow the operation and maintenance of a new indoor badminton use on property located at 11323 Shoemaker Avenue.

MODIFICATION PERMIT CASE NO. 1299: A request for approval to temporarily reduce the required standard parking stall size from 9' x 20' to 8'-6" x 18'.

APPLICANT / PROJECT LOCATION: SFS Badminton Club/ 11323 Shoemaker Avenue (APN: 8026-001-057 & 058)

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 32, Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA). 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.

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, November 19, 2018 at 6:00 p.m.

ALL INTERESTED PERSONS are invited to attend the Public Hearing before Planning Commission and express their opinion on the subject items listed above. You should note that if you challenge the aforementioned 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 7353, vincevelasco@santafesprings.org.

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

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

[illegible]

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 102-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 797**

WHEREAS, a request was filed for Conditional Use Permit Case No. 797 to allow the establishment, operation, and maintenance of a new indoor badminton use on property located at 11323 Shoemaker Avenue; and

WHEREAS, the subject property is located on the west side of Shoemaker Avenue, with Accessor's Parcel Numbers of 8026-001-057 and 8026-001-058, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owners is 113 Shoemaker, LLC, 145 Anderson Street, Los Angeles, CA 90033; and

WHEREAS, the proposed development which includes Conditional Use Permit Case No. 797 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15332-Class 32; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on November 8, 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 November 8, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Adjourned Planning Commission Meeting on November 19, 2018 concerning Conditional Use Permit Case No. 797.

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 15332, Class 32 (In-Fill Development Project), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that no additional square footage is proposed. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the Zoning Regulations, in studying any application for 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 located within the M-1-PD (Light Manufacturing – Planned Development) Zone and also has a General Plan land use designation of Industrial. An indoor badminton use provided that a CUP is granted, would be consistent with the current zoning and land use designation.

The primary concern would be to ensure that there is sufficient parking to accommodate the players of the proposed use. Pursuant to the parameters of the Planned Development Overlay, the applicant reduced the required standard parking stall size from 9' x 20' to use the Los Angeles Building Code requirement of 8'-6" x 18'. As a result, the subject property will provide a total of 56 parking stalls, which exceeds the 55 parking stalls required for the proposed use.

Nevertheless, a condition has been added to require the applicant to work with the planning staff to mitigate any future parking issues, should the need arise. Mitigations include but are not limited to modifying hours of operations, concurrent use of buildings, etc. Additionally, other typical concerns related to safety, noise, and loitering have been addressed through conditions of approval. The Planning Commission finds that if the applicant operates in strict compliance with the conditions of approval, the proposed indoor badminton facility would be harmonious with adjoining properties and surrounding land uses.

- 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 subject property is fully improved with one (1) industrial building totaling 24,002 sq. ft. of building area. The applicant is planning to make interior modifications to the building to accommodate their proposed indoor recreational facility use and improve the parking area by re-stripping the parking stalls. No exterior modifications to the

existing building are proposed (with the exception of painting and a new wall sign for which the applicant will submit plans and obtain a building permit at a later date). The Planning Commission, therefore, finds that the proposed use will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 102-2018 to approve Conditional Use Permit Case No. 797 to allow the establishment, operation, and maintenance of a new indoor badminton use for the subject property located at 11323 Shoemaker Avenue (APN's: 8026-001-057 & 058), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 19th day of November, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A – CONDITIONS OF APPROVAL

Conditional Use Permit Case No. 796
11323 Shoemaker Avenue (APN: 8026-001-057 & 058)

CONDITIONS OF APPROVAL

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

1. That a grading plan shall be submitted showing elevations and drainage pattern of the site. The improvements shall not impede, obstruct or pond water onsite. The grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal.

POLICE SERVICES DEPARTMENT: **(Contact: Luis Collazo 562.409-1850 x3320)**

2. That the applicant shall install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel.
3. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.
4. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided 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. The form to provide the information is part of the Business Operation Tax Certificate package.
5. 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.

6. 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.
7. That on-site alcoholic beverage consumption, sales, or storage shall be prohibited at all times.
8. That the Applicant shall notify the Code Enforcement Division of the Police Services Department thirty-days prior to the any open public tournament activities to determine if a Special Events Permit is required.
9. That the Applicant and/or his employees shall not allow chairs, gym bags or other items to block any emergency exits at all times.
10. That the Applicant shall obtain a copy of the Sign Guidelines and Sign Ordinance and comply with all permanent and temporary sign requirements.
11. That the Applicant shall obtain a copy of the Property Maintenance Ordinance and fully comply to the applicable requirements at all times.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallman 562.868-0511 x3710)

12. The Applicant shall provide a Knox box for all manual gates or Knox key switches for power-activated gates.

WASTE MANAGEMENT :

(Contact : Teresa Cavallo 562.868-0511 x7309)

13. 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.

14. 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: Vince Velasco 562.868-0511 x7353)

15. Conditional Use Permit Case No. 797 allows for an indoor badminton facility within a 24,002 sq. ft. building located at 11323 Shoemaker Avenue. The indoor activity area will consist of 14 badminton courts, a retail shop for badminton gear and accessories, a service counter to sell pre-packaged snacks, an office for employees, and a small storage area.
16. Modification Permit Case No. 1299 allows for a temporarily reduction of the required standard parking stall size from 9' x 20' to 8'-6" x 18' associated with the subject indoor badminton facility. A minimum of 56 parking stalls shall be continually provided and maintained at all times. All parking areas shall be legibly marked off on the pavement, showing the required parking stalls.
17. Approval of Conditional Use Permit No. 797 is contingent upon approval of Modification Permit Case No. 1299.
18. The proposed indoor badminton facility use cannot be used for public assembly purposes until it has met the current requirements of the Los Angeles County Building Code and the Uniform Fire Code and an occupancy load has been determined by the Fire Department. The process requires permits to be obtained, plans to be submitted, reviewed, approved, and field inspected with a final approval granted by the City Fire Department and Building Division. The building shall not be occupied for such use until such time that this process has been completed.
19. The exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and players not to loiter or make loud noises outside of the building.
20. Vending machines shall be prohibited on the exterior of the property.
21. In the event noise levels outside of the applicant's premises are found to exceed permissible levels per City Code, the applicant shall work with planning staff to come up with a solution to immediately mitigate noise issues.
22. The days and hours of operation of the indoor badminton facility shall be Sunday through Saturday from 6:00 a.m. to 12:00 a.m. Any modification to

the days and hours of operation, shall be subject to prior review and approval by the Director of Planning or his/her designee.

23. No tournaments shall occur on the subject property without prior approval by the Director of Planning or his/her designee.
24. 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.
25. The applicant shall ensure that water is easily accessible for all patrons.
26. The indoor badminton facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to prior review and approval by the Director of Planning or his/her designee.
27. The applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.
28. 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, including but not limited to modifying hours of operations, concurrent use of buildings, etc.
29. The Department of Planning and Development shall first review and approve all sign proposals for the indoor badminton facility. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
30. Prior to occupancy, 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 the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
31. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
32. Conditional Use Permit Case No. 797 shall be subject to a compliance review in one year, on or before November 19, 2019, to ensure that the

subject indoor badminton use is still operating in strict compliance with these conditions of approval.

33. The applicant, SFS Badminton Club, 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 indoor badminton use 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.
34. 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. Applicant shall be notified prior to any such action.
35. 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.



City of Santa Fe Springs

Adjourned Planning Commission Meeting

November 19, 2018

PUBLIC HEARING

Adoption of Negative Declaration

Conditional Use Permit (CUP) Case No. 793

Zone Variance (ZV) Case No. 70-1

Zone Variance (ZV) Case No. 81

CUP Case No. 793: A request to allow the construction and operation of a new 60-foot tall v-shaped digital billboard with 14' x 48' display areas;

ZV Case No. 70-1: A request to amend the existing Zone Variance to modify the reduction of required parking stalls (from 3 stalls to 5 stalls);

ZV Case No. 81: A request to allow a v-shaped digital billboard to exceed the maximum height requirement (from 50 feet to 60 feet).

The project site is located at 13530 Firestone Boulevard (APN: 7005-014-071), within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.
(Outdoor Associates, LLC)

RECOMMENDATION

That the Planning Commission take the following action:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 793, Zone Variance Case No. 70-1, and Zone Variance Case No. 81, and after receiving all public comments, continue this matter to the Planning Commission meeting of December 10, 2018.

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code. Legal notice of the Public Hearing was sent by first class mail on November 8, 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 November 8, 2018, and published in a newspaper of general circulation (Whittier Daily News) on November 8, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Conditional Use Permit Case No. 793, Zone Variance Case No. 70-1, and Zone Variance Case No. 81, and related environmental documents were continued from the November 19, 2018 Planning Commission meeting to provide the applicant with additional time to review and comment on the Development Agreement associated with the proposed digital billboard.

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



Wayne M. Morrell
Director of Planning

Attachments:

1. Site Plan



City of Santa Fe Springs

Adjourned Planning Commission Meeting

November 19, 2018

PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15061(b)(3)

Resolution No. 107-2018

Recommending that the City Council adopt Ordinance No. 1097, approving a Development Agreement by and between the City of Santa Fe Springs and Outdoor Associates, LLC.

RECOMMENDATION

That the Planning Commission take the following action:

- Open the Public Hearing and receive any comments from the public regarding Resolution No. 107-2018, and after receiving all public comments, continue this matter to the Planning Commission meeting of December 10, 2018.

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code. Legal notice of the Public Hearing was sent by first class mail on November 8, 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 November 8, 2018, and published in a newspaper of general circulation (Whittier Daily News) on November 8, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Resolution No. 107-2018 was continued from the November 19, 2018 Planning Commission meeting to provide the applicant with additional time to review and comment on the Development Agreement associated with the proposed digital billboard.

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

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

Wayne M. Morrell
Director of Planning



City of Santa Fe Springs

Adjourned Planning Commission Meeting

November 19, 2018

PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Lot Line Adjustment (LLA) No. 2018-03

Development Plan Approval (DPA) Case No. 941

Modification Permit (MOD) Case No. 1292

LLA No. 2018-03: A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8169-004-049 and 050), into a single parcel measuring ± 9.91 -acres;

DPA Case No. 941: A request for approval to allow the construction of a new $\pm 233,779$ sq. ft. concrete tilt-up industrial building;

MOD Case No. 1292: A request for approval to allow a 5.89' reduction of the required front yard setback along Sorensen Avenue.

The project site is located at 8201 Sorensen Avenue (APN: 8169-004-049 and 050), within the M-2, Heavy Manufacturing, Zone. (Sorensen XC, LLC)

RECOMMENDATIONS:

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Lot Line Adjustment No. 2018-03; Development Plan Approval Case No. 941; Modification Permit Case No. 1292; and related Environmental Documents, 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 LLA request meets the criteria set forth in Section 66412 of the State's Subdivision Map Act, for granting a Lot Line Adjustment; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of a Development Plan Approval; and
- Find that the applicant's MOD request meets the criteria set forth in §155.695 and §155.696 of the Zoning Regulations, for the granting of a Modification Permit; and
- Approve and adopt the proposed Mitigated Negative Declaration 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

RECOMMENDATIONS (Cont.)

- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Lot Line Adjustment No. 2018-03; Development Plan Approval Case No. 941; and Modification Permit Case No. 1292, subject to the conditions of approval as contained with Resolution No. 103-2018; and
- Adopt Resolution No. 103-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Sorensen XC, LLC
3010 Old Ranch Parkway, Suite 470
Seal Beach, CA 90013
- B. Property Owner: Sorensen XC, LLC
3010 Old Ranch Parkway, Suite 470
Seal Beach, CA 90013
- C. Location of Proposal: 8201 Sorensen Avenue
Santa Fe Springs, CA 90670
- D. Existing Zone: M-2 (Heavy Manufacturing)
- E. General Plan: Industrial
- F. CEQA Status: Mitigated Negative Declaration
- G. Hearing Date: November 19, 2018
- H. Staff Contact: Vince Velasco, Planning Consultant
vincevelasco@santafesprings.org

LOCATION / BACKGROUND

The subject property, located at 8201 Sorensen Avenue, is comprised of two (2) parcels (APN: 8169-004-049 and 050) measuring 431,877 sq. ft. (9.91 acres), and located on the west side of Sorensen Avenue. The property is zoned M-2 (Heavy Manufacturing) and is currently developed with five (5) small structures and the remaining area used as storage that was previously occupied by a paving contractor company. Industrial uses are located to the north, south, east, and west of the property. A mobile home park is located directly northeast of the subject site.

The applicant, Sorensen XC, LLC, is proposing to construct a new $\pm 233,779$ sq. ft. concrete tilt-up industrial building on the subject property. In accordance with the City's Zoning Regulations, a Development Plan Approval is required for the construction of a new building. It should be noted that the applicant is concurrently requesting consideration and approval for a Lot Line Adjustment to allow the consolidation of two (2) parcels (APN: 8169-004-049 and 050) that make up the subject property, into one parcel; and a Modification Permit to allow the reduction of the required front yard setback.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Lot Line Adjustment (LLA 2018-03) – A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8169-004-049 and 050), into a single parcel measuring ± 9.91 -acres;

Development Plan Approval (DPA 941) – A request for approval to allow the construction of a new $\pm 233,779$ sq. ft. concrete tilt-up industrial building at 8201 Sorensen Avenue;

Modification Permit (MOD 1292) – A request for approval to allow a 5.89' reduction of the required front yard setback along Sorensen Avenue.

LOT LINE ADJUSTMENT NO. 2018-03

The proposed Lot Line Adjustment will effectively consolidate the two (2) parcels that currently make-up the subject site. As shown in the attached plans, the lot line adjustment will involve the removal of an existing common property line for Parcels 1 and 2 (APN's: 8169-004-049 and 050), resulting in a single parcel measuring ± 9.91 -acres.

Existing:

Parcel "1" –	369,217 sq. ft. (approx. 8.48-acres)
Parcel "2" –	62,660 sq. ft. (approx. 1.44-acres)
	431,877 sq. ft. (approx. 9.91-acres)

Proposed:

Parcel "A" –	431,877 sq. ft. (approx. 9.91-acres)
--------------	--------------------------------------

DEVELOPMENT PLAN APPROVAL CASE NO. 941

As stated previously, the applicant is requesting approval to allow the construction of a new $\pm 233,779$ sq. ft. concrete tilt-up industrial building at 8201 Sorensen Avenue.

Site Plan

The applicant is proposing to construct a new ±233,779 sq. ft. concrete tilt-up industrial building at 8201 Sorensen Avenue (APN: 8169-004-049 and 050). The proposed industrial building will be setback a minimum 43.61' from the front property line along Sorensen Avenue. The proposed development will provide two (2) driveways along Sorensen Avenue for ingress and egress: one (1) 35' wide driveway to the north and one (1) 26' wide driveway to the south. Parking for the subject property is distributed throughout the north, south, east, and west portion of the property.

The site plan meets the minimum development standards required for properties within the M-2 Zone, with the exception of not providing the minimum front yard setback required along Sorensen Avenue. Based on the proposed overall building height of 49.5', the minimum setback along Sorensen Avenue should be 49.5' based on a 1-to-1 ratio. Although the applicant did provide a 49.5' setback along a portion of Sorensen Avenue, the Code requires the entire building be setback 49.5'. The applicant is therefore, concurrently requesting consideration and approval of a Modification Permit to allow a reduction of 5.89' from the standard setback requirement of 49.5', based on the proposed building height.

Floor Plan

The floor plan indicates that the proposed industrial building will measure ±233,779 sq. ft., with 4,000 square feet designated as first floor office area, 4,000 square feet designated as office mezzanine, and remaining 225,779 sq. ft. designated for warehouse/manufacturing use.

Elevations

The elevations indicate that the proposed industrial building will have a contemporary design. The entry to the office area (east elevation) is provided with extensive glazing, color variation, pop-outs, height variation, and material used. The remaining elevations have been provided with a combination of the aforementioned architectural treatments, which results in an aesthetically pleasing building.

Landscape Requirement

For maximum value, majority of the landscaping will be provided along the setback areas that adjoins the street (Sorensen Avenue). Additionally, as required by the Code, the applicant will landscape at least 6% of the parking area. The minimum landscape requirement for the project, based on the overall street frontage of 474' and 76,949 sq. ft. of parking area is 16,467 square feet. According to the conceptual landscape plan, the applicant will be providing an overall total of 22,870 sq. ft. of landscaping throughout the site. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Regulation.

Parking Requirements

A total of 270 parking stalls will be provided for the new building: 182 standard stalls, 60 compact stalls, 16 electric vehicle, 7 accessible stalls, and 5 carpool/vanpool stalls. As proposed, the project is required to provide a total of 264 parking stalls.

- 1 stall per 500 sq. ft. for the first 20,000 sq. ft. = 40 stalls, 1 stall per 750 sq. ft. for the next 80,000 sq. ft. = 107 stalls, 1 stall per 1000 for the next 99,999 sq. ft. = 100 stalls, and 1 stall per 2,000 sq. ft. for the remaining 33,779 sq. ft. = 17 stalls.

The proposed project, therefore, exceeds the minimum parking requirements set forth by the City's Zoning Regulations.

Loading/ Roll Up Doors

According to the plan, the proposed building will have a total of thirty-three (33) loading doors, two (2) grade level doors and thirty-one (31) dock high doors, along the north elevation. All loading doors are strategically placed so that they will not be directly visible from Sorensen Avenue. Additionally, the applicant will provide a 14' high decorative block wall to provide additional screening for on-site truck activities.

Per the City's Zoning Regulations, all off-street truck loading areas, zones, ramps, doors, wells, or docks shall be designed to provide and maintain a minimum unobstructed area of 120' to allow for proper truck maneuvering on-site. According to the site plan, the proposed design will provide the required unobstructed area in all necessary locations.

Trash Enclosures

According to the site plan, a 6' high (1,302 sq. ft.) trash enclosure will be located along the northerly property line. The proposed trash enclosure is strategically placed behind the proposed 14' high screen wall and thus will not be visible or accessible to the public.

MODIFICATION PERMIT CASE NO. 1292

As part of their request, the applicant is requesting approval of a Modification Permit (MOD) to allow a 5.89' reduction of the required front yard setback along Sorensen Avenue.

Pursuant to Section 155.248 of the City's Zoning Regulations, the front yard setback required for M-2 zoned properties is 20', unless the property fronts onto a major or secondary highway, which then requires a minimum setback of 30'. Nevertheless, a property containing a building with a height greater than the minimum front yard setback distance, shall be one foot for each foot of the building, or portion thereof. As proposed, the minimum setback along Sorensen Avenue

should be 49.5', based on the proposed building height.

Although, the project does not meet the standard setback requirement as defined by the City's Zoning Regulations, it should be noted that the applicant has designed the project to provide a setback equal to a one-to-one ratio for any portion(s) of the building that exceed the normal setback.

STREETS AND HIGHWAYS

The subject site is located on the west side of Sorensen Avenue. Sorensen Avenue is designated as a "Secondary" arterial, within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

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

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	M-1	Industrial	11668 Washington Boulevard – Fabrication and rental of party jumpers (Tago's Jump) 11720 Washington Boulevard – Ceramic and stone retail (Forever Tile & Stone) 11734 Washington Boulevard – Wholesale of ceramic tile & prefabricated stone (OTW, Inc.) 11746 Washington Boulevard – Auto body and repair shop (Earl Scheib of Whittier)
	C-4	Commercial	8025 Sorensen Avenue – Mobile home park (Elmwood Trailer Park)
South	M-2	Industrial	11805 Wakeman Street – Manufacturing of special tools (Spec Tools Company) 11821 Wakeman Street – Document destruction (Shred-It) 11831 Wakeman Street – Manufacturing of rubber compounds (Hexpol Compounding) 8213 Sorensen Avenue – Selling & installation of van accessories (Coast Custom Van)
East	M-1	Industrial	8202 Sorensen Avenue – Auto upholstery (Tony's Auto Upholstery)

			8110 Sorensen Avenue – Manufacturing of corrugated containers and displays (Menasha Packaging Company, LLC) 8028 Sorensen Avenue – Manufacturing of drill bolts (Aero Fastener Drilling, Inc.)
West	M-1	Industrial	11809 Slauson Avenue – Manufacturing of fasteners (Graham Fasteners, Inc.) 8124 Allport Avenue – Machine shop (Steel Processing Company, Inc.) 8112 Freestone Avenue – Machine shop (J & S Machine)

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 November 8, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on November 8, 2018, and published in a newspaper of general circulation (Whittier Daily News) November 8, 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, in consideration of a Modification Permit request, The Planning Commission must consider various conditions and considerations as set forth in Sections 155.695 and 155.696 of the Zoning Regulations.

Code Section:	Development Plan Approval
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:	Modification Permit in Non-Residential Zones
155.695	<u>Section 155.695</u> Before any modification shall be granted, the Planning Commission shall satisfy itself that the applicant has shown that all of the following conditions apply: (A) That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area. (B) That the subject property cannot be used in a reasonable manner under the existing regulations. (C) That the hardship involved is due to unusual or unique circumstances. (D) That the modifications, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.
155.696	<u>Section 155.696</u> In addition to the required showing by the applicant, the Commission shall take into consideration the following factors in making its determination as to whether or not there are practical difficulties or hardships involved: (A) That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience. (B) That the purpose of the modification is not based exclusively on the financial advantage to the owner. (C) That the alleged difficulties were not created by any person presently having an interest in the property. (D) That the conditions involved are not generally applicable to most of the surrounding properties. (E) That the requested modification would not diminish

property values in the neighborhood. (F) That the proposed modification will not increase congestion or endanger the public safety.
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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 reviewed 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 October 24, 2018 to November 14, 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 all responsible and trustee agencies as well as 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.

Responses to Initial Study/Negative Declaration:

On Thursday, November 1, 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.

On Tuesday, November 13, 2018, staff received an email from Adriana Raza, Customer Service Specialist for the Sanitation Districts of Los Angeles County, stating that they reviewed the Initial Study/Mitigated Negative Declaration for the proposed project and provided comments. First, The IS/MND stated that the subject property was located in Sanitation District No. 2, but Ms. Raza corrected this statement by indicating that the subject property was, in fact, in Sanitation District No. 18. Second, it was noted that the Los Coyotes Water Reclamation Plant currently produces an average recycled water flow of 20.8 million gallons per day. Lastly, the Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System. Anyone increasing the quantity of wastewater discharged is required to pay a connection fee. These comments have been noted and the environmental consultant, Blodgett/Baylosis Environmental Planning, will be preparing a response to these comments.

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.

Modification Permit

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

STAFF REMARKS

Based on the findings set forth in the attached Resolution (103-2018), Staff finds

that the applicant's request meets the criteria set forth in §155.739, §155.695 and §155.696 of the City's Zoning Regulations, for the granting of a Development Plan Approval and Modification Permit, respectively. Staff also finds that the applicants request meets the criteria set forth in Section 66412 of the State's Subdivision Map Act, for the granting of Lot Line Adjustment No. 2018-03.

CONDITIONS OF APPROVAL

Conditions of approval for LLA 2018-03, DPA 941 and MOD 1292 is attached to Resolution 103-2018 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Draft Negative Declaration (previously delivered to PC on 11/01/2018)
5. Resolution 103-2018
 - a. Exhibit A – Conditions of Approval
6. Full Set of Proposed Plans

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

LOT LINE ADJUSTMENT NO. 2018-03,
DEVELOPMENT PLAN APPROVAL CASE NO. 941,
& MODIFICATION PERMIT CASE NO. 1292



8201 Sorensen Avenue
(Applicant: Sorensen XC, LLC)

Public Hearing Notice



FILE COPY

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CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING

LOT LINE ADJUSTMENT CASE NO. 2018-03, DEVELOPMENT PLAN APPROVAL CASE NO. 941, & MODIFICATION PERMIT CASE NO. 1292

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

LOT LINE ADJUSTMENT CASE NO. 2018-03: A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8169-004-049 and 050), into a single parcel measuring ±9.91-acres.

DEVELOPMENT PLAN APPROVAL CASE NO. 941: A request for approval to allow the construction of a new ±233,779 sq. ft. concrete tilt-up industrial building at 8201 Sorensen Avenue.

MODIFICATION PERMIT CASE NO. 1292: A request for approval to allow a 5.89' reduction of the required front yard setback along Sorensen Avenue.

APPLICANT / PROJECT LOCATION: Sorensen XC, LLC/ 8201 Sorensen Avenue (APN: 8169-004-049 and 050)

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained Marc Blodgett of Blodgett and Associates, and Crown City Engineers to prepare the necessary CEQA documents and associated Traffic Study. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study, subsequent Mitigated Negative Declaration (MND), and Traffic Study. The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period on October 24, 2018. 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.

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, November 19, 2018 at 6:00 p.m.

ALL INTERESTED PERSONS are invited to attend the Public Hearing before Planning Commission and express their opinion on the subject items listed above. You should note that if you challenge the afore-mentioned 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.

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

Radius Map for Public Hearing Notice



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 103-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
LOT LINE ADJUSTMENT NO. 2018-03;
DEVELOPMENT PLAN APPROVAL CASE NOS. 941; AND
MODIFICATION PERMIT CASE NOS. 1292**

WHEREAS, a request was filed for Lot Line Adjustment Case No. 2018-03 to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8169-004-049 and 050), into a single parcel measuring ±9.91-acres; and

WHEREAS, a request was concurrently filed for Development Plan Approval Case No. 941 to allow the construction of a new ±233,779 sq. ft. concrete tilt-up industrial building; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1292 to allow a 5.89' reduction of the required front yard setback along Sorensen Avenue; and

WHEREAS, the subject property is located on the west side of Sorensen Avenue, with Accessor's Parcel Numbers of 8169-004-049 and 8169-004-050, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Sorensen XC, LLC, 3010 Old Ranch Parkway, Suite 470, Seal Beach, CA 90740; and

WHEREAS, the proposed development which includes Lot Line Adjustment No. 2018-03, Development Plan Approval Case No. 941 and Modification Permit Case No. 1292 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, the City of Santa Fe Springs Planning and Development Department on November 8, 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 November 8, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject

property, the testimony, written comments, or other materials presented at the Adjourned Planning Commission Meeting on November 19, 2018 concerning Lot Line Adjustment No. 2018-03, Development Plan Approval Case No. 941 and Modification Permit Case No. 1292.

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 City's 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 and Reporting 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. LOT LINE ADJUSTMENT DETERMINATION

Section 66412 of the State's Subdivision Map Act provides that Lot Line Adjustments between four or fewer existing adjoining parcels are exempt from the provisions of the Map Act provided that the Lot Line Adjustment will not create a greater number of parcels than originally existed, that the Lot Line Adjustment is consistent with the City's General Plan, Zoning and Building ordinances, and that the Lot Line Adjustment is approved by the Planning Commission of the City.

A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the Lot Line Adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.

In reviewing the proposed Lot Line Adjustment, the Planning Commission confirms the following:

- A) *The proposed Lot Line Adjustment will not create a greater number of parcels than originally existed.*

The proposed Lot Line Adjustment is between two existing parcels, APN: 8169-004-049 and 8169-004-050, with a combined area of ±9.91-acres. Approval of the proposed Lot Line Adjustment by the Planning Commission will not result in additional parcels or lots being created. In fact, the proposal will result in a net decrease of one parcel as the applicant is proposing to re-configure the site and create one parcel.

- B) *The proposed Lot Line Adjustment is consistent with the City's General Plan, Zoning and Building ordinances.*

First, prior to and after the proposed Lot Line Adjustment, the General Plan Land Use designation of "Industrial" and Zoning designation of M-2, Heavy Manufacturing, Zone, will remain unchanged. Second, as proposed, the new proposed parcel will conform to the minimum lot area, lot width and lot depth requirements set forth in the City's Zoning Regulations. Lastly, prior to construction, the applicant is required to go

through plan check with the Building Department to ensure the proposed project will be in full compliance with the Building Code.

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 will result in a new concrete tilt-up speculative industrial building, therefore the land is being maintained for industrial uses.
3. The project involves the construction of a new attractive industrial building on a site that is currently underutilized. 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 new building offers new construction with modern amenities (i.e. greater ceiling height, energy efficient, etc.) that will help to attract local industrial businesses to either locate or remain in Santa Fe Springs.

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

As mentioned previously, the subject site is currently underutilized. The applicant is proposing to construct a new concrete-tilt up speculative industrial building on the existing site. The new concrete tilt-up industrial building has been designed

with variation in the provided setback, height, color, and materials used. The result is an attractive project with a contemporary building that is comparable to other high quality office/industrial projects here in Santa Fe Springs.

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

The proposed building is well-designed and should be highly suitable for a variety of office, manufacturing and/or warehouse-type users. The design of the new concrete tilt-up industrial building 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.

- (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. The majority of the landscaping will be provided along Sorensen Avenue for maximum aesthetic value. Additionally, the truck wells and dock doors have been strategically placed so that they will not be directly visible from the public right-of-way. Nevertheless, a 14' high screen wall with a 10' high gate will be provided to screen activities within the truck yard area. And lastly, the proposed trash enclosures have been strategically placed where they are not visible or easily accessible by the public, and where they have least impact on adjacent properties.

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

As stated previously, the proposed building is 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 believes that proper attention has been given to the location, size, and design of the proposed building. The Planning Commission, therefore, finds that the new contemporary industrial building is well-designed and thus will be an enhancement to the overall area.

SECTION IV. MODIFICATION PERMIT FINDINGS

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

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

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

Previous Setback Modifications

Case No.	Site Address	Request	Date Approved
MOD 1293-1296	11718 Burke St	Setback Reduction	October 2018
MOD 1279	14013 Marquardt Av	Setback Reduction	October 2017
MOD 1263	9211 Sorensen Av	Setback Reduction	August 2016
MOD 1270	12636 Los Nietos Rd	Setback Reduction	July 2016

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

Although, the building height for the proposed building could technically be reduced to align with the provided setback, doing so would make the building less marketable since higher ceiling heights are attractive to buyers and lessees alike. The alternative solution would be to reduce the building height to match the provided 43.61’ setback; however, said reduction would provide a less attractive building since the elements of the building that extend beyond 43.61’ are simply architectural features used to enhance the building’s design and curb appeal.

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

The unusual or otherwise unique circumstance related to the proposed project is the fact that the areas of the building which exceed the front yard setback requirement are simply architectural features and do not increase the overall square footage of the building. Based on the proposed overall building height of

49.5', the minimum setback along Sorensen Avenue should be 49.5' based on a 1-to-1 ratio. Although the applicant did provide a 49.5' setback along a portion of Sorensen Avenue, the Code requires the entire building be setback 49.5'. Therefore, by requiring that the entire building be setback 49.5', this discourages the architectural features used to enhance the building's design and curb appeal.

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

The modification permit, if granted, would not be detrimental to other persons or properties in the area. The proposed project (*with a 43.61' setback along Sorensen Avenue*) will maintain a setback that is equal to or otherwise greater than their neighbors along Sorensen Avenue. Additionally, although the proposed building does provide the required setback at a one-to-one ratio of the overall building height, the applicant does provide a setback equal to a one-to-one ratio for any portion(s) of the subject building that exceeds the normal setback.

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

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

There are no unusual or otherwise unique physical circumstances related to the subject property. Although, the building height for the proposed building could technically be reduced to align with the provided setback, doing so would make the building less marketable since higher ceiling heights are attractive to buyers and lessees alike. The alternative solution would be to reduce the building height to match the provided 43.61' setback; however, said reduction would provide a less attractive building since the elements of the building that extend beyond 43.61' are simply architectural features used to enhance the building's design and curb appeal.

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

As mentioned previously, elements that extend beyond 43.61' are simply architectural features used to enhance the buildings design and curb appeal. Specifically, the higher building height allows for height variations which provides for a more attractive project. If the applicant eliminated the architectural features that extend above 43.61' to meet the City's Zoning Regulations, the proposed building would lack height variation and, as a result, would appear very box-like and thus less attractive.

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

As mentioned previously, the building height for the proposed building could technically be reduced to align with the provided setback, doing so would make the building less marketable since higher ceiling heights are attractive to buyers and lessees alike. The alternative solution would be to reduce the building height to match the provided 43.61' setback; however, said reduction would provide a less attractive building since the elements of the building that extend beyond 43.61' are simply architectural features used to enhance the building's design and curb appeal.

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

Most of the properties within the adjacent vicinity are fully developed and therefore, this modification is either not applicable or needed for those sites. If any other property were to propose a similar design, the Planning Commission would evaluate the specific site characteristics for the consideration of a Modification Permit. Additionally, the proposed project (*with a 43.61' setback along Sorensen Avenue*) will still maintain a setback that is equal to or otherwise greater than their neighbors along Sorensen Avenue.

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

The requested modification, if approved, will allow various architectural features and height variations to the proposed building while maintaining a more desirable and marketable ceiling height. Additionally, the applicant has made a noticeable effort to maximize the landscaping throughout the site. The front yard setback area is fully landscaped. The applicant also maximized the landscaping within the parking areas and in doing so provides more than the minimum 6% requirement. As such, allowing minor deviations to the setback regulations would not diminish property values in the neighborhood but rather it would result in a more attractive project that would be an enhancement to the both the underutilized site and overall area.

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

Although the setback modification will allow an increase to the overall building size, the square footage gained from the reduction is considered insignificant and will not be the cause of congestion or endanger the public safety. The proposed project will increase traffic in the surrounding area, but no changes to the existing level of

service (LOS) ratings, beyond a level of D, at any of the evaluated intersection will occur. Therefore, the project will result in no significant impacts and will not require any mitigated measures.

It should be noted that the project will be in full compliance with all parking requirements and also provides well-designed circulation that includes adequate fire department access throughout the site, therefore, ensuring the overall safety of future visitors and/or employees of the site.

SECTION V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 103-2018 to approve Lot Line Adjustment Case No. 2018-03 to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8169-004-049 and 050), into a single parcel measuring ±9.91-acres; Development Plan Approval Case No. 941 to allow the construction of a new ±233,779 sq. ft. concrete tilt-up industrial building; Modification Permit Case No. 1292 to allow a 5.89' reduction of the required front yard setback along Sorensen; and also to approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP) for the subject property located on the west side of Sorensen Avenue (APNs: 8169-004-049 and 8169-004-050), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 19th day of November, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A – CONDITIONS OF APPROVAL

Lot Line Adjustment No. 2018-03, Development Plan Approval Case
No. 941 & Modification Permit Case No. 1292
8201 Sorensen Avenue (APNs: 8169-004-049 & 050)

CONDITIONS OF APPROVAL

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

STREETS

1. That the applicant shall pay a flat fee of \$58,604.70 to reconstruct/resurface the existing street frontage to centerline for Sorensen Avenue.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Sorensen Avenue street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. 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 \$ 800 to install (4) new signs.
4. That the applicant shall pay to the City, \$ 30,000.00 the entire cost of design, engineering, relocation and inspection of (2) street lights on Sorensen Avenue. The City will design and construct said street light(s).
5. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

6. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Sorensen Avenue. Storm drain plans shall be approved by the City Engineer.
7. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to Local Water Purveyor, the entire cost of design, engineering, installation and inspection of Fire hydrants.

8. 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.
9. All buildings shall be connected to the sanitary sewers.
10. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
11. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
12. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

13. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant 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.
14. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

LOT LINE ADJUSTMENT

15. Final Lot Line Adjustment Map Checking of \$3,554.00 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.

16. The applicant shall provide at no cost to the City's Department of Public Works, Engineering Division, one Notarized Conformed Copy of the recorded lot line adjustment from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

FEES

17. 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.
18. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

MISCELLANEOUS

19. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
20. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
21. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
22. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo 562.409-1850 x3320)

23. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services (attn.: L. Collazo). The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted as part of the Building Department plan check submittal.
24. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Department of Police Services (attn.: L. Collazo) 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.
25. 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.
26. That the owner shall not allow any tenants to conduct truck repairs on the property at any time.
27. That the owner shall not allow any tenant from storing inoperative trucks, trailers, or other vehicles on the property, and shall immediately remove them or cause their removal.
28. That all tenants shall obtain a business license approval prior to entering into a lease agreement. Business license fees are to be fully paid prior to the occupancy of the property.
29. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter

and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.

30. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on plywood boards and fastened to the temporary construction fence. The boards shall be removed after each building has been identified with their individual permanent number address.
31. That during the construction phase, the developer and/or contractor shall maintain the construction site free of trash and debris where it is not visible from public view. Moreover, all bathroom facilities (outhouses, etc.) shall be placed where they are not visible from the public street.
32. That during the construction phase, the developer and/or contractor shall monitor the site and maintain it clean of any graffiti. Graffiti shall be removed within 72-hours from when it was noticed.

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

33. 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.
34. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
35. That if on-site fire hydrants are required by the Department of Fire-Rescue, 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.
36. 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 California 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.

37. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue 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.
38. 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.
39. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

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

Building plans will not be approved until the SMP report has been approved by the EPD in writing.

41. 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.
42. 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.
43. 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.
44. 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)

45. 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.
46. 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.
47. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

42. Approval of the subject Development Plan Approval (DPA) Case No. 941 is still contingent upon approval of Modification Permit (MOD) Case No. 1292

to allow a 5.89' reduction of the required front yard setback along Sorensen Avenue and approval of Lot Line Adjustment (LLA) No. 2018-03 to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8169-004-049 and 050), into a single parcel measuring ±9.91-acres.

43. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the subject development on property located at 8201 Sorensen Avenue (APN's 8169-004-049 & 050). The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
44. The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Planning Department staff will verify compliance prior to the issuance of the Certificate of Occupancy. *On-going monitoring shall be reported to the City every six (6) months.*
45. The applicant, Sorensen XC, LLC, 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.
46. 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.)
47. The applicant, Sorensen XC, LLC, agrees and understands that all existing overhead utilities within the development shall be placed underground.
48. The Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Deputy Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.

49. Prior to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
50. Prior to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.
51. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
52. 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).*
53. The applicant, Sorensen XC, LLC, 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.

54. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) (A copy of the Edison Guideline is available at the Planning Department).
55. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval from both the Fire and Planning Departments.
56. 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.
57. 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.
58. 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*).
59. 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.
60. The applicant, Sorensen XC, LLC, shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to, the following:
 - a. Current maps, routes and schedules for public transit routes serving the site; and

- b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 - c. Ridesharing promotional material supplied by commuter-oriented organizations; and
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - e. 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.
61. Preferential parking spaces shall be reserved for potential carpool/vanpool vehicles without displacing handicapped and customer parking needs. Vanpool space(s) shall be legibly marked off on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. Also, the preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. 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.
62. An area shall be designated for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at the ratio of 4 bicycles for the 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.
63. The applicant, Sorensen XC, LLC, understands and agrees that compliance with condition of approval numbers 60-62 must be obtained prior to issuance of a certificate of occupancy.
64. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
65. 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.
66. A minimum of 264 parking stalls shall be provided and maintained at all times.
67. All parking areas shall be legibly marked off on the pavement, showing the required parking spaces. 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.

68. 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.*
69. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
70. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Deputy Fire Marshall.
71. The applicant, Sorensen XC, LLC, shall not allow commercial vehicles, trucks and/or truck tractors to queue on Sorensen Avenue, use said streets as a staging area, or to back up onto the street from the subject property.
72. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
73. 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 applicant's

knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

- b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
74. *Prior* to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
75. The applicant, Sorensen XC, LLC, 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.*
76. The applicant, Sorensen XC, LLC, shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work

associated with the subject project. A late fee and penalty will be accessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.

77. The applicant, Sorensen XC, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to 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.
78. 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.
79. It is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.
80. All otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval for a period of 12 consecutive months shall terminate said Development Plan Approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.



PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15332, Class 32

Development Plan Approval Case No. 944

A request to construct a new 8,022 sq. ft. two-story office building at 11908 Bloomfield Avenue (APN 8026-019-009), within the M-2, Heavy Manufacturing, Zone.
(SE Pipeline)

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. 944; 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 and determine that pursuant to Section 15332, Class 32 (In-fill Development), of the California Environmental Quality Act (CEQA), this project is considered to be Categorically Exempt; and
- Approve Development Plan Approval Case No. 944 subject to the conditions of approval as contained within Resolution No. 104-2018; and
- Adopt Resolution No. 104-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION:

- A. Applicant: SE Pipeline represented by Aric Gless
914 E. Katella Ave.,
Anaheim, CA 92805
- B. Property Owner: Gordon R Coker Cont. Company
11908 Bloomfield Ave.
Santa Fe Springs, CA 90670
- C. Project Location: 11908 Bloomfield Ave.
Santa Fe Springs, CA 90670
- D. Existing Zone: M-2 (Heavy Manufacturing)

- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt (Section 15332, Class 32)
- G. Hearing Date: November 19, 2018
- H. Staff Contact: Jimmy Wong, Planning Consultant
Jimmywong@santafesprings.org

LOCATION / BACKGROUND

The subject site is located at 11908 Bloomfield Avenue (APN 8026-019-009). The property is located on the east side of Bloomfield Avenue, between Imperial Highway and Lakeland Road. The parcel measures 112,125 sq. ft. (2.57 acre), and is currently operating as a RV storage.

In March of 1976, the Planning Commission approved Condition Use Permit Case No. 221 to allow for the establishment, operation, and maintenance of a recreational vehicle storage yard at the subject property. In February of 2001, Conditional Use Permit Case No. 221 was terminated and staff at that time have determined that storage of recreational vehicle is a by-right permitted use.

In July of 1986, the Planning Commission approved Conditional Use Permit Case No. 417 to allow for the establishment, operation, and maintenance of a 100' monopole. It should be noted that the subject monopole will remind.

Intended Use

SE Pipeline, who is currently operating the property to the north, have signed a 20 years lease to operate the subject property as a contractors shop for pipeline. In conjunction to the new use, SE Pipeline is proposing to construct an 8,022 square feet two-story office building as their new administrative office.

DEVELOPMENT PLAN APPROVAL (DPA 944)

The applicant, SE Pipeline, is requesting approval of a Development Plan Approval (DPA) to construct a new 8,022 square feet two-story office building.

Site Plan

The proposed industrial building will be setback a minimum 36' from the front property line along Bloomfield Avenue. The proposed development will provide one (1) 26' driveway to west, along Bloomfield Avenue for ingress and egress. Parking for the subject property is distributed throughout the south and east of the proposed building. The site plan meets the minimum development standard required for properties within the M-2 Zone.

Floor Plan

The floor plan indicates that the proposed office building will measure 8,022 square feet, with 4,011 square feet designated as first floor office and 4,011 square feet designated for second floor office.

Elevations

The elevations indicate that the proposed office building will have a contemporary design. The entry to the office (south elevation) is provide with color variation, pop-outs, height variation, and material used. The remaining elevations have been provided with architectural treatment, which results in an aesthetically pleasing building.

Landscape Requirement

For maximum value, majority of the landscaping will be provided along the setback areas that adjoins the street (Bloomfield Avenue). Additionally, as required by the Code, the applicant will landscape at least 6% of the parking area. The minimum landscape requirement for the project, based on the overall street frontage of 155.2' and 8,365 square feet of parking area is 3,880 square feet. According to the conceptual landscape plan, the applicant will be providing an overall total of 4,582 square feet of landscaping throughout the site. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Regulation.

Parking Requirements

A total of 27 parking stalls will be provided for the new building: 17 standard stalls, 6 compact stalls, 2 accessible stalls, and 2 clean air vehicle parking stalls. As proposed, the project is required to provide a total of 27 parking stalls.

- 1 stall per 300 square feet

The proposed project, therefore, exceeds the minimum parking requirements set forth by the City's Zoning Regulation.

Trash Enclosure

According to the site plan, an 8'-6" high (85.33 square feet) trash enclosure will be located along the northerly property line.

STREETS AND HIGHWAYS

The subject site is located on Bloomfield Avenue, between Imperial Highway and Lakeland Road. Bloomfield Avenue is designated as a major arterial 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> (11832 Bloomfield Ave. / SE Pipeline)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (11922 Bloomfield Ave. / Roy Allan Slurry Seal)
East	RR, Railroad	Railroad	Railroad
West	City of Norwalk	City of Norwalk	<u>Medical Use</u> (11401 Bloomfield Ave. / Metropolitan Hospital)

ENVIRONMENTAL DOCUMENTS

Based on the findings set forth within the CEQA report (attachment 5), Planning Commission has determined that the project is exempt pursuant to Section 15332, Class 32 (In-fill Development), of the California Environmental Quality Act (CEQA). The proposed project is consistent with the general plan; the project site is less than 5-acres; project has no value as habitat for endangered, rare or threatened species; the project will not result in any significant effects relating to traffic, noise, air quality or water quality; and the site can be adequately served by all required utilities and public services.

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.

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 November 8, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on November 8, 2018, and published in a newspaper of general circulation (Whittier Daily News) on November 8, 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.

AUTHORITY OF PLANNING COMMISSION

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

STAFF CONSIDERATIONS

Based on the findings set forth within Resolution 104-2018 (see attachment 6), staff finds that the applicant's request meets the criteria set forth in §155.739 for the granting of a Development Plan Approval. Staff is therefore recommending approval of Development Plan Approval Case No. 944, subject to the conditions of approval as provided within Exhibit A of Resolution 104-2018.



Wayne M. Morrell
Director of Planning

Attachments:

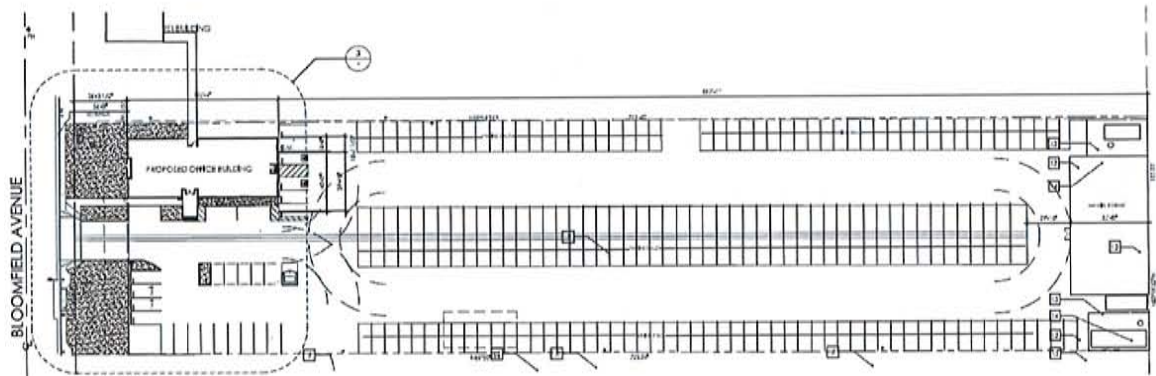
1. Aerial Photograph
2. Project Plans
3. Colored Rendering
4. Noticed Properties Map
5. Public Hearing Notice
6. Class 32 Categorical Exemption Infill Development Report
7. Resolution No. 104-2018
 - a. Exhibit A – Conditions of Approval

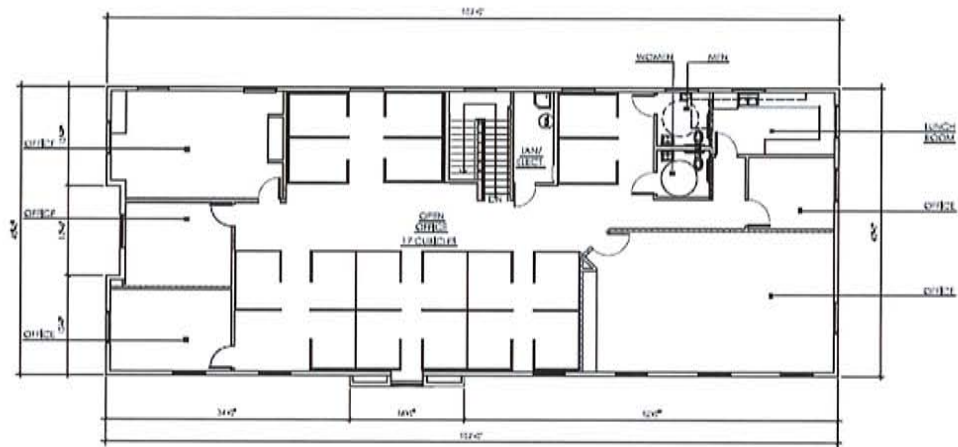


**Attachment 1:
Aerial Photograph**



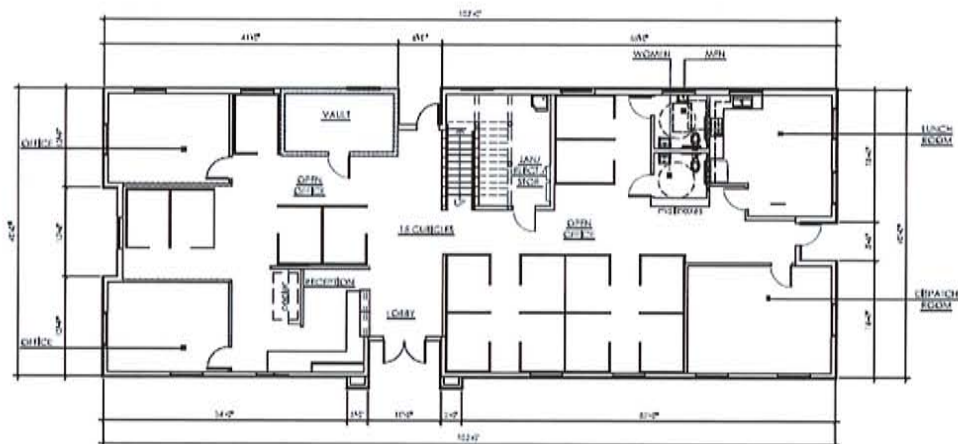
**Development Plan Approval Case No. 944
11908 Bloomfield Avenue
SE Pipeline**





2nd FLOOR PLAN
1/8" = 1'-0"

7



1st FLOOR PLAN
1/8" = 1'-0"

5

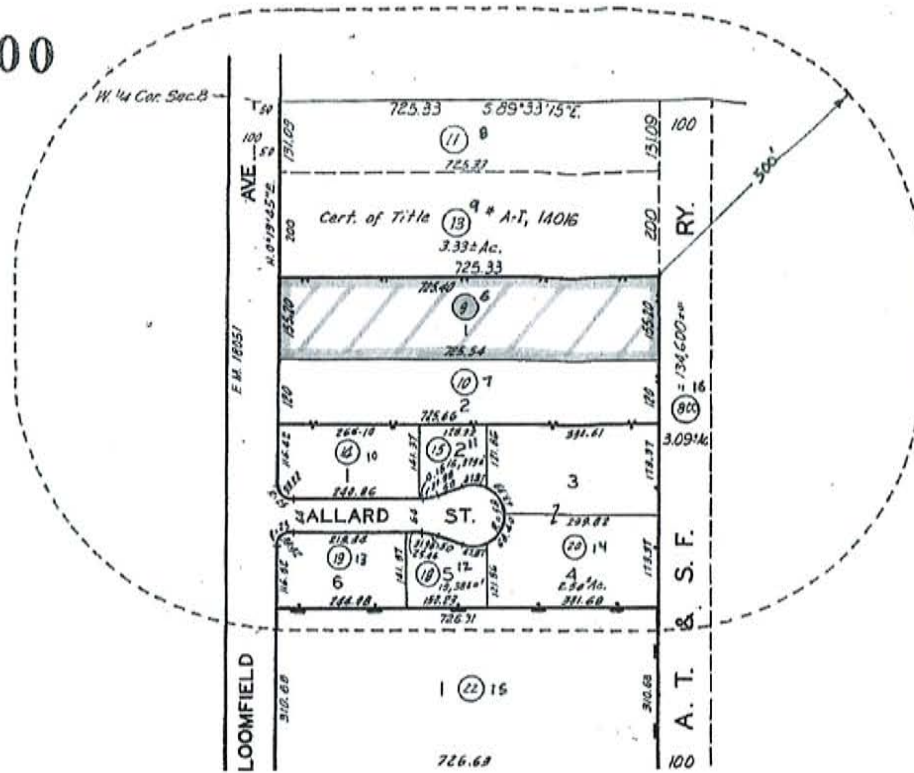


**Attachment 3:
Colored Rendering**

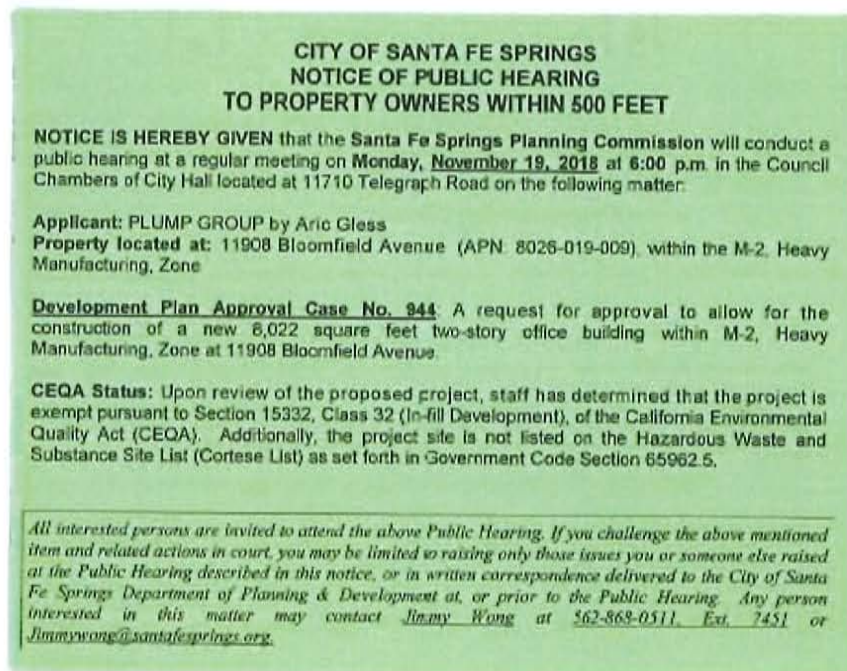
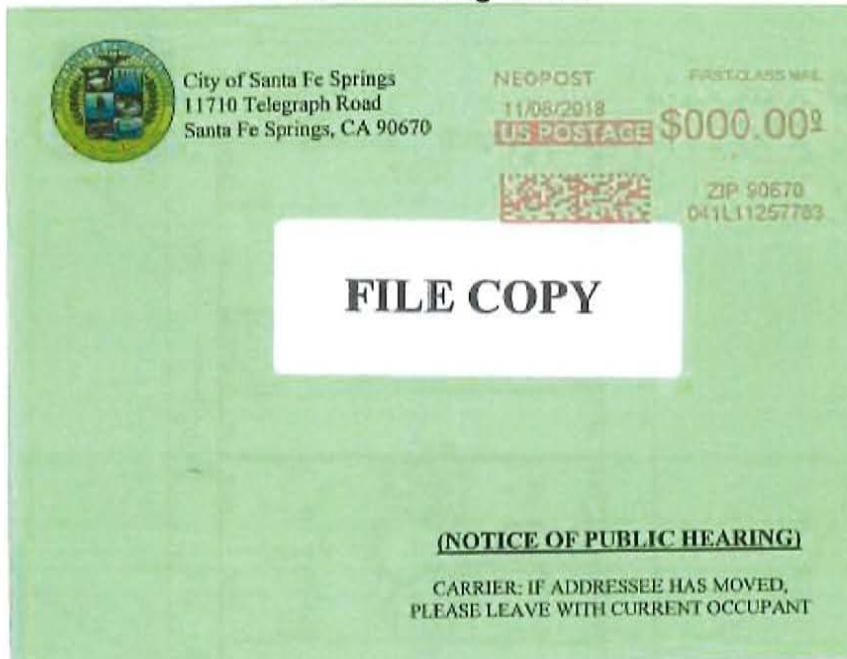


Attachment 4: Noticed Properties

2000



Attachment 5: Public Hearing Notice



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 104-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 944**

WHEREAS, a request was filed for Development Plan Approval Case No. 944 to allow for construction of a new 8,022 sq. ft. two-story office building at 11908 Bloomfield Avenue (APN 8026-019-009), within the M-2, Heavy Manufacturing, Zone.

WHEREAS, the subject property is located at 11908 Bloomfield Avenue in the City of Santa Fe Springs, with an Assessor's Parcel Number of 8026-019-009, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Gordon R Coker Cont. Company, 11908 Bloomfield Avenue, Santa Fe Springs, CA 90670; and

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

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

WHEREAS, the City of Santa Fe Springs Planning and Development Department on November 8, 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 November 8, 2018 to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Adjourned Planning Commission Meeting on November 19, 2018 concerning Development Plan Approval Case No. 944.

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 15332, Class 32 (In-fill Development), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt. The proposed project is consistent with the general plan; the project site is less than 5-acres; project has no value as habitat for endangered, rare or threatened species; the project will not result in any significant effects relating to traffic, noise, air quality or water quality; and the site can be adequately served by all required utilities and public services. 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.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section §155.739 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination of the subject Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby makes 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. The proposed development is consistent with the purpose of the Heavy Manufacturing 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 existing development is industrial, rather than residential or commercial in nature. The proposed change does not include a change of use, therefore, the land is being maintained for industrial use.
3. Because the project involves the construction of a new and attractive façade and interior renovations, the assessed value of the property will improve thus leading to an increase in property values for both the subject property and neighboring properties.

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

The proposed project/buildings will be a significant improvement to the subject site. The proposed buildings have been designed with variation in the provided setback, height, materials, and color.

- (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 Bloomfield Avenue, will be provided landscaping. Fencing will be provided along the south of the property to create a separation between the adjacent properties.

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

As stated previously, the proposed buildings are contemporary in design. The architect used variations in the setback, materials and color. The style and architecture of the proposed building is consistent with other high quality buildings in the general area.

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

The proposed project will be constructed on a site that is currently under-utilized. Upon review of the proposed plans for the, 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 will be an enhancement to the current site conditions.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 104-2018 to approve Development Plan Approval Case No. 944 to allow for exterior and interior renovations at the existing gentlemen's club located at 11908 Bloomfield Avenue (APN 8026-019-009) within the M-2, Heavy Manufacturing, Zone, subject to conditions attached hereto as

Exhibit A.

ADOPTED and APPROVED this 19th day of November, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A
DPA 944 – SE Pipeline
11908 Bloomfield Avenue
Development Plan Approval

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

1. That the applicant shall pay a flat fee of \$3,658.00 to reconstruct/resurface the existing street frontage to centerline for Bloomfield Avenue.
2. That applicant shall remove and replace (1) driveway approach, curb, & gutter per city standard plan R-6.4C along Bloomfield Avenue.
3. 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.
4. Proposed driveways 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 Bloomfield Avenue. Storm drain plans shall be approved by the City Engineer.
6. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
7. 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.
8. All buildings shall be connected to the sanitary sewers.
9. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and

Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.

10. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
11. 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.
12. 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.
13. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
14. 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.
15. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
16. 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.

17. That a hydrology study shall be submitted to the City. The study shall be prepared by a Professional Civil Engineer.
18. 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.
19. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallman 562.868-0511 x3710)

20. 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.
21. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
22. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer, registered geologist or other Fire-Rescue approved technical expert. 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 (if necessary), signed by a registered engineer, registered geologist or Fire-Rescue approved technical expert, must be provided to the Department of Fire-Rescue.
23. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.

24. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
25. That if on-site fire hydrants are required by the Department of Fire-Rescue, 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.
26. 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 California 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.
27. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue 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.
28. 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.
29. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

30. That prior to issuance of building permits, the applicant shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:
 - a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a

release, or potential release at the site, the applicant must comply with part b.

- b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.
- c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.

- 31. 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.
- 32. 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.
- 33. 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.
- 34. 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.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 x3320)

35. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services (attn.: L. Collazo). The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted as part of the Building Department plan check submittal.
36. That the applicant shall provide an emergency phone number and a contact person (project superattendant or equal) to the Department of Police Services. The name, telephone number and e-mail address of that person shall be provided to the Department of Police Services (attn.: L. Collazo) 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.
37. 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.
38. That the owner shall not allow any tenants to conduct truck repairs on the property at any time.
39. That the owner shall not allow any tenant from storing inoperative trucks, trailers, or other vehicles on the property, and shall immediately remove them or cause their removal.
40. That all tenants shall obtain a business license approval prior to entering into a lease agreement. Business license fees are to be fully paid prior to the occupancy of the property.

41. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
42. That 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 plywood boards and fastened to the temporary construction fence. The boards shall be removed after each building has been identified with their individual permanent number address.
43. That during the construction phase, the developer and/or contractor shall maintain the construction site free of trash and debris where it is not visible from public view. Moreover, all bathroom facilities (outhouses, etc.) shall be placed where they are not visible from the public street.
44. That during the construction phase, the developer and/or contractor shall monitor the site and maintain it clean of any graffiti. Graffiti shall be removed within 72-hours from when it was noticed.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

45. 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.
46. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868.0511 x7451)

47. That the proposed outdoor storage area shall not exceed 60% of the total building area. Additionally, said outdoor storage area must be completely screen from adjacent property and street view.
48. That if SE Pipeline no longer operate the subject property, the property owner shall

construct a wall or fence, minimum 3'-6" in high, along the entire north property.

49. That if the subject property is deemed to be located within the methane zone by the City of Santa Fe Springs Planning Department, the owner/developer shall indicate the subject property is located within the methane zone on the first page of the building plan. Said indication shall be clearly painted with a minimum front size of 12 point.
50. That the owner/developer must pay for all required Los Angeles County's sewer connection fee prior to the issuance of a sewer connection permit from the Los Angeles County Sanitation Districts. For more information and a copy of the Connection Fee Information Districts. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee counter at (562) 908-4288, extension 2727.
51. That the owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of person directly responsible for dust control and operation of the vehicle.
52. All construction activities shall comply with SCAQMD Rule 403 (SCAQMD 2005) regarding the control of fugitive dust emissions to minimize dust and other emissions. Such controls include frequent watering of the Project Site, the covering and/or wetting of trucks hauling dirt, sand, soil or other loose materials off-site, street sweeping, as needed, to remove dirt dropped by construction vehicles or mud that would otherwise be carried off by trucks departing the Project Site, suspending grading and excavation activities in high winds (25 miles per hour [mph] or more) as well as implementation of a traffic control plan to minimize traffic flow interference from construction activities, etc., that would be incorporated into the construction plans.
53. That during construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address of 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.)
54. 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.

55. 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 shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
56. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
57. Prior to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
58. 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. 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.)

59. 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).*
60. 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, and replacement of plants when necessary and the regular watering of all plantings.
61. That any damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-stripped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.
62. That the owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal point. 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.
63. 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.
64. All vehicles associated with the business on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this approval. Additionally, the associated vehicles must be parked at the designated striped area.
65. All vehicles associated with the business shall not be parked on the 27 required parking stalls.

66. 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.
67. 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.
68. That the applicant, SE Pipeline shall construct a wall or fence, minimum 8' in high, along the north property line if they no long operate the subject property.
69. 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.
70. That 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.
71. All outdoor trash enclosures shall provide a solid roof cover.
72. 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 that 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*)
73. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Bloomfield Avenue, use street(s) as a staging area, or to backup onto the street from the subject property.
74. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
75. 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.

76. That a minimum of 27 parking stalls shall be provided and continually maintained on-site at all times within the subject property. That all parking stalls shall be legibly marked off on the pavement, showing the required parking spaces. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on pavement, wheel stop or on a clearly visible sign.
77. 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 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. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits,

in no way warrants that said land or structures are free from contamination or health hazards.

- c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
- 78. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
 - 79. That the applicant or the property 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.*
 - 80. Property 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.
 - 81. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.

82. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning or his/her designee.
83. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
84. That the applicant, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Development Plan Approval, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
85. That unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
86. It is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.
87. That the property owner/developer understands and agrees 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.
88. That all lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
89. That the property owner/developer shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
90. 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 Fire Marshall.

91. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Planning and Fire-Rescue Department for the proposed improvements.



CITY OF SANTA FE SPRINGS

CLASS 32 CATEGORICAL EXEMPTION INFILL DEVELOPMENT PROJECT**

CASE NO.: DPA 944

PROJECT APPLICANT: SE PIPELINE CONSTRUCTION
Attn: Jeff Butler
11832 South Bloomfield Avenue
Santa Fe Springs, CA 90670

PROJECT AGENT: PLUMPGROUP
Attn: Aric Gless, LEED AP
914 E Katella Avenue
Anaheim, CA 92805

PROJECT ADDRESS: 11908 South Bloomfield Avenue
Santa Fe Springs, CA 90670

APN(s): 8026-019-009

PROJECT LOCATION:

The Project Site is located at 11908 South Bloomfield Avenue in the City of Santa Fe Springs, CA, approximately 2,000 feet north of the centerline of Imperial Highway.

SURROUNDING LAND USES AND SETTING:

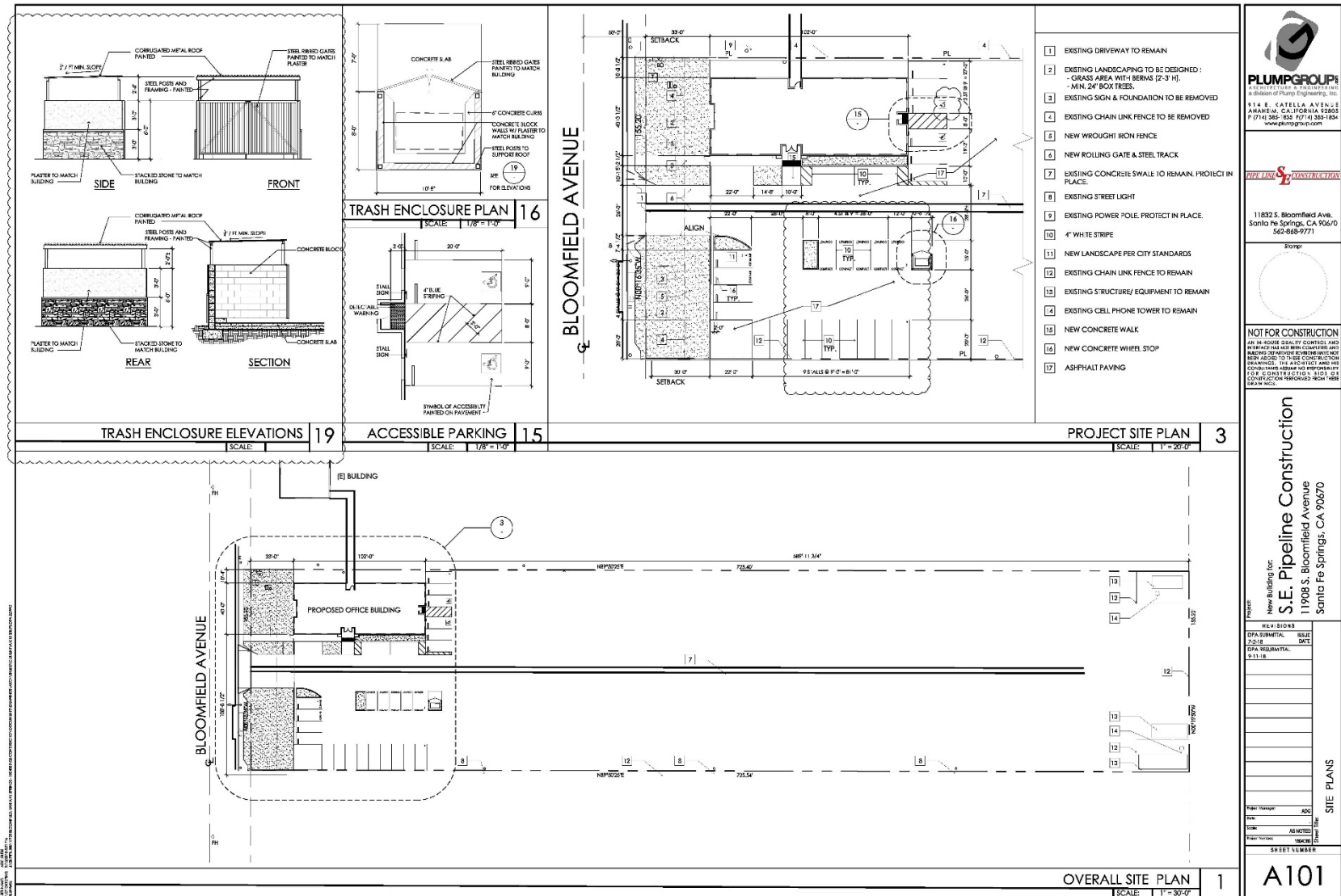
The 2.58-acre Project Site is in an Industrial area of the City, surrounded by Industrial uses to the north, south, and east. The Metropolitan State Hospital is located immediately to the west in the City of Norwalk. The nearest Single-Family Residential uses are located approximately 1,345 feet to the west and 1,890 feet to the east of the Project Site.

PROJECT DESCRIPTION:

The Applicant proposes to construct a two-story, 33-foot high office building with 8,022 square feet of floor area, 4,582 square feet of landscape improvements, and 27 parking spaces. The area of disturbance is limited to 0.26-acres, as the balance of the Project Site will be maintained in its existing condition as a paved parking lot for surface parking for the vehicle fleet of the pipeline construction business (Figure 1 – Site Plan).

GENERAL PLAN DESIGNATION: Industrial
ZONING: M-2 (Heavy Manufacturing), B Parking Buffer Zone

Figure 1: Site Plan - Proposed



**INFORMATION DEMONSTRATING THAT THE PROJECT SATISFIES THE CONDITIONS DESCRIBED
IN SECTION 15332 OF TITLE 14 OF THE CALIFORNIA CODE OF REGULATIONS:**

1. Is the project consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations?

The Proposed Project is consistent with the existing Industrial General Plan Designation and M-2 (Heavy Manufacturing) Zoning and BP (Buffer Parking) Zone applicable to the Project Site.

2. Is the proposed development located within the City limits on a project site of no more than five acres substantially surrounded by urban uses?

The Project Site is 2.58-acres, within City limits, and surrounded by urban uses.

3. Does the project site have value as habitat for endangered, rare or threatened species?

The Project Site is currently occupied by impervious asphalt paving and used for surface, outdoor storage for recreational vehicles. The Project Site has no value as habitat for endangered, rare, or threatened species. The Proposed Project includes 4,582 square feet of landscaping.

4. Would approval of the project result in any significant effects relating to traffic, noise, air quality, or water quality?

a. Traffic:

Construction - There would be a temporary minor increase in traffic due to construction vehicles during the construction phase. However, this impact would be temporary. Therefore, potential impacts associated with construction traffic would be less than significant.

Operation - The Proposed Project consists of the construction of an 8,022 square foot office building, 4,582 square feet of landscaping, and a 27-space parking lot. Based on the Institute of Traffic Engineers (ITE) Trip Generation Manual, 10th Edition, Code 715 for Single Tenant Office Building, the net increase of 8,022 square feet is equivalent to 14 new PM peak hour trips. A traffic study was not required nor prepared. Therefore, potential impacts associated with traffic on surrounding roadway segments and intersections would be less than significant.

b. Noise:

Construction - The Proposed Project would generate temporary noise during construction activities. Equipment used during construction could create noise impacts through the duration of the construction process. However, these impacts are temporary and would cease upon completion of construction. Title XV, Chapter 155.425(B) of the City's noise ordinance exempts construction noise outside of a 500-foot radius from a residential zone. The Project Site is

located over 500 feet from the nearest residential zone. Therefore, construction noise resulting from the Proposed Project is exempt from the City's construction noise ordinance and no impacts associated with construction noise would occur.

Operation - The Proposed Project is an industrial use with associated office space that, when constructed, would generate noise impacts consistent with those of surrounding land uses. Therefore, potential impacts associated with noise from the operation of the Proposed Project would be less than significant.

c. Air Quality:

The Proposed Project site is located within SoCAB which is characterized by relatively poor air quality and is a Federal- and State-designated nonattainment area for O₃, PM₁₀ and PM_{2.5} (US EPA 2012). SCAQMD has established significance thresholds for both construction and operational activities relative to these criteria pollutants. Based on the following analysis, implementation of the Proposed Project would result in less than significant impacts relative to the daily significance thresholds for criteria air pollutant construction emissions established by the SCAQMD.

Construction - The Proposed Project consists of the construction of an 8,022 square foot office building, 4,582 square feet of landscaping, and a 27-space parking lot on a 2.58-acre parcel. The area of disturbance is limited to 0.26-acres, as the balance of the Project Site will be maintained in its existing condition as a paved parking lot for surface parking for the vehicle fleet of the pipeline construction business. General construction activities, such as site preparation, grading, and travel by construction workers can contribute to air pollutants. All construction activities would comply with SCAQMD Rule 403 (SCAQMD 2005) regarding the control of fugitive dust emissions, and existing City dust suppression practices that minimize dust and other emissions. Such controls include frequent watering of the Project Site, the covering and/or wetting of trucks hauling dirt, sand, soil or other loose materials off-site, street sweeping, as needed, to remove dirt dropped by construction vehicles or mud that would otherwise be carried off by trucks departing the Project Site, suspending grading and excavation activities in high winds (25 miles per hour [mph] or more) as well as implementation of a traffic control plan to minimize traffic flow interference from construction activities, etc., that would be incorporated into the construction plans.

Construction is conservatively anticipated to last six months and construction would be broken into five phases: demolition, site preparation, grading, building construction, paving, and architectural coating. Pollutant emissions resulting from Proposed Project construction activities were calculated using the CalEEMod model 2016.3.2. Construction emissions are based on conservative assumptions, which imply a default equipment mix and a worst-case construction schedule. As shown in Table 1 - *Project-Related Construction and Operational Emissions*, the incremental increase in emissions from Proposed Project construction activities fall well below SCAQMD significance thresholds for regional emissions. Therefore, potential air quality impacts associated with construction would be less than significant.

Operation - The Proposed Project's incremental increase in regional emissions resulting from operation of the Proposed Project would not exceed any SCAQMD thresholds. Mobile source emission calculations utilize the vehicle miles traveled (VMT) rate calculated by CalEEMod, based on the specific proposed land use and intensity. The daily VMT rate is based on the number of daily trips for each land use and applied to a commute percentage and an average trip length, both of which are land use specific values derived from CalEEMod. These values account for variations in trip frequency and length associated with commuting to and from the Proposed Project. Emission factors specific to the buildout year are projected based on SoCAB-specific fleet turnover rates and the impact of future emission standards and fuel efficiency standards. The increase in the consumption of fossil fuels to provide power, heat, and ventilation was considered in the calculations as stationary point source emissions. Future fuel consumption rates are estimated based on land use specific energy consumption rates. The emission factors used in this analysis represent a State-wide average of known power producing facilities, utilizing various technologies and emission control strategies, and do not consider any unique emissions profile. These emission factors are considered conservative and representative. Area source emissions were calculated by CalEEMod and include emissions from natural gas and landscape fuel combustion, consumer products, and architectural coatings (future maintenance). As shown in Table 1, the operational pollutant emission concentrations resulting from the operation of the Proposed Project would not exceed SCAQMD thresholds. Therefore, potential air quality impacts associated with operation would be less than significant.

**Table 1 Project-Related Construction and Operational Emissions
Mass Daily Thresholds (pounds per day)**

	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Construction Emissions						
SCAQMD Threshold	75	100	550	150	150	55
2019	21.22	10.07	8.14	0.01	1.40	0.96
Total	21.22	10.07	8.14	0.01	1.40	0.96
Exceed Threshold?	No	No	No	No	No	No
Operational Emissions						
SCAQMD Threshold	55	55	550	150	150	55
Project Emissions	0.46	1.09	2.98	9.97	0.76	0.21
Exceed Threshold?	No	No	No	No	No	No

Source: CalEEMod 2016.3.2

Regional emissions refer to the ambient conditions surrounding the Project Site. Therefore, pollutant emissions associated with construction of the Proposed Project would be less than significant. Operational related impacts are typically associated with emissions produced from Project-generated vehicle trips. Based on the Proposed Project's anticipated compliance with SCAQMD Rule 403 and the small scale of development, potential impacts associated with air quality would be less than significant.

d. Water Quality:

The Proposed Project consists of the construction of an 8,022 square foot office building, 4,582 square feet of landscaping, and a 27-space parking lot. The area of disturbance is limited to 0.26-acres, as the balance of the Project Site will be maintained in its existing condition as a paved parking lot for surface parking for the vehicle fleet of the pipeline construction business. The Contractor shall implement storm water and urban runoff pollution prevention controls, and Best Management Practices (BMPs) on construction sites in accordance with Chapter 52, Storm Water Runoff, of the City Code. The area of disturbance on the Project Site is less than one acre, therefore, the requirements of the National Pollutant Discharge Elimination System (NPDES) MS4 Permit and General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009- DWQ) would not apply and a Storm Water Pollution Prevention Plan (SWPPP) would not be required. Therefore, with compliance with Chapter 52 of the City's Code, potential impacts associated with water quality would be less than significant.

5. Can the project site be adequately served by all required utilities and public services?

a. Fire Protection:

The construction of an 8,022 square foot office building could incrementally increase demands for fire protection services. However, the increased demand for fire protection services would be met with existing fire resources. Potential impacts to fire services would be adequately funded by an increase in tax revenue, over an extended period, relative to the increase in development intensity. Additional fire personnel and associated facilities and equipment would be provided through the annual Operating Budget and Capital Improvement Program review process. Fire Department needs are assessed annually, and budget allocations revised accordingly to ensure that adequate levels of service are maintained throughout the City. Building plans submitted for new development on the Project Site would be required to comply with fire safety requirements. Additionally, development of the Project Site would not result in the need for new or physically altered fire protection facilities. Therefore, potential impacts associated with fire protection would be less than significant.

b. Police Protection:

The construction of an 8,022 square foot office building could incrementally increase demands for police services. However, like fire protection services, the increased demand for police protection services would be met with existing police resources. Development of the Project Site would not result in the need for new or physically altered police protection facilities. Therefore, potential impacts associated with police protection would be less than significant.

c. Schools:

The Proposed Project would include the construction of an 8,022 square foot office building. No new residents would directly result from the Proposed Project, therefore no impacts to schools would occur.

d. Parks:

The Proposed Project would include the construction of an 8,022 square foot office building. No new residents would directly result from the Proposed Project, therefore no impacts to parks would occur.

e. Other Public Facilities:

The Proposed Project would include the construction of an 8,022 square foot office building. No new residents would directly result from the Proposed Project, therefore no impacts to other public facilities, such as libraries, would occur.

f. Wastewater/Sewer:

The Proposed Project would be served by the County of Los Angeles Public Works Department for wastewater (sanitary sewer) collection service. The Proposed Project is located within a developed area and there is an existing sanitary sewer main in Bloomfield Avenue, adjacent to the Proposed Project. The Proposed Project would be required to connect to this existing sanitary sewer line. Due to the small size of the Proposed Project, existing wastewater infrastructure and facilities would be adequate to serve the wastewater collection requirements of the Proposed Project. Therefore, potential impacts to wastewater treatment facilities/sewer systems would be less than significant.

g. Storm Water Drainage:

The Proposed Project consists of the construction of an 8,022 square foot office building, 4,582 square feet of landscaping, and a 27-space parking lot. Per Chapter 52 of the City's Code, the Applicant would be required to include specific design Best Management Practices to ensure that no storm water runoff generated on the Project Site would leave it without pre-treatment for urban pollutants. The existing concrete swale on the Project Site would remain and be protected in place. The Proposed Project would not alter any drainage pattern in a manner that would result in substantial erosion or siltation on or offsite. The Proposed Project would not involve an alteration of the course of a stream or river. The area of disturbance on the Project Site is less than one acre, therefore, the requirements of the National Pollutant Discharge Elimination System (NPDES) MS4 Permit and General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009- DWQ) would not apply and a Storm Water Pollution Prevention Plan (SWPPP) would not be required. Therefore, with compliance with Chapter 52 of the City's Code, potential impacts associated with storm water drainage would be less than significant.

h. Water Supplies:

The City of Santa Fe Springs Water Utility Authority (SFSWUA) receives water from two main sources: groundwater through an interconnect with the City of Whittier and imported surface water from the Metropolitan Water District of Southern California (MWD). The groundwater from the City of Whittier comes from six active deep wells located in the Whittier Narrows area. In addition, SFSWUA receives treated groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, through the City of Whittier. The surface water received through the MWD is from the Colorado River and the State Water Project in Northern California¹. The 2017 Urban Water Management Program concluded that the City would have adequate supply to meet water demand during normal, single dry, and multiple dry years over the next 25 years². The Proposed Project is consistent with the General Plan and Zoning Code and was reflected in the City's demand calculations. Therefore, potential impacts associated with water supplies would be less than significant.

i. Solid Waste Disposal:

The Proposed Project would include the construction of a 8,022 square foot office building to support a pipeline construction contractor business. The Proposed Project's contribution of solid waste would be minimal and would not significantly impact solid waste collection or landfill operations. Therefore, potential impacts associated with solid waste disposal would be less than significant.

¹ <https://www.santafesprings.org/civicax/filebank/blobdload.aspx?BlobID=9212>

² <https://www.santafesprings.org/civicax/filebank/blobdload.aspx?BlobID=9166> (Page 7-5)

j. Electricity: k. Natural Gas: l. Telephone Service: m. Television Service:

The Project Site is in a built-out, urban setting. The site and the surrounding properties are fully served by various utility service providers. There are no anticipated significant service or system upgrades needed to serve the proposed Industrial use. Therefore, potential impacts associated with demand for these services would be less than significant.

**** Authority:** See Public Resources Code Section 21083 and Section 15332 of Title 14 of the California Code of Regulations.

DETERMINATION:

I find that the analysis adequately supports each question and that the effects of the Proposed Project are typical of those generated within that class of projects (*i.e.*, Class 32 – Infill Development Projects) characterized as in-fill development meeting the conditions of Section 15332 of Title 14 of the California Code of Regulations. The Proposed Project would not cause a significant effect on the environment and is, therefore, categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act.

Signature of City of Santa Fe Springs Representative

Date

Jimmy Wong, Contract Planner

Printed Name, Title

562-868-0511 x 7550

Phone Number



PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15301, Class 1

Development Plan Approval Case No. 945

A request for exterior and interior renovations including: a complete remodel of the east elevation, upgraded exterior and interior lighting, and a full remodel of the interior at the existing gentlemen's club located at 10915 Norwalk Boulevard (APN: 8009-023-037), within the C-4, Community Commercial, Zone.

(Chad Aldawood represented by D.L.A. Architects)

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. 945; 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 and determine that pursuant to Section 15301, Class 1 (existing facilities) of the California Environmental Quality Act (CEQA), this project is considered to be Categorically Exempt; and
- Approve Development Plan Approval Case No. 945 subject to the conditions of approval as contained within Resolution No. 105-2018; and
- Adopt Resolution No. 105-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION:

- A. Applicant: D.L.A. Architects representative for Chad Aldawood
1215 N. Red Gum Street, Suite E
Anaheim, CA 92806
- B. Property Owner: Chad Aldawood
33 Appaloosa Lane
Bell Canyon, CA 91307
- C. Project Location: 10915 Norwalk Boulevard
Santa Fe Springs, CA 90670

- D. Existing Zone: C-4 (Community Commercial)
- E. General Plan: Commercial
- F. CEQA Status: Categorically Exempt (Section 15301, Class 1)
- G. Hearing Date: November 19, 2018
- H. Staff Contact: Laurel Reimer, Planning Consultant
laurelreimer@santafesprings.org

LOCATION / BACKGROUND

The subject site is located at 10915 Norwalk Boulevard (APN: 8009-023-037). The property is located on the west side of Norwalk Boulevard, between Florence Avenue and Lakeland Road, and adjoins Lakeland Villa Mobile Home Park to the west. The parcel measures 31,350 sq. ft. and is developed with a 3,240 sq. ft. building.

The property was developed in 1961 with a three-unit building. The original building tenants included a barber shop, pool supply company, and The Holiday Tavern ("The Holiday"). The Holiday Tavern began as a restaurant and bar, but expanded operations to include topless dancing in 1964. In 1965, The Holiday expanded into the entire building by removing the interior partition walls between units.

Minor exterior changes have been made since The Holiday occupied the entire building. A stone wall was constructed in front of a portion of the east elevation in 1976, a masonry wall was installed along the entire west property line in 1985, and a rock veneer was applied to the east elevation in 1991. No significant changes have been made since 1991.

DESCRIPTION OF REQUEST

The applicant, Chad Aldawood represented by D.L.A. Architects, proposes to renovate the interior and exterior of the building. Interior renovations will include a near-complete gutting of the existing facilities, including:

- Expansion of the main entrance by approximately 50 square feet
- Relocation of the stage to the center of the room
- Relocation of the bar to the east of the stage
- New seating booths and tables
- New ADA-compliant restrooms
- Relocated dressing room
- Remodeled manager's office
- New security room
- Remodeled DJ booth

- New cashier booth
- New walk-in cooler
- New lighting

The renovated interior will comply with Chapter 125 of the Municipal Code (Adult Businesses). The only portion of the interior that will remain unchanged is the two restrooms located in the employee-only portion of the building.

Exterior renovations will primarily consist of modernizing the façade to create a contemporary and attractive exterior. The east elevation will be completely remodeled along with some minor changes, including:

- Removal of all stone veneer and replacement with cement plaster to match existing
- Installation of a new 16-foot-tall bronze-colored metal screen in front of the main entrance
- Installation of black-painted vertical wood cladding on the existing 13-foot-tall wall in front of the secondary entrance
- Removal of five existing bollards in front of the existing 13-foot-tall wall
- Painting the entire building a dark gray color
- New fencing at rear of the building to provide a separate employee entrance
- Installation of four new light poles in the parking lot
- Upgrade of all exterior lighting around the perimeter of the building
- New four-foot-high black metal rooftop screen to shield new HVAC equipment

One parking stall will be removed to accommodate the new bronze-colored metal screen. The current site has 65 parking stalls and the zoning code requires a minimum of 64 parking stalls, therefore the site will remain compliant with all parking requirements after the removal of one stall.

ZONING REGULATION REQUIREMENTS

The procedures set forth in Section 155.736 of the Zoning Regulations state that a DPA is required for the siting of new structures or additions or alterations to existing structures.

Code Section:	Requirements
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.

ZONING AND LAND USE

The subject property is zoned C-4, Community Commercial, with a General Plan land use designation of Commercial. The adjacent parcel to the south is also zoned C-4, Community Commercial, with a General Plan land use designation of Commercial, and the adjacent properties to the west, north, and east are zoned M-2, Heavy Manufacturing, with a General Plan land use designation of Industrial. The property to the south is occupied by a liquor store and taco restaurant, the Lakeland Villa Mobile Home Park is located just west of the subject site, an equipment rental company occupies the parcel to the north of the site, and several automotive uses and a fabric company occupy the parcels east of the site.

STREETS AND HIGHWAYS

The subject site is located on Norwalk Boulevard between Florence Avenue to the north and Lakeland Road to the south. Norwalk Boulevard is designated as a major arterial within the Circulation Element of the City's General Plan.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff has determined that the project is categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), in that it only involves exterior and interior changes to an existing building. Less than 50 square feet of floor area will be added to the main entrance area, and the use will remain unchanged. Therefore, no additional environmental analysis is 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 of Planning Commission approval.

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 November 8, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on November 8, 2018, and published in a newspaper of general circulation (Whittier Daily News) on November 8, 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.

AUTHORITY OF PLANNING COMMISSION

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

STAFF CONSIDERATIONS

Based on the findings set forth within Resolution 105-2018 (see attachment 6), staff finds that the applicant's request meets the criteria set forth in §155.739 for the granting of a Development Plan Approval. Staff is, therefore, recommending approval of Development Plan Approval Case No. 945, subject to the conditions of approval as provided within Exhibit A of Resolution 105-2018.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Project Plans
3. Colored Rendering
4. Noticed Properties Map
5. Public Hearing Notice
6. Resolution No. 105-2018
 - a. Exhibit A – Conditions of Approval

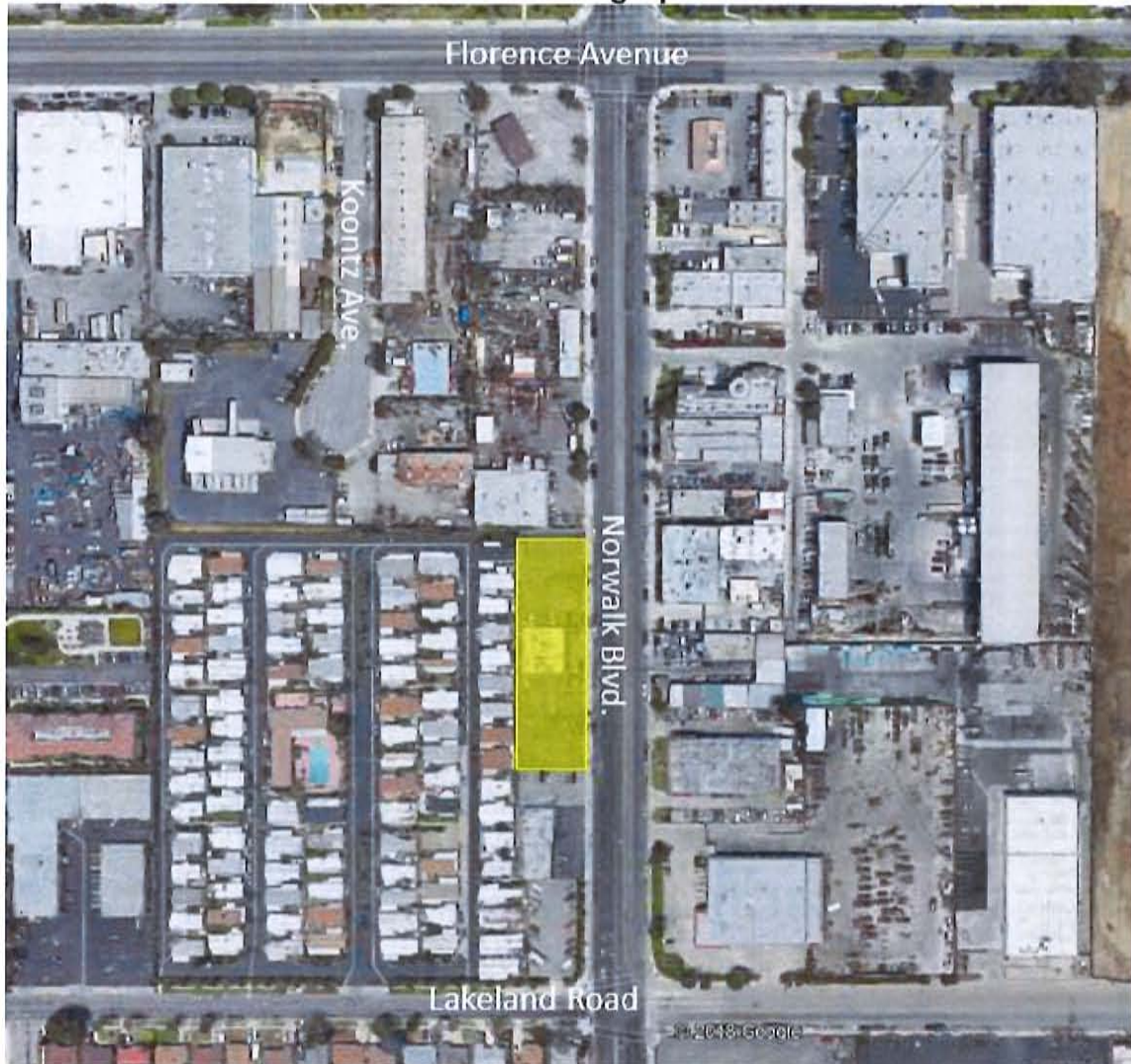


City of Santa Fe Springs

Adjourned Planning Commission Meeting

November 19, 2018

Attachment 1: Aerial Photograph



Development Plan Approval Case No. 945

10915 Norwalk Blvd.

The Holiday



Report Submitted By: Laurel Reimer
Planning and Development Department

Date of Report: November 13, 2018

ITEM NO. 13

**Attachment 2:
Project Plans**

**Attachment 3:
Colored Rendering**

[illegible]

**Attachment 5:
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, November 19, 2018** at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road on the following matter:

Applicant: Chad Aldawood represented by D.L.A. Architects

Property located at: The Holiday 10915 Norwalk Blvd (APN 8009-023-037), within the C-4 (Community Commercial) Zone

Development Plan Approval Case No. 945: A request for exterior and interior renovations. Exterior renovations will consist of a complete remodel of the east elevation. The north, south and west elevations will be painted a medium grey color to match the new east elevation. All exterior lighting will be upgraded, and four new light poles will be installed in the parking lot. Interior renovations include a new stage, bar, seating, ADA-compliant patron restrooms, lighting, walk-in cooler, dressing room, managers office, and security room.

CEQA Status: The project is categorically exempt pursuant to Section 15301 Class 1 (existing facilities) of the California Environmental Quality Act (CEQA). 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 Laurel Reimer at 562-868-0511, Ext. 7354 or laurelreimer@santafesprings.org.

**Attachment 6:
Resolution 105-2018**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 105-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 945**

WHEREAS, a request was filed for Development Plan Approval Case No. 945 to allow for exterior and interior renovations including a complete remodel of the east elevation, upgraded exterior and interior lighting, and a full remodel of the interior at an existing gentlemen's club; and

WHEREAS, the subject property is located at 10915 Norwalk Blvd in the City of Santa Fe Springs, with an Assessor's Parcel Number of 8009-023-037, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Chad Aldawood, 33 Appaloosa Ln, Bell Canyon, CA 91307; and

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

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on November 8, 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 November 8, 2018 to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Adjourned Planning Commission Meeting on November 19, 2018 concerning Development Plan Approval Case No. 945.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt in that it only involves exterior and interior changes to an existing building. No additional square footage is proposed and the use will remain unchanged. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section §155.739 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination of the subject Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby makes 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 C-4, Community Commercial, Zone. The proposed development is consistent with the purpose of the Community Commercial Zone in the following manner:

1. The land is appropriate for commercial uses based on its zoning, C-4, Community Commercial, and its General Plan Land Use designation of Commercial.
2. The existing development is commercial, rather than residential or industrial in nature. The proposed change does not include a change of use, therefore, the land is being maintained for commercial use.
3. Because the project involves the construction of a new and attractive façade and interior renovations, the assessed value of the property will improve thus leading to an increase in property values for both the subject property and neighboring properties.

- (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 property was developed in 1961 and minor changes were made to the property in 1965, 1976, 1985 and 1991. No exterior improvements have been made site since 1991. The applicant is planning to completely renovate the building interior and construct a new contemporary exterior façade to enhance the overall appearance of the existing building. The architect used variations in height, materials and color, resulting in an attractive project that is comparable to other

high quality commercial projects in Santa Fe Springs. The new contemporary façade will be an enhancement to the overall building and area.

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

The architectural design features for the remodeled façade will consist of a 16-foot-tall brass-colored metal screen, 13-foot-tall black wooden-pattern vertical siding, and grey-colored stucco siding. These architectural design elements break up the mass of the building and present an attractive, distinctive façade to visitors. The project does not involve the demolition or construction of any new buildings or structures and the existing on-site use will remain unchanged. Therefore, the project will not have an adverse visual impact on the existing building or to the general appearance of the area.

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

There are no planned changes to the existing landscaping, which is currently well maintained. The existing trash enclosure is located at the rear of the property and the front doors of the enclosure will be painted to match the predominant color of the remodeled building. The existing walls and fences will remain unchanged, with the exception of fencing and gates at the rear of the building. Fencing behind the building will be altered slightly to allow for a separate employee entrance.

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

The proposed exterior remodel will be contemporary and attractive. The architect used variations in height, materials and color. The style and architecture of the proposed façade is distinct, yet consistent with other contemporary 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.

Proper attention has been giving to the size and design of the proposed façade. The overall concept and design will be a welcomed enhancement to the existing building. As proposed, the project meets the requirements of the City's Zoning Regulations.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 105-2018 to approve Development Plan Approval Case No. 945 to allow for exterior and interior renovations at the existing gentlemen's club located at 10915 Norwalk Blvd (APN 8009-023-037) within the C-4, Community Commercial, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 19th day of November, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo 562-868-0511 x3320)

1. The applicant and/or their employees shall fully comply with Chapter 125 of the Santa Fe Springs Municipal Code at all times.
2. The applicant and/or their employees shall fully comply with the applicable regulations imposed by the California Department of Alcoholic Beverage Control (ABC), and the Conditions of Approval imposed by Alcohol Sales Conditional Use Permit Case No. 9.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):

(Contact: Richard Kallman 562-868-0511 x3710)

3. The maximum number of occupants in the A-2 area shall be limited to 99 persons. If this number is exceeded, the entire premises must be sprinklered in accordance with NFPA 13.

WASTE MANAGEMENT:

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

4. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or resident from contracting any solid waste disposal company that does not hold a current permit from the City.
5. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Laurel Reimer 562-868-0511 x7354)

6. All changes to exterior lighting shall be approved by the Director of Planning or designee prior to installation. Flashing, blinking, neon, or rope lighting is prohibited.
7. The doors of the existing trash enclosure shall be painted to match the predominant building color.
8. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet and is visible from an 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.
9. Roof screening shall be of a flat panel material. Corrugated metal rooftop screening is not permitted.

10. The applicant shall install "no smoking" signs at the rear of the building.
11. The proposed remodel shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
12. 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.
13. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Norwalk Blvd, use Norwalk Blvd as a staging area, or to back-up onto Norwalk Blvd from the subject property.
14. All activities shall occur inside the building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and the Fire Marshall.
15. All parking stalls shall be legibly marked on the pavement.
16. The Department of Planning and Development shall first review and approve all sign proposals. The sign proposal (plan) shall include a site plan, building elevation 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.
17. 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.
18. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
19. 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 applicant may have otherwise disclosed to the City, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term

is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, 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, 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, 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, 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.
20. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511 extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
21. The applicant understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Planning Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.

22. 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.
23. 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.
24. The applicant agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the 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.
25. It is hereby declared to be the intent that if any provision of this Approval is violated or held invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



NEW BUSINESS

Categorically Exempt-CEQA Guideline Section 15305-Class 5

Lot Line Adjustment No. 2018-02

A request for approval of a Lot Line Adjustment between two (2) existing parcels. Parcel 1 – APN: 8082-002-022 (2.62-acres) and Parcel 2 - (1.504-acres), located in the M2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Cox Revocable Trust)

RECOMMENDATIONS:

That the Planning Commission take the following actions:

- Find that the Lot Line Adjustment No. 2018-02 meets the criteria for "Minor Alterations to Land Use Limitations", pursuant to the California Environmental Quality Act (CEQA); Specifically, the proposed project is a categorically-exempt project, pursuant to Section 15305–Class 5 of CEQA; Consequently, no other environmental documents are required by law; and
- Find that the subject Lot Line Adjustment No. 2018-02 is consistent with the City's General Plan, and Zoning Regulations and Building Code, and will not create a greater number of parcels than originally existed; and
- Approve Lot Line Adjustment No. 2018-02.
- Adopt Resolution No.108-2018 which incorporates the Planning Commission's findings and actions regarding the matter.

GENERAL INFORMATION:

- | | |
|-------------------------------------|---|
| A. Applicant and Owner of Parcel 1: | Cox Revocable Living Trust
Robert E. Cox
355 Long Point
Long Beach, CA 90803 |
| B. Property Owner of Parcel 2: | City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670 |
| C. Location of Proposal: | 12940 Firestone Blvd.
Santa Fe Springs, CA 90670 |
| D. Existing Zone: | M-2-FOZ (Heavy Manufacturing-Freeway Overlay Zones) |
| E. General Plan: | Lot Line Adjustment Industrial |

F. CEQA Status: Mitigated Negative Declaration

G. Hearing Date: November 19, 2018

H. Staff Contact: Wayne M. Morrell, Director of Planning
waynemorrell@santafesprings.org

Claudia Jimenez, Planning Intern
claudiajimenez@santafesprings.org

BACKGROUND

The subject site is comprised of two parcels: Parcel 1- APN: 8082-002-022 located at 12940 Firestone Blvd and a Parcel 2- remnant Caltrans parcel with a total combined area of approximately ± 4.124 -acres (179,650 sq. ft.) and located in the M2-FOZ, Heavy Manufacturing -Freeway Overlay Zone.

Parcel 1 is currently used by Enterprise Truck Rental (previously named Redi Rental & Leasing) and has been operating in the City of Santa Fe Springs since 1993. If the lot line adjustment is approved the owner (Cox Revocable Living Trust, Robert E. Cox) will be purchasing 5,725 sq. ft. from the City of Santa Fe Springs and use said area for additional parking. The 5,725 sq. ft. area is part of 65,523 sq. ft. remnant parcel that is not reasonably capable of independent development and the best use of the parcel or portion thereof is to adjoin with the adjacent parcel (APN: 8082-002-022).

PROPOSED LOT LINE ADJUSTMENT

The proposed Lot Line Adjustment will effectively adjust the sq. ft. on two (2) subject parcels, APN: 8082-002-022 and the adjacent remnant Caltrans parcel. As shown in the attached plans, the proposed lot line adjustment will add 5,725 sq. ft. to Parcel 1 (119,852 sq. ft. versus existing of 114,127 sq. ft.) as a result, Parcel 2 will be reduced by 5,725 sq. ft. (59,798 sq. ft. versus existing of 65,523 sq. ft.).

Existing:

Parcel "1"	114,127 sq. ft. (Approx. 2.619-acres)
Parcel "2"	<u>65,523 sq. ft. (Approx. 1.504-acres)</u>
	179,650 sq. ft. (Approx. 4.124-acres)

Proposed:

Parcel "1"	119,852 sq. ft. (Approx. 2.734-acres)
Parcel "2"	<u>59,798 sq. ft. (Approx. 1.372-acres)</u>
	179,650 sq. ft. (Approx. 4.124-acres)

STREETS AND HIGHWAYS

The subject site is located on the south side of Firestone Boulevard. Firestone Boulevard is a local industrial street.

ZONING AND LAND USE

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

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	N/A	N/A	Interstate 5 Freeway
South	M-2	Heavy Manufacturing	Industrial
East	M-2-FOZ	Heavy Manufacturing-Freeway Overlay Zone	Industrial
West	M-2-FOZ	Heavy Manufacturing-Freeway Overlay Zone	Industrial

SUBDIVISION MAP ACT REQUIREMENT

Section 66412 of the State's Subdivision Map Act provides that Lot Line Adjustments between four or fewer existing adjoining parcels are exempt from the provisions of the Map Act provided that the Lot Line Adjustment will not create a greater number of parcels than originally existed, that the Lot Line Adjustment is consistent with the City's General Plan, Zoning and Building ordinances, and that the Lot Line Adjustment is approved by the Planning Commission of the City.

Please note that a local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.

ENVIRONMENTAL DOCUMENT

Staff finds that the proposed lot line adjustment meets the criteria for a Categorical

Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15305-Class 5 (Minor Alterations to Land Use Limitations). Consequently, no further environmental documents are required for the proposed Lot Line Adjustment Map.

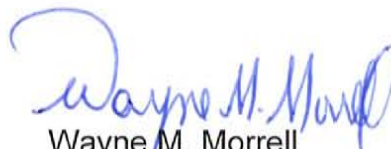
15305. Minor Alterations in Land Use Limitations

Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to:

- (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel;
- (b) Issuance of minor encroachment permits;
- (c) Reversion to acreage in accordance with the Subdivision Map Act.

STAFF REMARKS

Based on the findings set forth in the attached Resolution 108-2018, Staff finds that the applicants request meets the criteria set forth in Section 66412 of the State's Subdivision Map Act, for the granting of Lot Line Adjustment No. 2018-02.



Wayne M. Morrell
Director of Planning

Attachments:

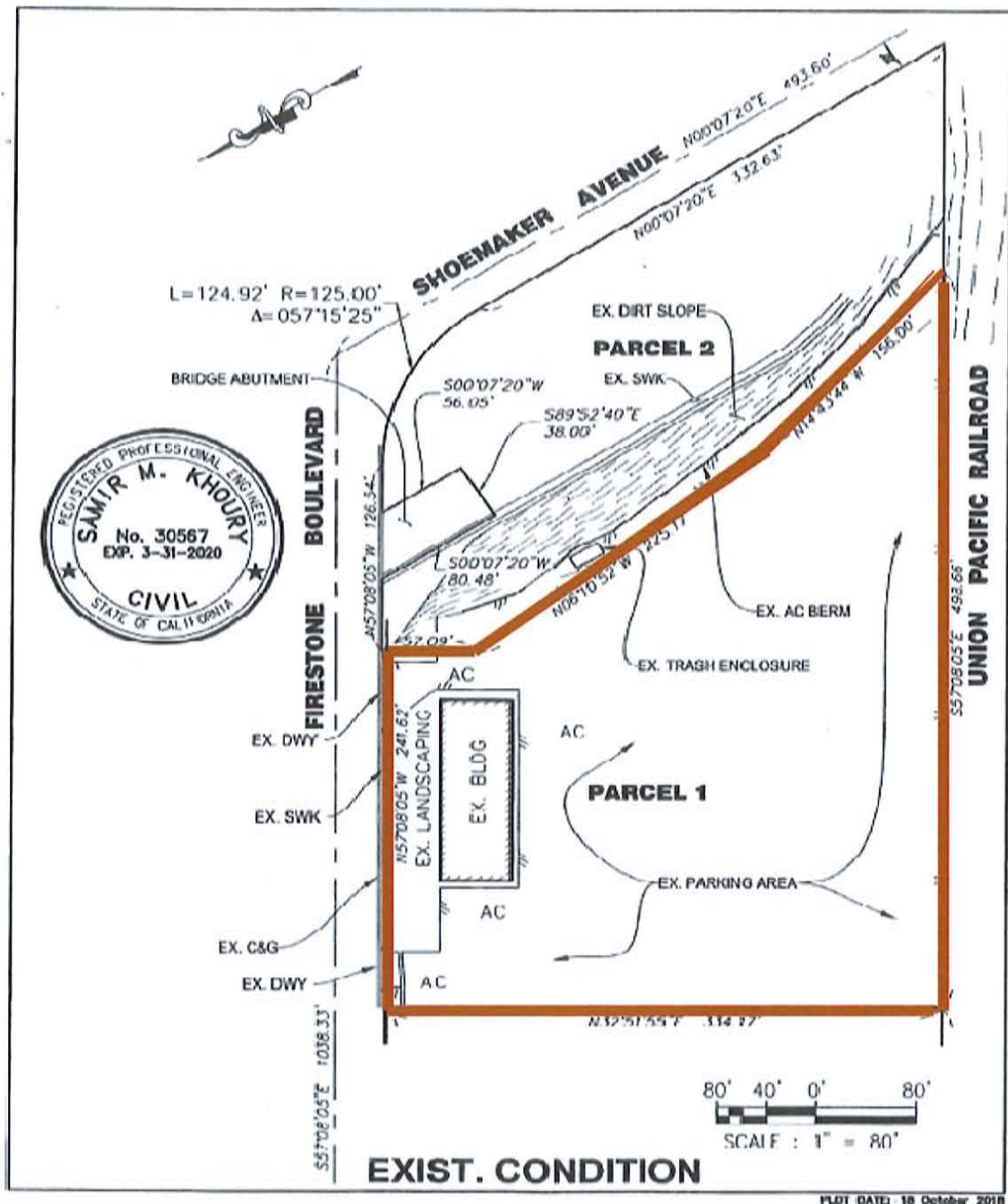
- 1) Aerial Photograph
- 2) Lot Line Adjustment (LLA No. 2018-02) exhibits

ARIEL PHOTOGRAPH

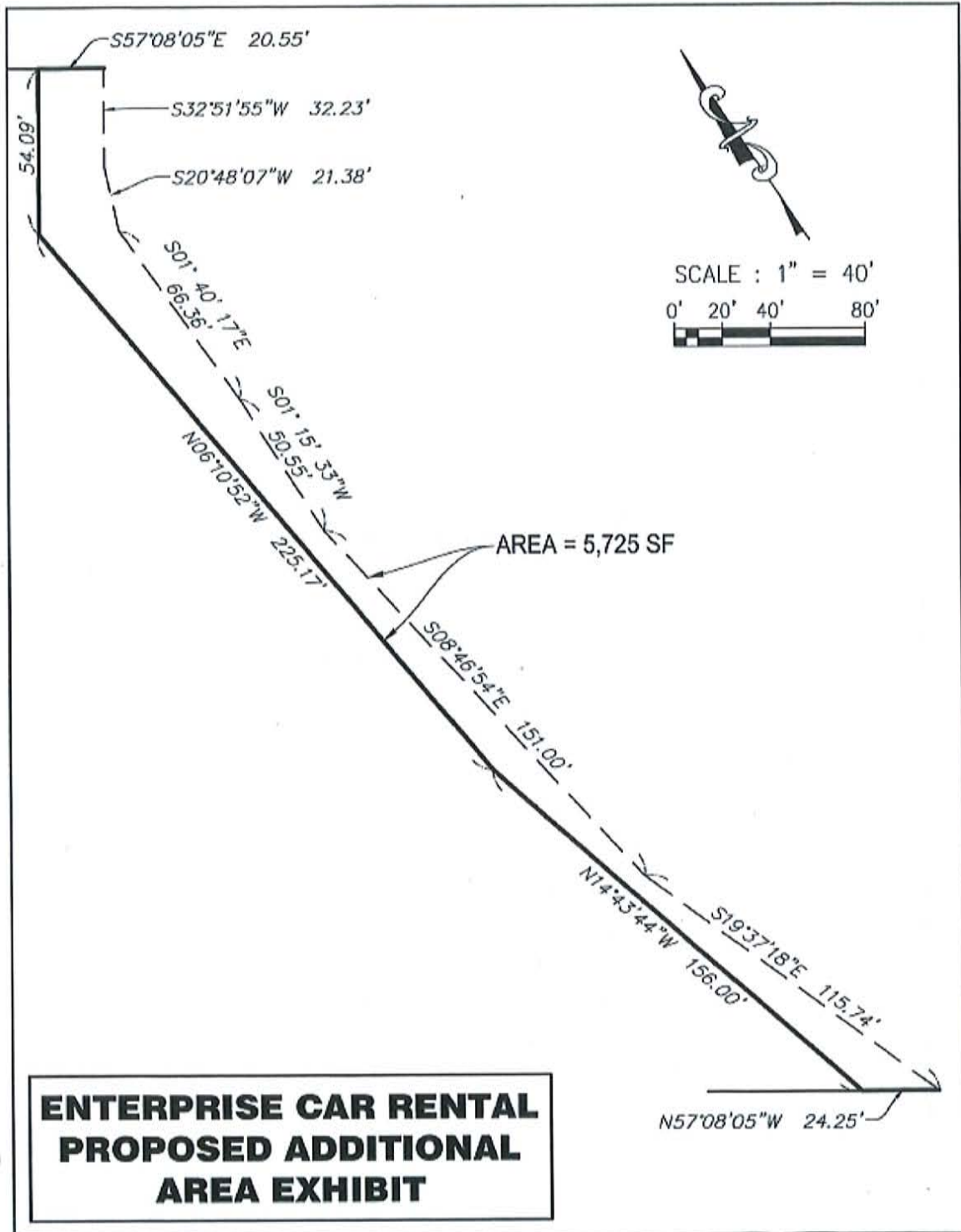


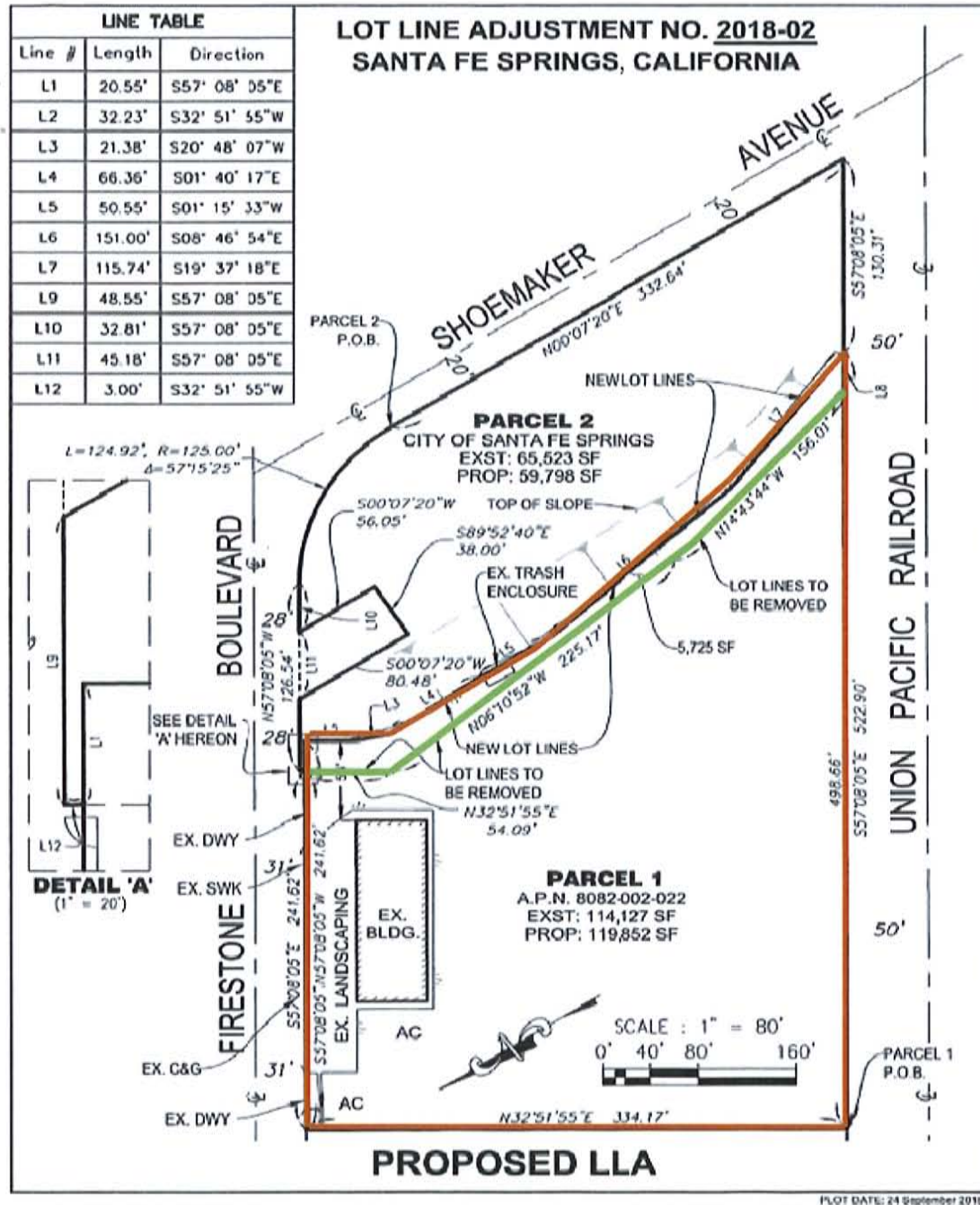
LOT LINE ADJUSTMENT NO. 2018-02
12940 Firestone Blvd.
(Applicant: Cox Revocable Living Trust)

Lot Line Adjustment Exhibits



P:\DWG\134-2018\DWG\134-02 EX CONDITIONS.dwg 10/18/2018 5:01:10 AM





LEGAL DESCRIPTION

BEING ALL THAT LAND OF PARCEL 1 OF PARCEL MAP NO. 21520 IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 241, PAGE 66 THROUGH 67 INCLUSIVE OF PARCEL MAPS, AND A PORTION OF LOT 1 OF TRACT NO. 681, AS PER MAP RECORDED IN BOOK 15, PAGE 133 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PORTION IS ALSO A PORTION OF LAND DESCRIBED IN A DEED FILED FOR REGISTRATION ON APRIL 13, 1954, AS DOCUMENT 5621-W, TORRENS IN THE COUNTY OF LOS ANGELES IN THE OFFICE OF THE RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL 1; THENCE NORTH 32° 51' 55" EAST 334.17 FEET; THENCE SOUTH 57° 08' 05" EAST 262.17 FEET; THENCE SOUTH 32° 51' 55" WEST 32.23 FEET; THENCE SOUTH 20° 48' 07" WEST 21.38 FEET; THENCE SOUTH 01° 40' 17" EAST 66.36 FEET; THENCE SOUTH 01° 15' 33" WEST 50.55 FEET; THENCE SOUTH 08° 46' 54" EAST 151.00 FEET; THENCE SOUTH 19° 37' 18" EAST 115.74 FEET TO THE NORTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD COMPANY'S 100-FOOT WIDE RIGHT-OF-WAY; THENCE NORTH 57° 08' 05" WEST 522.90 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 119,852 SQUARE FEET, MORE OR LESS.

Description prepared by:

Samir M. Khoury
Samir M. Khoury

5.23.18

Date

**EXHIBIT "A"**

P:\DWG\134-242\LLA\LEGALS\5-23-2018 FINAL\134-242 EXHIBIT A PERFECTING DEED LEGAL DESCRIPTION(5-23-2018).docx



LEGAL DESCRIPTION

THAT PORTION OF LOT 1 OF TRACT NO. 681, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 133 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ALSO BEING DESCRIBED IN A DEED FILED FOR REGISTRATION ON APRIL 13, 1964, AS DOCUMENT 5621-W, TORRENS IN THE COUNTY OF LOS ANGELES IN THE OFFICE OF THE RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN CURVE DESCRIBED AS HAVING A CENTRAL ANGLE OF 57° 15' 25" AND A LENGTH OF 124.92 FEET IN THE CERTIFICATE OF TITLE NUMBER 81110 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID LOT SOUTH 00° 07' 20" WEST 332.64 FEET TO THE NORTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD COMPANY'S 100 FOOT RIGHT OF WAY; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 57° 08' 05" WEST 130.31 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE NORTH 57° 08' 05" WEST 24.25 FEET; THENCE NORTH 14° 43' 44" WEST 156.01 FEET; THENCE NORTH 06° 10' 52" WEST 225.17 FEET; THENCE NORTH 32° 51' 55" EAST 54.09 FEET; THENCE SOUTH 57° 08' 05" EAST 20.55 FEET; THENCE SOUTH 32° 51' 55" WEST 32.23 FEET; THENCE SOUTH 20° 48' 07" WEST 21.38 FEET; THENCE SOUTH 01° 40' 17" EAST 66.36 FEET; THENCE SOUTH 01° 15' 33" WEST 50.55 FEET; THENCE SOUTH 08° 46' 54" EAST 151.00 FEET; THENCE SOUTH 19° 37' 18" EAST 115.74 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING AN AREA OF 5,725 SQUARE FEET, MORE OR LESS.

Description prepared by:

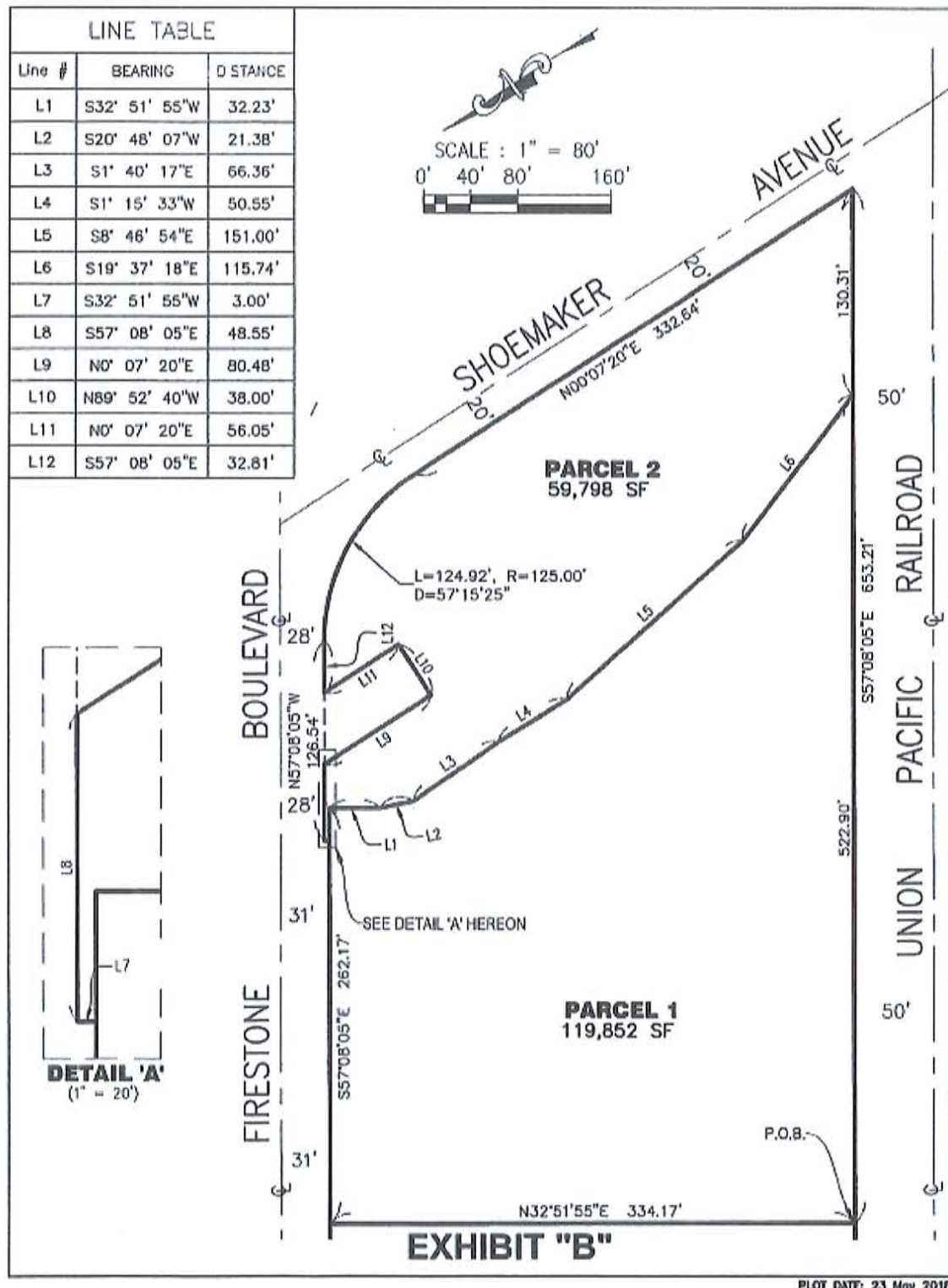

Samir M. Khoury

5.23.18

Date

**EXHIBIT "A"**

P:\DWG\134-242\LLA\LEGALS\5-23-2018 FINAL\134-242 EXHIBIT 0 CONVEYANCE DEED LEGAL DESCRIPTION(5-23-2018).docx



CITY OF SANTA FE SPRINGS
RESOLUTION No. 108-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING LOT LINE
ADJUSTMENT CASE NO. 2018-02**

WHEREAS, a request was filed for Lot Line Adjustment Case No. 2018-02 to allow the adjustment between two (2) existing parcel: Parcel 1 APN: 8082-002-022 (2.62-acres) and Parcel 2 a remnant California Department of Transportation (Caltrans) parcel owned by the City (1.501-acres), located in the M2-FOZ, Heavy Manufacturing – Freeway Overlay Zone; and

WHEREAS, the property owner of Parcel 1 is Cox Revocable Living Trust, with a mailing address of 355 Long Point, Long Beach, CA 90803, and the property owner of Parcel 2 is the City of Santa Fe Springs, with a mailing address of 11710 Telegraph Road, Santa Fe Springs, CA 90670-3679; and

WHEREAS, the proposed Lot Line Adjustment is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(3); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has 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, 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 Adjourned Planning Commission Meeting on November 19, 2018 concerning Lot Line Adjustment Case No. 2018-02.

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 a minor lot line adjustment that does not result in the creation of any new parcels. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. LOT LINE ADJUSTMENT 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 Lot Line Adjustment. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

- A) *The proposed Lot Line Adjustment will not create a greater number of parcels than originally existed.*

The proposed lot line adjustment is between two parcels, with a total combined area of ±4.124-acres. If approved by the Planning Commission, the lot line adjustment will reconfigure the ±4.124-acre site by effectively adjusting the lot line between the two (2) subject parcels. The proposed lot line adjustment will not result in a greater number of parcels than originally existed.

- B) *The proposed Lot Line Adjustment is consistent with the City's General Plan, Zoning and Building ordinances.*

General Plan - The General Plan land use designation for the subject site is "Industrial" and the zoning designation is M2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. Both the General Plan and land use designation will remain unchanged. The M-2 zone is primarily intended for heavy industrial uses. The existing use will remain unchanged, therefore, will continue to be in conformance with the General Plan land use designation for the site.

Zoning – The primary zoning consideration for the proposed re-configuration is that the subject parcels continue to meet the required minimum lot area, width and depth for an M-2 zoned property, as required by the City's Zoning Regulations. Pursuant to the development standards for the M-2 (Heavy Manufacturing) Zone, the minimum lot size shall be 7,500 square feet, the minimum lot width shall be not less than 75 feet, and there is no requirement for lot depth in the M-2 Zone. As proposed, the subject parcels will maintain a lot area, lot width and lot depth that will meet or exceed the minimum requirements.

Building Ordinance/Code – The proposed lot line adjustment is merely to re-configure the existing lot lines between the two subject parcels. The project does not involve the construction of any new structures or building. Nevertheless, should the applicant decide to construct a building or structure at a later date, said improvements would need to go through plan check and thus will be reviewed to ensure that it meets all Building codes requirements prior to construction.

Specific Plan/Coastal Plan – The proposed project area is not located within a Specific or Coastal plan.

In addition to the above, the proposed lot line adjustment has been reviewed by the Department of Public Works. Staff is, therefore, recommending that the Planning Commission approve Lot Line Adjustment No. 2018-02.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 108-2018 to approve a Lot Line Adjustment Case No. 2018-02 to allow the adjustment between two (2) existing parcels. Parcel 1 APN: 8082-002-022 and Parcel 2 a remnant California Department of Transportation (Caltrans) parcel owned by the City.

ADOPTED and APPROVED this 19th day of NOVEMBER, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Adjourned Planning Commission Meeting

November 19, 2018

CONSENT ITEM

Conditional Use Permit Case No. 551- 4

A compliance review to allow the continued operation and maintenance of a church use within the 2.9-acre, multi-tenant business park located at 13112 Telegraph Road, in the M-2-PD, Heavy Manufacturing-Planned Development, Zone.

(Calvary Hosanna Church)

RECOMMENDATIONS:

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a church 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. 551-4, be subject to a compliance review in five (5) years, on or before, November 19, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

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

On December 8, 1997, the Planning Commission approved the original Conditional Use Permit (CUP 551) to allow the establishment, operation and maintenance of a church use in a 6,800 sq. ft. unit located within the 2.9-acre, multi-tenant business park at 13112 Telegraph Road.

Three compliance reviews have been conducted since the original CUP was approved. The last time extension, granted on November 13, 2012, recently expired. As a result, the applicant is now before the Planning Commission for a fourth compliance review of the subject CUP to allow the continued operation and maintenance of the church use on the subject property.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, a walk-through inspection of the subject property is performed by City staff to ensure continued compliance with the

Report Submitted By: Camillia Martinez

Date of Report: November 15, 2018

Planning and Development Department

ITEM NO. 15A

conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection the applicant was directed to comply with the following:

Planning Department:

- Obtain a sign permit for the existing wall sign

Staff, therefore, finds that if the operation and maintenance of a church use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 551-4, be subject to a compliance review in five (5) years, on or before November 7, 2023, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.848-0511 x 3320)

1. That in order to facilitate the removal of unauthorized vehicles parked on the property, the owner/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 owner/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. (Ongoing)
2. That the owner/applicant proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. (Ongoing)

PLANNING AND DEVELOPMENT DEPARTMENT:

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

3. ~~That the owner/applicant shall re-paint or otherwise replace the two (2) existing handicap parking signs located in the existing parking lot area within sixty (60)~~

~~day from the date of approval by the Planning Commission. (Complete)~~

4. That any changes to the floor plans previously submitted by the applicant and on file with this case shall be subject to the final approval by the Director of Planning and Development.(Ongoing)
5. That church congregational activities/meetings, group meetings and other such high occupancy gatherings shall not be conducted before 6:00 p.m. Monday through Friday. (Ongoing)
6. That all signs proposed for the church use shall comply with Section 155.515 of the City Code and the related Sign Guidelines of the City. (Ongoing)
7. That the applicant shall comply with all of the requirements of the Uniform Building Code, Uniform Fire Code, and all other applicable codes and regulation governing the subject use and occupancy classifications. (Ongoing)
8. **That Conditional Use Permit Case No. 551-4 shall be subject to a compliance review in five (5) years, on or before November 19, 2023 to ensure that the subject church use is still operating in strict compliance with the conditions of approval as stated within the staff report. (New)**
9. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. (Ongoing)



Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. CUP Compliance Review Request Letter
3. Receipt

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH



Conditional Use Permit Case No. 551-3

13112 Telegraph Road

CUP Compliance Review Request Letter

갈보리호산나교회
Calvary Hosanna Chapel



13112 Telegraph Rd. Unit A
Santa Fe Springs, CA 90670
(562) 903-5524

Received

MAY 07 2018

Planning Department

April 30, 2018

Calvary Hosanna Church
Attn: Jesus Torres Campos
11710 Telegraph Rd.
Santa Fe Springs, CA 90670-3679

Re: Conditional Use permit case No. 551

Dear Jesus Torres Campose

My name is John Lee and I am the Senior Pastor of Calvary Hosanna Church. I am writing this letter regarding requesting review for compliance of the subject permit. Our church meets every Sunday and we usually have three services and on week days, we meet at night three to four times. There are now changes since the last review of the subject permit. With this letter I am including the process fee of 563 dollars check payable to City of Santa Fe Springs. Thank you.

Sincerely,

Pastor John Lee
Calvary Hosanna Church

Receipt

CITY OF SANTA FE SPRINGS FINANCE DEPARTMENT 11710 E Telegraph Rd Santa Fe Springs, CA 90670 (562) 860-0511 000083-0015 05/07/2018 11:35AM	MISCELLANEOUS Description: CONDITIONAL USE PERMIT (PL0201) Reference 1: 13112 TELE Reference 2: CUP#551 CONDITIONAL USE PERMIT (PL0201) 2018 Item: PL0201 1 @ 563.00 CONDITIONAL USE PERMIT (PL0201) 563.00 563.00
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Santa Fe Springs	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>FUND</th> <th>ACTIVITY</th> <th>OBJECT</th> <th>PROJECT</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>10100</td> <td>9010</td> <td>9010</td> <td></td> <td>563.00</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	FUND	ACTIVITY	OBJECT	PROJECT	AMOUNT	10100	9010	9010		563.00																																								
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RECEIPT	DISTRIBUTION Subtotal 563.00 Total 563.00 CHECK 563.00 Check Number 020313 Change due 0.00 Paid by: CALVARY HOSANNA  Comments: CCAT CALVARY HOSANNA CHURCH 13112 TELEGRAPH RD #A CUP CASE#551 RENEWAL Thank you for your payment CUSTOMER COPY
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