



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

**FOR THE ADJOURNED MEETING OF THE
PLANNING COMMISSION
October 15, 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

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

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

DPA Case No. 867: A request to allow the reduction of 4,924 square feet of floor area and various amenities related to an existing hotel; CUP Case No. 131-7: A request to amend the existing Conditional Use Permit to modify the number of units (49 to 25) related to an existing hotel use; and ZV Case No. 70: A request to allow several deviations to the property development standards related to the Interstate 5 freeway expansion on property located at 13530 Firestone Boulevard (APN: 7005-014-050), within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.

(Bhulabhai Dullabh and Kamuben Bhulabha Patel on behalf of Dynasty Suites Hotel)

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Lot Lines Adjustment 2018-01

Development Plan Approval Case No. 939 & 940

LLA Case No. 2018-01: A request for approval to allow for the reconfiguration of two existing lots (APNs: 8167-003-800 & 8167-003-801);

DPA Case No. 939: A request for approval to allow for the construction of a new 43,905 sq. ft. industrial building at 12905 Los Nietos Road, in the M-2 (Heavy Manufacturing) and BP (Buffer Parking) Zone.

DPA Case No. 940: A request for approval to allow for the construction of a new 131,708 sq. ft. industrial building at 9816 Greenleaf Avenue, in the M-2 (Heavy Manufacturing) Zone.

The project site is located at the southwest corner of Los Nietos Road and Greenleaf Avenue (APNs: 8167-003-800 & 8167-003-801). (FLP Santa Fe Springs, LLC)

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

LLA Case No. 2018-04: A request to allow a 2.96-acre site consisting of three parcels to be re-configured into two parcels, measuring 1.49-acres and 1.47-acres;

DPA Case No. 942: A request to allow a 31,539 sq. ft. building on a 1.49-acre parcel (Building 1); *MOD Case No. 1293:* A request to allow a 2'-0" reduction of the front yard setback requirement for Building 1.

DPA Case No. 943: A request to allow a 30,902 sq. ft. building on a 1.47-acre parcel (Building 2); *MOD Case No. 1294:* A request to allow a 10" reduction of the front yard setback for Building 2; *MOD Case No. 1295:* A request to allow a 2'-0" reduction of the corner side yard setback for Building 2; *MOD Case No. 1296:* A request to allow a 773 sq. ft. reduction of the overall landscape requirements for Building 2.

The project site is located at the southwest corner of Dice Road and Burke Street (APNs: 8168-001-010, 8168-001-045 and 8168-001-046), within the M-2, Heavy Manufacturing Zone. (Ayala Industrial Investors, LLC)

**The Building Official has assigned the following addresses: 11718 Burke Street (Building 1), 8739 Dice Road (Building 2).*

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)

10. NEW BUSINESS

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

A request for a Modification of Property Development Standards to temporarily not provide eleven (11) required parking stalls to allow for outdoor storage at 13045 Park Street (APN: 8011-014-032) within the M-2, Heavy Manufacturing, Zone. (Consumers Pipe)

11. NEW BUSINESS

Exemption – CEQA Guidelines §15061(b)(3)-Activities Covered by General Rule
General Plan Conformity-GPC 2018-003: Consideration of a Finding That The Sale of a Single Parcel of 46,790 sq. ft. (Gross), created by Parcel Map No. 82014, being a subdivision of a portion of parcel 3 of Parcel Map No. 18640, as per map filed in book 224 pages 44 through 57, inclusive, of parcel maps, in the office of the county

recorder of said county, as amended by certificate of correction dated March 13, 1990, and recorded March 19, 1990 as Instrument No. 90-436544, and located at the west side of Norwalk Boulevard, approximately ±223 feet south of the centerline of Telegraph Road, within the M-2, heavy-manufacturing, zone, conforms to the City of Santa Fe Springs General Plan, pursuant to Government Code Section 65402.

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

Compliance review of Alcohol Sales Conditional Use Permit Case No. 69 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at ALDI Food Market located at 13210 Telegraph Road, within the Community Commercial (C-4) Zone and in the Telegraph Road Corridor Zone. (ALDI Food Market)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 70

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 70 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at Carniceria La Estrella located at 11522 Telegraph Road, in the Community Commercial-Planned Development (C4-PD) Zone, and the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area.
(Atanacio Cortez for Carniceria La Estrella)

13. SPECIAL BUSINESS

CITYWIDE PHOTO CONTEST – PLANNING COMMISSION SELECTIONS

14. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

15. ADJOURNMENT

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



Commission Secretary

October 12, 2018

Date



City of Santa Fe Springs

Adjourned Planning Commission Meeting

October 15, 2018

APPROVAL OF MINUTES

Minutes of the September 10, 2018 Planning Commission Meeting

RECOMMENDATION

That the Planning Commission take the following action:

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

- September 10, 2018

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes for September 10, 2018



APPROVED:

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

September 10, 2018

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

Chairperson Aranda
Vice Chairperson Mora
Commissioner Arnold
Commissioner Jimenez

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
Luis Collazo, Code Enforcement

Members absent:

Commissioner Ybarra

4. ORAL COMMUNICATIONS

None

5. MINUTES

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

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

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve the minutes of July 9, 2018 and August 13, 2018 as submitted, with the following vote:

Ayes: Aranda, Arnold, Jimenez, and Mora

Nayes: None
Absent: Ybarra

PUBLIC HEARING

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

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 78232

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

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930, 931, 932 and 933 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that Tentative Parcel Map No. 78232 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP) which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930, 931, 932 and 933, subject to the conditions of approval as contained within Resolution 82-2018; and
- Adopt Resolution No. 82-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda stated the continued Public Hearing is still open at 6:04 p.m. and called upon Planning Consultant Laurel Reimer to present Item No. 6 before the Planning Commission. Present in the audience was the applicant and their many representatives and consultants.

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

Vice Chair Mora inquired about an abandoned oil well and the reason for its abandonment. Planning Consultant Laurel Reimer commented that DOGGR (Division of Oil, Gas and Geothermal Resources) governs all oil wells and would not allow for the development of a project unless an oil well was abandoned to current standards. Planning Consultant Laurel Reimer deferred to Chuck Hawkins (Consultant for the Applicant), who replied that it was not economical to keep the oil well since it is not producing and it would be beneficial to abandon the well correctly and develop the area.

Commissioner Jimenez inquired if the landscaping on the corner of development would

mimic the opposite corner or would an art piece be installed in that portion. Planning Consultant Laurel Reimer replied that there is an easement dedicated to the City, the City can dictate what can be done in that area. The landscaping for the overall site will mimic what has been planted at the Villages.

Commissioner Arnold had a few questions for the environmental consultant. Commissioner Arnold inquired about the current grade and level of service for the intersection of the project. Environmental Consultant Marc Blodgett replied that the grade level for the intersection is acceptable for the City of Santa Fe Springs and will not change. Commissioner Arnold inquired if any of the left-hand turn lanes were considered. Mr. Blodgett replied that they did a worst case analysis and the changes that will be implemented will better improve access to the project site. Commissioner Arnold complimented the project managers for mitigating the traffic in that area and installing the deceleration lane and right and left-hand turn lanes where indicated. Commissioner Arnold commented that those lanes will enhance the viability of that intersection.

Chair Aranda inquired about the oil wells that will continue to produce oil and what will occur to those oil wells once they cease to produce. Planning Consultant Laurel Reimer deferred to Jackson Washburn of Breitburn Operating LP to respond to Chair Aranda's inquiry. Mr. Washburn replied that Breitburn Operating LP would have to apply for a permit to abandon the well from the proper State and Local agencies. They would then remove all above ground well equipment and match the surface to its surroundings, such as landscaping or parking lot paving. Mr. Washburn further stated that he would like to thank staff, especially Director of Planning Wayne Morrell and Planning Consultant Laurel Reimer for all their hard work.

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

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

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

7. PUBLIC HEARING

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

Conditional Use Permit Case No. 109-2

Recommendation: That the Planning Commission:

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

Conditional Use Permit Case No. 109-2 and, thereafter, close the Public Hearing; and

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

Chair Aranda called upon Planning Consultant Jimmy Wong to present Item No. 7 before the Planning Commission. Present in the audience was the applicant and the applicant's architect.

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

Vice Chair Mora inquired if this was the only recreational facility within the complex. Planning Consultant Jimmy Wong replied that yes it was and this facility would be used for recreational purposes as well as office space.

Chair Aranda opened the Public Hearing at 6:44 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The Applicant's Architect Michael Silva approached the podium and replied that the recreational/community facility is part of a larger project to remodel the 156 unit complex.

Chair Aranda inquired about the use of the office space. Architect Michael Silva replied that it would be used as a leasing office to collect rents since management currently does not have one and they are using two apartment units for rent collections. Management will be converting those units back to apartments to rent.

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 6:45 p.m. and requested a motion and second for Item No. 7.

It was moved by Vice Chair Mora, seconded by Commissioner Arnold to approve Conditional Use Permit Case No. 109-2, and the recommendations regarding these matters, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, and Mora

Nays: 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

Development Plan Approval (DPA) Case No. 928

Conditional Use Permit (CUP) Case No. 796

Recommendation: That the Planning Commission:

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

Chair Aranda called upon Planning Consultant Vince Velasco to present Item No. 8 before the Planning Commission. Present in the audience was the applicant William Chavez and the applicant's architect.

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

Commissioner Arnold inquired about the architectural design and elevations that were attached to the staff report. Commissioner Arnold indicated that the site plan shows a zero lot line with an overhang on the elevations page. Director of Planning Wayne Morrell replied that the plans included in the staff report were conceptual in nature and that overhang issue will be addressed in the Building Department Plan Check phase.

Commissioner Arnold also congratulated the Property Owner William Chavez and designer on the design and for developing the property.

Chair Aranda opened the Public Hearing at 6:57 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The Applicant William Chavez addressed the Planning Commission and commented that he is a local business owner and looks forward to beginning the project.

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 6:59 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Arnold, seconded by Vice Chair Mora to approve Development Plan Approval (DPA) Case No. 928 and Conditional Use Permit (CUP) Case No. 796, and the recommendations regarding these matters, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, and Mora
Nays: 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. 739-2

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, therefore, considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 739-2, subject to the conditions of approval as contained within Resolution No. 89-2018; and
- Adopt Resolution No. 89-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

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

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

Commissioner Arnold commented that he was familiar with the site and wanted to know if the applicant had intentions of removing the existing canopies and buildings located within the staging areas. Planning Intern Camillia Martinez replied that the applicant is in the process of removing the canopies and permitting their outdoor equipment.

Chair Aranda addressed the date on the hearing notice. Director of Planning Wayne Morrell replied that the notice was only sent to the four (4) adjacent property owners and none of them contacted the City regarding this matter.

Having no further questions or comments, Chairperson Aranda requested a motion and second for Item No. 9.

It was moved by Commissioner Jimenez, seconded by Vice Chair Mora to approve Modification Permit Case No. 739-2, and the recommendations regarding these matters, which passed by the following roll call vote:

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

10. NEW BUSINESS

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

Recommendation: That the Planning Commission:

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

Chair Aranda called upon Director of Planning Wayne Morrell to present Item No. 10 before the Planning Commission.

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

Commissioner Arnold inquired about the Housing Acquisition Rehabilitation Program Lottery and if a Santa Fe Springs family had already been selected. Director of Planning Wayne Morrell thanked Planning Secretary Teresa Cavallo for doing an excellent job working with the selected family, agents, and contractors and getting this project to a point before the City Council to approve the Purchase Agreement.

A discussion ensued regarding the Housing Affordability Restrictions.

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

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve General Plan Conformity-GPC 2018-002, and the recommendations regarding these matters, which passed by the following roll call vote:

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

CONSENT ITEMS

11. CONSENT ITEMS

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 31

Recommendation: That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 31, and request that this matter be brought back before September 10, 2023, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 57

That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 57, and request that this matter be brought back before September 10, 2023, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

C. CONSENT ITEM

Conditional Use Permit Case No. 770-2

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 770, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the

overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.

- Approve a one (1) year time extension of Conditional Use Permit Case No. 770 (until September 10, 2019), subject to the original conditions of approval as contained within this staff report.

Chairperson Aranda requested a motion and second for Consent Items Nos. 11A, 11B and 11C.

It was moved by Vice Chair Mora, seconded by Commissioner Jimenez to approve Consent Item Nos. 11A, 11B, and 11C and the recommendations regarding these items, which passed by the following vote:

Ayes: Aranda, Arnold, Jimenez, and Mora

Nays: None

Absent: Ybarra

12. ANNOUNCEMENTS

Commissioners:

None.

Staff:

Planning Intern Camillia Martinez announced that Azar Event Center will be opening within the next month or two and the former tile store located on the corner of Florence Avenue and Norwalk Boulevard is now a Party Supply Rental Store.

Planning Secretary Teresa Cavallo announced that her niece Karina Gomez took the oath to join the United States Marines Corps and has left to the Marine Recruit Depot at Parris Island, South Carolina.

13. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:22 p.m. to an adjourned Planning Commission meeting scheduled for October 15, 2018.

Ralph Aranda
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Adjourned Planning Commission Meeting

October 15, 2018

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

DPA Case No. 867: A request to allow the reduction of 4,924 square feet of floor area and various amenities related to an existing hotel; CUP Case No. 131-7: A request to amend the existing Conditional Use Permit to modify the number of units (49 to 25) related to an existing hotel use; and ZV Case No. 70: A request to allow several deviations to the property development standards related to the Interstate 5 freeway expansion on property located at 13530 Firestone Boulevard (APN: 7005-014-050), within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. (Bhulabhai Dullabh and Kamuben Bhulabha Patel on behalf of Dynasty Suites Hotel)

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. 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.

LOCATION / BACKGROUND

The subject property is comprised of a single parcel (APN: 7005-014-050) measuring ±19,800 sq. ft., and located on the south side of Firestone Boulevard. The property is zoned M-2-FOZ (Heavy Manufacturing – Freeway Overlay Zone) and is currently developed with an existing two-story hotel, which was originally entitled under Conditional Use Permit Case No. 131.

Because of the proposed expansion of Interstate 5 (I-5) Freeway, which also included modifications to the Carmenita/I-5 bridge and nearby city streets, including Carmenita Road, Firestone Boulevard, Freeway Drive, Excelsior Drive, Molette Street, and Arctic Circle, portions of several properties along Firestone Boulevard, including the subject property, was acquired by the California Department of Transportation (Caltrans) as part of the freeway widening project. In fact, the subject property previously measured 39,945 sq. ft. but was reduced to 19,806 sq. ft. as a result of the freeway expansion. In effect, the freeway expansion required the applicant to reduce the hotel footprint from 12,928 sq. ft. to 8,004 sq. ft. and thereafter, re-face the hotel building.

In an effort to accommodate Caltrans' timelines, and to help minimize impacts to the applicant's hotel operations, staff had allowed the applicant to go through plan check and thereafter proceed with construction activities prior to obtaining necessary approvals for the subject entitlements, with the understanding that the applicant was proceeding at their own risk. Since construction activities have already occurred, the subject entitlements will recognize, or otherwise retroactively approve the project. The subject entitlement includes a Development Plan Approval (DPA) to cut and re-face the building, an amendment to the existing Conditional Use Permit (CUP) to reduce the overall number of units related to the existing hotel use, and a Zone Variance (ZV) to allow several deviations to the property development standards (i.e. setback, landscaping, and parking) necessitated by Caltran's partial acquisition of the subject property.

Although construction related to the Dynasty Suites Hotel has already occurred, and all inspections related to the project have been conducted, the applicant is fully aware that permits will not be finalized unless the aforementioned entitlements are approved by the Planning Commission. It should also be noted that operational, or otherwise post construction concerns, are addressed within the conditions of approval.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Development Plan Approval (DPA 867) – A request to allow the reduction of 4,924 square feet of floor area and various amenities related to an existing hotel use on property within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.

Conditional Use Permit (CUP 131-7) – A request to amend the existing Conditional Use Permit to modify the number of units (49 to 25) related to an existing hotel use.

Zone Variance (ZV 70) – A request to allow several deviations to the property development standards related to Interstate 5 freeway expansion.

DEVELOPMENT PLAN APPROVAL (DPA 867):

Pursuant to Section 155.378(A) of the City's Zoning Regulations, a Development Plan Approval (DPA) is required for the establishment of any building or structure, or an improvement or change to any building or structure within a Freeway Overlay Zone. As stated previously, the applicant is requesting approval to allow the reduction of 4,924 square feet of floor area and various amenities related to an existing hotel use located at 13530 Firestone Boulevard.

Site Plan

The new hotel footprint is a considerably smaller with 23 guest rooms, 2 manager bedrooms, and 23 parking stalls. Along with the reduction of land and building square footage, an outdoor pool was also removed. The hotel building now provides a 27'-6" setback along Firestone Boulevard, which does not meet the minimum 30' setback as required by the City's Zoning Regulation. As a result, the applicant is concurrently seeking consideration and approval of Zone Variance Case No. 70 to allow a 2'-6" reduction of the required front yard setback.

Floor Plan

Despite the remodel, the hotel remains two-stories with an overall building floor area of 8,004 sq. ft. The first floor consists of 8 guest bedrooms, 2 manager bedrooms, 4 storage closets, laundry room, guest laundry room, employee break room, fitness room, lobby, breakfast counter, and a manager kitchen/dining room. The second floor consists of 15 guest bedrooms, 2 storage closets, maid room, and a telephone/satellite room. The westerly staircase, which previously was not visible, is now visible, but is setback approximately 27 feet.

Elevations

The architecture incorporates various details of Spanish influenced styles. Design features include earth-toned color scheme, arched openings and tile roofing. The reconfiguration remains two-stories with an overall height of 22'-7".

Landscaping

The minimum landscape requirement for the project, based on the overall street frontage of 172'-2" lineal feet is 4,304 sq. ft. Additionally, as required by the City Zoning Regulations, at least 6% of the parking area is required to be landscaped. The minimum overall landscape requirement for the project is 4,828 sq. ft. with a minimum of 524 sq. ft. provided within the parking area, based on the parking area

of 8,738 sq. ft. According to the plan, the applicant provides an overall total of 3,186 sq. ft. of landscaping throughout the site. The project, therefore, does not meet the minimum requirement set forth in the City's Zoning Regulation. The applicant is concurrently requesting consideration and approval of Zone Variance Case No. 70 to allow a 1,642 sq. ft. reduction to the minimum overall landscape requirements.

Parking

The subject hotel, based on a ratio of one (1) parking stall for each living or sleeping unit, plus one (1) parking stall for each two employees on the largest shift, requires 26 parking stalls (25 units plus two employees on the largest shift). Currently, there are 23 parking stalls throughout the property. As a result, the applicant is also requesting consideration and approval of Zone Variance Case No. 70 to allow for a reduction of three (3) required on-site parking stalls.

Driveways

According to the site plan, ingress and egress is provided by two separate driveways along Firestone Boulevard.

Trash Enclosures

Although construction to the building façade has been completed, the trash enclosure has yet to be installed. However, as a part of the conditions of approval, the applicant will be required to provide a trash enclosure prior to building final. The site plan on file has identified two trash bins within a 5'-8" x 15'-6" trash enclosure located on the east side of the property, adjacent to easterly building façade. Said enclosure will be 6' high and provided with a trellis roof.

Due to the placement of the existing hotel building and the limited yard area, there is no location on-site whereby the enclosure wouldn't be visible from the street. To minimize any visual impacts, however, the trash enclosure will be setback at least 20' from the front property line and will be surrounded by landscaping.

CONDITIONAL USE PERMIT (CUP 131-7):

According to Section 155.377(E)(5) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for any hotel or motel within the Freeway Overlay Zone. Therefore, as part of their request, the applicant is requesting approval of a Conditional Use Permit (CUP) to amend the existing Conditional Use Permit to modify the number of units (49 to 25) related to an existing hotel use.

ZONE VARIANCE (ZV 70):

As part of their request, the applicant is requesting approval of a Zone Variance (ZV) to allow several deviations to the property development standards related to Interstate 5 freeway expansion.

Specifically, the hotel project will deviate from the following property development standards:

Property Development Standard	Required	Provided	Deficiency
Parking	26 stalls	23 stalls	3 stalls
Landscaping (Overall Sq. Ft.)	4,828 sq. ft.	3,186 sq. ft.	1,642 sq. ft.
Lot Size	43,560 sq. ft.	19,806 sq. ft.	23,754 sq. ft.
Setback	30'	27'-6"	2'-6"

STREETS AND HIGHWAYS

The subject site is located on the south side of Firestone Boulevard. Firestone Boulevard is designated as a "Local" arterial, within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2-FOZ (Heavy Manufacturing – Freeway Overlay Zone). 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:

Direction	Zoning District	General Plan	Land Use
North	M-2-FOZ	Industrial	13525 Freeway Drive – Alloy Tool Supply Inc. (Steel Manufacturing)
South	M-2-FOZ	Industrial	13420 E. Firestone Boulevard – Budget Inn Santa Fe Springs (Motel)
East	M-2-FOZ	Industrial	13560 Firestone Boulevard - Vacant
West	M-2-FOZ	Industrial	13460 Firestone Boulevard - Vacant

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on October 4, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on October 4, 2018, and published in a newspaper of general circulation (Whittier Daily News) October 4, 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 155.378(A) of the City's Zoning Regulations, states that a DPA is required for the establishment of any building or structure, or an improvement or change to any building or structure within a Freeway Overlay Zone. In addition, the procedures set forth in Section 155.377(E)(5) of the City's Zoning Regulations, states that hotels and motels shall be allowed within the Freeway Overlay Zone, only after a valid Conditional Use Permit has first been obtained. Lastly, the hotel project does not meet the minimum parking, landscape, and setback requirements, therefore, the applicant is concurrently requesting consideration and approval of a Zone Variance to deviate from Sections 155.481(C)(7), Section 155.260(A), Section 155.380(A)(1), and Section 155.380(B)(2) of the City's Zoning Regulations.

Code Section:	Development Plan Approval
155.378	<u>Section 155.378</u> (A) Development Plan Approval shall be required for the establishment of any building or structure, or an improvement or change to any building or structure within a Freeway Overlay Zone.

Code Section:	Conditionally Permitted Uses
155.377(E)(5)	<u>Section 155.377(E)</u> (5) Hotels and motels

Code Section:	Parking
155.481(C)(7)	<u>Section 155.481(C) – Commercial Uses</u> (7) Hotels and motels. One parking space for each living or sleeping unit plus one parking space for each two employees on the largest shift.

Code Section:	Landscaping
155.260(A)	<u>Section 155.260</u> (A) Where an M-2 Zone adjoins a dedicated street, a minimum area equivalent to 25 square feet for each lineal foot of frontage on said street shall be suitably landscaped and maintained. In addition, all parking areas shall have landscaping installed equivalent to 6% of the total parking area. This landscaping shall be distributed so that 50% of the landscaping is located around the perimeter of the parking area, and the balance located within the parking area. Said landscaping shall be located on private property behind the planned street width line and shall be clearly visible from the street frontage.

Code Section:	Lot Size
155.380(A)(1)	<u>Section 155.380(A)</u> (1) The minimum lot size shall be 43,560 square feet (one acre) for all industrially zoned properties within the Freeway Overlay Zone, as well as commercial uses permitted within those industrial zones.

Code Section:	Setbacks
155.380(B)(2)	<u>Section 155.380(B)</u> (2) Building structures that are impacted by any roadway expansion (freeway or local streets) may be considered for application of setback requirements that are less than the minimum standards set forth in this chapter when it is determined by the Planning Commission, or other approval body, that the resulting development will be in compliance with the purposes and intent of this zone district.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project is categorically exempt pursuant to Section 15302, Class 2 (Replacement or Reconstruction) of the California Environmental Quality Act (CEQA), in that the project involves a decrease in the overall lot area, building square footage, and as a result, unit count. In addition, the use has remains a hotel. 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.

An Environmental Impact Report (EIR), State Clearing House No. 2001111151, (<http://www.ceqanet.ca.gov/ProjDocList.asp?ProjectPK=525031>) was prepared to analyze the impacts associated with freeway improvements to I-5, from SR-91 to I-605. The reconstruction of Firestone Boulevard, south of Interstate 5 Freeway, was included in said EIR.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (96-2018), Staff finds that the applicant's request meets the criteria set forth in § 155.739, § 155.716, 155.379(B), §155.675, and 155.379(C) of the City's Zoning Regulations, for the granting of a Development Plan Approval, a Conditional Use Permit, and a Zone Variance, respectively.

AUTHORITY OF PLANNING COMMISSION**Development Plan Approval**

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

Conditional Use Permit

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

Zone Variance

The Planning Commission may grant a variance subject to such conditions as the Commission finds are warranted by the circumstances involved. Said conditions may include the dedication and development of streets adjoining the property and other improvements. All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use, and maintenance of all land and structures within the development.

CONDITIONS OF APPROVAL

Conditions of approval for DPA 867, CUP 131-7, and ZV 70 is attached to Resolution 96-2018 as Exhibit A.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Demo Plan
3. Site Plan
4. Floor Plans

5. Elevations
6. Hold Harmless Letter
7. Public Hearing Notice
8. Radius Map for Public Hearing Notice
9. Resolution 96-2018
 - a. Exhibit A – Conditions of Approval



City of Santa Fe Springs

Adjourned Planning Commission Meeting

October 15, 2018

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

DEVELOPMENT PLAN APPROVAL CASE NO. 867

CONDITIONAL USE PERMIT CASE NO. 131-7,

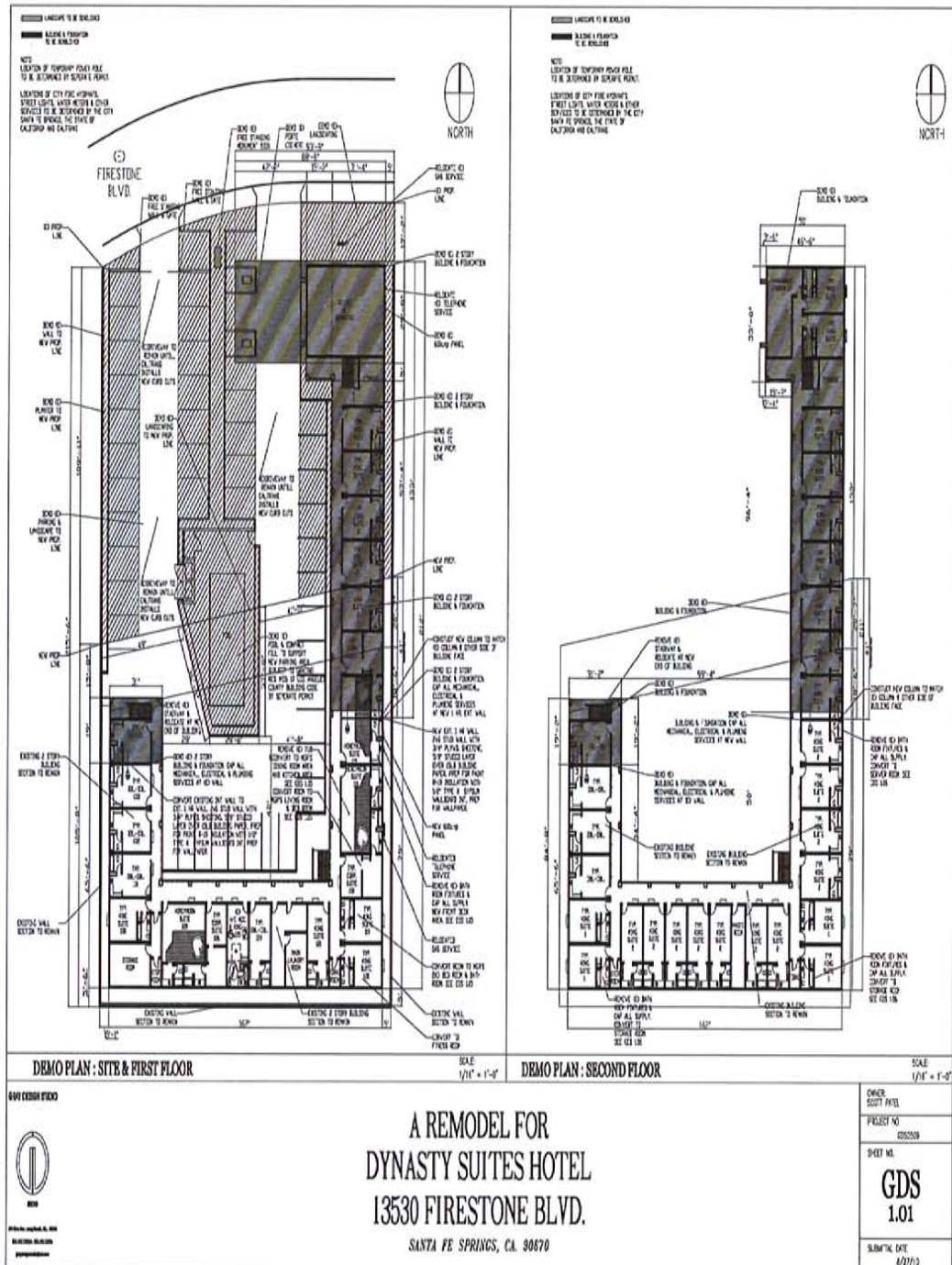
ZONE VARIANCE CASE NO. 70



NORTH

13530 Firestone Boulevard
(Bhulabhai Dullabh Patel & Kamuben Bhulabhai Patel)

Demo Plan



Architectural floor plan of the second floor of a building, showing renovation and new construction. The plan includes various rooms such as storage, laundry, and service areas. Key features include a new stucco finish on the CMU block, a covered trash enclosure, a relocated telephone service, a new 600hp fan, a new AMCA split heat pump system, and a relocated gas service. The scope of new construction is indicated by dashed lines, and the scope of renovation is indicated by solid lines. Dimensions are provided for various sections of the plan.

Labels and dimensions include:

- SCOPE OF NEW CONSTRUCTION
- SCOPE OF RENOVATION
- NEW STUCCO FINISH CMU BLOCK, COVERED TRASH ENCLOSURE
- RELOCATED TELEPHONE SERVICE
- NEW 600hp FAN
- NEW AMCA SPLIT HEAT PUMP SYSTEM
- RELOCATED GAS SERVICE
- SCOPE OF RENOVATION
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SOLE $1/8" \times 1/4"$	
ORDER SCOTT PANEL	
PROJECT NO.	000000
SHEET NO.	
GDS 1.03	
SUBMITTAL DATE	8/7/11

PROPOSED 2nd FLOOR PLAN

OWNER: SCOTT PINE

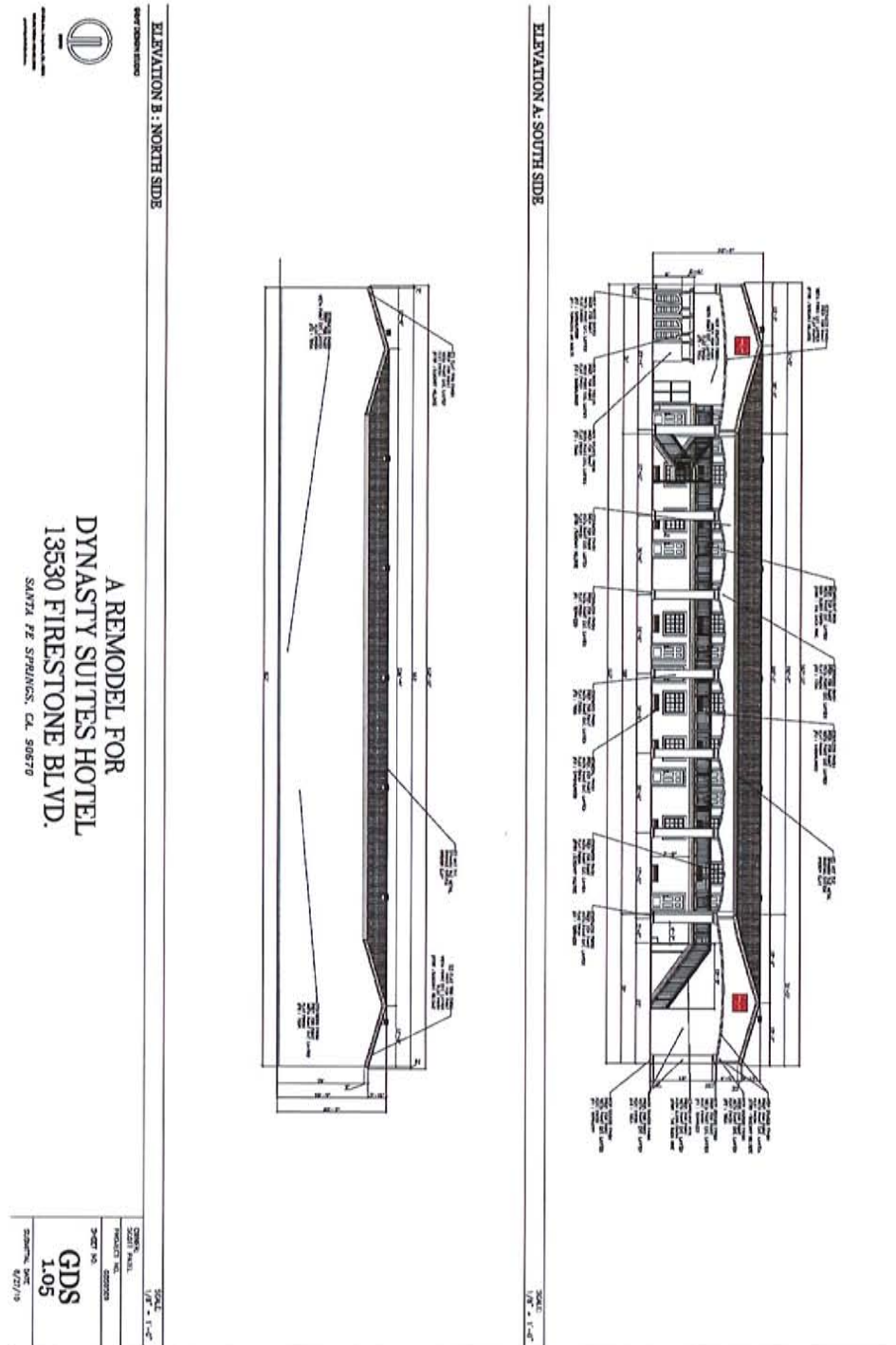
PROJECT NO: 050029

SHEET NO: 1.04

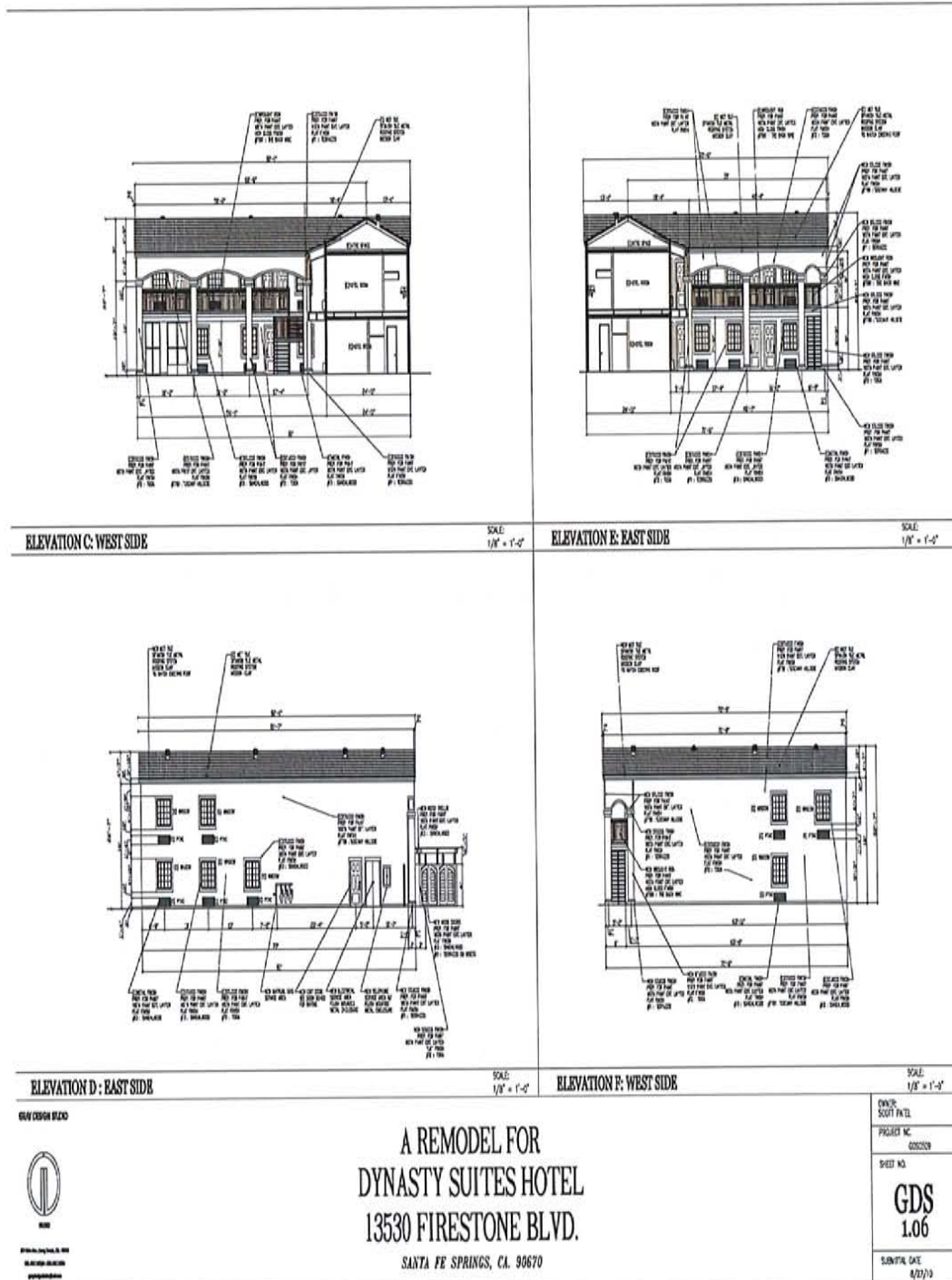
SUBMITAL DATE: 8/27/12

DATE:

Elevations



Elevations



Hold Harmless Letter

RECEIVED

MAY 18 2010

Planning Dept.

CITY OF SANTA FE SPRINGS
ACCEPTANCE OF RESPONSIBILITY FOR SUBMITTAL OF BUILDING PLANS
PRIOR TO OBTAINING THE REQUIRED PLANNING ENTITLEMENTS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned declare as follows:

BHULABHAI PATEL

I, BHULABHAI DILLABH PATEL and KAMUBEN, HEREBY STATE THAT I am the owner or the authorized agent of the owner of property located at 13530 Firestone Boulevard, Santa Fe Springs, California. I am proposing to submit plans, building modifications and improvements for the above-referenced property and I understand and fully acknowledge that in submitting building plans for demolition/plan checking to the Building Division of the City prior to obtaining approval for a Variance, Conditional Use Permit and Development Plan Approval or other planning entitlements as may be required for the building project, that I assume all financial risks related to preparation and processing of the building plans if the project is denied, modified or changed in a way that requires modification to the building plans for any reason by the City's approval bodies. I will defend and hold harmless the Planning Commission, Community Development Commission, City Council, City and its employees should there be a need to resubmit the building plans as a result of changes in the project required by the subject planning entitlements.

I certify under penalty of perjury that the foregoing is true and correct.

Executed at Cerritos, California, this 13 day of
May, 2010.

Name: (please print) BHULABHAI DILLABH PATEL & KAMUBEN BHULABHAI PATEL
Signature: B.D. PATEL K. B. PATEL
Title: OWNERS

Public Hearing Notice

FILE COPY

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**CITY OF SANTA FE SPRINGS
 NOTICE OF PUBLIC HEARING
 DEVELOPMENT PLAN APPROVAL CASE NO. 867,
 CONDITIONAL USE PERMIT CASE NO. 131-7,
 & ZONE VARIANCE CASE NO. 70**

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

DEVELOPMENT PLAN APPROVAL CASE NO. 867: A request to allow the reduction of 4,924 square feet of floor area and various amenities related to an existing hotel use on property within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.

CONDITIONAL USE PERMIT CASE NO. 131-7: A request to amend the existing Conditional Use Permit to modify the number of units (49 to 24) related to an existing hotel use.

ZONE VARIANCE CASE NO. 70: A request to allow several deviations to the property development standards related to Interstate 5 freeway expansion.

APPLICANT / PROJECT LOCATION: Bhulabhai Dullabh and Kamuben Bhulabha Patel on behalf of Dynasty Suites Hotel/ 13530 Firestone Boulevard (APN: 7005-014-050)

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 2, Section 15302 (Replacement or Reconstruction) 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, October 15, 2018 at 6:00 p.m.

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

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

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 96-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 867;
CONDITIONAL USE PERMIT CASE NO. 131-7;
AND ZONE VARIANCE CASE NO. 70.**

WHEREAS, a request was filed for Development Plan Approval Case No. 867 to allow the reduction of 4,924 square feet of floor area and various amenities related to an existing hotel within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone; and

WHEREAS, a request was concurrently filed for Conditional Use Permit Case No. 131-7 to amend the existing Conditional Use Permit to modify the number of units (49 to 25) related to an existing hotel use; and

WHEREAS, a request was concurrently filed for Zone Variance Case No. 70 to allow several deviations to the property development standards related to the Interstate 5 freeway expansion; and

WHEREAS, the subject property is located at 13530 Firestone Boulevard, in the City of Santa Fe Springs, with an Accessor's Parcel Number of 7005-014-050, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owners are Bhulabhai Dullabh and Kamuben Bhulabha Patel, 13530 Firestone Boulevard, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Development Plan Approval Case No. 867, Conditional Use Permit Case No. 131-7, and Zone Change Case No. 70 are all considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15302-Class 2; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on October 4, 2018 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date, time, and location of the public hearing, and also mailed said public hearing notice on October 4, 2018 to each property owner within a 500 foot radius of the project site in accordance with the City's Zoning Regulations and state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on October 15, 2018, at which time it received public testimony concerning Development Plan Approval Case No. 867, Conditional Use Permit Case No. 131-7, and Zone Variance Case No. 70; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the Planning Commission Meeting on October 15, 2018.

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 15302, Class 2 (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that, the project involves a decrease in the overall lot area, building square footage, and as a result, unit count. It, therefore, 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's Zoning Regulations, in studying any application for Development Plan Approval, the Commission shall give consideration to the following:

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

The proposed project will be located within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. Pursuant to Section 155.240 of the City's 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." Although the applicant is concurrently requesting consideration and approval of Zone Variance Case No. 70, the Planning Commission finds that the project has resulted in the retention of an existing

business and the preservation of the overall image, character, and functionality of said business.

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 remodel to the existing Dynasty Suites Hotel was forced upon the applicant by Caltrans with the taking of land to expand Interstate 5 Freeway. The applicant has made a commendable effort to reconfigure the building utilizing the remaining lot area. The colors, architectural style, and materials have remained consistent with the existing building, prior to reconstruction.

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 applicant has cut the existing building and decreased the overall building area to conform to the remaining lot size. The reinstalled building façade is consistent with what previously existed at this location. Therefore, as designed, the remodel of the existing hotel is suitable for all of its intended users, and the continuation of the Spanish theme 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 Firestone Boulevard will provide landscaping. In addition, landscaping has been maximized to the subject site's full potential. Fencing is provided in the front yard setback to screen vehicle headlights from glaring into the adjacent freeway and prevent driver distraction.

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 remodel for the existing hotel is attractive and consistent with the previous design. The architect used multiple variations in materials and color. Although the style and architecture doesn't match the adjacent vicinity, this is largely due to the fact that the hotel is one of few commercial uses within the Freeway Overlay Zone and the other buildings in the adjacent vicinity have industrial style architecture.

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.

Considerations regarding various design features of the remodel have been made to ensure that minimal impacts occur to the surrounding properties. The Planning Commission, therefore, finds that the remodeled Dynasty Suites Hotel will be attractive and harmonious to the surrounding area.

SECTION III. CONDITIONAL USE PERMIT FINDINGS

Pursuant to section 155.377(E)(5) of the Zoning Regulations, a Conditional Use Permit shall be required for any hotel or motel within the Freeway Overlay Zone. Additionally, the Commission should note that in accordance with Sections 155.716 and 155.379(B) of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall give consideration to the following:

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

A hotel/motel use has existed at the subject property for over 40 years. Therefore, the Planning Commission finds that the proposed development will not be detrimental to persons or property in the immediate vicinity.

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

As mentioned previously, the Caltrans initiated project to expand Interstate 5 Freeway required Dynasty Suites to significantly reduce their building floor area. New façade treatments were added to the two portions of the building that were scaled back. Although the style and architecture doesn't match the adjacent vicinity, the new features match the existing Spanish-influence architecture of the hotel.

C) The location, siting, and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety, and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.

As previously mentioned, Caltrans relocated Firestone Boulevard further south and into the hotel property to expand Interstate 5 Freeway. The remaining use, building structures, and facilities were all previously existing prior to the freeway expansion, with the exception of the proposed trash enclosure, which is being required to meet current California Building Code requirements. Therefore, the hotel remodel is compatible with adjoining properties and surrounding areas.

D) The location size and quality of design of landscaping, architectural walls, signs and other design features shall be compatible with other uses, buildings, structures, and facilities within the proposed development as well as with adjoining properties and surrounding areas.

The front property line was the only property line adjusted as a part of the relocation of Firestone Boulevard. The east and west property lines were reduced approximately 113' south, but the location of said property lines have remained unchanged. As a result, the property size was significantly reduced and therefore, landscaping and parking were also reduced. Although not all of the property development standards set forth in the City's Zoning Regulations are being met, the Planning Commission finds that the applicant has maximized the availability to provide as much landscaping and parking as practical. Therefore, the remodeled design is considered compatible with other uses, buildings, and structures within the existing development as well as adjoining properties and surrounding areas.

E) The proposed development shall be in conformance with the overall purposes and objectives of this chapter and is consistent with the goals, policies, and programs of the General Plan.

As previously mentioned, the Dynasty Suites Hotel was operating at the subject site prior to the freeway expansion. As a result, the project lead to the retention of an existing business and the preservation of the overall image, character, and functionality of said business. Therefore, the project is consistent with the goals, policies, and programs of the General Plan.

SECTION IV. ZONE VARIANCE FINDINGS

The Commission should note that in accordance with Sections 155.675 and 155.379(C) of the City's Zoning Regulations, before granting a Zone Variance, the Commission shall give consideration to the following:

A) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other properties or uses in the same vicinity and zone.

Dynasty Suites Hotel is the only property east of Carmenita Road to remain following the freeway expansion. As a result, they are the only business to reconfigure their property and building floor area and remain in operation.

B) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone district, but which is denied to the property in question.

The further reduction of the hotel building to accommodate the setback, landscaping, and parking requirements set forth in the City's Zoning Regulations would result in a building size not adequate for a hotel use. The reduced parcel creates a restriction on the required property development and limits the potential development possibilities. Being that the remodel has been completed and the variances are currently existing, it should be noted that staff has not received any complaints or notices of issues at this location. Therefore, the variances are necessary for the preservation and enjoyment of the existing use, while the same argument could be made for other properties who were affected by the freeway expansion, if they were still existing under similar conditions.

- C) That the granting of such variance will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity.*

Multiple properties along Firestone Boulevard were affected by the freeway expansion project. The properties to the east and west of Dynasty Suites were completely demolished and remain vacant. The average property width has remained unchanged and has not affected any of the surrounding properties. As a result, the variances will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity.

- D) That the granting of such variance will not adversely affect the master plan of the city.*

As previously mentioned, Dynasty Suites Hotel was previously existing, prior to the freeway expansion project. Although the reduced property size has created a Zone Variance for several property development standards, the use will remain and be less intensive than before with a reduced number of guest potential guest units. It should also be noted that operational, or otherwise post construction concerns, are addressed within the conditions of approval.

- E) Special circumstances are creating extraordinary impacts on an existing building, structure, or property thus preventing the site from complying with development standards outlined in the underlying zone district.*

The special circumstance in association to Zone Variance Case No. 70 is the expansion of Interstate 5 Freeway, which includes modification to the Carmenita/I-5 bridge and local city streets (Carmenita Road, Firestone Boulevard, Freeway Drive, Excelsior Drive, and Molette Street). The impact of the freeway expansion has resulted in the property not complying with the property development standards outlined in the underlying zone district (M-2-FOZ) and has resulted in the discontinuation of several previous businesses. Although the landscaping area for the proposed site could technically be increased to meet the required landscape area set forth in the City's Zoning Regulation, doing so would decrease the area to maximize parking onsite. The alternative would be to provide additional landscaping within the parking area, however, that would decrease the overall number of parking stalls being provided or interfere with the parking lot circulation.

- F) There are particular physical circumstances including, but not limited to, loss of access, reduction of lot size, or a reduction of required setbacks that, under existing regulations, results in a hardship versus a mere inconvenience. As such, the subject property cannot be used or function appropriately under the strict application of the underlying development standards.*

As previously mentioned, the relocation of Firestone Boulevard to expand Interstate 5 Freeway has resulted in a significantly smaller property size and a reduced building floor area. As a result, the subject property has decreased in size by 20,139 sq. ft., the overall building floor area has decreased by 4,924 sq. ft., and has decreased by 24 hotel units. Prior to the freeway expansion, the property was considered legal non-

conforming because the property was less than the required 1-acre, prior to the Freeway Overlay Zone being incorporated into the City's Zoning Regulations. Requiring the applicant to adhere to the required 30' front yard setback would further reduce the building footprint and as a result, decrease the available number of units that can be checked out and/or decrease the remaining amenities that the hotel has to offer. Limited number of units and amenities to attract hotel guests could ultimately place the hotel in a position where they not adequately operate and therefore, cease to exist. Furthermore, the applicant has maximized their ability to provide as much landscaping and parking as deemed practical. Requiring additional landscaping would impact the number of provided parking stalls and therefore, create an on-site parking issue, which could deter guests from staying at the hotel. Based on an average occupancy of rate 82 percent, the hotel would only require 19 spaces in lieu of the required 26, which is less than the 23 spaces provided. As such, the subject property cannot be used or function appropriately under the strict application of the underlying development standards.

G) That the circumstances/difficulties are not created by any person presently having an interest in the property, but instead were imposed upon them as a result of the actions of an outside party.

The impacts to the subject properties are the direct result of the California Department of Transportation expansion of Interstate 5 Freeway and not the result of any action by the Applicant or the City.

H) That the circumstances will create a hardship for the existing use such as structural impacts that severely impede the functionality of business operations to the point where they are non-operational.

Requiring the applicant to adhere to the required 30' front yard setback would further reduce the building footprint and as a result, decrease the available number of units that can be checked out and/or decrease the remaining amenities that the hotel has to offer. Limited number of units and amenities to attract hotel guests could ultimately place the hotel in a position where they not adequately operate and therefore, cease to exist. Furthermore, the applicant has maximized their ability to provide as much landscaping and parking as deemed practical. Requiring additional landscaping would impact the number of provided parking stalls and therefore, create an on-site parking issue, which could deter guests from staying at the hotel. Based on an average occupancy of rate 82 percent, the hotel would only require 19 spaces in lieu of the required 26, which is less than the 23 spaces provided.

SECTION V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 96-2018 to approve a Development Plan Approval Case No. 867 to allow the reduction of 4,924 square feet of floor area and various amenities related to an existing hotel use; Conditional Use Permit Case No. 131-7 to amend the existing Conditional Use Permit to modify the number of units (49 to 25) related to an existing hotel use; and Zone Variance Case No. 70 to allow several deviations to the property development standards related to the Interstate 5 freeway expansion; and also to find the project meets the criteria for Categorical

Exemption (Section 15302-Class 2), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 15th day of October, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

ATTEST:

Ralph Aranda, Chairperson

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

Development Plan Approval Case No. 867, Conditional Use Permit Case No. 131-7, & Zone Variance Case No. 70

CONDITIONS OF APPROVAL

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

1. This approval allows the applicant, Bhulabhai Dullabh and Kamuben Bhulabha Patel, to reduce the number of units (49 to 24) which reduces the overall floor area by 4,924 sq. ft., and allow several deviations to the property development standards related to an existing hotel use on property located at 13530 Firestone Boulevard (APN: 7005-014-050).
2. Approval of Development Plan Approval (DPA) Case No. 867 and Conditional Use Permit (CUP) Case No. 131-7 is contingent upon approval of Zone Variance Case No. 70 to allow several deviations to the property development standards related to the Interstate 5 freeway expansion on property located at 13530 Firestone Boulevard (APN: 7005-014-050).
3. All utilities and utilities installation, within the boundaries of the property, shall be underground.
4. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials to be used and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
5. 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).*
6. The applicant, shall submit a lighting plan that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.

7. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
8. Any on-site traffic calming devices and location shall be reviewed and approved by the City prior to installation, including, but not limited to, speed bumps.
9. 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 word "compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
10. A minimum of 23 parking stalls shall be provided and maintained at all times.
11. Cable TV and television pull boxes shall be painted to match the adjacent surface.
12. Approved address numbers shall be placed on the proposed buildings in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
13. 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.
14. 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.
15. There shall be no roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and visible from a public street. Prior to the installation of a satellite dish antennae or similar devices, the applicant shall submit plans to the Planning Department for review and approval.
16. 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.
17. All fences, walls, gates and similar improvements for the hotel shall be subject to the prior approval of the Department of Fire-Rescue and the Director of Planning

and Development or his/her designee.

18. All fences, walls, gates, and similar improvements shall be limited to 3'-6" within the front yard setback.
19. The applicant shall paint all downspouts to match the adjacent surface color. Where the color changes on the adjacent surface, the color of the downspout shall be consistent and also change.
20. The Planning Department shall first review and approve all new 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.
21. 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: Not less than 4½ feet in width nor less than 15 feet in length, with not less than 3 square feet of additional space for each unit over 13 units. (*Calculations are subject to change*).
22. Trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be planted with vines if located adjacent to or within a landscapes area to help screen the enclosure. Trellises or other covered structures are recommended to minimize the visual impact of trash bins from dwelling units.
23. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
24. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of

the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 3. 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.
 4. 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.
25. The applicant, shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
26. The applicant, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and

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

27. 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.
28. 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.
29. Unless otherwise specified in the action granting a Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval for a period of 12 consecutive months shall terminate said Development Plan Approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
30. Unless otherwise specified in the action granting a Conditional Use Permit, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Conditional Use Permit for a period of 12 consecutive months shall terminate said Conditional Use Permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.



City of Santa Fe Springs

Adjourned Planning Commission Meeting

October 15, 2018

PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Lot Lines Adjustment 2018-01

Development Plan Approval Case No. 939 & 940

LLA Case No. 2018-01: A request for approval to allow for the reconfiguration of two existing lots (APNs: 8167-003-800 & 8167-003-801);

DPA Case No. 939: A request for approval to allow for the construction of a new 43,905 sq. ft. industrial building at 12905 Los Nietos Road, in the M-2 (Heavy Manufacturing) and BP (Buffer Parking) Zone.

DPA Case No. 940: A request for approval to allow for the construction of a new 131,708 sq. ft. industrial building at 9816 Greenleaf Avenue, in the M-2 (Heavy Manufacturing) Zone.

The project site is located at the southwest corner of Los Nietos Road and Greenleaf Avenue (APNs: 8167-003-800 & 8167-003-801).
(FLP Santa Fe Springs, 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 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

RECOMMENDATIONS (Cont.)

- 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.

LOCATION / BACKGROUND

The subject property, located at 12905 Los Nietos Road, is comprised of two parcels (APNs: 8167-003-800 & 8167-003-801). Lot 1 (APN: 8167-003-800) measures 327,184 sq. ft. (7.51 acres), and located along the east side of Greenleaf Avenue. Lot 1 is zoned M-2, Heavy Manufacturing, with BP, Buffer Parking, Zone along the north portion of the parcel. Lot 2 (APN: 8167-003-801) measures 44,288 sq. ft. (1.02 acres), and located along the north side of Los Nietos Road. Lot 2 is zoned M-2, Heavy Manufacturing, Zone.

The subject property is currently developed with a 9,900 sq. ft. two-story office building that is currently operated by Frontier Communication. The rear of the property is also serve as a parking lot for Frontier Communication operational fleet.

PROJECT DESCRIPTION

LOT LINE ADJUSTMENT (LLA 2018-01)

The proposed Lot Line Adjustment will effectively reconfigure two existing lots (APNs: 8167-003-800 & 8167-003-801). As shown in the attached plans, the lot line adjustment will involve the removal of an existing common property line and add a new common property line for Lot 1 and Lot 2.

Existing:

Lot "1" - 327,184 sq. ft. (approx. 7.51 acres)

Lot "2" - 44,288 sq. ft. (approx. 1.02 acres)

Proposed:

Lot "1" - 275,952.6 sq. ft. (approx. 6.335 acres)

Lot "2" - 119,180.16 sq. ft. (approx. 2.736 acres)

DEVELOPMENT PLAN APPROVAL (DPA 939)

As stated previously, the applicant is requesting approval of Development Approval (DPA) Case No. 939: to allow for the construction of a new 43,905 sq. ft. industrial

building (Building 1) on the proposed Lot 2 (APN: 8167-003-801). In accordance with the City's Zoning Regulation, a Development Plan Approval is required to give proper attention to the siting of new structure, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

Site Plan

The proposed development will consist of an industrial building with a second-story mezzanine. The proposed industrial building will be setback a minimum of 35 feet from the street facing property lines along Greenleaf Avenue and Los Nietos Road. As a result, the proposed industrial building meets the minimum setback requirement for properties within the M-2 zone. The proposed development will provide two driveways along Los Nietos Road for ingress and egress.

Floor Plan

The floor plan indicates that the proposed industrial building will have a total building area of 43,905 sq. ft. with 38,905 sq. ft. of warehouse area; 3,000 sq. ft. of first floor office area; and 2,000 sq. ft. of second floor office area. The potential office area will be location northwest portion of the industrial building. The main entrance to the proposed industrial building will be located along the west elevation.

Elevations

The elevation for the proposed industrial building will reflects a contemporary design. There will be one main entrance along the west elevation and secondary entrances along all four elevations. The west, north, and portion of the south and east elevation were provided with window treatment, various materials, and height variation. The maximum height of the proposed industrial building will be 35 feet.

Landscaping Requirements

The minimum landscape requirements for the proposed development, based on the overall street frontage of approximately 634 feet is 15,850 sq. ft. According to the submitted plan, the applicant will be providing a total of 31,798 sq. ft. of landscaping throughout the subject property, with a minimum 1,276.5 sq. ft. of landscaping within the parking area. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Regulation. As required by the City Code, the applicant will landscape at least 6% of the parking area.

Parking Requirements

Per the City's Zoning Regulation, the subject property is required to provide a total of 72 parking stalls.

- Proposed Development – 43,905 sq. ft. of industrial building: 1 stall per 500 sq. ft. for the first 20,000 sq. ft. = 40 stalls; 1 stall per 750 sq. ft. for the next 23,905 sq. ft. = 32 stalls.

A total of 73 parking stalls will be provided for the entire site: 45 standard stalls, 15 compact stalls, 3 accessible stalls, 4 electric vehicle stalls, and 6 clean air vehicle stalls. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Regulations.

Loading Doors

The proposed building will have 6 loading doors, along the south elevation. It should be noted that the loading doors are placed strategically away from public view with screen wall and gate.

Trash Enclosures

According to the site plan, a 25' x 20' (500 sq. ft.) area will be designated for the trash enclosure along the southern portion of the property.

DEVELOPMENT PLAN APPROVAL (DPA 940)

As stated previously, the applicant is requesting approval of Development Approval (DPA) Case No. 940: to allow for the construction of a new 131,708 sq. ft. industrial building (Building 2) on the proposed Lot 1 (APN: 8167-003-800). In accordance with the City's Zoning Regulation, a Development Plan Approval is required to give proper attention to the siting of new structure, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

Site Plan

The proposed development will consist of an industrial building with a second-story mezzanine. The proposed industrial building will be setback a minimum of 36 feet from the street facing property lines along Greenleaf Avenue. As a result, the proposed industrial building meets the minimum setback requirement for properties within the M-2 zone. The proposed development will provide two driveways along Greenleaf Avenue for ingress and egress.

Floor Plan

The floor plan indicates that the proposed industrial building will have a total building area of 131,708 sq. ft. with 118,708 sq. ft. of warehouse area; 8,000 sq. ft. of first floor office area; and 5,000 sq. ft. of second floor office area. The potential office area will be located northwest and northeast portions of the industrial building. There are two main entrances to the proposed industrial building and they will be located along the north elevation.

Elevations

The elevation for the proposed industrial building will reflect a contemporary design. There will be two main entrances along the north elevation and secondary entrances along all four elevations. The west, north, and east elevation were provided with window treatment, various materials, and height variation. The maximum height of the proposed

industrial building will be 35 feet.

Landscaping Requirements

The minimum landscape requirements for the proposed development, based on the overall street frontage of approximately 574 feet is 14,350 sq. ft. According to the submitted plan, the applicant will be providing a total of 17,570 sq. ft. of landscaping throughout the subject property, with a minimum 1,276.5 sq. ft. of landscaping within the parking area. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Regulation. As required by the City Code, the applicant will landscape at least 6% of the parking area.

Parking Requirements

Per the City's Zoning Regulation, the subject property is required to provide a total of 179 parking stalls.

- Proposed Development – 131,708 sq. ft. of industrial building: 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 1,000 sq. ft. for the next 31,708 sq. ft. = 32.

A total of 180 parking stalls will be provided for the entire site: 103 standard stalls, 45 compact stalls, 6 accessible stalls, 10 electric vehicle stalls, and 16 clean air vehicle stalls. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Regulations.

Loading Doors

The proposed building will have 19 loading doors, along the south elevation. It should be noted that the loading doors are placed strategically away from public view with screen wall and gate.

Trash Enclosures

According to the site plan, two 25' x 20' (500 sq. ft.) area will be designated for the trash enclosure along the southern portion of the property.

STREETS AND HIGHWAYS

The subject site has frontage on Los Nietos Road and Greenleaf Avenue. Los Nietos Road and Greenleaf Avenue are designated as a "Secondary Highway" within the Circulation Element of the City's General Plan.

SURROUNDING ZONING, GENERAL PLAN 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>
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u>
East	R-1, Single-Family Residential, Zone	Residential	<u>Residential Use</u>
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u>

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. 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.

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.

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 Lot Line Adjustment, Development Plan Approvals and related Environmental Documents was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on October 4, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on October 4, 2018, and published in a newspaper of general circulation (Whittier Daily News) on October 4, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of date of this report, staff has not received any comments and/or inquiries regarding the proposal.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not have a significant adverse effect on the environment with the adoption of the identified mitigation measures, 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 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 IS/MND Review:

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgement of the City of Santa Fe Springs and the environmental consultant. Blodgett Baylosis Environmental Planning, as to 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 September 17, 2018 to October 8, 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 delivered to the City's Planning Commissioner on September 17, 2018 for their review and comments.

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

Individuals who believe there are significant effects as outlined above, should also explain the basis for their comments and submit data or reference offering facts,

reasonable assumptions based on facts or expert opinion supported by facts in support of the comments. Pursuant to CEQA Guidelines, an effect shall not be considered significant in the absence of substantial evidence.

Potentially Affected Environmental Factors:

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

Mitigation Monitoring:

The monitoring and reporting on the implementation of these measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation and Monitoring Program (attachment #12).

Responses to Initial Study/Mitigated Negative Declaration:

Staff has received one correspondence relating to the proposed Initial Study/Mitigated Negative Declaration from Los Angeles County Sanitation District. A response to comment letter was sent to the Los Angeles County Sanitation District on October 10, 2018 (attachment #15).

STAFF REMARKS

Based on the findings set forth in the attached resolution, staff finds that the applicant's requests meets the criteria set forth in Section 66412 of the State's Subdivision Map Act, for the granting of the Lot Line Adjustment No. 2018-01; Section 155.739 of the City's Zoning Regulations, for the granting of a Development Plan Approval Case No. 939 & 940; and California Environmental Quality Act (CEQA) requirements. Staff, therefore, recommends that the Planning Commission adopts Resolution 94-2018, which incorporates said findings as well as the conditions of approval related the subject proposal (see Exhibit A of Resolution 94-2018).

AUTHORITY OF PLANNING COMMISSION:**Develop 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 Commissioner 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.

DEVELOPMENT PLAN APPROVAL

Conditions of approval for DPA 939 & 940 is attached to Resolution 94-2018 as Exhibit A.


Wayne M. Morrell
Director of Planning

Attachments:

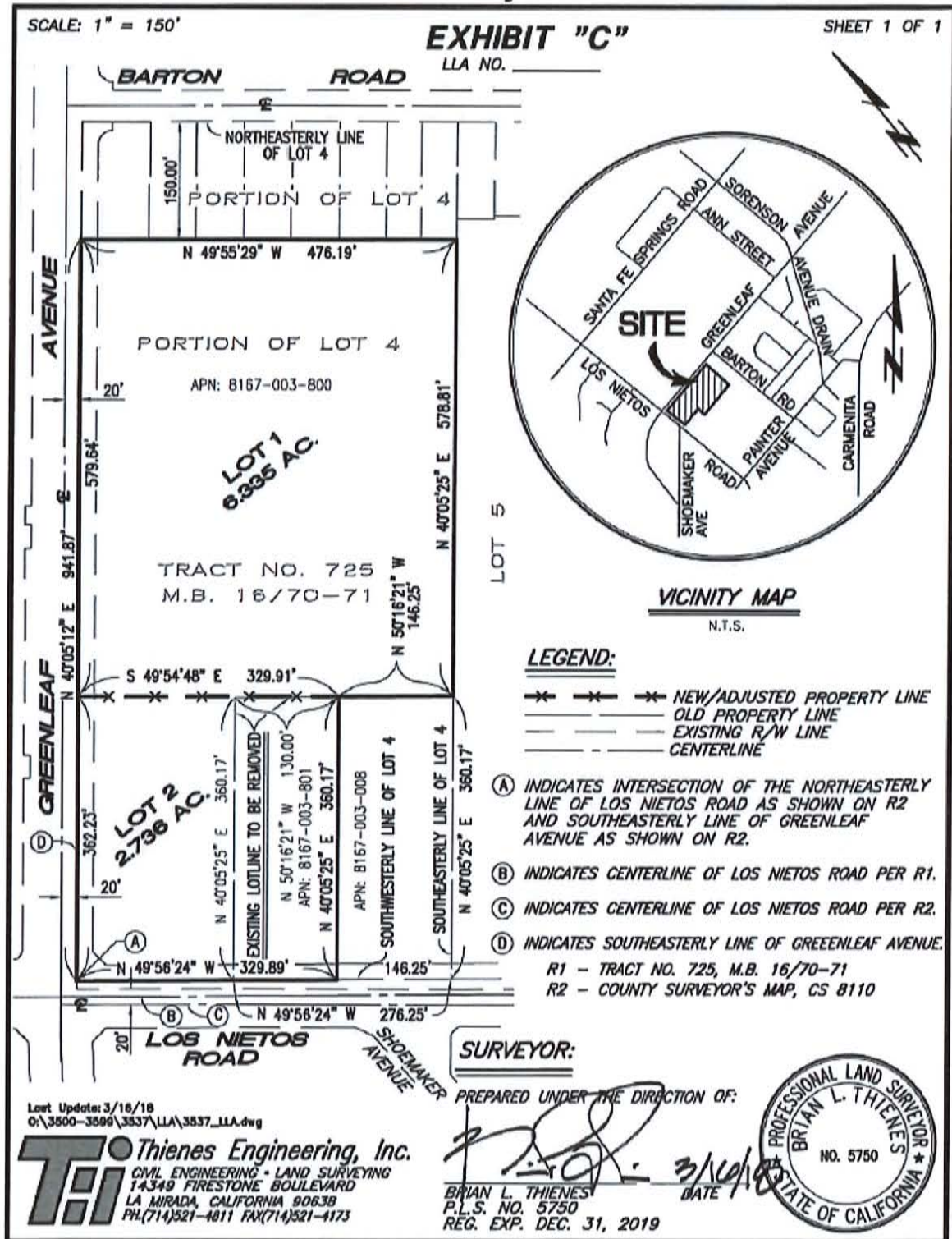
1. Aerial Photograph
2. Lot Line Adjustment
3. Site Plan
4. Floor Plan
5. Color Elevation
6. Color Rendering
7. Lot Line Adjustment Application
8. Development Plan Permit Application
9. Hazardous waste and Substances Statement
10. Public Hearing Notice
11. Radius Map for Public Hearing Notice
12. Mitigated Monitoring and Reporting Program
13. Copy of IS/MND – (provided to Planning Commission on May 8, 2018)
14. Resolution 94-2018
 - A. Exhibit A – Conditions of Approval

Aerial

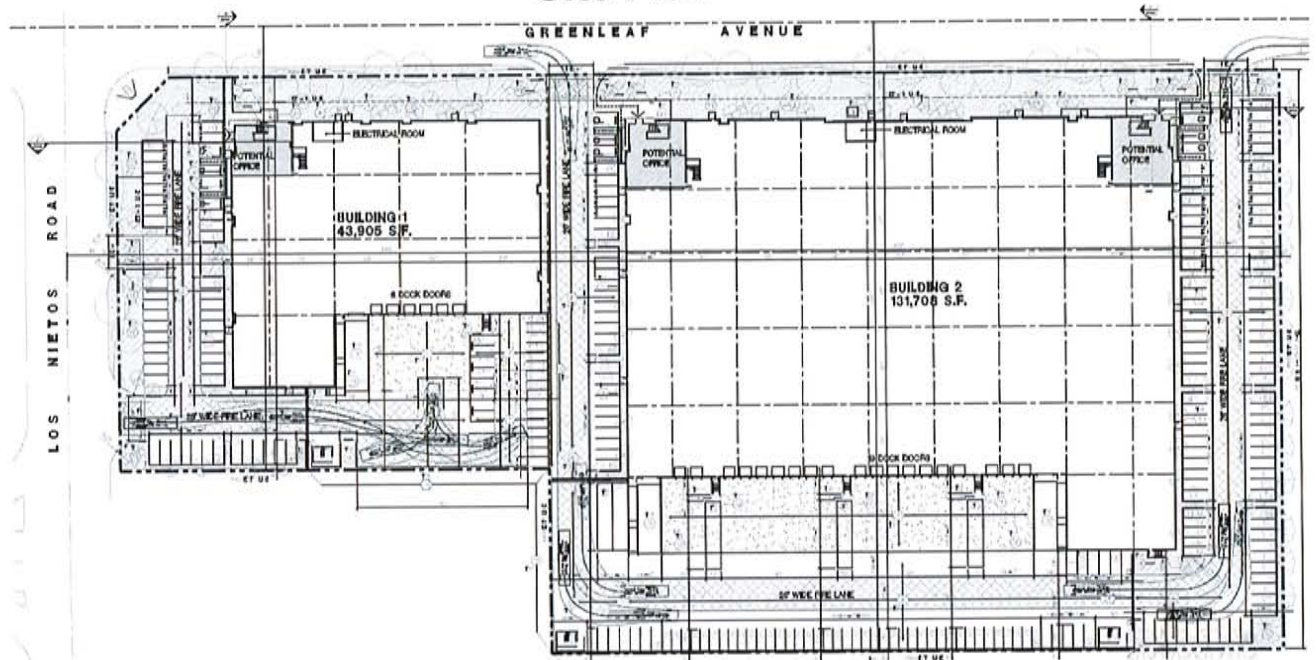


**Development Plan Approval Case No. 939 & 940
Lot Line Adjustment Case No. 2018-01
12905 Los Nietos Road and 9816 Greenleaf Avenue
Overton Moore Properties**

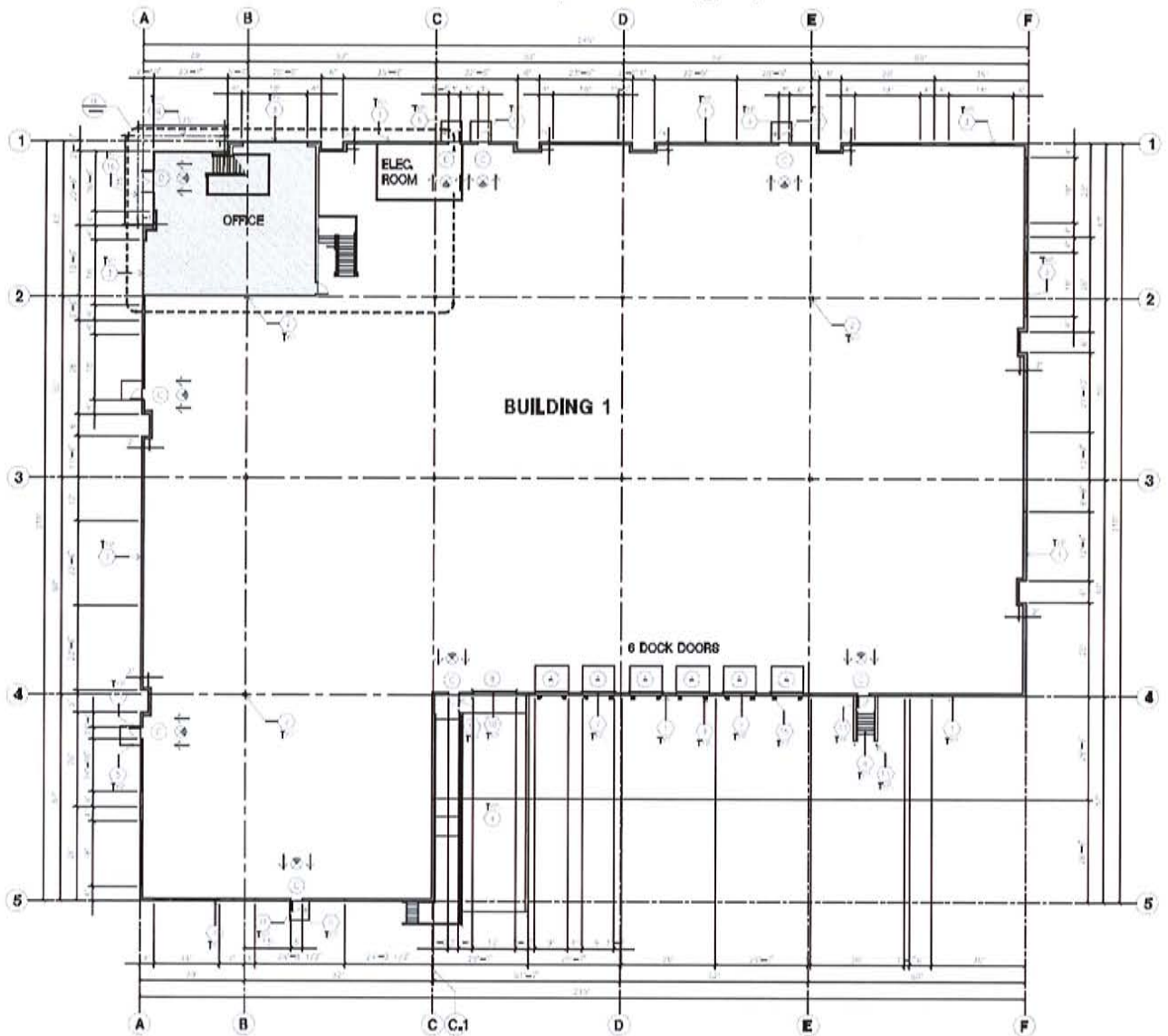
Lot Line Adjustment



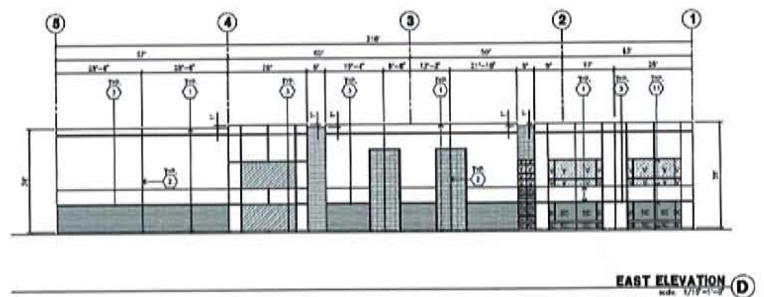
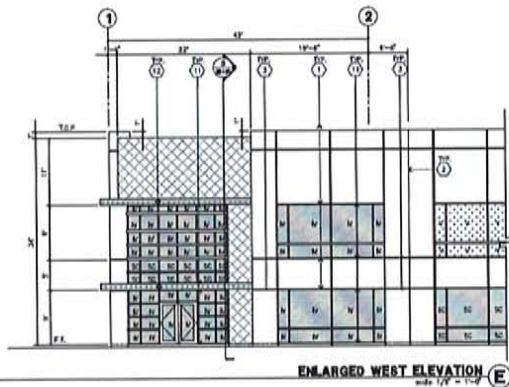
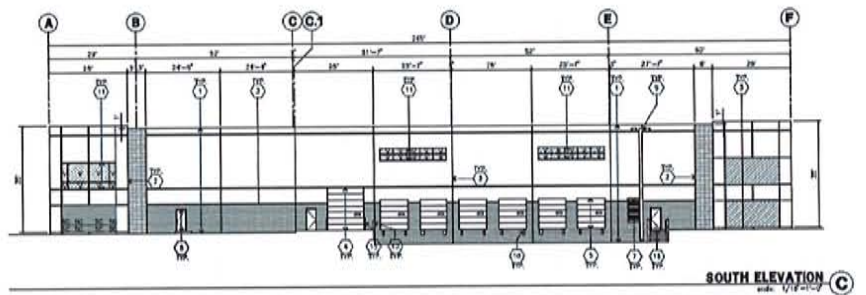
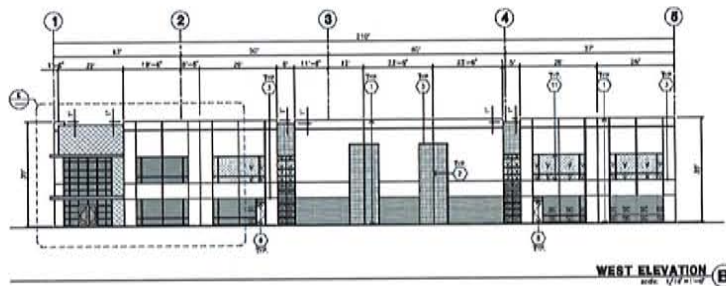
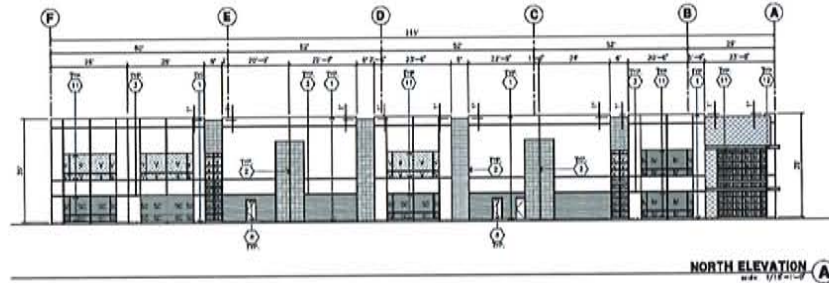
Site Plan



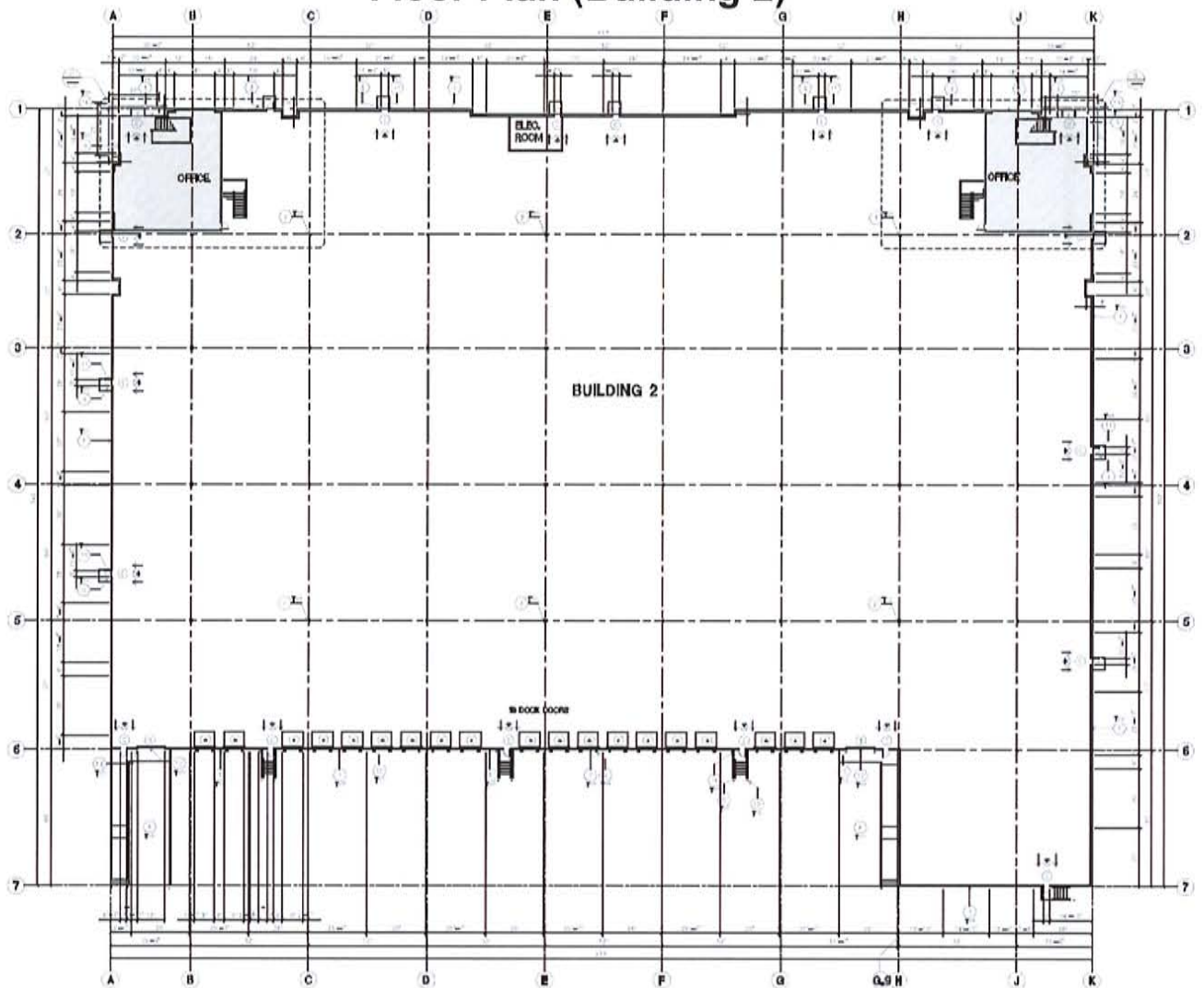
Floor Plan (Building 1)



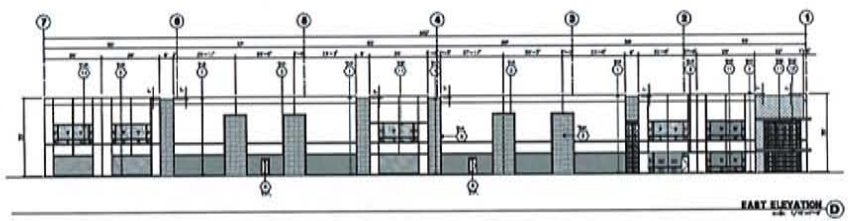
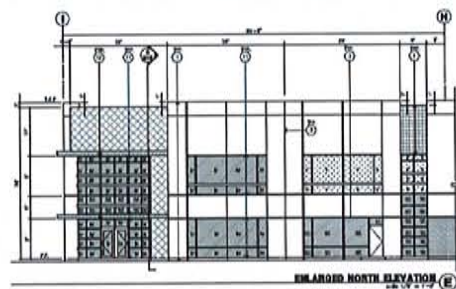
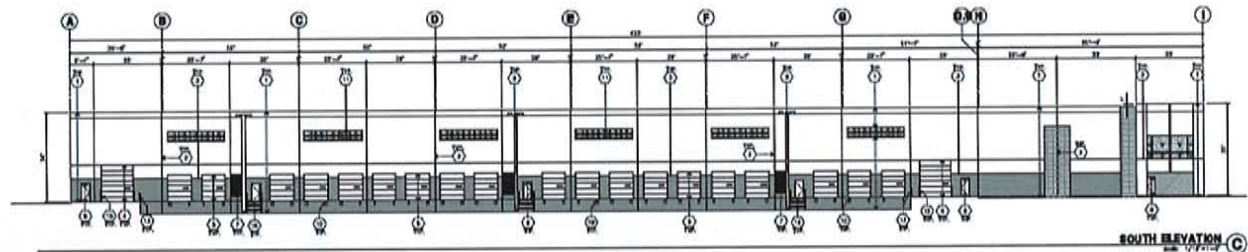
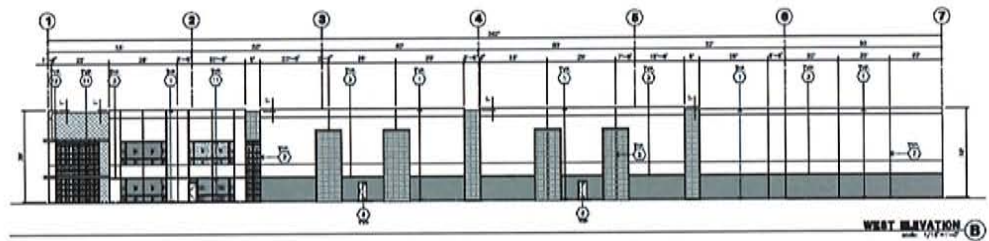
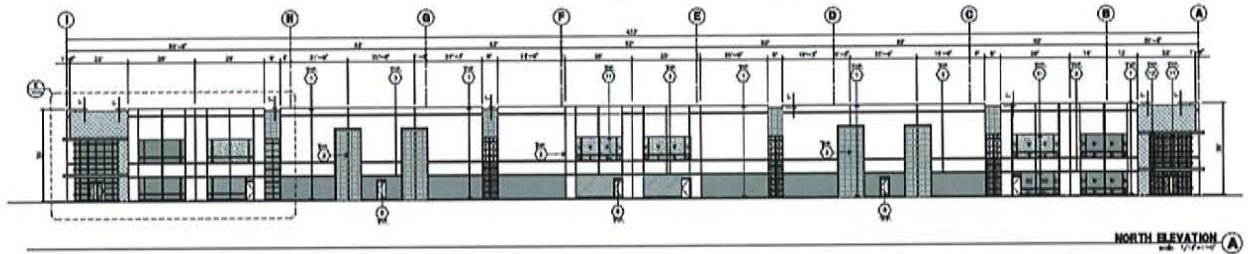
Elevation (Building 1)



Floor Plan (Building 2)



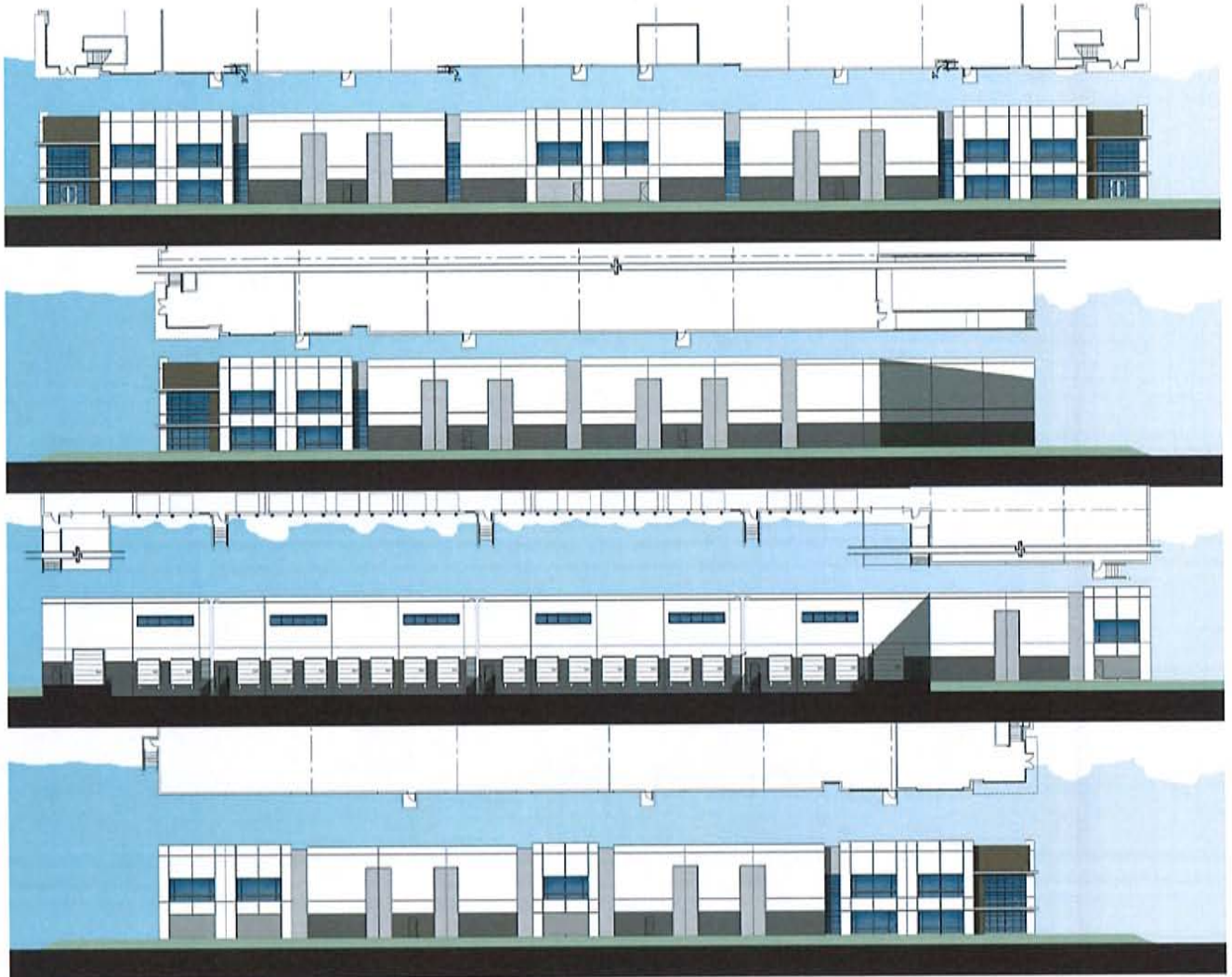
Elevation (Building 2)



Color Elevation (Building 1)



Color Elevation (Building 2)



Color Rendering



Lot Line Adjustment Application



City of Santa Fe Springs

LOT LINE ADJUSTMENT APPLICATION AND OWNER'S STATEMENT

AREA: What is the total area of the land to be divided? 9.071 acres
 Number of lots proposed? 2

USE: Proposed use of the lots: Industrial

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

WATER: What provisions are being made to provide an adequate water system? There are existing water lines fronting each proposed lot that are available for service.

SEWERS: What provisions are being made to provide an adequate sewer system? Each lot will connect to the 8" sewer in Greenleaf.

GAS and: Are the appropriate utility companies being contacted to ensure service to the subject
 ELECTRICITY property? YES

STREETS: Will each resulting parcel or lot front on a dedicated and improved street? YES
 Have you discussed street improvement requirements with the Department of Public Works? YES

DEED: State nature of deed restriction, existing and proposed: None.

RESTRICTIONS:

THE APPLICATION IS BEING FILED BY:

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

STATUS OF AUTHORIZED AGENT (engineer, attorney, purchaser, developer, lessee, etc.): Developer

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

SIGNED:

Timin Timin

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

FLP Santa Fe Springs, LLC
RECORD OWNER GTE California Incorporated
 Name: c/o Overton Moore Properties
 Contact Person: Jason Hines
 Address: 19300 South Hamilton Avenue, Suite 200
 City: Gardena
 State: CA Zip: 90248
 Phone: () 310-354-2471

OWNER'S AGENT
 Name: Overton Moore Properties
 Contact person: Jason Hines
 Address: 19300 South Hamilton Avenue, Suite 200
 City: Gardena
 State: CA Zip: 90248
 Phone: () 310-354-2471

ENGINEER OR LICENSED SURVEYOR
 Name: Thien Engineering
 Contact Person: Naveen Gali
 Address: 14349 Firestone Blvd.
 City: La Mirada
 State: CA Zip: 90638
 Phone: () 714 521-4811

FOR DEPARTMENT USE ONLY
 TRACT/PARCEL MAP NO: _____
 DATE FILED: _____
 FILING FEE: _____
 RECEIPT NO: _____
 APPLICATION COMPLETE? _____

Last Updated: 8/27/2010

Q:\Planning\Database\Planning Handouts\Application for Lot Line Adjustment.doc

Development Plan Approval Application



City of Santa Fe Springs

Application for

DEVELOPMENT PLAN APPROVAL (DPA)

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:

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

12905 E. Los Nietos
East corner of Los Nietos & Greenleaf
8167 - 003-800 & 8167 - 003-801

RECORD OWNER OF THE PROPERTY:

Name: FLP Santa Fe Springs LLC Phone No: 310-354-2471
Mailing Address: 19300 S Hamilton Ave, #200 Gardena, CA

Fax No: _____ E-mail: _____

THE APPLICATION IS BEING FILED BY:

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

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

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

This development proposes two industrial concrete tilt-up deck high warehouse buildings (type III-B) totaling 185,550 square feet (includes 18,000 s.f. office). The buildings will be supported by screened truck yards, vehicular parking, drive aisles, and landscaping. The project proposes access from four new drive entrances, two off of Greenleaf Avenue and two off of Los Nietos Road. The project will also be supported by various required offsite street and parkway improvements, onsite storm drain facilities, water quality chambers, and modular wetlands, and the installation of new sewer, water, and dry utility connections.

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

Signed: _____

Signature

TIMOTHY TEJANER

Print name

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

NOTE

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

Development Plan Approval Application (Cont.)

DPA Application
Page 2 of 2

PROPERTY OWNERS STATEMENT

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

Name (please print): FLP Santa Fe Springs LLC
Mailing Address: 19300 S. Hamilton Ave. #200 Gardena, CA 90248
Phone No: 310-354-2471
Fax No: _____ E-mail: ttecimer@cmprop.com
Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

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

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

(seal)

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

WITNESS my hand and official seal

Notary Public

FOR DEPARTMENT USE ONLY

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

Development Plan Approval Application (Cont.)

ACKNOWLEDGMENT

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

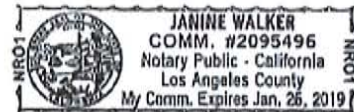
State of California
County of Los Angeles

On 3/26/2018 before me, Janine Walker, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Signature  (Seal)

Hazardous Waste and Substances Statement



HAZARDOUS WASTE AND SUBSTANCES STATEMENT

11710 Telegraph Road, Santa Fe Springs, CA 90670-3679 • (562) 868-0511 • www.santafesprings.org

Pursuant to State of California Government Code Section 65962.5, I have consulted the Hazardous Waste and Substances Sites List compiled by the California Environmental Protection Agency and hereby certify that (check one):

- ☒ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the State Government Code.
- ☐ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the State Government Code.

APPLICANT INFORMATION

Name: FLP Santa Fe Springs GTE California Incorporated c/o Overton Moore Properties
Address: LLC 19300 South Hamilton Avenue, Suite 200,
City, State, Zip: Gardena CA 90248
Phone Number: 310-354-2471

PROPERTY OWNER INFORMATION

Name: FLP Santa Fe Springs GTE California Incorporated c/o Overton Moore Properties
Address: LLC 19300 South Hamilton Avenue, Suite 200,
City, State, Zip: Gardena CA 90248
Phone Number: 310-354-2471

Address of Site: 12905 E. Los Nietos Road
Local Agency (City and County): Santa Fe Springs, CA
Assessor's book, page and parcel number: 8167-003-800 & 8167-003-801
Specify list(s):
Regulatory Identification Number:
Date of List: Reviewed 3/14/18

DATE: 3/26/18 OWNER SIGNATURE: [Signature]
DATE: 3/26/18 APPLICANT SIGNATURE: [Signature]

Hazardous Waste and Substances Statement (Cont.)

The Hazardous Waste and Substances Sites List (Cortese List) is used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites.

Per the California Environmental Protection Agency's website, "While Government Code Section 65962.5 [referred to as the Cortese List] makes reference to the preparation of a "list," many changes have occurred related to web-based information access since [the amended statute's effective date in] 1992 and this information is now largely available on the Internet sites of the responsible organizations. Those requesting a copy of the Cortese "list" are now referred directly to the appropriate information resources contained on the Internet web sites of the boards or departments that are referenced in the statute."

Below is a list of agencies that maintain information regarding hazardous waste and substances sites.

Department of Toxic Substances Control

www.calepa.ca.gov/sitecleanup/CorteseList/default.htm

www.calepa.ca.gov/database/ca/sites

www.envirostor.dtsc.ca.gov/public

EnviroStor Help Desk (916) 323-3400

State Water Resources Control Board

<http://geotracker.waterboards.ca.gov/>

Environmental Protection Agency

National Priorities Sites ("Superfund" or "CERCLIS")

www.epa.gov/superfund/sites/cursites

(800) 424-9346 or (702) 284-8214

National Priorities List Sites in the United States

www.epa.gov/superfund/sites/npl/npl.htm

County of Los Angeles

Environmental Programs Division

<http://dpw.lacounty.gov/epd/cleanla/>

Public Hearing Notice

FILE COPY



11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · www.santafesprings.org

"A great place to live, work, and play"



**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
LOT LINE ADJUSTMENT CASE NO. 2018-01
DEVELOPMENT PLAN APPROVAL CASE NO. 939 & 940**

NOTICE IS HEREBY GIVEN: that an adjourned meeting will be held before the City of Santa Fe Springs Planning Commission for the following:

LOT LINE ADJUSTMENT CASE NO. 2018-01: A request for approval to allow for the reconfiguration of two existing lots (APN: 8167-003-800 & 8167-003-801) at 12905 Los Nietos Road and 9816 Greenleaf Avenue, in the M-2 (Heavy Manufacturing) and BP (Buffer Parking) Zone.

DEVELOPMENT PLAN APPROVAL CASE NO. 939: A request for approval to allow for the construction of a new 43,905 sq. ft. industrial building at 12905 Los Nietos Road, in the M-2 (Heavy Manufacturing) Zone.

DEVELOPMENT PLAN APPROVAL CASE NO. 940: A request for approval to allow for the construction of a new 131,708 sq. ft. industrial building at 9816 Greenleaf Avenue, in the M-2 (Heavy Manufacturing) and BP (Buffer Parking) Zone.

ENVIRONMENTAL DOCUMENTS: An Initial Study/Mitigated Negative Declaration (IS/MND) with Traffic Study was prepared for the proposed mixed use development. An NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on September 17, 2018 and ended on October 8, 2018. 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. 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.

APPLICANT / PROJECT LOCATION: FLP Santa Fe Springs, LLC / (APN: 8167-003-800 & 8167-003-801)

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, October 15, 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.

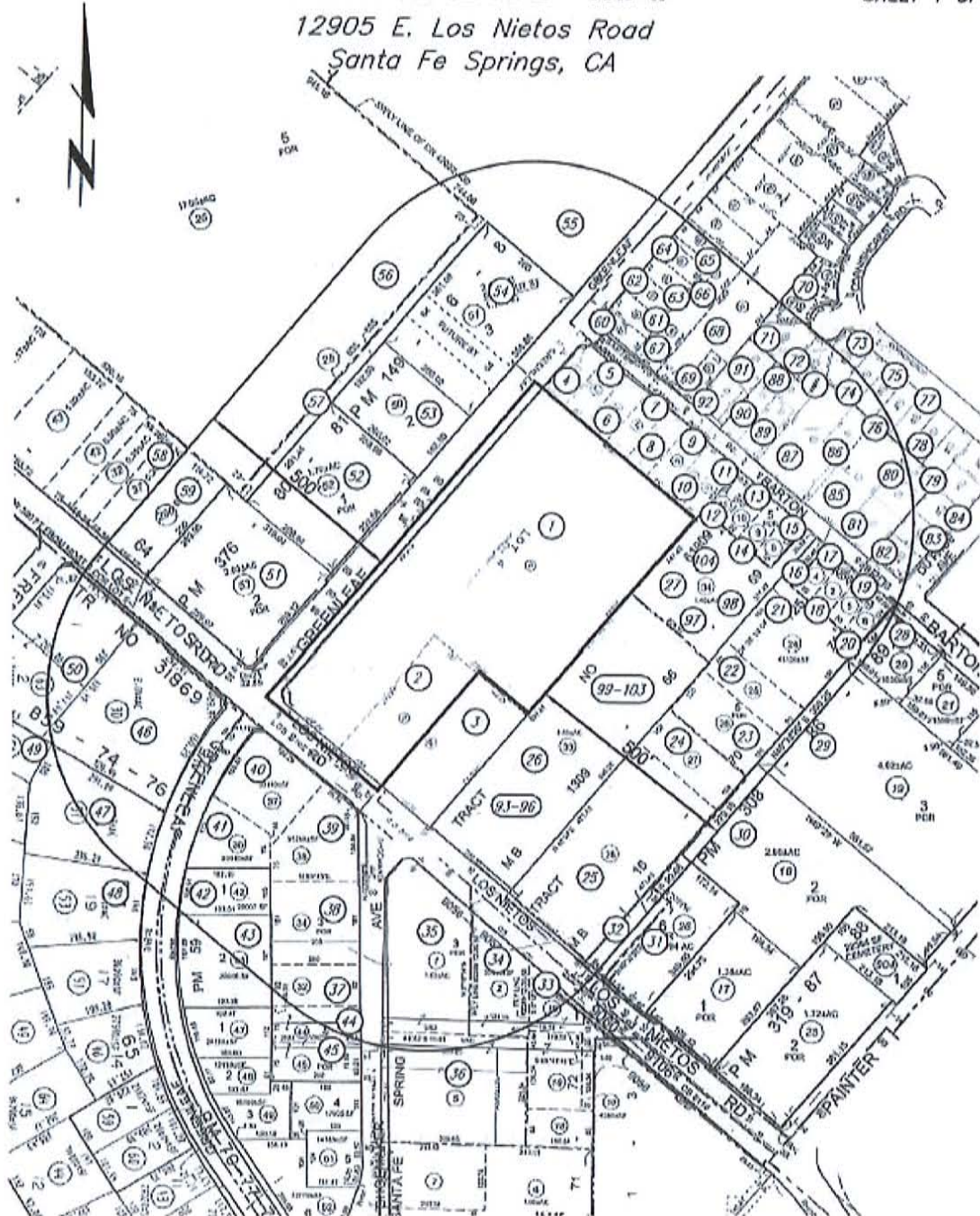
Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

Radius Map for Public Hearing Notice

500' RADIUS MAP

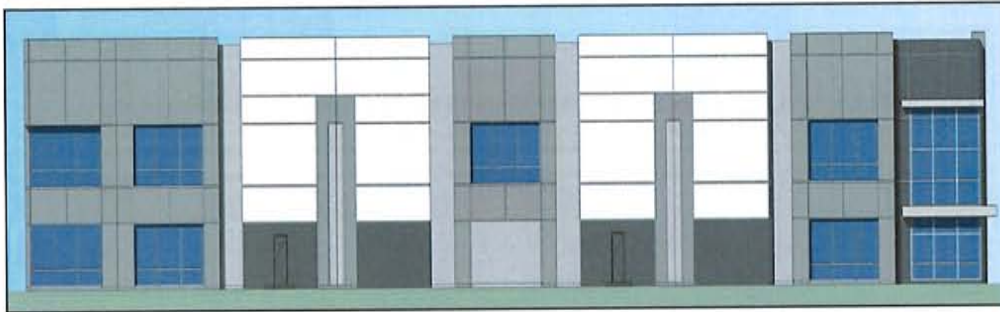
SHEET 1 OF 1

12905 E. Los Nietos Road
Santa Fe Springs, CA



MITIGATION MONITORING AND REPORTING PROGRAM

**CITY OF SANTA FE SPRINGS
DEVELOPMENT PLAN APPROVAL (DPA No. 939 & 940)
LOT LINE ADJUSTMENT (LLA No. 2018-1)
LOS NIETOS WAREHOUSE
12905 LOS NIETOS ROAD**



LEAD AGENCY:

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

REPORT PREPARED BY:

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

SEPTEMBER 17, 2018

MITIGATION MONITORING AND REPORTING PROGRAM
DEVELOPMENT PLAN APPROVAL (DPA NO. 939 & 940) AND LOT LINE ADJUSTMENT (LLA NO. 2018-1)
LOS NIETOS WAREHOUSE • 12905 LOS NIETOS ROAD • CITY OF SANTA FE SPRINGS

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3. Findings Related to Mitigation Monitoring	4
4. Mitigation Measures.....	4
5. Mitigation Monitoring.....	5

1. OVERVIEW OF THE PROJECT

The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application to permit the construction of two warehousing buildings (referred to herein as Building 1 and Building 2) with a total floor area of 175,613 square feet on a 369,194 square feet (8.48-acre) site located at the east corner of the Los Nietos Road and Greenleaf Avenue intersection. The project site currently consists of two parcels: 8167-003-800 and 8167-003-801. These parcels will remain separate, though the Applicant intends to reconfigure their boundaries through a lot line adjustment. Parcel 8167-003-801, referred to herein as Parcel 1, has a total land area of 1.01 acres. Following the lot line adjustment, this parcel will total 2.41 acres. Parcel 8167-003-800, referred to herein as Parcel 2, has a total land area of 7.59 acres. Following the lot line adjustment, this parcel will consist of 6.07 acres.

The first building will be erected within Parcel 1. Building 1 will have a total floor area of 43,905 square feet and will consist 38,905 square feet of warehousing space and 5,000 square feet of office space. A total of 73 parking spaces will be provided for Building 1. Access to Parcel 1 will be provided by two driveway connections along the north side of Los Nietos Road. Building 2 will be constructed within the second parcel. Building 2 will have a floor area of 131,708 square feet and will consist of 118,708 square feet of warehousing space and 13,000 square feet of office space. A total of 180 parking spaces will be included. Access to Parcel 2 will be provided by two driveway connections along the east side of Greenleaf Avenue. Lastly, approximately 49,368 square feet of landscaping will be planted. This landscaping will be distributed throughout the two parcels. The project proponent is Overton Moore Properties, 19300 South Hamilton Avenue, Suite 200, Gardena, California 90248.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

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

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

3. FINDINGS RELATED TO MITIGATION MONITORING

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

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

4. MITIGATION MEASURES

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

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

The analysis indicated that the following mitigation measure would be required:

Mitigation Measure No. 2 (Geology & Soils). If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

The analysis of hazards and hazardous materials indicated that the following mitigation measures would be required:

Mitigation Measure No. 3 (Hazards & Hazardous Materials). The Applicant, in coordination with the City and a representative from Ardent Environmental Group, Inc, must excavate 3.5 cubic yards of contaminated soil from an area measuring three feet, by four feet, by eight feet deep located adjacent to a hydraulic lift located within the steam cleaning bay. In addition, the Applicant must also remove approximately 44.5 cubic yards of soil from an area with a length and width of 10 feet and a depth of 12 feet located near four concrete patches within the existing automobile service building.

Mitigation Measure No. 4 (Hazards & Hazardous Materials). The project Applicant must install a methane barrier beneath the two proposed warehouse buildings in the event the City determines this barrier is required.

The analysis of noise indicated that the following mitigation measures would be required:

Mitigation Measure No. 5 (Noise). The contractors must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure No. 6 (Noise). The contractors must notify residents located along the south side of Barton Road within a 200 foot radius of the project site's northern property line regarding construction times and local contact information. The notice shall include the name and phone number of the local contact person residents may call to complain about noise. This notice must be placed along the west side of the project site. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Director of Planning.

Mitigation Measure No. 7 (Noise). Haul trucks travelling to and from the site will be required to use Los Nietos Road exclusively. Haul trucks will be restricted from travelling north on Greenleaf Avenue. This mitigation will prevent the exposure of sensitive receptors to unnecessary vibration generated by haul trucks.

5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified below in Table 1.

TABLE 1 MITIGATION MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department for review and approval prior to the issuance of any building permits.	Planning Department, Police Services Department, and the Chief Building Official • (Applicant is responsible for implementation)	<i>Prior to the issuance of building permits.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 2 (Geology & Soils). If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.	Planning Department • (Applicant is responsible for implementation)	<i>During project's construction.</i> • Mitigation ends when construction is completed.	Date: Name & Title:

MITIGATION MONITORING AND REPORTING PROGRAM
DEVELOPMENT PLAN APPROVAL (DPA NO. 939 & 940) AND LOT LINE ADJUSTMENT (LLA NO. 2018-1)
LOS NIETOS WAREHOUSE • 12905 LOS NIETOS ROAD • CITY OF SANTA FE SPRINGS

TABLE 1
MITIGATION MONITORING PROGRAM

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 3 (Hazards & Hazardous Materials). The Applicant, in coordination with the City and a representative from Ardent Environmental Group, Inc, must excavate 3.5 cubic yards of contaminated soil from an area measuring three feet, by four feet, by eight feet deep located adjacent to a hydraulic lift located within the steam cleaning bay. In addition, the Applicant must also remove approximately 44.5 cubic yards of soil from an area with a length and width of 10 feet and a depth of 12 feet located near four concrete patches within the existing automobile service building.	Planning Department and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 4 (Hazards & Hazardous Materials). The project Applicant must install a methane barrier beneath the two proposed warehouse buildings in the event the City determines this barrier is required.	Planning Department and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 5 (Noise). The contractors must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.	Planning Department and Code Enforcement • (Applicant is responsible for implementation)	During project's construction. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 6 (Noise). The contractors must notify residents located along the south side of Barton Road within a 200 foot radius of the project site's northern property line regarding construction times and local contact information. The notice shall include the name and phone number of the local contact person residents may call to complain about noise. This notice must be placed along the west side of the project site. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Director of Planning.	Planning Department and Code Enforcement • (Applicant is responsible for implementation)	During project's construction. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 7 (Noise). Haul trucks travelling to and from the site will be required to use Los Nietos Road exclusively. Haul trucks will be restricted from travelling north on Greenleaf Avenue. This mitigation will prevent the exposure of sensitive receptors to unnecessary vibration generated by haul trucks.	Planning Department and Code Enforcement • (Applicant is responsible for implementation)	During project's construction. • Mitigation ends when construction is completed.	Date: Name & Title:

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 94-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
LOT LINE ADJUSTMENT CASE NO. 2018-01 AND
DEVELOPMENT PLAN APPROVAL CASE NO. 939 & 940**

WHEREAS, a request was filed for Lot Line Adjustment Case No. 2018-01 to allow for the reconfiguration of two existing lots (APN 8167-003-800 & 8167-003-801) at 12905 Los Nietos Road & 9816 Greenleaf Avenue, in the M-2 (Heavy Manufacturing) and BP (Buffer Parking) Zone; and

WHEREAS, a request was concurrently filed for Development Plan Approval Case No. 939 approval to allow for the construction of a new 43,905 sq. ft. industrial building at 12905 Los Nietos Road, in the M-2 (Heavy Manufacturing) Zone; and

WHEREAS, a request was concurrently filed for Development Plan Approval Case No. 940 approval to allow for the construction of a new 131,708 sq. ft. industrial building at 9816 Greenleaf Avenue, in the M-2 (Heavy Manufacturing) and BP (Buffer Parking) Zone; and

WHEREAS, the subject property for Development Plan Approval Case No. 939 is located on an $\pm 119,180.16$ sq. ft. (± 2.74 -acres) corner lot, located on the southeast corner of Greenleaf Avenue and Los Nietos Road, in the City of Santa Fe Springs, with an Accessor's Parcel Number of 8167-003-800, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the subject property for Development Plan Approval Case No. 940 is located on a $\pm 275,952.6$ sq. ft. (± 6.34 -acres) lot, located on the south of Greenleaf Avenue, in the City of Santa Fe Springs, with an Accessor's Parcel Number of 8167-003-801, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is FLP Santa Fe Springs LLC, 19300 South Hamilton Avenue, #200, Gardena, CA 90248; and

WHEREAS, the proposed Lot Line Adjustment Case No. 2018-01 ; Development Plan Approval Case No. 939; and Development Plan Approval Case No. 940 are considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and Planning Commission'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 has required the preparation of a Mitigated Negative Declaration (MND); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on October 4, 2018 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date, time, and location of the public hearing, and also mailed said public hearing notice on October 4, 2018 to each property owner within a 500 foot radius of the project site in accordance with the City's Zoning Regulations and state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed adjourned public hearing on October 15, 2018, at which time it received public testimony concerning Lot Line Adjustment Case No. 2018-01; Development Plan Approval Case No. 939; Development Plan Approval Case No. 940; and

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

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the construction of two industrial buildings with a total floor area of 175,613 sq. ft. on a 369,194 sq. ft. site located at the southeast corner of the Los Nietos Road and Greenleaf Avenue intersection. Said project, including the necessary entitlements, is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment with the adoption of the identified mitigation measures, therefore, the City has required the preparation of a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

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

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.

- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

SECTION II. MITIGATION MONITORING AND REPORTING PROGRAM

Pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the Planning Commission coincidental to the approval of this IS/MND, which relates to the Mitigation Monitoring and Reporting Program. These findings shall be incorporated as part of the Planning Commission'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 Planning Commission makes the following additional findings:

- A mitigation monitoring and reporting program will be required; and,
- An accountable enforcement agency or monitoring agency shall not be identified for the mitigation measures adopted as part of the Planning Commission's final determination.

SECTION III. 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 has confirmed 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: 8167-003-800 & 8167-003-801. Approval of the proposed Lot Line Adjustment by the Planning Commission will not result in additional parcels or lots being created. The proposal will involve the removal of an existing common property line and adding a new common property line for Lot 1 and Lot 2.

- 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 parcels 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 building plan check to ensure the proposed project will be in full compliance with the Building Ordinance/Code.

SECTION IV. DEVELOPMENT PLAN APPROVAL FINDINGS

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

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

The proposed industrial building 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 industrial buildings are consistent with the purpose of the M-2 Zone since the proposed developments are industrial in nature. The project involves the construction of two new industrial buildings on a site that is currently vacant, the assessed value of the property will significantly improve thus leading to an increase in property values for both the subject property and neighboring properties.

- 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 Los Nietos Road and Greenleaf Avenue, will be provided landscaping. Fencing will be provided along the east of the property to separate the residential dwelling units.

- 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 V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 94-2018 to approve Lot Line Adjustment Case No.2018-01 to allow for the reconfiguration of two existing lots (APN 8167-003-800 & 8167-003-801); Development Plan Approval Case No. 939 to allow for the construction of a new 43,905 sq. ft. industrial building; Development Plan Approval Case No. 940 to allow for the construction of a new 131,708 sq. ft. industrial building; and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP) at 12905 Los Nietos Road & 9816 Greenleaf Avenue, in the M-2 (Heavy Manufacturing) and BP (Buffer Parking) Zone and approve), subject to conditions attached hereto as Exhibit A.

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

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo,

Exhibit A – Conditions of Approval
Development Plan Approval Case No. 939 & 940

CONDITIONS OF APPROVAL

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

1. That the applicant shall pay a flat fee of \$116,129.70 to reconstruct/resurface the existing street frontage to centerline for Los Nietos Road and Greenleaf Avenue.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Los Nietos Road and Greenleaf Avenue street frontages. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. 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 \$2,000 for (10) new sign installations.
4. That the applicant shall design and construct A.D.A. compliant access ramp and associated sidewalk improvements with black truncated domes to be constructed at south east corner of Los Nietos Road and Greenleaf Avenue per Standard Plan A88A. Construction shall be paid for by the owner/ developer.
5. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
6. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Los Nietos Road & Greenleaf 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.
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 and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
11. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
12. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
13. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant 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. Traffic Signal improvements shall be constructed to City standard in accordance with plans prepared by the applicant and approved by the City Engineer. Traffic Signals to be improved shall include the north east corner of Los Nietos Road and Greenleaf Avenue. The applicant shall design and construct the removal and replacement of the Primary and Secondary Traffic Signal Poles per Caltrans Standard Plans. Plans will include new wiring, conduits, pull boxes and associated traffic loops to have a fully functioning signalized intersection.
15. Left turns from Los Nietos Road into the most westerly driveway of the development will be prohibited.
16. The applicant shall pay the costs associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Greenleaf Avenue at Los Nietos Road as determined by the City Engineer and Fire Chief.
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.
19. 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.
20. 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.
21. 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.
22. That upon completion of public improvements constructed by developer, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
23. 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).
24. The owner/developer shall provide at no cost to the City, one conformed copy of the recorded lot line adjustment from the County Recorder's Office. The conformed copy of the recorded lot line adjustment shall be forwarded to the Department of Public Works, Engineering Division.

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

25. 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.
26. 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.

27. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer or geologist. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings along with a description of any recommended remedial actions needed to comply with the Division of Oil, Gas, and Geothermal Resources, signed by a registered engineer or geologist, must be provided to the Fire Department.
28. 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.
29. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
30. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
31. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
32. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
33. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
34. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

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

35. 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.
36. 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.
37. 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.
38. 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: Lou Collaz 562.409-1850)

39. 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.
40. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief 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.
41. 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.

42. 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.
43. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
44. 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.
45. 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.
46. That the project be designed in compliance with Section 155.256 regarding the wall heights as they apply to the residential units on the north of the project.
47. That the landscape material along the north border landscape area and adjacent to the residential units maintain plant material that will not overgrow and/or encroach into the residential properties. Moreover, the plant material shall be a species which will not cause leaves and/or flowers to fly onto the residential properties to the north of the project site.
48. That the developer, contractor and all tenants shall comply with the Zoning Code in regards to Section 155.415 through 155.433 commonly known as the Performance Standards.

WASTE MANAGEMENT

(Contact: Teresa Cavallo 562.868.0511 x7309)

49. 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.
50. 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.
51. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT
(Contact: Jimmy Wong 562-868-0511 x7451)

52. That the approval of Development Plan Approval No. 939 and 940 are contingent upon approval of Lot Lines Adjustment Case No. 2018-01.
53. That the owner/developer shall apply for an Well Review Report through the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR). A copy of this report shall be provide to the Planning Department. If historic oil wells are identified on-site, well abandoned to current DOGGR standards may be required before a building permit can be issued.
54. That the owner/developer shall apply for an Oilfield Site Plan Review through the Planning Department prior to building can be issued.
55. 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 indicated 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.
56. 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.
57. That the Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 939 & 940 and Lot Lines

Adjustment Case No. 2018-01. The Mitigation Monitoring and Reporting Program is listed as an attachment to the staff report.

58. 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.
59. That during construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 1. Name of the development/project.
 2. Name of the development company.
 3. Address of Address range for the subject site.
 4. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
60. That the owner/developer must provide on-site bicycle racks or other secure bicycle parking that accommodate a minimum six (6) bicycles within the subject property for the proposed building 2 development.
61. That the owner/developer shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to, the following:
 1. Current maps, routes and schedules for public transit routes serving the site; and
 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 3. Ridesharing promotional material supplied by commuter-oriented organization; and
 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 5. A listing of facilities available for carpoolers, vanpoolers, bicyclist, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
62. That the owner/developer understands and agrees that compliance with condition of approval number 60 and 61 must be obtained prior to issuance of a certificate of occupancy.
63. That the owner/developer agrees and understands that all existing overhead utilities within the development shall be placed underground, excluding the two existing power poles located along Los Nietos Road.

64. 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). Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
65. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There must be a minimum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
66. That the owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
67. 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.
68. 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.)

69. 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).*
70. That upon completion of the new landscaping, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
71. 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.
72. 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.
73. That 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 fixed sides of the equipment, and eight foot clearance on each access point 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.)
74. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
75. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale 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.

76. 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 determined by the City Building Department.
77. All outdoor trash enclosures shall provide a solid roof cover.
78. That the owner or operator of the property shall not allow commercial vehicles, trucks and/or truck tractors to queue on Greenleaf Ave. or Los Nietos Rd., use street(s) as a staging area, or to backup onto the street from the subject property.
79. 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.
80. 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.
81. That a minimum of 73 parking stalls shall be provided and continually maintained on-site at all times within the proposed Lot 2 and a minimum of 175 parking stalls shall be provided and continually maintained on-site at all time within the proposed Lot 1. 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.
82. That if the proposed buildings are deemed to be a multi-tenant building by the City of Santa Fe Springs Planning Department, the owner/developer shall modify the parking layout of the subject property to satisfy the City's parking requirement to the Planning Department prior to the issuance of a building permit.
83. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 1. Covenants.
 - a. 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.

- b. 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.
 2. 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.
 3. 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.
84. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
85. That the applicant or the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*

86. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
87. 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.
88. 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.
89. 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.
90. That the applicant and owner/developer agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
91. 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.
92. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

93. That the 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.
94. That the applicant shall clarify on the construction drawings that all roof drains facing the west and north elevation shall be install along the interior of the proposed pop-out. Any exposed roof drains should be painted to match the color of the building.
95. 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.



City of Santa Fe Springs

Adjourned Planning Commission Meeting

October 15, 2018

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

LLA Case No. 2018-04: A request to allow a 2.96-acre site consisting of three parcels to be re-configured into two parcels, measuring 1.49-acres and 1.47-acres;

DPA Case No. 942: A request to allow a 31,539 sq. ft. building on a 1.49-acre parcel (Building 1); *MOD Case No. 1293:* A request to allow a 2'-0" reduction of the front yard setback requirement for Building 1.

DPA Case No. 943: A request to allow a 30,902 sq. ft. building on a 1.47-acre parcel (Building 2); *MOD Case No. 1294:* A request to allow a 10" reduction of the front yard setback for Building 2; *MOD Case No. 1295:* A request to allow a 2'-0" reduction of the corner side yard setback for Building 2; *MOD Case No. 1296:* A request to allow a 773 sq. ft. reduction of the overall landscape requirements for Building 2.

The project site is located at the southwest corner of Dice Road and Burke Street (APNs: 8168-001-010, 8168-001-045 and 8168-001-046), within the M-2, Heavy Manufacturing Zone. (Ayala Industrial Investors, LLC)

**The Building Official has assigned the following addresses: 11718 Burke Street (Building 1), 8739 Dice Road (Building 2).*

RECOMMENDATIONS

That the Planning Commission take the following actions:

- 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

RECOMMENDATIONS (Cont.)

- 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.

LOCATION / BACKGROUND

The subject site is comprised of three (3) existing parcels (APNs: 8168-001-010, 8168-001-045 and 8168-001-046) measuring 2.96-acres, and located on the southwest corner of Dice Road and Burke Street. The site is zoned M-2 (Heavy Manufacturing) and is currently undeveloped. Industrial uses are located to the north, south, east and west; properties to the north-west consist of a Kingdom Hall of Jehovah's Witnesses church and single-family residential dwellings. The Santa Fe Springs Fire Station No. 2 is located north-east of the subject site.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Lot Line Adjustment (LLA 2018-04) – Request for approval to reconfigure an existing 2.96-acre site into two (2) separate parcels, measuring 1.49-acres (65,031 sq. ft.) and 1.47-acres (64,258 sq. ft.), respectively.

Development Plan Approval (DPA 942) – Request for approval to construct a new Class A spec-industrial building measuring 31,539 sq. ft. at 11718 Burke Street (Building 1).

Modification Permit (MOD 1293) – Request for a 2'-0" reduction of the front yard setback requirement for Building 1.

Development Plan Approval (DPA 943) – Request for approval to construct a new Class A spec-industrial building measuring 30,902 sq. ft. at 8739 Dice Road (Building 2).

Modification Permit (MOD 1294) – Request for a 10" reduction of the front yard setback for Building 2.

Modification Permit (MOD 1295) – Request for a 2'-0" reduction of the corner side yard setback for Building 2.

Modification Permit (MOD 1296) – Request for a 773 sq. ft. reduction of the overall landscape requirements for Building 2.

LOT LINE ADJUSTMENT CASE NO. 2018-04

The applicant is seeking approval of a Lot Line Adjustment (LLA) to re-configure the existing 2.96-acres site (APNs: 8168-001-010, 8168-001-045 and 8168-001-046) to create two parcels, one for each building.

- Parcel 1: will have a total land area of 1.49-acres (65,031 sq. ft.) and will be occupied by a 31,539 square-foot Class A spec-industrial building (Building 1).
- Parcel 2: will have a total land area of 1.47-acres (64,258 sq. ft.) and will be occupied by a 30,902 square-foot Class A spec-industrial building (Building 2).

DEVELOPMENT PLAN APPROVAL CASE NO. 942 – BUILDING 1

Site Plan – Building 1 will occupy a total land area of 1.49-acres (65,031 sq. ft.). The proposed building will be adjacent to the easterly property line and set back 32'-0" from Burke Street. Ingress and egress is provided by a 28'-0" wide driveway located along the northerly property line on Burke Street. It should be noted that, as proposed, the site plan does not meet the minimum setback requirements for properties within the M-2 Zone. The applicant, therefore, is concurrently requesting approval of Modification Permit Case No. 1293, to allow a 2'-0" reduction of the front yard setback requirement for Building 1.

Floor Plan – Building 1 will have an overall area of 31,539 sq. ft. with a warehouse area of 26,859 sq. ft., a first floor office area of 2,410 sq. ft., and an office mezzanine area of 2,270 sq. ft.

Elevations – Building 1 will have a minimum height of 32' and a maximum height of 34'. The buildings will include many enhanced architectural elements including extensive glazing and use of reveal lines, aluminum cladding, steel canopies, live green walls, and wall lighting throughout the elevations.

Parking – Building 1 will be provided with a total of 58 stalls (56 required), with 31 standard stalls, 14 compact stalls, 3 accessible stalls, 6 clean air stalls, and 4 electric vehicle stalls.

Landscaping – A total of 7,337 sq. ft. of landscape will be provided (6,147 sq. ft. required) throughout the site with 3,816 sq. ft. provided within the parking area (1,239 sq. ft. required). For maximum value, majority of the landscaping will be provided along setback area along Burke Street.

Loading / Roll Up Doors – Two dock high doors and 1 grade level door are strategically placed on the building's west facing elevation, which is not visible from the street view.

Trash Enclosures – One enclosure measuring 260 sq. ft. (258 sq. ft. required) is

provided directly behind a 12' high concrete tilt-up screen wall.

MODIFICATION PERMIT CASE NO. 1293

The applicant is requesting approval of the following Modification Permit related to Building 1:

- MOD Case No. 1293 to allow a 2'-0" reduction of the front yard setback requirement for Building 1.
 - The typical front yard setback required for M-2 zoned properties is 20 feet, unless the property fronts onto major or secondary highway, which then requires a minimum setback of 30 feet. A property containing a building with a height greater than the minimum front yard setback distance, however, shall be one foot for each foot of the building or portion thereof. As proposed, the minimum setback along Burke Street should be 34 feet, based on the proposed building height.

DEVELOPMENT PLAN APPROVAL CASE NO. 943 – BUILDING 2

Site Plan – Building 2 will occupy a total land area of 1.47-acres (64,258 sq. ft.). The proposed building will be adjacent to the westerly property line and set back 32'-0" from Burke Street and 33'-2" setback from Dice Road. Ingress and egress is provided by a 28'-0" wide driveway located along the easterly property line on Dice Road. It should be noted that, as proposed, the site plan does not meet the minimum setback requirements for properties within the M-2 Zone. The applicant, therefore, is concurrently requesting approval of Modification Permit Case No. 1294 and Modification Permit Case No. 1295, to allow a 10" reduction of the front yard setback requirement for Building 2 and to allow a 2'-0" reduction of the corner side yard requirement for Building 2, respectively.

Floor Plan – Building 2 will have an overall area of 30,902 sq. ft. with a warehouse area of 26,291 sq. ft., a first floor office area of 1,820 sq. ft., an office mezzanine area of 1,680 sq. ft., and a storage mezzanine area of 1,111 sq. ft.

Elevations – Building 2 will have a minimum height of 32' and a maximum height of 34'. The buildings will include many enhanced architectural elements including extensive glazing and use of reveal lines, aluminum cladding, steel canopies, live green walls, and wall lighting throughout the elevations.

Parking – Building 2 will be provided with a total of 55 stalls (55 required), with 29 standard stalls, 13 compact stalls, 3 accessible stalls, 6 clean air stalls, and 4 electric vehicle stalls.

Landscaping – A total of 12,225 sq. ft. of landscape will be provided (12,998 sq. ft. required) throughout the site with 1,381 sq. ft. provided within the parking area (1,117 sq. ft. required). For maximum value, majority of the landscaping will be provided along the setback area along Burke Street. It should be noted that, as proposed, the overall landscape area provided does not meet the minimum requirements for properties within the M-2 Zone. The applicant, therefore, is concurrently requesting

approval of Modification Permit Case No. 1296, to allow a 773 sq. ft. reduction of the overall landscape requirements for Building 2.

Loading / Roll Up Doors – Two dock high doors and 1 grade level door are strategically placed on the building's south facing elevation, which is not visible from the street view.

Trash Enclosures – One enclosure measuring 260 sq. ft. (255 sq. ft. required) is provided directly behind a 12' high concrete tilt-up screen wall.

MODIFICATION PERMIT CASE NOS. 1294-1296

The applicant is requesting approval of the following Modification Permits related to Building 2:

- MOD Case No. 1294 to allow a 10" reduction of the front yard setback requirement for Building 2.
 - The typical front yard setback required for M-2 zoned properties is 20 feet, unless the property fronts onto major or secondary highway, which then requires a minimum setback of 30 feet. A property containing a building with a height greater than the minimum front yard setback distance, however, shall be one foot for each foot of the building or portion thereof. As proposed, the minimum setback along Burke Street should be 34 feet, based on the proposed building height
- MOD Case No. 1295 to allow a 2'-0" reduction of the corner side yard requirement for Building 2.
 - The typical corner side yard setback required for M-2 zoned properties is 20 feet, unless the property fronts onto major or secondary highway, which then requires a minimum setback of 30 feet. A property containing a building with a height greater than the minimum front yard setback distance, however, shall be one foot for each foot of the building or portion thereof. As proposed, the minimum setback along both Dice Road and Burke Street should be 34 feet, based on the proposed building height.
- MOD Case No. 1296 to allow a 773 sq. ft. reduction of the overall landscape requirements for Building 2.
 - Where an M-2 zoned property adjoins a dedicated street, a minimum area equivalent to 25 sq. ft. for each lineal foot of frontage on said street shall be suitably landscaped and maintained. In addition, all parking areas shall have landscape installed equivalent to 6% of the total parking area. Based on the lineal frontage of 475'-3" and a parking area of 18,633 sq. ft., the parcel for which Building 2 is situated on is required to provide a total overall landscape area of 12,998 sq. ft.

STREETS AND HIGHWAYS

The subject site is located on the south side of Burke Street, between Norwalk Boulevard and Dice Road. Norwalk Boulevard is designated as a "Major" arterial while both Burke Street and Dice Road are designated as a "Local" 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-2, Heavy Manufacturing	Industrial	8623 Dice Road – West Bent Bolt (Manufacturing of automotive control rods)
Northwest	R-3-PD, Multiple Family Residential – Planned Development Overlay	Multiple Family Residential	11721 Burke Street - Kingdom Hall of Jehovah's Witnesses church
Northeast	M-2, Heavy Manufacturing	Public Facilities	8634 Dice Road - Santa Fe Springs Fire Station No. 2
South	M-2, Heavy Manufacturing	Industrial	8737 Dice Road – Warren Distribution, Inc. (wholesale automotive parts and accessories)
East	M-2, Heavy Manufacturing	Industrial	8708 Dice Road – KIK Custom Products (warehouse of finished goods)
West	M-2, Heavy Manufacturing	Industrial	11630 Burke Street – Globe Oil Tools Co (Oil Well Drilling tools)

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on October 4, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on October 4, 2018, and published in a newspaper of general circulation (Whittier Daily News) October 4, 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 September 17, 2018 to October 8, 2018. The Notice of Intent to adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk. A copy of the Initial Study/Mitigated Negative Declaration was also mailed to surrounding cities for their review and comment.

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

Individuals who believe there are significant effects as outlined above, should also

explain the basis for their comments and submit data or reference offering facts, reasonable assumptions based on facts or expert opinion supported by facts in support of the comments. Pursuant to CEQA Guidelines, an effect shall not be considered significant in the absence of substantial evidence.

Potentially Affected Environmental Factors:

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

Mitigation Monitoring:

The monitoring and reporting on the implementation of these measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation Monitoring and Reporting Program (attachment #13).

Responses to Initial Study/Mitigated Negative Declaration:

On Wednesday, September 26, 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.

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 (91-2018), 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 the Lot Line Adjustment No. 2018-04.

CONDITIONS OF APPROVAL

Conditions of approval for LLA 2018-04, DPA 942-943 and MOD 1293-1296 is attached to Resolution 91-2018 as Exhibit A.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Floor Plans
4. Colored Elevations
5. Colored Renderings
6. Lot Line Adjustment Exhibits
7. Development Plan Approval Application
8. Modification Permit Application
9. Lot Line Adjustment Application
10. Public Hearing Notice
11. Radius Map for Public Hearing Notice
12. Draft Mitigated Negative Declaration (previously delivered to PC on 9/19/2018)
13. Mitigation Monitoring and Reporting Program
14. Resolution 91-2018
 - a. Exhibit A – Conditions of Approval

Aerial Photograph



CITY OF SANTA FE SPRINGS AERIAL PHOTOGRAPH



LOCATION

SW Corner of Dice Rd and Burke St
(APNs: 8168-001-009 and 8168-001-010)

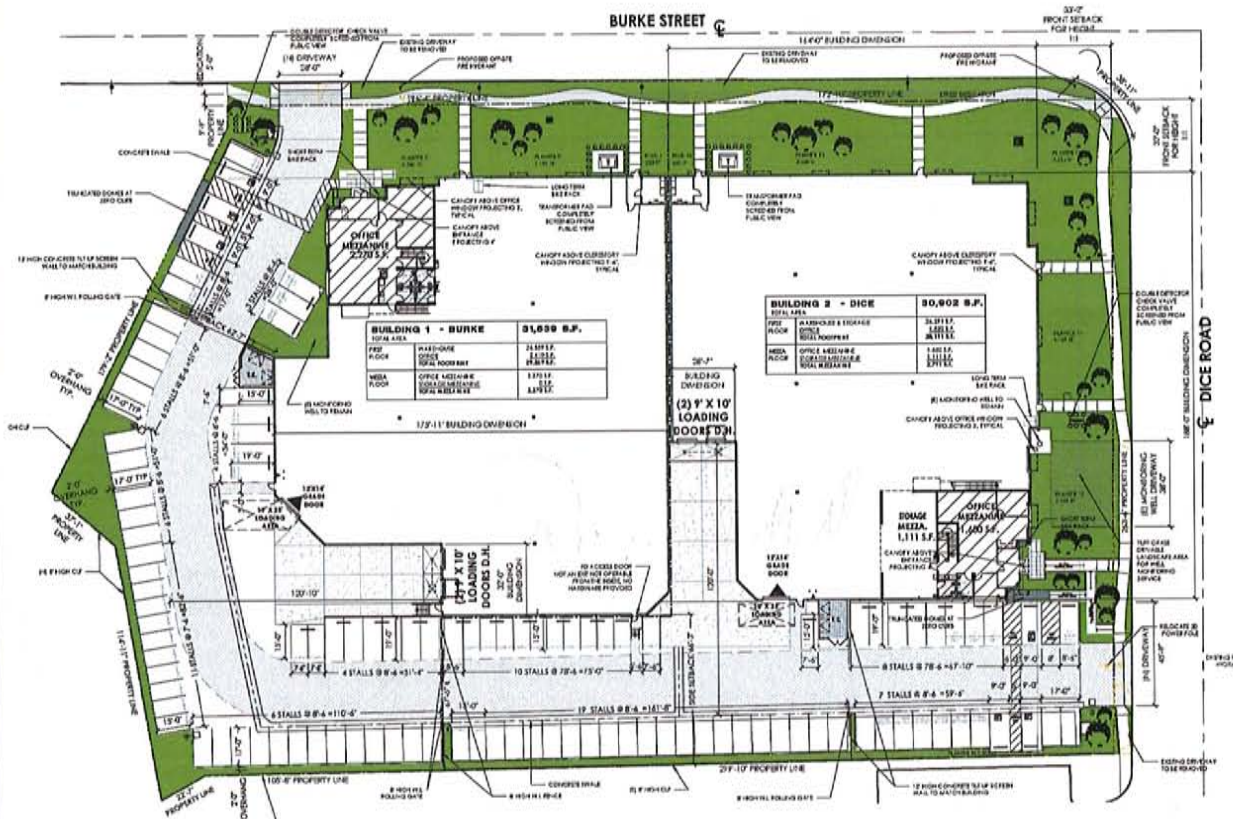
PROJECT

Development Plan Approval (DPA) Case Nos. 942-943; and
Modification Permit (MOD) Case Nos. 1293-1296; and
Lot Line Adjustment Case No. 2018-04

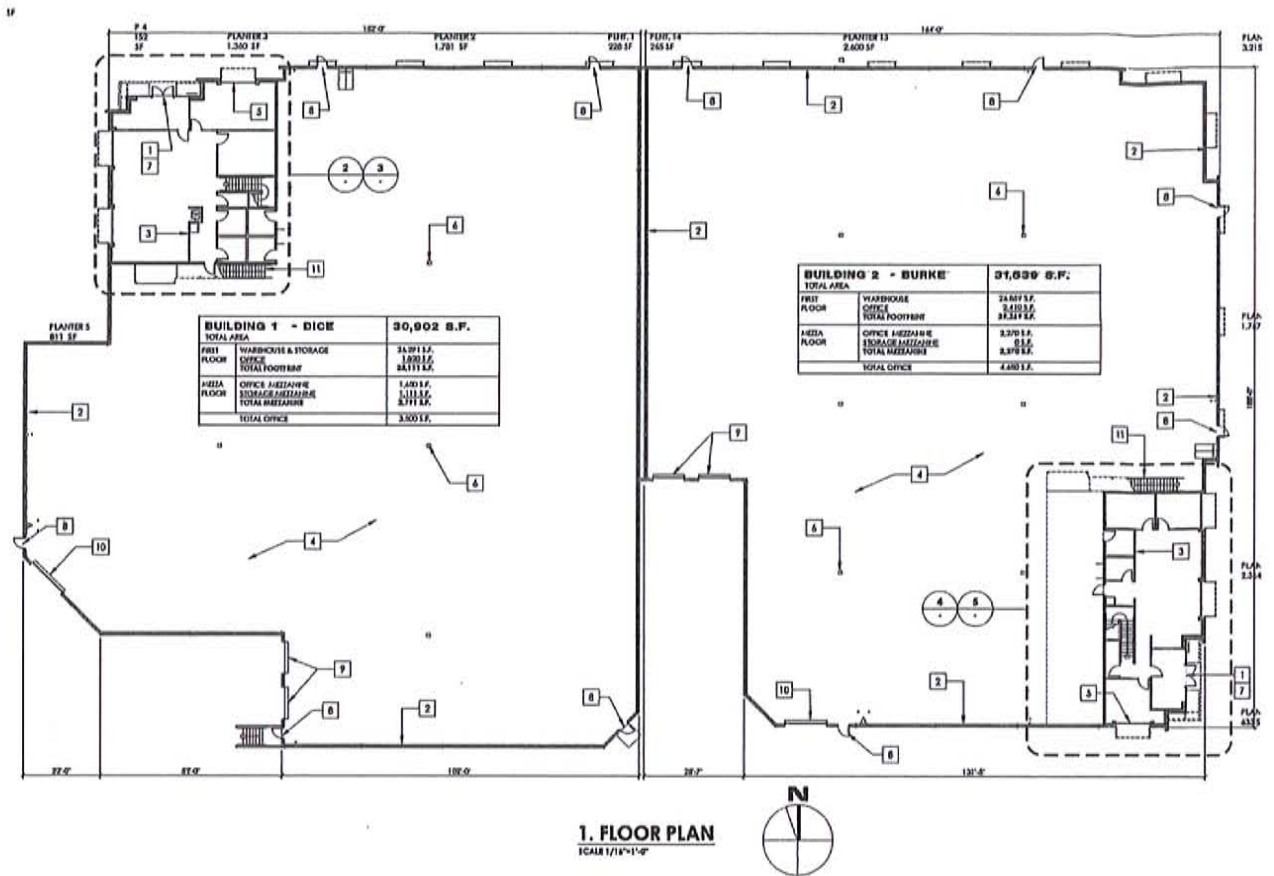
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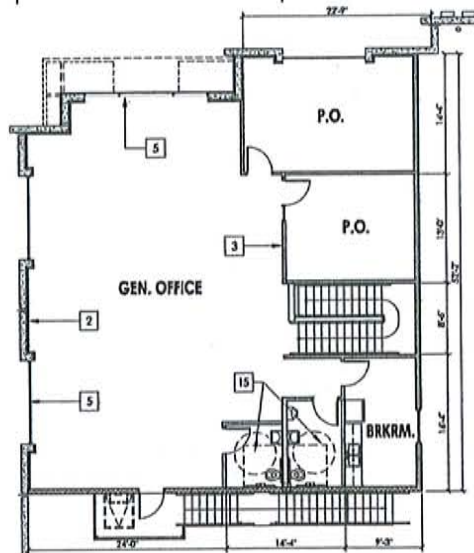
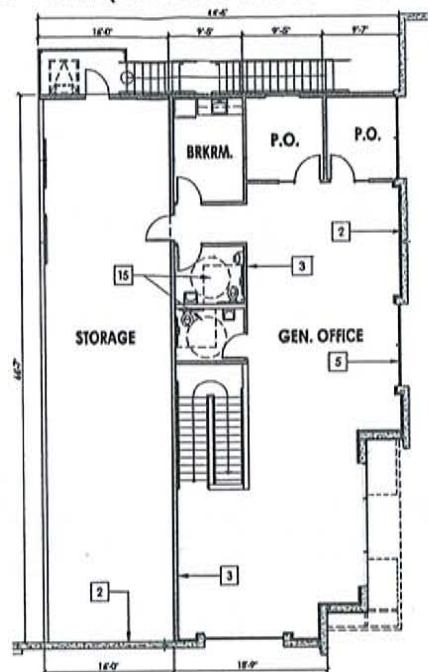
Ayala Industrial Investors, LLC.

Site Plan

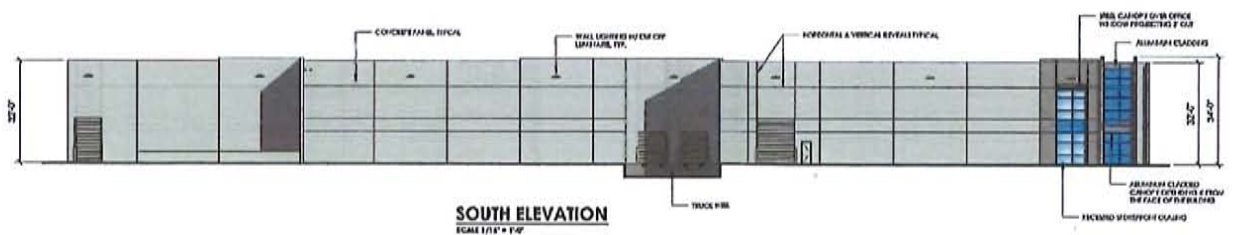
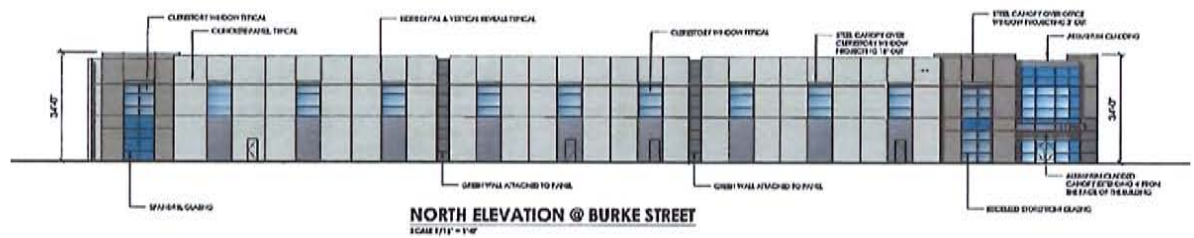
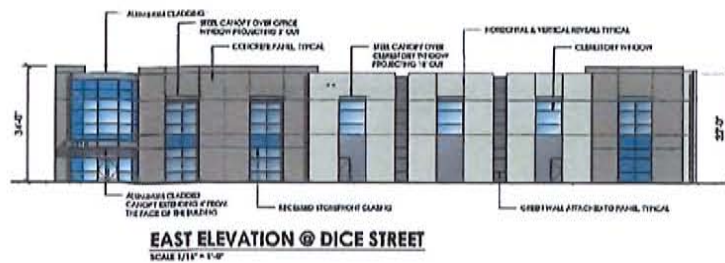
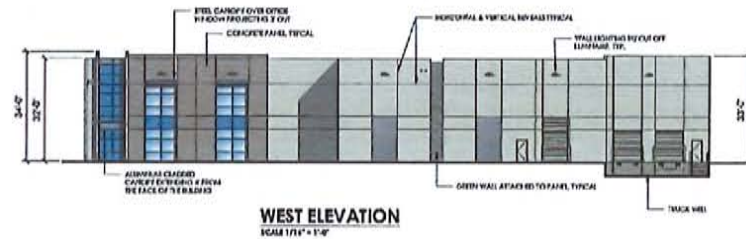


Floor Plan (First Floor)



Floor Plan (Second Floor – Building 1)**3. ENLARGED PLAN-MEZZ**
SCALE 1/8"=1'-0"**Floor Plan (Second Floor – Building 2)****5. ENLARGED PLAN-MEZZ**
SCALE 1/8"=1'-0"

Colored Elevations



Colored Rendering



Colored Rendering



Lot Line Adjustment Exhibits**EXHIBIT " A1 "**CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2018-XX
PROPOSED LOTLINE PLOT

OWNER	EXISTING PARCELS AP NUMBER	EXISTING PARCELS REFERENCE NUMBER
AYALA INDUSTRIAL INVESTORS, LLC	8168-001-010 8168-001-045 8168-001-046	PARCEL 1 PARCEL 2 PARCEL 3

SHEET 1 OF 6 SHEET

LEGAL DESCRIPTION:**BEFORE LOT LINE ADJUSTMENT**

The land referred to is situated in the County of Los Angeles, City of Santa Fe Springs, State of California, and is described as follows:

PARCEL 1:

THAT PORTION OF THE COLIMA TRACT, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE LAND CONVEYED TO JOHN F. MARTIN BY DEED RECORDED IN BOOK 1271 PAGE 138 OF DEEDS, WITH THE SOUTHERLY LINE OF SORENSON LANE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 933 PAGE 199 OF DEEDS; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SORENSON LANE TO THE WESTERLY LINE OF DICE ROAD, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 3465 PAGE 133 OF DEEDS; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF DICE ROAD TO THE SOUTHERLY LINE OF THE LAND CONVEYED TO J. H. MARTIN BY DEED RECORDED IN BOOK 731 PAGE 253 OF DEEDS, BEING ALSO THE NORTHERLY LINE OF THE LAND CONVEYED TO W.H. HULL, ET. AL., BY DEED RECORDED IN BOOK 376 PAGE 154 OF DEEDS; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1271 PAGE 138 OF DEEDS; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

APN: 8168-001-010

Lot Line Adjustment Exhibits (cont.)**EXHIBIT " A2 "**CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2018-XX
PROPOSED LOTLINE PLOT

OWNER	EXISTING PARCELS AP NUMBER	EXISTING PARCELS REFERENCE NUMBER
AYALA INDUSTRIAL INVESTORS, LLC	8168-001-010 8168-001-045 8168-001-046	PARCEL 1 PARCEL 2 PARCEL 3

SHEET 2 OF 6 SHEET

LEGAL DESCRIPTION:**BEFORE LOT LINE ADJUSTMENT****PARCEL 2:**

A PORTION OF THAT TRACT OF LAND IN THE COLIMA TRACT, IN RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO ANTONIA S. C. DE FOLLORENO BY DECREE OF PARTITION RENDERED IN CASE NO. 254-2 OF DISTRICT COURT IN AND FOR SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF BURKE STREET WITH THE CENTER LINE OF SKABO AVENUE, AS SHOWN ON MAP OF TRACT NO. 25827, RECORDED IN BOOK 671, PAGES 19 AND 20, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 79° 48' 30" EAST ALONG THE CENTER LINE OF SAID BURKE STREET 424.71 FEET, MORE OR LESS, TO AN ANGLE POINT IN THE CENTER LINE OF SAID BURKE STREET; THENCE NORTH 79° 33' 30" EAST ALONG THE CENTER LINE OF SAID BURKE STREET, 2.10 FEET TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LAND CONVEYED TO JOHN H. MARTIN BY DEED RECORDED IN BOOK 160, PAGE 180, OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 9° 11' 30" EAST, 25.01 FEET TO A 2" IRON PIPE MONUMENT FOUND IN THE SOUTH LINE OF SAID BURKE STREET; THENCE SOUTH 9° 11' 30" EAST, 161.34 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO J. H. MARTIN BY DEED RECORDED IN BOOK 731, PAGE 253, OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 84° 26' 30" EAST ALONG THE SOUTHERLY LINE OF THE LAND SO CONVEYED TO J. H. MARTIN, 199.32 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO JOHN F. MARTIN BY DEED RECORDED IN BOOK 1271, PAGE 138, OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE NORTH 9° 43' 37" WEST ALONG THE EASTERLY LINE OF THE LAND SO CONVEYED TO JOHN F. MARTIN, 216.27 FEET TO THE SOUTH LINE OF SAID BURKE STREET; THENCE NORTH 9° 43' 37" WEST, 25.00 FEET TO THE CENTER LINE OF BURKE STREET; THENCE SOUTH 79° 33' 30" WEST ALONG THE CENTER LINE OF BURKE STREET, 191.24 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHERLY 25 FEET THEREOF WITHIN THE LINES OF BURKE STREET.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PROPOSED PARCEL 3 OF THE GRANT WAIVER AND CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 31, 2016, AS INSTRUMENT NO. 2016-1344512, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM 50 PERCENT OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT SURFACE RIGHT OF ENTRY, AS RESERVED BY EDWARD J. MORALES AND FRANCES S. MORALES, IN THE DEED RECORDED MAY 18, 1956, AS INSTRUMENT NO. 75, IN BOOK 51221, PAGE 202, OFFICIAL RECORDS.

APN: 8168-001-045

Lot Line Adjustment Exhibits (cont.)**EXHIBIT " A3 "**

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2018-XX

PROPOSED LOTLINE PLOT

OWNER	EXISTING PARCELS AP NUMBER	EXISTING PARCELS REFERENCE NUMBER
AYALA INDUSTRIAL INVESTORS, LLC	8168-001-010 8168-001-045 8168-001-046	PARCEL 1 PARCEL 2 PARCEL 3

SHEET 3 OF 6 SHEET

LEGAL DESCRIPTION:**BEFORE LOT LINE ADJUSTMENT****PARCEL 3:**

THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING WESTERLY OF A STRAIGHT LINE BISECTING THE NORTHERLY AND SOUTHERLY BOUNDARIES THEREOF, TO WIT:

PART OF A TRACT OF LAND IN THE COLIMA TRACT, IN RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTED TO ANTONINA S.C. DE POLLORANO, BY DECREE OF PARTITION RENDERED IN CASE NO. 25420F DISTRICT COURT IN AND FOR SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LAND CONVEYED BY EDUARDO POYORANO, AND WIFE, TO JOHN H. MARTIN, BY DEED DATED MAY 10, 1886, RECORDED IN BOOK 160 PAGE 180 OF DEEDS; THENCE NORTH 83° 19' EAST, ALONG THE NORTHERLY LINE THEREOF, TO A POINT IN THE WESTERLY LINE OF LAND CONVEYED BY JOHN H. MARTIN TO JOHN F. MARTIN BY DEED DATED JANUARY 16, 1899, RECORDED IN BOOK 1271 PAGE 138 OF DEEDS; THENCE SOUTH 9° 15' EAST ALONG THE WESTERLY LINE OF LAND SO CONVEYED TO JOHN F. MARTIN TO THE SOUTHERLY LINE OF LAND CONVEYED BY MAX SCHWEO TO J. H. MARTIN BY DEED DATED JULY 7, 1891 RECORDED IN BOOK 731 PAGE 253 OF DEEDS, SAID LINE BEING ALSO THE NORTHERLY LINE OF LAND CONVEYED BY EDUARDO POYORANO AND WIFE, TO J. H. HALL, ETAL, BY DEED DATED FEBRUARY 5, 1883, RECORDED IN BOOK 376 PAGE 154 OF DEEDS, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO J. H. MARTIN BY DEED RECORDED IN BOOK 731 PAGE 253 OF DEEDS, TO SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE THEREOF AND THE WESTERLY LINE OF LAND SO CONVEYED TO J. H. MARTIN BY DEED RECORDED IN BOOK 160 PAGE 180 OF DEEDS, 2.92 CHAINS TO POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THAT PART OF THE COLIMA TRACT, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED "SECOND" IN THE DEED TO THE PACIFIC ELECTRIC LAND COMPANY RECORDED ON JULY 12, 1923 IN BOOK 2442 PAGE 231 OF OFFICIAL RECORDS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

Lot Line Adjustment Exhibits (cont.)**EXHIBIT "A4 "**CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2018-XX
PROPOSED LOTLINE PLOT

OWNER	EXISTING PARCELS AP NUMBER	EXISTING PARCELS REFERENCE NUMBER
AYALA INDUSTRIAL INVESTORS, LLC	8168-001-010 8168-001-045 8168-001-046	PARCEL 1 PARCEL 2 PARCEL 3

SHEET 4 OF 6 SHEET

LEGAL DESCRIPTION:**BEFORE LOT LINE ADJUSTMENT**

PARCEL 3: CONTINUATION

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN THE DEED TO SAID PACIFIC ELECTRIC LAND COMPANY, WHICH HAS A BEARING OF SOUTH 11' 20' 30" WEST, WITH A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 273.00 FEET, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN SAID LAST MENTIONED DEED; THENCE ALONG SAID PARALLEL LINE NORTH 78° 34' 00" WEST 452.06 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 78° 34' 00" WEST 155.97 FEET; THENCE NORTH 36° 59' 30" EAST 52.33 FEET; THENCE NORTH 52° 16' 30" WEST 85.92 FEET TO THE WESTERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN THE DEED TO SAID PACIFIC ELECTRIC LAND COMPANY; THENCE ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED AS FOLLOWS;

NORTHEASTERLY AN ARC DISTANCE OF 132.38 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1133.95 FEET; NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, AN ARC DISTANCE OF 145.47 FEET; NORTH 16° 05' 00" EAST 151.73 FEET; NORTH 79° 48' 30" EAST 110.47 FEET; SOUTH 9° 11' 30" EAST 161.34 FEET; SOUTH 84° 26' 30" EAST 352.72 FEET; SOUTH 10° 10' 30" EAST 34.95 FEET; THENCE SOUTH 78° 34' 05" WEST 405.60 FEET TO THE SOUTHEASTERLY LINE OF ITS NORTHEASTERLY PROLONGATION OF THE LAND DESCRIBED IN THE DEED TO JOHN J. MORRISROE AND WIFE RECORDED ON JULY 21, 1964 AS INSTRUMENT NO. 1297 IN BOOK D-2556 PAGE 997 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE, OR ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE AND ITS SOUTHWESTERLY PROLONGATION, SOUTH 48° 58' 50" WEST 45.20 FEET TO THE BOUNDARY LINE OF THE LAND DESCRIBED IN THE DEED TO MARIE B. RICHARDS, ET. AL, RECORDED ON APRIL 25, 1963 AS INSTRUMENT NO. 5292 IN BOOK D-2005 PAGE 510 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED BOUNDARY LINE, SOUTH 6° 41' 25" WEST 207.60 FEET TO THE TRUE POINT OF BEGINNING.

Lot Line Adjustment Exhibits (cont.)**EXHIBIT " A5"**CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2018-XX
PROPOSED LOTLINE PLOT

OWNER	EXISTING PARCELS AP NUMBER	EXISTING PARCELS REFERENCE NUMBER
AYALA INDUSTRIAL INVESTORS, LLC	8168-001-010 8168-001-045 8168-001-046	PARCEL 1 PARCEL 2 PARCEL 3

SHEET 5 OF 6 SHEET

**PROPOSED LEGAL DESCRIPTION
AFTER LOTLINE ADJUSTMENT****PARCEL 1**

THAT PORTION OF A TRACT OF LAND IN THE COLIMA TRACT, IN RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF BURKE STREET, FORMERLY SORENSON AVENUE, 25 FEET HALF STREET WIDTH, AS NOW ESTABLISHED, DISTANT THEREON SOUTH 79° 31' 25" WEST 40.12 FEET AND SOUTH 10° 28' 35" EAST 25.00 FEET FROM THE CENTERLINE INTERSECTION OF BURKE STREET AND DICE ROAD, 80 FEET FULL STREET WIDTH; THENCE ALONG THE WEST LINE OF DICE ROAD, SOUTH 10° 11' 30" EAST 293.45 FEET; THENCE LEAVING SAID WEST LINE SOUTH 78° 33' 05" WEST 299.45 FEET; THENCE NORTH 10° 28' 35" WEST 67.20 FEET; THENCE NORTH 79° 31' 25" EAST 102.90 FEET; THENCE NORTH 10° 28' 35" WEST 231.32 FEET TO THE AFOREMENTIONED SOUTH LINE OF BURKE STREET; THENCE ALONG SAID SOUTH LINE, NORTH 79° 31' 25" EAST 197.97 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 65,031.2466 SQUARE FEET OR 1.493 ACRES MORE OR LESS.



Lot Line Adjustment Exhibits (cont.)**EXHIBIT " A6 "**CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2018-XX
PROPOSED LOTLINE PLOT

OWNER	EXISTING PARCELS AP NUMBER	EXISTING PARCELS REFERENCE NUMBER
AYALA INDUSTRIAL INVESTORS, LLC	8168-001-010 8168-001-045 8168-001-046	PARCEL 1 PARCEL 2 PARCEL 3

SHEET 6 OF 6 SHEET

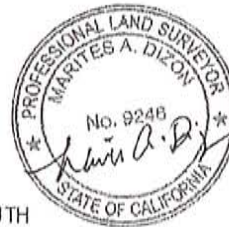
**PROPOSED LEGAL DESCRIPTION
AFTER LOTLINE ADJUSTMENT****PARCEL 2**

THAT PORTION OF A TRACT OF LAND IN THE COLIMA TRACT, IN RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF BURKE STREET, FORMERLY SORENSON AVENUE, 25 FEET HALF STREET WIDTH, AS NOW ESTABLISHED, DISTANT THEREON SOUTH 79° 31' 25" WEST 238.09 FEET AND SOUTH 10° 28' 35" EAST 25.00 FEET FROM THE CENTERLINE INTERSECTION OF BURKE STREET AND DICE ROAD, 80 FEET FULL STREET WIDTH; THENCE ALONG THE FOLLOWING ELEVEN COURSES:

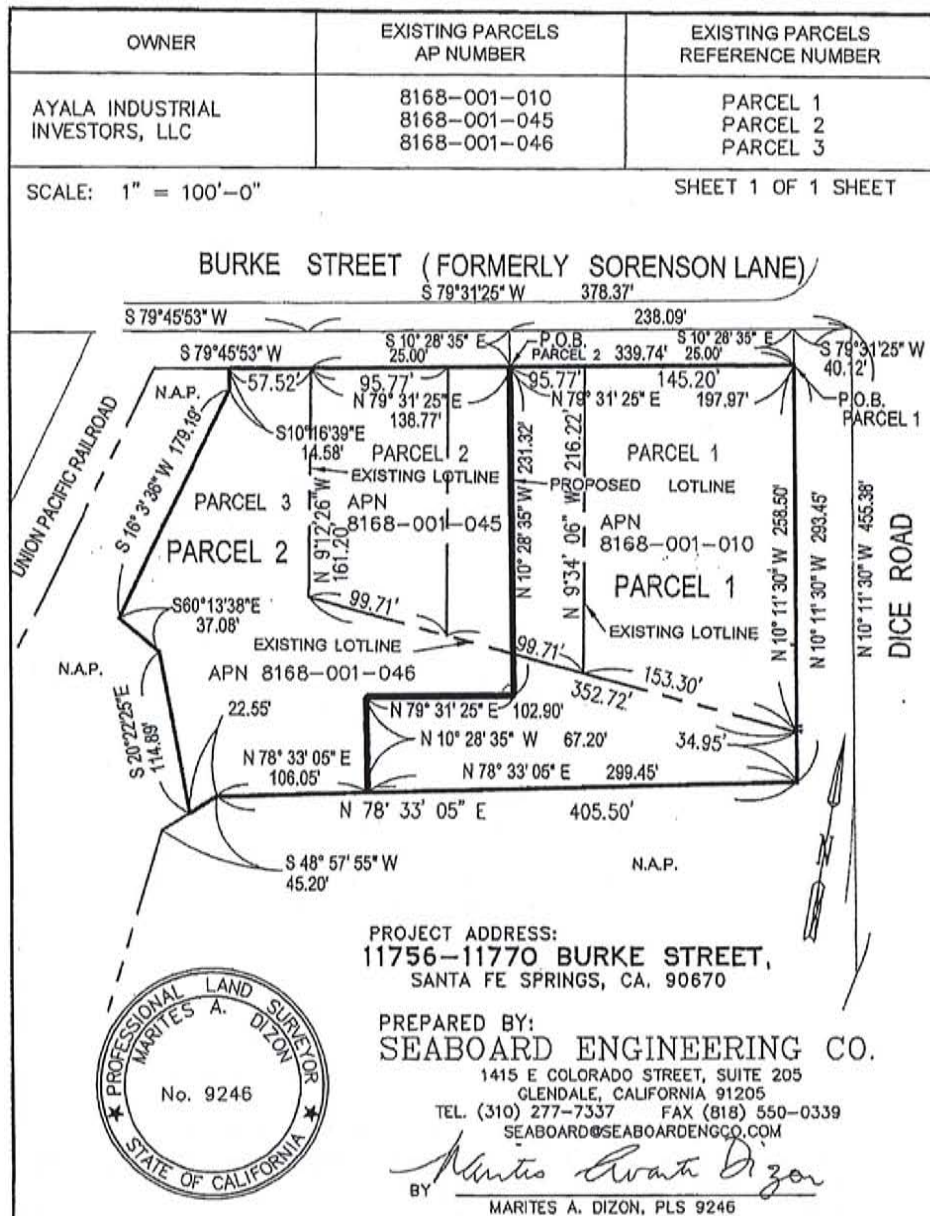
- 1 SOUTH 10° 28' 35" EAST 231.32 FEET;
- 2 SOUTH 79° 31' 25" WEST 102.90 FEET;
- 3 SOUTH 10° 28' 35" EAST 67.20 FEET;
- 4 SOUTH 78° 33' 05" WEST 106.05 FEET;
- 5 SOUTH 48° 57' 55" WEST 22.55 FEET;
- 6 NORTH 20° 22' 25" WEST 114.89 FEET;
- 7 NORTH 60° 13' 38" WEST 37.08 FEET;
- 8 NORTH 16° 03' 36" EAST 179.19 FEET;
- 9 NORTH 10° 16' 39" WEST 14.58 FEET TO THE SOUTH LINE OF BURKE STREET;
- 10 ALONG SAID SOUTH LINE OF SAID BURKE STREET NORTH 79° 45' 53" EAST 57.52 FEET;
- 11 NORTH 79° 31' 25" EAST 138.77 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 64,258.94 SQUARE FEET OR 1.475 ACRES MORE OR LESS.



Lot Line Adjustment Exhibits (cont.)

EXHIBIT "B"

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2018-XX
PROPOSED LOTLINE PLOT

Development Plan Approval Application



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

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:

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

SWC OF BURKE AND DICE
APN #'S 8168-001-009 & 8168-001-010

RECORD OWNER OF THE PROPERTY:

Name: AYALA INDUSTRIAL INVESTORS LLC Phone No: 562.948.4850
Mailing Address: 7901 CROSSWAY DRIVE, PICO RIVERA, CA 90660

Fax No: (642) 948-1735 E-mail: JDEVLING@CEGCONSTRUCTION.COM

THE APPLICATION IS BEING FILED BY:

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

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

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

(2) NEW CONCRETE TILT UP WAREHOUSE / OFFICE BUILDINGS
BUILDING 1: FOOTPRINT 29,269 SF, MEZZANINE 2,270 SF, TOTAL 31,539 SF
BUILDING 2: FOOTPRINT 28,111 SF, MEZZANINE 2,791 SF, TOTAL 30,902 SF

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

Signed: _____
Signature

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

NOTE

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

Development Plan Approval Application (cont.)

DPA Application
Page 2 of 2

PROPERTY OWNERS STATEMENT

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

Name (please print): AYALA INDUSTRIAL INVESTORS, LLC
 Mailing Address: 7801 CROSSWAY DRIVE, PICO RIVERA, CA 90660
 Phone No: 562.948.4850
 Fax No: 562.948.1735 E-mail: JDEVLING@CEGCONSTRUCTION.COM
 Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

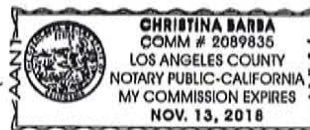
Signed: _____
 (If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

On MAY 21, 2018 before me, CHRISTINA BARBA, NOTARY PUBLIC
 Personally appeared JAMES N. DEVLING
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

 Notary Public



FOR DEPARTMENT USE ONLY	
CASE NO:	<u>DPA 942-943</u>
DATE FILED:	_____
FILING FEE:	_____
RECEIPT NO:	_____
APPLICATION COMPLETE?	_____

Development Plan Approval Application (cont.)

DISTRIBUTION			
ACTIVITY	OBJECT	PROJECT	AMOUNT
TO	BQ00	DPA 743	\$ 2,258.
TO	BQ00	Mod 1274	\$ 1,140.
TO	BQ00	Mod 1273	\$ 1,140.
TO	BQ00	Mod 1296	\$ 1,140.

City of Santa Fe Springs, CA
FINANCE DEPARTMENT
11710 E Telegraph Rd
Santa Fe Springs, CA 90670
(562) 868-0511

000116-0038 05/31/2018 04:23PM

MISCELLANEOUS
Description:
MISCELLANEOUS PAYMENT
(FA0118)
Reference 1: DPA/LLA/CE
Reference 2: BUILDING 1
MISCELLANEOUS PAYMENT
(FA0118)
2018 Item: FA0118
1 @ 14,451.00
MISCELLANEOUS PAYMENT
(FA0118)

(NAME)
(ADDRESS)
CITY AND STATE)
FOR BUILDING 2
DESCRIPTION)

	14,451.00
	14,451.00
Subtotal	14,451.00
Total	14,451.00
CHECK	14,451.00
Check Number 082342	
Change due	0.00

Paid by: CHALMERS



Comments: CCAT

Thank you for your payment

CUSTOMER COPY
DUPLICATE RECEIPT

Development Plan Approval Application (cont.)

AYALA INDUSTRIAL INVESTORS, LLC

May 29, 2018

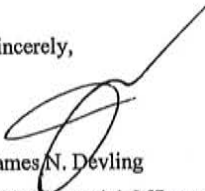
Planning Department
City of Santa Fe Springs,
11710 Telegraph Road,
Santa Fe Springs CA 90670

RE: 11756 Burke St., Santa Fe Springs

To Whom It May Concern:

I hereby authorize O.C. Engineering to file the Development Plan Approval (DPA) on behalf of Ayala Industrial Investors, LLC.

Sincerely,



James N. Devling
Chief Financial Officer of Chalmers Management Corporation,
Manager

7901 Crossway Drive * Pico Rivera, CA 90660 * P: (562) 948-4850 * F: (562) 948-1735

Modification Permit Application



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

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

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

Legal description of property: SEE ATTACHED

Record Owner of Property:

Name: AMARA INDUSTRIAL WESTONS LLC Phone No: 962.948.4850

Mailing Address: 7901 CROSSWAY DRIVE, PICO RIVERA, CA 90660

Fax No: 962.948.1735

E-mail: JDEVUN@CEC-CONSTRUCTION.COM

The application is being filed by:

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

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

ENGINEER / ARCHITECT

Describe the modification requested: FRONT YARD REDUCTION OF BUILDING

ALLOW A PORTION OF THE BUILDING TO BE BUILT TO BE 34' HIGH. 1:1 SETBACK FOR THE BUILDING IS 32'

NOTE

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

Modification Permit Application (cont.)

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

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

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection): S.W. OF BURKE & DILL

Legal description of property: SEE ATTACHED

Record Owner of Property:

Name: ATAPA INDUSTRIAL INVESTORS LLC Phone No: 962.948-4850
Mailing Address: 7901 CROSSWAY DRIVE, PICO RIVERA, CA 90660

Fax No: 562.948-1735 E-mail: JDEVUNTO@CEGCONSTRUCTION.COM

The application is being filed by:

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

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): ENGINEER / ARCHITECT

Describe the modification requested: FRONT YARD REDUCTION OF BUILDING 2
ALLOW A PORTION OF THE BUILDING TO BE BUILT TO 35' 34" HIGH. 1:1 SETBACK FOR THE BUILDING IS 33'

NOTE

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

Modification Permit Application (cont.)

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

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

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

Legal description of property: SEE ATTACHED

Record Owner of Property:

Name: AMARA INDUSTRIAL WESTONS LLC Phone No: 962.948-4850

Mailing Address: 7901 CROSSWAY DRIVE, PICO RIVERA, CA 90660

Fax No: 562.948-1735

E-mail: JDEVUNTO@CEA-CONSTRUCTION.COM

The application is being filed by:

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

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

ENGINEER / ARCHITECT

Describe the modification requested: SIDE YARD REDUCTION

BUILDING 2

ALLOW A PORTION OF THE BUILDING TO BE BUILT TO BE 34' HIGH 1:1 SETBACK AT THIS LOCATION IS 32'

NOTE

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

Modification Permit Application (cont.)

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

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

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

Legal description of property: SEE ATTACHED

Record Owner of Property:

Name: AYANA INDUSTRIAL INVESTORS LLC Phone No: 962.948-4850
Mailing Address: 7901 CROSSWAY DRIVE, PICO RIVERA, CA 90660

Fax No: 562.948-1735 E-mail: JOE.VLANTIC@CEC.CONSTRUCTION.COM

The application is being filed by:

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

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): ENGINEER / ARCHITECT

Describe the modification requested: LANDSCAPE REDUCTION
BUILDING 2
ALLOW A 6% REDUCTION OF THE
REQUIRED LANDSCAPING FOR THE BUILDING

NOTE

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

Modification Permit Application (cont.)

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

BEFORE A MODIFICATION CAN BE GRANTED, THE PLANNING COMMISSION MUST BE SATISFIED THAT ALL OF THE FOLLOWING CONDITIONS APPLY. YOUR ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A MODIFICATION

JUSTIFICATIONS TO NO. 1 & 2 ARE REQUIRED FOR RESIDENTIALLY ZONED PROPERTIES:

1. Explain how the modification request, if granted, will allow you to utilize your house in a more beneficial manner.

N/A

2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

N/A

JUSTIFICATIONS TO NOS. 3-6 ARE REQUIRED FOR PROPERTIES OTHER THAN RESIDENTIAL:

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

EXISTING REGULATIONS WOULD REQUIRE TO EITHER LOWER THE BUILDING BY 2' OR INCREASE THE BUILDING SETBACK TO 34' EITHER ONE DESIGN WOULD AFFECT THE MARKETABILITY OF THE BUILDING AND OR A FINANCIAL HANDSHIP

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

THE SHAPE OF THE LOT IS IRREGULAR AND THE BUILDING FOOTPRINT IS LESS THAN DESIRED TO ACHIEVE THE COVERAGE, COMPLIANCE WILL FURTHERMORE REDUCE THE BUILDING FOOTPRINT

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

THE PORTION OF THE BUILDING FACING THE SETBACK WILL BE 32' HIGH IN COMPLIANCE WITH A 1:1 RATIO, ONLY THE BACK OF THE BUILDING WOULD BE 34' HIGH

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

THE PROJECT CONSISTS ON A NEW "CLASS" A TILTUP BUILDING AESTHETICALLY PLEASING WITH ARTICULATIONS & ARCHITECTURAL FEATURES. THE CHANGE OF ELEVATION & ARTICULATIONS CREATE A MORE PLEASING FACADE

Modification Permit Application (cont.)MOD Application
Page 3 of 3**PROPERTY OWNERS STATEMENT**

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

Name (please print): AYALA INDUSTRIAL INVESTORS LLC
 Mailing Address: 7901 CROSSWAY DRIVE, PICO PUEBLO, CA 90662
 Phone No: 912 946-4800
 Fax No: 912 946-1235 E-mail: JDENLING@CECONSTRUCTION.COM
 Signature: _____

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

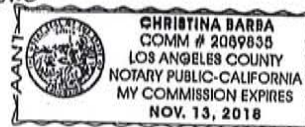
CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES)ss.

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

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

On MAY 21, 2018 before me, CHRISTINA BARBA, Notary Public (seal)
 Personally appeared JAMIA N. DENLINGER
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

CB
 Notary Public

FOR DEPARTMENT USE ONLY	
CASE NO:	<u>MOD-1293</u>
DATE FILED:	_____
FILING FEE:	_____
RECEIPT NO:	_____
APPLICATION COMPLETE?	

Modification Permit Application (cont.)

4.

Exhibit A**Legal Description**

The land referred to is situated in the County of Los Angeles, City of Santa Fe Springs, State of California, and is described as follows:

PARCEL 1:

THAT PORTION OF THE COLIMA TRACT, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE LAND CONVEYED TO JOHN F. MARTIN BY DEED RECORDED IN BOOK 1271 PAGE 138 OF DEEDS, WITH THE SOUTHERLY LINE OF SORENSON LANE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 933 PAGE 199 OF DEEDS; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SORENSON LANE TO THE WESTERLY LINE OF DICE ROAD, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 3465 PAGE 133 OF DEEDS; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF DICE ROAD TO THE SOUTHERLY LINE OF THE LAND CONVEYED TO J.H. MARTIN BY DEED RECORDED IN BOOK 731 PAGE 253 OF DEEDS, BEING ALSO THE NORTHERLY LINE OF THE LAND CONVEYED TO W.H. HULL, ET AL., BY DEED RECORDED IN BOOK 376 PAGE 154 OF DEEDS; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1271 PAGE 138 OF DEEDS; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

APN: 8168-001-010

PARCEL 2:

A PORTION OF THAT TRACT OF LAND IN THE COLIMA TRACT, IN RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO ANTONIA S. C. DE FOLLORENO BY DECREE OF PARTITION RENDERED IN CASE NO. 254-2 OF DISTRICT COURT IN AND FOR SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF BURKE STREET WITH THE CENTER LINE OF SKABO AVENUE, AS SHOWN ON MAP OF TRACT NO. 25827, RECORDED IN BOOK 671, PAGES 19 AND 20, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 79° 48'30" EAST ALONG THE CENTER LINE OF SAID BURKE STREET 424.71 FEET, MORE OR LESS, TO AN ANGLE POINT IN THE CENTER LINE OF SAID BURKE STREET; THENCE NORTH 79° 33' 30" EAST ALONG THE CENTER LINE OF SAID BURKE STREET, 2.10 FEET TO THE

Modification Permit Application (cont.)

5

TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LAND CONVEYED TO JOHN H. MARTIN BY DEED RECORDED IN BOOK 160, PAGE 180, OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 9° 11' 30" EAST, 25.01 FEET TO A 2" IRON PIPE MONUMENT FOUND IN THE SOUTH LINE OF SAID BURKE STREET; THENCE SOUTH 9° 11' 30" EAST, 161.34 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO J. H. MARTIN BY DEED RECORDED IN BOOK 731, PAGE 253, OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 84° 26' 30" EAST ALONG THE SOUTHERLY LINE OF THE LAND SO CONVEYED TO J. H. MARTIN, 199.32 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO JOHN F. MARTIN BY DEED RECORDED IN BOOK 1271, PAGE 138, OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE NORTH 9° 43' 37" WEST ALONG THE EASTERLY LINE OF THE LAND SO CONVEYED TO JOHN F. MARTIN, 216.27 FEET TO THE SOUTH LINE OF SAID BURKE STREET; THENCE NORTH 9° 43' 37" WEST, 25.00 FEET TO THE CENTER LINE OF BURKE STREET; THENCE SOUTH 79° 33' 30" WEST ALONG THE CENTER LINE OF BURKE STREET, 191.24 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHERLY 25 FEET THEREOF WITHIN THE LINES OF BURKE STREET.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PROPOSED PARCEL 3 OF THE GRANT WAIVER AND CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 31, 2016, AS INSTRUMENT NO. 2016-1344512, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM 50 PERCENT OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT SURFACE RIGHT OF ENTRY, AS RESERVED BY EDWARD J. MORALES AND FRANCES S. MORALES, IN THE DEED RECORDED MAY 18, 1956, AS INSTRUMENT NO. 75, IN BOOK 51221, PAGE 202, OFFICIAL RECORDS.

APN: 8168-001-045

PARCEL 3:

THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING WESTERLY OF A STRAIGHT LINE BISECTING THE NORTHERLY AND SOUTHERLY BOUNDARIES THEREOF, TO WIT:

PART OF A TRACT OF LAND IN THE COLIMA TRACT, IN RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO ANTONINA S.C. DE POLLORANO, BY DECREE OF PARTITION RENDERED IN CASE NO. 2542 OF DISTRICT COURT IN AND FOR SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LAND CONVEYED BY EDUARDO POYORANO, AND WIFE, TO JOHN H. MARTIN, BY DEED DATED MAY 10, 1886,

Modification Permit Application (cont.)

66

RECORDED IN BOOK 160 PAGE 180 OF DEEDS; THENCE NORTH 83° 19' EAST, ALONG THE NORTHERLY LINE THEREOF, TO A POINT IN THE WESTERLY LINE OF LAND CONVEYED BY JOHN H. MARTIN TO JOHN F. MARTIN BY DEED DATED JANUARY 16, 1899, RECORDED IN BOOK 1271 PAGE 138 OF DEEDS; THENCE SOUTH 9° 15' EAST ALONG THE WESTERLY LINE OF LAND SO CONVEYED TO JOHN F. MARTIN TO THE SOUTHERLY LINE OF LAND CONVEYED BY MAX SCHWEO TO J. H. MARTIN BY DEED DATED JULY 7, 1891 RECORDED IN BOOK 731 PAGE 253 OF DEEDS, SAID LINE BEING ALSO THE NORTHERLY LINE OF LAND CONVEYED BY EDUARDO POYORANO AND WIFE, TO J. H. HALL, ETAL, BY DEED DATED FEBRUARY 5, 1883, RECORDED IN BOOK 376 PAGE 154 OF DEEDS, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO J. H. MARTIN BY DEED RECORDED IN BOOK 731 PAGE 253 OF DEEDS, TO SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE THEREOF AND THE WESTERLY LINE OF LAND SO CONVEYED TO J. H. MARTIN BY DEED RECORDED IN BOOK 160 PAGE 180 OF DEEDS, 2.92 CHAINS TO POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THAT PART OF THE COLIMA TRACT, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED "SECOND" IN THE DEED TO THE PACIFIC ELECTRIC LAND COMPANY RECORDED ON JULY 12, 1923 IN BOOK 2442 PAGE 231 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN THE DEED TO SAID PACIFIC ELECTRIC LAND COMPANY, WHICH HAS A BEARING OF SOUTH 11° 20' 30" WEST, WITH A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 273.00 FEET, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN SAID LAST MENTIONED DEED; THENCE ALONG SAID PARALLEL LINE NORTH 78° 34' 00" WEST 452.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 78° 34' 00" WEST 155.97 FEET; THENCE NORTH 36° 59' 30" EAST 52.33 FEET; THENCE NORTH 52° 16' 30" WEST 85.92 FEET TO THE WESTERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN THE DEED TO SAID PACIFIC ELECTRIC LAND COMPANY; THENCE ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED AS FOLLOWS; NORTHEASTERLY AN ARC DISTANCE OF 132.38 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1133.95 FEET; NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, AN ARC DISTANCE OF 145.47 FEET; NORTH 16° 05' 00" EAST 151.73 FEET; NORTH 79° 48' 30" EAST 110.47 FEET; SOUTH 9° 11' 30" EAST 161.34 FEET; SOUTH 84° 26' 30" EAST 352.72 FEET; SOUTH 10° 10' 30" EAST 34.95 FEET; THENCE SOUTH 78° 34' 05" WEST 405.60 FEET TO THE SOUTHEASTERLY LINE OF ITS NORTHEASTERLY PROLONGATION OF THE LAND DESCRIBED IN THE DEED TO JOHN J. MORRISROE AND WIFE RECORDED ON JULY 21, 1964 AS INSTRUMENT NO. 1297 IN BOOK D-2556 PAGE 997 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE, OR ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE AND ITS SOUTHWESTERLY PROLONGATION, SOUTH 48° 58' 50" WEST 45.20 FEET TO THE BOUNDARY LINE OF THE LAND DESCRIBED IN THE DEED TO MARIE B. RICHARDS, ET. AL, RECORDED ON APRIL 25, 1963 AS

Modification Permit Application (cont.)

7

INSTRUMENT NO. 5292 IN BOOK D-2005 PAGE 510 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED BOUNDARY LINE, SOUTH 6° 41' 25" WEST 207.60 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN THE DEED TO SAID PACIFIC ELECTRIC LAND COMPANY, WHICH HAS A BEARING OF SOUTH 11° 20' 30" WEST WITH A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 273.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN SAID LAST MENTIONED DEED; THENCE ALONG SAID PARALLEL LINE NORTH 78° 34' 00" WEST 452.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 78° 34' 00" WEST 155.97 FEET; THENCE NORTH 36° 59' 30" EAST 24.39 FEET; THENCE SOUTH 78° 34' 00" EAST 143.62 FEET TO A LINE THAT BEARS NORTH 6° 41' 25" EAST AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE SOUTH 6° 41' 25" WEST TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SKABO AVENUE WITH THE CENTERLINE OF BURKE STREET AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 272, PAGE 27, OF RECORD OF SURVEYS IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER; THENCE ALONG THE CENTERLINE OF BURKE STREET AS SHOWN ON SAID RECORD OF SURVEY, NORTH 79° 47' 35" EAST 367.20 FEET; THENCE SOUTH 10° 20' 26" EAST 25.00 FEET TO THE NORTHERLY LINE OF SAID LAND "SECOND" DESCRIBED AT THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 10° 12' 49" EAST 14.62 FEET; THENCE SOUTH 16° 03' 36" WEST 179.19 FEET; THENCE SOUTH 60° 13' 38" EAST 37.08 FEET; THENCE SOUTH 20° 22' 25" EAST 114.89 FEET TO SAID SOUTHEASTERLY LINE OF ITS NORTHEASTERLY PROLONGATION OF LAND DESCRIBED IN DEED TO JOHN J. MORRISROE AND WIFE.

APN: 8168-001-046

Lot Line Adjustment Application



City of Santa Fe Springs

LOT LINE ADJUSTMENT APPLICATION AND OWNER'S STATEMENT

AREA: What is the total area of the land to be divided? 2.97 AC.
 Number of lots proposed? 2 LOTS

USE: Proposed use of the lots: INDUSTRIAL / OFFICE BUILDINGS

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

WATER: What provisions are being made to provide an adequate water system? EXISTING WATER FACILITIES

SEWERS: What provisions are being made to provide an adequate sewer system? EXISTING SEWER SYSTEM

GAS and: Are the appropriate utility companies being contacted to ensure service to the subject
 ELECTRICITY property? YES

STREETS: Will each resulting parcel or lot front on a dedicated and improved street? YES
 Have you discussed street improvement requirements with the Department of Public Works? YES

DEED RESTRICTIONS: State nature of deed restriction, existing and proposed: EXISTING SEWER EASEMENT AND NEW SEWER EASEMENT TO BE PROVIDED.

THE APPLICATION IS BEING FILED BY:

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

STATUS OF AUTHORIZED AGENT (engineer, attorney, purchaser, developer, lessee, etc.):

ENGINEER ARCHITECT

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

SIGNED:

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

RECORD OWNER

Name: AYALA INDUSTRIAL INVESTORS, LLC
 Contact Person: JAMES DEVLING
 Address: 7660 CROSSWAY DRIVE
 City: PICO RIVERA
 State: CA. Zip: 90660
 Phone: 562-948-4850

OWNER'S AGENT

Name: OC ENGINEERING
 Contact person: IGNACIO CRESPO
 Address: 7660 CROSSWAY DRIVE
 City: PICO RIVERA
 State: CA. Zip: 90660
 Phone: 562-948-4850

ENGINEER OR LICENSED SURVEYOR

Name: SEABOARD ENGINEERING COMPANY
 Contact Person: MARITES A. DIZON
 Address: 1415 E. COLORADO ST., STE. 205
 City: GLENDALE
 State: CA. Zip: 91205
 Phone: 810-277-7337

FOR DEPARTMENT USE ONLY	
TRACT/PARCEL MAP NO:	<u>LLA 2018-04</u>
DATE FILED:	
FILING FEE:	
RECEIPT NO:	
APPLICATION COMPLETE?	

Last Updated: 8/27/2010

Q:\Planning\Database\Planning Handouts\Application for Lot Line Adjustment.doc

Public Hearing Notice

Advertising Order Confirmation

<u>Ad Number</u>	<u>Ad Size</u>	<u>Color</u>	<u>Product</u>
001182978-01	4 X 94 LI		
<u>External Ad Number</u>	<u>Pick Up</u>	<u>Ad Type</u>	
		Legal LI	

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
LOT LINE ADJUSTMENT CASE NO. 2018-04,
DEVELOPMENT PLAN APPROVAL CASE NOS. 942-943,
MODIFICATION PERMIT CASE NOS. 1293-1296
& ENVIRONMENTAL DOCUMENTS**

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

Lot Line Adjustment Case No. 2018-04: A request to allow a 2.96-acre site consisting of three parcels to be re-configured into two parcels, measuring 1.49-acres and 1.47-acres;

Development Plan Approval Case No. 942: A request to allow a 31,539 sq. ft. building on a 1.49-acre parcel (Building 1); Modification Permit Case No. 1293: A request to allow a 2'-0" reduction of the front yard setback requirement for Building 1.

Development Plan Approval Case No. 943: A request to allow a 30,902 sq. ft. building on a 1.47-acre parcel (Building 2); Modification Permit Case No. 1294: A request to allow a 10" reduction of the front yard setback for Building 2; Modification Permit Case No. 1295: A request to allow a 2'-0" reduction of the corner side yard setback for Building 2; Modification Permit Case No. 1296: A request to allow a 773 sq. ft. reduction of the overall landscape requirements for Building 2.

Environmental Documents: An Initial Study/Mitigated Negative Declaration (IS/MND) with Traffic Study was prepared for the proposed mixed use development. An NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on May 30, 2018 and ended on June 29, 2018. 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. 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.

PROJECT SITE: Southwest corner of Dice Road and Burke Street (APNs: 8168-001-010, 8168-001-045 and 8168-001-046).

APPLICANT: Ayala Industrial Investors, LLC

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, October 15, 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 project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

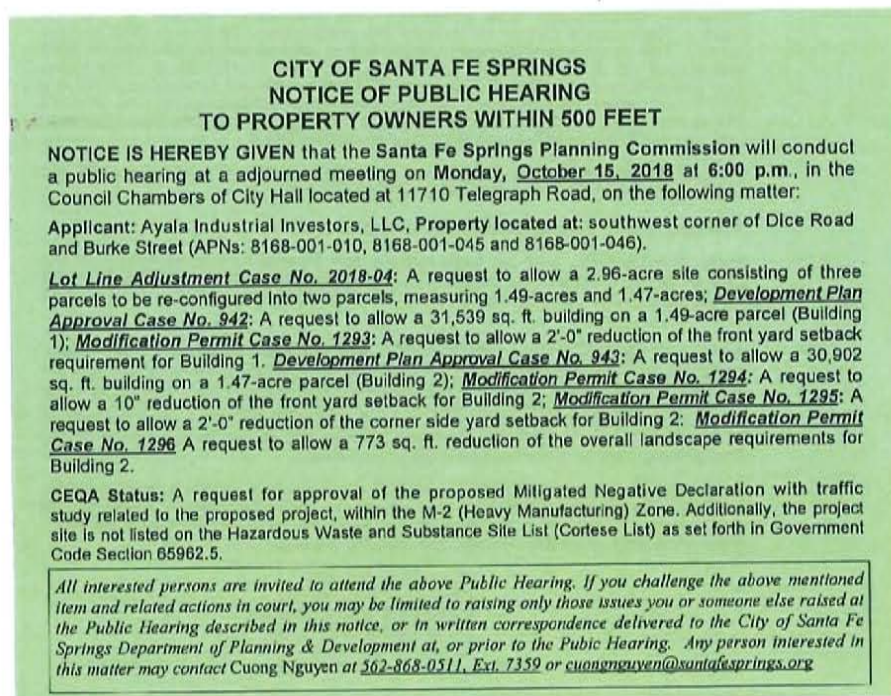
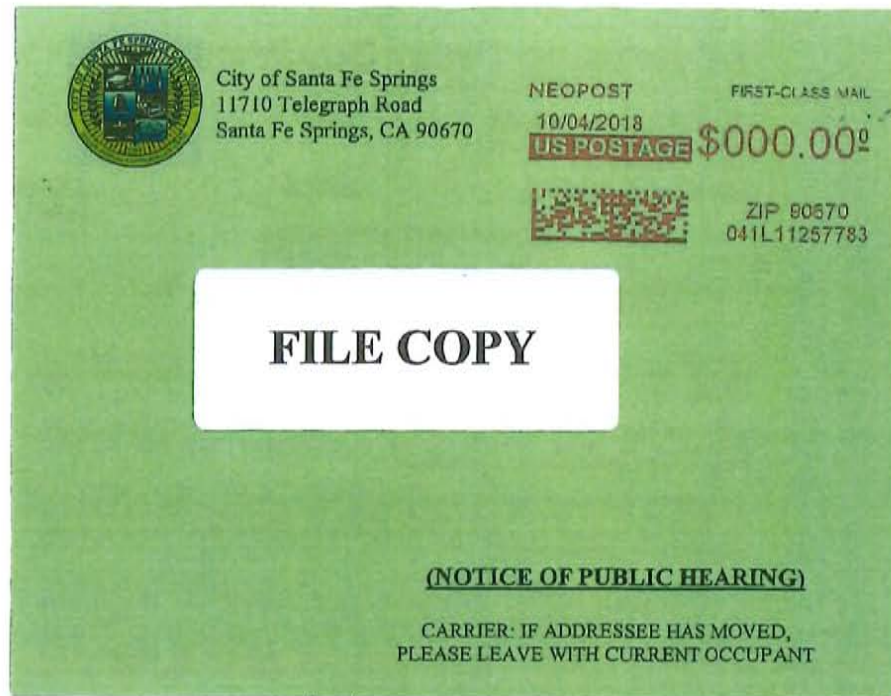
FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7359, cuongnguyen@santafesprings.org.

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

Published: October 4, 2018

Ad#1182978

Radius Map for Public Hearing Notice



Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM
DICE AND BURKE INDUSTRIAL DEVELOPMENT • CITY OF SANTA FE SPRINGS

MITIGATION MONITORING AND REPORTING PROGRAM

DICE AND BURKE INDUSTRIAL DEVELOPMENT CITY OF SANTA FE SPRINGS



LEAD AGENCY:
CITY OF SANTA FE SPRINGS
PLANNING AND DEVELOPMENT DEPARTMENT
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670

REPORT PREPARED BY:
BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745

SEPTEMBER 17, 2018

SFSP 057

Mitigation Monitoring and Reporting Program (cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
DICE AND BURKE INDUSTRIAL DEVELOPMENT • CITY OF SANTA FE SPRINGS

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Mitigation Monitoring and Reporting Program (cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
DICE AND BURKE INDUSTRIAL DEVELOPMENT • CITY OF SANTA FE SPRINGS

1. OVERVIEW OF THE PROJECT

The attached Initial Study evaluates the environmental impacts associated with the construction of two new industrial buildings within a 2.96-acre parcel within the City of Santa Fe Springs. The two new industrial buildings will have a total floor area of 62,441 square feet: Building 1 will have a total floor area of 31,539 square feet and Building 2 will have a total floor area of 30,902 square feet. The proposed project will provide a total of 113 parking stalls. Of this total, 58 parking stalls will be provided to Building 1 and 55 parking stalls will be provided to Building 2. Building 1 and Building 2 will each provide two dock high doors and one grade-level door for a total of six truck doors. Access to the project site will be provided by two driveways: the driveway located on Burke Street will provide full access to Building 1 and the driveway located on Dice Road will provide full access to Building 2. In addition, the proposed project will provide a total of 19,562 square feet of landscaping.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

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

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. The proposed project is relatively small and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.

3. FINDINGS RELATED TO MITIGATION MONITORING

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

- A mitigation reporting or monitoring program will be required;

Mitigation Monitoring and Reporting Program (cont.)

MITIGATION MONITORING AND REPORTING PROGRAM DICE AND BURKE INDUSTRIAL DEVELOPMENT • CITY OF SANTA FE SPRINGS

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

4. MITIGATION MEASURES

In order to ensure that all construction staging occurs on-site and that the proposed project does not cause off-site particulate emissions, the following mitigation is required:

Mitigation Measure No. 1 (Air Quality). The project contractors must submit a construction and staging plan to the City for approval before commencing any construction activity. The construction and staging plan must establish an on-site construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments.

The analysis determined that the following mitigation would be required:

Mitigation Measure No. 2 (Energy). The Applicant must install ENERGY STAR appliances wherever appliances are installed.

Mitigation Measure No. 3 (Energy). The Applicant shall install ENERGY STAR rated light emitting diodes (LEDs) for outdoor and parking lot lighting.

Mitigation Measure No. 4 (Energy). The Applicant must install ENERGY STAR rated Compact Florescent Lights (CFLs) in all indoor areas that require continuous lighting. CFLs should not be used in rooms or areas that are subject to frequent on/off cycling, as the lifespan of CFLs diminishes when frequently turned off.

Mitigation Measure No. 5 (Energy). All security lighting must be motion sensor controlled. This will prevent the continuous use of lighting.

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

Mitigation Measure No. 6 (Geology & Soils). Prior to commencement of any grading activity on site, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the City's Director of Planning, or designee. The qualified paleontologist shall be on-site during grading and other significant ground disturbance activities that impact Pleistocene alluvial deposits, which could occur at depths below six feet. The monitoring shall apply to the areas of the site where excavation shall extend at depths of six feet or more.

Mitigation Monitoring and Reporting Program (cont.)

MITIGATION MONITORING AND REPORTING PROGRAM DICE AND BURKE INDUSTRIAL DEVELOPMENT • CITY OF SANTA FE SPRINGS

As a result of the groundwater monitoring wells that are located on-site, the following mitigation is required:

Mitigation Measure No. 7 (Hazards & Hazardous Materials). As stated within the letter dated 12 November 2017 by the Los Angeles Regional Water Quality Control Board (RWQCB), wells MW-11 and MW-14 could be abandoned for redevelopment; however, new wells shall be installed near the original well locations.

Mitigation Measure No. 8 (Hazards & Hazardous Materials). Groundwater monitoring wells MW-11 and MW-14 shall be removed and replaced according to applicable regulations.

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

Mitigation Measure No. 9 (Hydrology & Water Quality). Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.

Mitigation Measure No. 10 (Hydrology & Water Quality). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project site and be available for review on request.

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

Mitigation Measure No. 11 (Tribal Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

Mitigation Monitoring and Reporting Program (cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
DICE AND BURKE INDUSTRIAL DEVELOPMENT • CITY OF SANTA FE SPRINGS

5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified below in Table 1.

TABLE 1 MITIGATION MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Air Quality). The project contractors must submit a construction and staging plan to the City for approval before commencing any construction activity. The construction and staging plan must establish an on-site construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments.	Director of Planning and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the start of any construction related activities. • Mitigation ends when construction and staging plan is approved.	Date: Name & Title:
Mitigation Measure No. 2 (Energy). The Applicant must install ENERGY STAR appliances wherever appliances are installed.	Director of Planning and the Chief Building Official • (Applicant is responsible for implementation)	During construction. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 3 (Energy). The Applicant shall install ENERGY STAR rated light emitting diodes (LEDs) for outdoor and parking lot lighting.	Director of Planning and the Chief Building Official • (Applicant is responsible for implementation)	During construction. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 4 (Energy). The Applicant must install ENERGY STAR rated Compact Florescent Lights (CFLs) in all indoor areas that require continuous lighting. CFLs should not be used in rooms or areas that are subject to frequent on/off cycling, as the lifespan of CFLs diminishes when frequently turned off.	Director of Planning and the Chief Building Official • (Applicant is responsible for implementation)	During construction. • Mitigation ends when construction is completed	Date: Name & Title:
Mitigation Measure No. 5 (Energy). All security lighting must be motion sensor controlled. This will prevent the continuous use of lighting.	Director of Planning and the Chief Building Official • (Applicant is responsible for implementation)	During construction. • Mitigation ends when construction is completed	Date: Name & Title:

Mitigation Monitoring and Reporting Program (cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
DICE AND BURKE INDUSTRIAL DEVELOPMENT • CITY OF SANTA FE SPRINGS

TABLE 1 MITIGATION MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 6 (Geology & Soils). Prior to commencement of any grading activity on site, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the City's Director of Planning, or designee. The qualified paleontologist shall be on-site during grading and other significant ground disturbance activities that impact Pleistocene alluvial deposits, which could occur at depths below six feet. The monitoring shall apply to the areas of the site where excavation shall extend at depths of six feet or more.	City Engineer and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the start of any construction related activities. • Mitigation ends when ground disturbance is completed or otherwise noted by the appointed paleontologist.	Date: Name & Title:
Mitigation Measure No. 7 (Hazards & Hazardous Materials). As stated within the letter dated 12 November 2017 by the Los Angeles Regional Water Quality Control Board (RWQCB), wells MW-11 and MW-14 could be abandoned for redevelopment; however, new wells shall be installed near the original well locations.	City Engineer and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the start of any construction related activities. • Mitigation ends when wells are abandoned and replaced according to the applicable regulations.	Date: Name & Title:
Mitigation Measure No. 8 (Hazards & Hazardous Materials). Groundwater monitoring wells MW-11 and MW-14 shall be removed and replaced according to applicable regulations.	City Engineer and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the start of any construction related activities. • Mitigation ends when wells are abandoned and replaced according to the applicable regulations.	Date: Name & Title:
Mitigation Measure No. 9 (Hydrology and Water Quality). Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.	City Engineer and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of a grading permit. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 10 (Hydrology and Water Quality). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project site and be available for review on request.	City Engineer and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of a grading permit. • Mitigation ends when construction is completed.	Date: Name & Title:

Mitigation Monitoring and Reporting Program (cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
DICE AND BURKE INDUSTRIAL DEVELOPMENT • CITY OF SANTA FE SPRINGS

TABLE 1 MITIGATION MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 11 (Tribal Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.	Director of Planning and the Los Angeles County Natural History Museum (LACNHM) • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i> • Mitigation ends when ground disturbance is completed or otherwise noted by the appointed Native American Monitor(s).	Date: Name & Title:

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 91-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
LOT LINE ADJUSTMENT NO. 2018-04;
DEVELOPMENT PLAN APPROVAL CASE NOS. 942-943; AND
MODIFICATION PERMIT CASE NOS. 1293-1296**

WHEREAS, a request was filed for Lot Line Adjustment Case No. 2018-04 to allow the subject 2.96-acre site consisting of three parcels to be re-configured into two parcels, measuring 1.49-acres and 1.47-acres on property located within the M-2, Heavy Manufacturing, Zone ; and

WHEREAS, a request was concurrently filed for Development Plan Approval Case No. 942 to allow the development of an approximately 31,500 sq. ft. building on a 1.49-acre parcel (Building 1); and

WHEREAS, a request was concurrently filed for Development Plan Approval Case No. 943 to allow the development of an approximately 30,900 sq. ft. building on a 1.47-acre parcel (Building 2); and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1293 to allow a 2'-0" reduction of the front yard setback requirement for Building 1; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1294 to allow a 10" reduction of the front yard setback for Building 2; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1295 to allow a 2'-0" reduction of the corner side yard setback for Building 2; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1296 to allow a 773 sq. ft. reduction of the overall landscape requirements for Building 2; and

WHEREAS, the subject property is located at the southwest corner of Dice Road and Burke Street , with Accessor's Parcel Numbers of 8168-001-010, 8168-001-045 and 8168-001-046, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Ayala Industrial Investors, LLC, 7660 Crossway Drive, Pico Rivera CA 90660; and

WHEREAS, the proposed development which includes Lot Line Adjustment No. 2018-04, Development Plan Approval Case Nos. 942-943 and Modification Permit Case Nos. 1293-1296 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 October 4, 2018 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on October 4, 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 October 15, 2018 concerning Lot Line Adjustment No. 2018-04, Development Plan Approval Case Nos. 942-943 and Modification Permit Case Nos. 1293-1296.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

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

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

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

- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

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

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

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

SECTION II. 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 three existing parcels, APN: 8168-001-010, 8168-001-045 and 8168-001-046, with a combined area of ±2.96-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 two parcels measuring 1.49-acres and 1.47-acres, respectively.

- 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 parcels 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 building plan check 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 two new concrete tilt-up speculative industrial buildings, therefore the land is being maintained for industrial uses.
3. The project involves the construction of two new attractive industrial buildings on a site that is currently undeveloped and thus 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 buildings 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 undeveloped and thus underutilized. The applicant is proposing to construct a two new concrete-tilt up speculative industrial building on the existing vacant 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 contemporary buildings 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 buildings are well-designed and should be highly suitable for a variety of office, manufacturing or warehouse-type users. The design of the two new concrete tilt-up industrial buildings provides quality architectural design, as demonstrated by glazing, pop-outs, and variations in height, materials, and color. These architectural design elements break up the mass of the buildings, and present an attractive, distinctive façade to visitors. As designed, the new buildings are suitable for their intended users, and the distinctive design of the buildings represents the architectural principles of proportion and harmony. In addition, the buildings are designed with similar architectural features in order to create harmony and consistency throughout the development.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. The majority of the landscaping will be provided along the two street frontages for maximum

aesthetic value. A living screen is also proposed within the building walls to help soften the building mass and provide an attractive feature that will be visible from the pedestrian pathway. 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/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 buildings are contemporary in design. The architect used variations in the provide setback, materials and color. The style and architecture of the proposed building is consistent with other high quality buildings in the general area.

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

Pursuant to Section 155.736 of the Zoning Regulations "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general." The Planning Commission believes that proper attention has been given to the location, size, and design of the proposed buildings. The Planning Commission, therefore, finds that the new contemporary industrial buildings 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.*

Setback

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 1263	9211 Sorensen Av	Setback Reduction	August 2016
MOD 1270	12636 Los Nietos Rd	Setback Reduction	July 2016
MOD 1266	9102 & 9046 Dice Rd	Setback Reduction	May 2016
MOD 1167	10928 Bloomfield Av	Setback Reduction	October 2004

Landscape

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

Previous Landscape Modifications

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

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

Setback

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 32' setback; however, said reduction would provide a less attractive building since the elements of the building that extend beyond 32' are simply architectural features used to enhance the buildings design and curb appeal.

Landscape

Although the landscaping area for the proposed development could technically be increased to meet the required landscape area set forth in the City's Zoning Regulation, doing so would mean the building would not have any recessed or pop-outs which are elements that help enhance the buildings curb appeal. The alternative would be to provide additional landscaping within the parking area, however, that would decrease the overall number of parking stalls being provided or otherwise interfere with the parking lot circulation.

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

Setback

The unusual or otherwise unique circumstance related to the subject property is the fact that it is located on a corner which means there are two frontages thus, requiring substantially greater setback and landscaping compared to a standard interior lot that has only one street frontage. The building envelope, or otherwise developable area, for a corner lot is generally much smaller than a typical interior lot.

Landscape

As mentioned previously, the subject property contains two street frontages which require substantially more landscaping compared to a standard interior lot that has only one frontage since landscape requirements is calculated based on the overall width of the frontage.

- 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.*

Setback

The modification permit, if granted, would not be detrimental to other persons or properties in the area. The proposed project (*with a 32' setback along Burke Street and 33'-2" along Dice Road*) will maintain a setback that equal to or otherwise greater than their neighbors along Dice Road. 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.

Landscape

The modification permit, if granted would not be detrimental to other persons or properties in the area. As mentioned previously, although the proposed landscape areas do not meet the minimum requirements set forth in the City's Zoning Regulations, the majority of the landscaped areas are located along the property's frontage for maximum aesthetic value.

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.*

Setback and Landscape

The unusual or otherwise unique circumstance related to the subject property is the fact that it is located on a corner which means there are two frontages thus requiring substantially greater setback and landscaping compared to a standard interior lot that has only one street frontage. The building envelope, or otherwise developable area, for a corner lot is generally much smaller than a typical interior lot. Additionally, when compared to a typical industrial lot within the City, the subject property is considered relatively small (1.47-acres). Its compact size, coupled with the fact that it is a corner lot, makes it challenging to design a project that is marketable and also meet all City Zoning Regulations. The hardships mentioned are therefore directly related to the property's physical circumstance and not just a mere inconvenience.

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

Setback

As mentioned previously, elements that extend beyond 32' 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 32' 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.

Landscape

As previously mentioned, the subject property contains dual frontage; therefore, to meet the City's Zoning Regulation, the proposed development is required to provide a greater amount of landscaping than the typical interior lot. Nevertheless, the applicant has made a noticeable effort to maximize the landscaping throughout the site. This is evident through the fully landscaped setback areas and the parking areas which exceeds the minimum 6% requirement. Although the applicant may gain the necessary landscape square footage by revising the building elevations to create a flat building wall, such change would result in a significant reduction of the building's overall curb appeal.

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

Setback and Landscape

As mentioned previously, because the subject property is located on a corner and it is relatively small in size, it is more difficult to develop a project that meets all required development standards when compared to a standard interior industrial lot. The aforementioned circumstance is directly related to the

property's physical circumstance and was not created by the applicant or any person having an interest in the property.

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

Setback and Landscape

With the exception of the northwest corner of Dice Road and Burke Street, which used the front and side setback areas for parking instead of landscaping, other adjacent properties are interior lots. Additionally, the adjacent properties are all fairly large in size which provides greater flexibility in site design options.

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

Setback and Landscape

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 and corner side yard setback areas are 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 and landscape 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 undeveloped site and overall area.

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

Setback and Landscape

The proposed modification will not increase congestion or endanger the public safety. As detailed in the Mitigated Negative Declaration that was prepared for the project, the proposed industrial buildings are anticipated to generate approximately 144 daily trips with approximately 14 trips occurring during the AM peak hour and 16 trips occurring during the PM peak hour. When compared to the daily traffic volumes along Burke Street and Dice Road, the additional trips are considered insignificant. Also, total of six nearby intersections were analyzed which concluded that the project is not expected to significantly impact traffic conditions at any of the key intersections within the vicinity.

It should be noted that the project will be in fully 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. 91-2018 to approve Lot Line Adjustment Case No. 2018-04 to allow the subject 2.96-acre site consisting of three parcels to be re-configured into two parcels, measuring 1.49-acres and 1.47-acres; Development Plan Approval Case No. 942 to allow the development of an approximately 31,539 sq. ft. building on a 1.49-acre parcel (Building 1); Development Plan Approval Case No. 943 to allow the development of an approximately 30,902 sq. ft. building on a 1.47-acre parcel (Building 2); Modification Permit Case No. 1293 to allow a 2'-0" reduction of the front yard setback requirement for Building 1; Modification Permit Case No. 1294 to allow a 10" reduction of the front yard setback for Building 2; Modification Permit Case No. 1295 to allow a 2'-0" reduction of the corner side yard setback for Building 2; Modification Permit Case No. 1296 to allow a 773 sq. ft. reduction of the overall landscape requirements for Building 2; 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 at the southwest corner of Dice Road and Burke Street (APNs: 8168-001-010, 8168-001-045 and 8168-001-046), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 15th day of October, 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 Case No. 2018-04;
Development Plan Approval Case Nos. 942-943; and
Modification Permit Nos. 1293-1296**

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

STREETS

1. Applicant shall pay a flat fee of \$ 51,772.50 to reconstruct/resurface the existing street frontage to centerline for Dice Road and Burke Street.
2. Applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along Dice Road and Burke Street frontages. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. In addition, the applicant shall construct an ADA curb ramp per Caltrans Standard Plan RSP A88A with Black truncated domes at the corner of Burke Street and Dice Road. Furthermore, said meandering sidewalk and ADA Curb Ramp shall be shown on both the civil and landscape plans.
3. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
4. 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 \$1,200.00 for the installation of (6) new N.S.A.T. signs.
5. Applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.
6. Applicant shall pay to the City \$60,000.00 for the entire cost of design, engineering, installation and inspection of (4) new Street Lights. The City will design and cause construction of said street light(s).
7. Common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

8. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Dice Road and Burke Street. Storm drain plans shall be approved by the City Engineer.
9. 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.
10. 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.
11. All buildings shall be connected to the sanitary sewers.
12. 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.
13. Applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
14. 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

15. Applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

16. All 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.

FEES

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

MISCELLANEOUS

19. 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. 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. 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. 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).

LOT LINE ADJUSTMENT

23. Owner/developer shall provide at no cost to the City, one conformed copy of the recorded lot line adjustment from the County Recorder's Office. The conformed copy of the recorded lot line adjustment shall be forwarded to the Department of Public Works, Engineering Division.
24. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

25. 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.
26. Applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
27. 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.
28. All tenants occupying the premises are to be notified that all work shall be conducted inside at all times. This includes, but not limited to, all loading and unloading of trucks and trailers. Items shall not be left out awaiting loading.
29. Trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
30. Off-street parking areas shall not be reduced or encroached upon at all times.
31. 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.

32. During the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
33. It shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Portable toilets or equal, shall not be visible from the public street and maintained on a regular basis.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallman 562.868-0511 x3710)

34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. 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.

40. 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)

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. 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. 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. 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. 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.
47. 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: Cuong Nguyen 562.868-0511 x7359)

48. Approval of Development Plan Approval (DPA) Case No. 942-943 and Modification Permit (CUP) Case No. 1293 through 1296 is still contingent upon approval of Lot Line Adjustment (LLA) Case No. 2018-04 to re-configure the existing 2.96-acre

subject site (APNs: 8168-001-010, 8168-001-045 and 8168-001-046) into two (2) separate parcels, measuring 1.49-acres (65,031 sq. ft.) and 1.47-acres (64,258 sq. ft.).

49. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission along with the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 942-943 and Modification Permit Case No. 1293-1296. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
50. The applicant, Ayala Industrial Investors, 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.
51. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
52. 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.)
53. 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.
54. All utilities and utilities installation, within the boundaries of the property, shall be underground.
55. Applicant shall provide 3" conduit for fiber optics (or other smart technologies) from the telecommunications or electrical room and terminate at a pull box inside the property line. A "conduit" plan shall be submitted to the Planning Department and thereafter reviewed and approved by the City's IT department, Public Works department and Planning department, prior to the issuance of Building permit(s). At minimum, the conduit plan must include the plot plan, the location of the telecommunications/electrical room, conduit, pull box, and property lines.
56. Applicant shall submit for approval a detailed landscape and automatic irrigation

plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials to be used and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

57. 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).*
58. The applicant, Storm Properties, shall submit a lighting plan that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
59. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
60. There shall be no roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and visible from a public street. Additionally, prior to the installation of a satellite dish antennae or similar devices, the applicant shall submit plans to the Planning Department for review and approval.
61. 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

62. 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.
63. 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 Director of Planning and Development or his/her designee.
64. 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*).
65. Trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be planted with vines if located adjacent to or within a landscapes area to help screen the enclosure. Trellises or other covered structures are recommended to minimize the visual impact of trash bins from dwelling units.
66. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have an approval stamp from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
67. 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.
68. Approved 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.

69. 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.
70. The proposed building shall be constructed of quality material and any material shall be re-painted or otherwise replaced when and if the material becomes deteriorated, warped, discolored or rusted.
71. 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.
72. 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.*
73. 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.
74. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
75. 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)
76. The applicant, Ayala Industrial Investors, 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.*
77. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior

to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org

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

b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.

c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with

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

79. The applicant, Ayala Industrial Investors, 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 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
80. The applicant, Ayala Industrial Investors, 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 or 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.
81. Unless otherwise specified in the action granting the subject Development Plan Approval and/or Modification Permit, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval and/or Modification Permit 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.
82. Applicant agrees and understands that all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
83. 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

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)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.697 of the City's Zoning Regulation for the granting of a Temporary Modification; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations), of the California Environmental Quality Act (CEQA), this project is 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.

LOCATION / BACKGROUND

The subject property is located at 12246 Hawkins Street (APN: 8005-015-042) in the M-2 (Heavy Manufacturing) Zone. The property measures approximately 73,631 sq. ft. (1.7-acres) and is currently developed with a concrete tilt-up industrial building measuring a total of 41,238 sq. ft.

On January 26, 2001, the Planning Commission originally approved Modification of Property Development Standards (MOD) Case No. 1106 to not provide ten (10) required off-street parking spaces at 12246 Hawkins Street.

On July 12, 2010, the Planning Commission approved an amendment of MOD 1106-1 to not provide seventeen (17) required off-street parking spaces related to a proposed 638 sq. ft. addition to an existing 11,556 sq. ft. mezzanine within the existing building at 12246 Hawkins Street.

DESCRIPTION OF REQUEST**Details of Proposed Use**

The applicant, Jarrow Industries, is a pharmaceutical company that manufactures and packages vitamins and supplements. Jarrow occupies the subject building and also leases two nearby buildings at 12328 Hawkins Street and 10232 Palm Drive. The applicant is seeking approval to amend their Modification Permit to further reduce their off-street parking for the proposed mezzanine addition. According to the applicant, there will be a total of 97 employees on-site, with the highest shift having a total of 49 employees.

Site Plan

A proposed addition of 1,750 sq. ft. to the existing 11,556 sq. ft. mezzanine will bring the total building floor area to 41,238 sq. ft. New electrical equipment is proposed behind the south side of the building. A chain-link fence with slats will be installed to completely screen the new equipment. It should be noted that as a result of the placement of the electrical equipment, three of the five dock doors will be sealed shut and not used.

Floor Plan

The 41,238 sq. ft. building, including the addition, contains 3,110 sq. ft. of office space, 6,591 sq. ft. of manufacturing space, 10,901 sq. ft. of warehouse space, 5,528 sq. ft. of equipment within the mezzanine, and 11,041 sq. ft. of support and maintenance equipment.

Parking

In accordance with the City's Zoning Regulations, the building requires sixty-eight (68) parking stalls with the proposed addition. The MOD request is to allow a reduction of 15 stalls. If approved, the property will maintain a total of fifty-three (53) stalls: three (3) accessible parking stalls, thirteen (13) compact parking stalls, and thirty-seven (37) standard parking stalls.

Like other temporary parking MODs, the applicant is required to provide an alternative parking plan. In this case, an alternative parking plan is not needed because the applicant has agreed to remove the mezzanine area once they vacate the building. With the removal of the mezzanine area, the proposed stripped parking will exceed the parking requirements for the building. If future tenants wish to keep the mezzanine and corresponding reduced parking, they must prove to staff that a continued reduction in parking is warranted.

Windshield Survey

A windshield survey was conducted by staff and the applicant to obtain actual data of existing parking conditions.

Date	Surveyed by	Time	Parking Spaces Occupied
9/11/18	Applicant	1:00 pm	35
9/19/18	Applicant	1:15 pm	22
9/19/18	Staff	12:30 pm	39
10/8/18	Staff	3:15 pm	37

Based on the table above, the current parking numbers are sufficient to meet the actual parking demand.

ZONING REGULATION REQUIREMENTS**Parking Requirements****City of Santa Fe Springs – Zoning Regulations****Section 155.481 – REQUIRED PARKING – INDUSTRIAL USES****Section 155.481 REQUIRED PARKING****(D) Industrial Uses****(1) Industrial uses, including incidental office uses.**

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

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

STREETS AND HIGHWAYS

The subject site has frontage on Hawkins Street and Palm Drive. Hawkins Street and Palm Drive are designated as a "Local Arterial" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2, Heavy Manufacturing, with a General Plan land use designation of Industrial. All adjacent properties are zoned M-2 (Heavy Manufacturing).

ENVIRONMENTAL DOCUMENTS

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

NOTICE TO ADJACENT PROPERTY OWNERS

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

STAFF CONSIDERATIONS

Based on the reasons and findings set forth within Resolution 95-2018 (see attached), staff finds that approval of Modification Permit Case No. 1106-2 will not be detrimental to the property of others or to the community as a whole. Staff, therefore, is recommending approval of the subject MOD request, subject to the conditions of approval as provided within Exhibit A of Resolution 95-2018.

Authority of Planning Commission

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



Wayne M. Morrell
Director of Planning

Attachments:

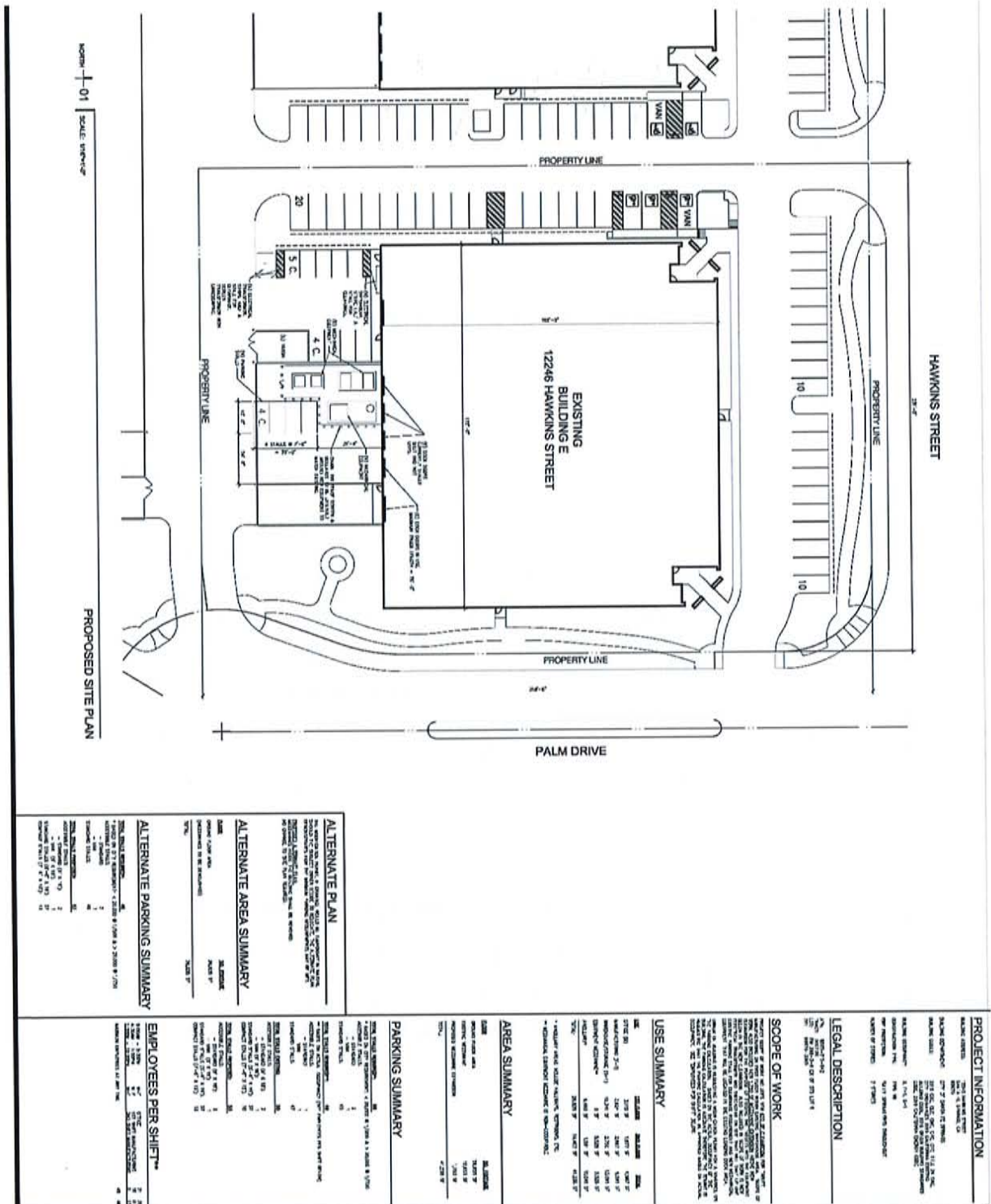
1. Aerial Photograph
2. Proposed Site Plan
3. Modification Permit Application
4. Estimated Employee Count/Shift Hours
5. Notice to Adjacent Property Owners
6. Map of Noticed Properties
7. Resolution No. 95-2018
 - a. Exhibit A – Conditions of Approval

Aerial Photograph



Modification Permit Case No. 1106-2 1238 Hawkins Street Jarrow Industries

Proposed Site Plan



Modification Permit Application

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

Received

JUN 18 2018

Planning Department

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

Location of property (ies) involved (Provide Street address or if no address, give distance from nearest street intersection): 12246 Hawkins St, Santa Fe Springs 90670

Legal description of property: APN 8005-015-042, Census Tract 5027-00
Zip: 90670-3365 Legal Lot# PM 298-3-6 ex of sts Lot 6

Record Owner of Property:

Name: Vitamin Estates Phone No: 310-204-6936

Mailing Address: 1824 S. Robertson Blvd, Los Angeles CA 90035

Fax No: 310-214-2520

E-mail: _____

The application is being filed by:

Record Owner of the Property

Authorized Agent of the Owner

(Written authorization must be attached to application)

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

Raza Shah, Plant Engineer, Jarrow Industries Inc.

Describe the modification requested: Plan to have fewer parking spaces for building than required per current building code.

NOTE

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

Modification Permit Application (Cont.)

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

BEFORE A MODIFICATION CAN BE GRANTED, THE PLANNING COMMISSION MUST BE SATISFIED THAT ALL OF THE FOLLOWING CONDITIONS APPLY. YOUR ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A MODIFICATION

JUSTIFICATIONS TO NO. 1 & 2 ARE REQUIRED FOR RESIDENTIALLY ZONED PROPERTIES:

1. Explain how the modification request, if granted, will allow you to utilize your house in a more beneficial manner.
2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

JUSTIFICATIONS TO NOS. 3-6 ARE REQUIRED FOR PROPERTIES OTHER THAN RESIDENTIAL:

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

Jarrow Industries will be installing new, very large manufacturing equipment on the ground floor that will need to be fed raw materials from the equipment deck to the machine on the ground floor. Additional square footage is to be added to the existing equipment deck to create room for this purpose. With the addition of the new equipment and adding humidity control (due the nature of the JII products) an electrical upgrade is inevitable. The proposed new electrical panels cannot be housed in the existing electrical room and will need to be installed outside on a concrete pad to be placed on two parking spaces adjacent to building due to lack of an alternative location. Without these additions, manufacturing cannot perform operations at needed capacities.

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

As the site is already developed, there is no available space to provide the additional spaces required for the proposed equipment deck addition and electrical upgrade. Without the parking modification and the addition to the equipment deck space and electrical upgrade, Jarrow Industries will not be able to utilize equipment needed to perform operations at its needed capacities.

Modification Permit Application (Cont.)

MOD Application
Page 3 of 3

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

If modification is approved, Jarrow Industries would not be granted special privileges since similar requests have been granted in the past.

Case Number	Site Address
MOD 1180	10623 Fulton Wells Ave
MOD 1176	11529 Greenstone Ave
MOD 1170	SE/C of Telegraph and Bloomfield Ave
MOD 1164	13063-65 Park St

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

Granting the proposed parking modification in order to allow building permits for the expansion of the existing equipment deck and electrical pad installation would not be detrimental to other persons, properties in the area or the community in general. Physically there will be no changes to the exterior of the building, except for the addition of the electrical pad which would be partially hidden from view by existing landscaping, nor will granting the modification result in overflow parking into the adjacent streets or businesses.

With the current project we are adding 1960 square feet of equipment decking to support the equipment on the ground floor. The new electrical requirements necessitate new equipment from Southern California Edison which will not fit in our current electrical room so we must use two parking stalls for their new equipment. There is no suitable alternate location.

The employee head count in this building is 49 at time of maximum occupancy (1st shift). We currently have 51 parking spaces. The new proposed number of spaces is 49 spaces. Jarrow Industries also occupies two adjacent buildings and could use some of the parking spaces from the adjacent buildings if needed. Applying the standard Industrial use parking standards would create a financial hardship since Jarrow Industries would be forced to move out of their existing locations and find a building large enough that could accommodate the growing needs of the business.

Modification Permit Application (Cont.)

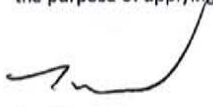
June 13, 2018

City of Santa Fe Springs

To Whom It May Concern,

This letter is to confirm that Vitamin Estates, LLC is the owner of 12246 Hawkins St, Santa Fe Springs which is rented to Jarrow Industries, Inc.

Vitamin Estates hereby authorizes Raza Shah, Plant Engineer at Jarrow Industries, to act as its agent for the purpose of applying for a Modification Permit for parking.



Ben Khowong
Owner
Vitamin Estates, LLC

Modification Permit Application (Cont.)

MOD Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

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

Name VITAMIN ESTATES, LLC (please print);
Mailing 1824 S. ROBERTSON BLVD, LOS ANGELES CA 90025 Address:
Phone No: 310 736 3108
Fax No: 310 736 3158 E-mail: BEN@JARROW.COM
Signature: [Signature] MEMBER

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

CERTIFICATION

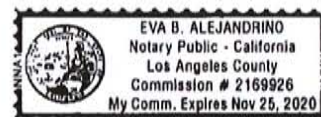
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, BEN KATOWON 6, being duly sworn, depose and say that I am the petitioner in this application for a Modification Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

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

On 6/13/18 before me, Eva B. Alejandrino,
Personally appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

(seal)



WITNESS my hand and official seal

Eva B. Alejandrino
Notary Public

Full Acknowledgment is enclosed.

FOR DEPARTMENT USE ONLY	
CASE	NO:
DATE	FILED:
FILING	FEE:
RECEIPT	NO:
APPLICATION COMPLETE? _____	

Modification Permit Application (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California

County of Los AngelesOn June 13, 2018 before me, Eva B. Alejandrino

Date

Here Insert Name and Title of the Officer

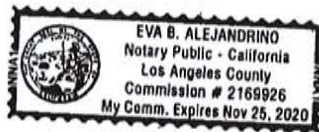
personally appeared Ben Khewong

Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Eva B. Alejandrino
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Property Owner's Statement Document Date: 6/13/18

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

Signer Is Representing: _____

Signer's Name: _____

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

Signer Is Representing: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

Estimated Employee Count**EMPLOYEES PER SHIFT****

9:00AM – 5:30PM	M–F	OFFICE	31	31
4:30AM – 1:00PM	M–F	1ST SHIFT MANUFACTURING	18	0
1:30PM – 10:00PM	M–F	2ND SHIFT MANUFACTURING	0	17
MAXIMUM EMPLOYEES AT ANY TIME			49	48

Notice to Adjacent Property Owners

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

NEOPOST
10/04/2018
US POSTAGE \$000.00

ZIP 90670
041L11257783

FILE

**(NOTICE TO ADJACENT
PROPERTY OWNERS)**

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

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

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct an adjourned meeting on Monday, **October 15, 2018** at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

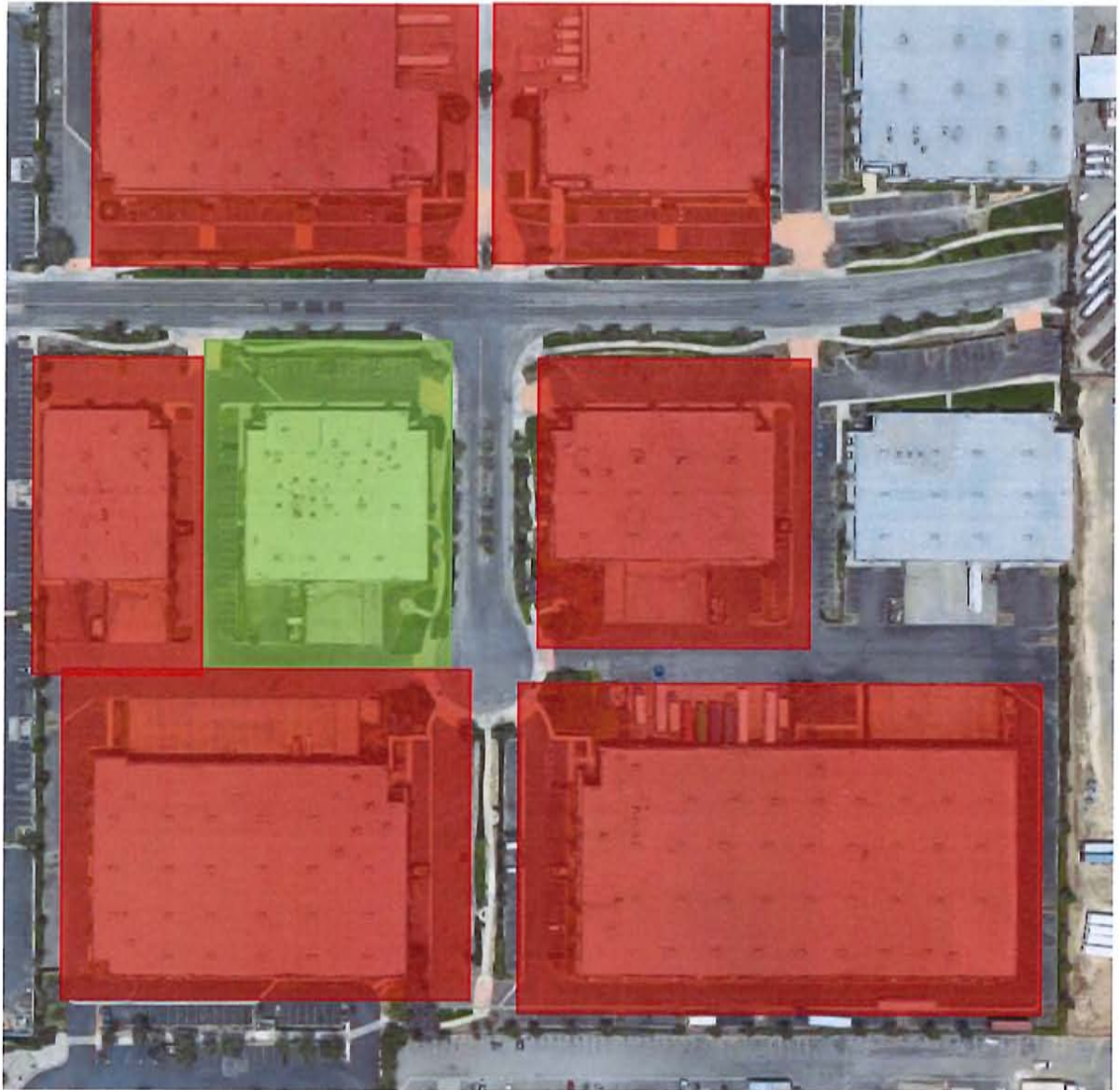
Applicant: Jarow Industries
Property located at: 12246 Hawkins Street APN: 8005-015-042

Modification Permit (MOD) Case No. 1106-2: A request for a Modification of Property Development Standards to temporarily not provide fifteen (15) required parking stalls related to a proposed mezzanine addition, on a property within the M-2, Heavy Manufacturing, Zone.

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

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

Map of Noticed Properties



Properties Noticed



Subject Property

CITY OF SANTA FE SPRINGS
RESOLUTION No. 95-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 1106-2**

WHEREAS, a request was filed for Modification Permit Case No. 1106-2 to allow the applicant to temporarily not provide fifteen (15) required parking stalls related to a proposed mezzanine addition located within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located at 12246 Hawkins Street, in the City of Santa Fe Springs, with an Accessor Parcel Number of 8005-015-042, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Jarrow Industries, Inc. with a mailing address of 12246 Hawkins Street, Santa Fe Springs, CA 90670; and

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

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

WHEREAS, on October 4, 2018, the City of Santa Fe Springs Planning and Development Department mailed a notice to each property owner adjacent to the project site to advise them of the Modification Permit request and of the date, time, and location of when this matter would be considered by the Planning Commission; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on October 15, 2018 concerning Modification Permit Case No. 1106-2.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

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

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

SECTION II. MODIFICATION PERMIT APPROVAL FINDINGS

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

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

The subject parcel is currently developed with an industrial concrete tilt-up warehouse building. The current tenant's growing business requires a very large piece of manufacturing equipment to be placed on the ground floor within the building. The expansion of the mezzanine will replace the square footage that the equipment on the ground floor takes up. Therefore, with the mezzanine expansion and increased parking requirement, Jarrow Industries is seeking approval to not provide 15 of the 68 required parking stalls. Since the applicant only anticipates having a maximum of 49 employees on the largest shift, a total of 68 automobile parking stalls is unnecessary. Jarrow Industries will still provide and maintain a minimum of 53 parking stalls on-site, which will accommodate the anticipated parking demands associated with their proposed operations.

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

The day-to-day business operations occurs within three separate 8-hour shifts. The busiest shifts occur on Monday through Friday between the hours of 9:00am and 5:30pm. The total amount of occupants during this time will be 49 occupants. Jarrow Industries doesn't have an issue with customer parking because they use three other surrounding buildings that they occupy if excess parking is needed. Therefore, having 53 parking spaces for 49 people will not be a disturbance or be detrimental to other persons or properties in the area nor to the public welfare.

Like, other temporary parking MODs, the applicant is required to provide an alternative parking plan. In this case an alternative parking plan is not needed because the applicant has agreed to remove the mezzanine area once they vacate the building. With the removal of the mezzanine area, the proposed stripped parking will meet and exceed the City's Zoning Regulations.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 95-2018 to approve Modification Permit Case No. 1106-2 to allow the applicant to temporarily not provide fifteen (15) required parking stalls related to a proposed mezzanine addition at 12246 Hawkins Street, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 15th day of OCTOBER, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A

**Modification Permit (MOD) Case No. 1106-2
12246 Hawkins Street (APN: 8005-015-042)**

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

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

1. That the applicant shall provide an **updated** emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
2. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall ~~post~~ **continually provide**, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of vehicles and indicate that vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
3. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any litter, graffiti, and or/damage caused from other forms of vandalism 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.

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

4. 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.

5. 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).

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Camillia Martinez 562.868-0511 x 7519)

6. ~~That forty nine (49) off-street parking spaces shall be made continuously available on the subject site at all times as shown on the site plan submitted by the applicant and on file with this case.~~ **Applicant understands and agrees that a minimum of 53 parking stalls as shown on the site plan submitted and on file with this case, shall be made continuously available on the subject site at all times.**
7. **Applicant understands and agrees that the privileges granted under Modification permit Case No. 1106 are for the sole use by Jarrow Industries. Should Jarrow Industries move, vacate, or otherwise abandon the premises, the parking area shall be re-striped per the attached Alternative Site Plan submitted and on file with this case; Otherwise, all future tenants shall provide the planning staff with employment detail to review and determine if a continued reduction of 15 standard stalls is still warranted. All vehicles associated with the subject business shall continue to park on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.**
8. ~~That all activities shall occur inside the building(s). No portion of the required off-street parking area shall be used for outdoor storage of any type or for special event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall.~~ **The parking and access areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time. No portion of the required access driveways, landscape areas, off-street parking and loading areas, shall be impacted or otherwise reduced at any time, without written approval by the Director of Planning and the City's Fire Department.**
9. ~~That the operations within the subject building shall be limited to a maximum of 45 employees per shift. There shall be a maximum peak shift employee count of 49 recognized under this MOD approval for the tenant at 12246 Hawkins Street. An employee count shall be provided by all future tenants to confirm compliance with the subject MOD prior to approval of a business operations tax certificate for the subject property. Additionally, the applicant shall provide annual updates on the staffing levels within 12246 Hawkins Street to the Planning~~

Department staff on or before October 15th of each calendar year. The applicant understands that the employee count shall not exceed 49 without prior approval by the Planning Commission.

10. 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.
11. It is the responsibility of the Applicant to ensure that customer parking and employee parking be provided and maintained on the subject site at all times. Applicant and/or his employees shall not park on the public street or other properties at any time.
12. The owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Palm Drive, use street(s) as a staging area.
13. Trucks using the docks doors cannot exceed the length of 24 ft.
14. That the privileges granted under Modification Permit Case No. 1106 are for the sole use by Jarrow Industries Inc. Should Jarrow Industries Inc. vacate the premises, it shall be the responsibility of Jarrow Industries Inc. to ensure that the mezzanine improvements are fully removed with an approved Demolition Permit within 30 days. Additionally, this condition shall be made part of the lease agreement.
- ~~15. Should Jarrow Industries Inc. vacate the premises, the entitlement shall become null and void.~~
16. That prior to vacating the premises, Jarrow Industries Inc. shall provide a 90-day advance notice to the Director of Planning and Development of its intent to vacate the property.
17. That the premises shall not be sublet, leased, or rented at any time, unless written approval is granted by the Director of Planning and Development.
18. That the subject mezzanine shall be substantially in accordance with the plot plan and floor plan submitted by the applicant and on file with this case.
19. That any future additions or increases to the subject mezzanine, or in the number of employees, that will impact the number of required off-street parking spaces, shall be subject to the prior approval from the Director of Planning and Development.
20. That the applicant shall submit a \$75 check, made payable to "Los Angeles County Clerk", to the Planning Department to file a Notice of Exemption from the California Environmental Quality Act within two (2) calendar days of Planning Commission approval.

21. That all other applicable requirements of the City's Zoning Regulation, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.
- ~~22. That Reconsideration of Modification Permit Case No. 1106 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval.~~
23. That the applicant, Jarrow Industries, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Modification Permit, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
24. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15305, Class 5

Modification Permit Case No. 1298

A request for a Modification of Property Development Standards to temporarily not provide eleven (11) required parking stalls to allow for outdoor storage at 13045 Park Street (APN: 8011-014-032) within the M-2, Heavy Manufacturing, Zone.
(Consumers Pipe)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.697 of the City's Zoning Regulation for the granting of a Temporary Modification; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations), of the California Environmental Quality Act (CEQA), this project is considered to be Categorically 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.

LOCATION / BACKGROUND

The subject site is located at 13045 Park Street (APN: 8011-014-032). The property is situated at the end of the cul-de-sac street and measures approximately 0.52 acres in size. It is developed with one 11,200 sq. ft. concrete tilt-up building. The property was originally approved by the Planning Department in 1977 and constructed in 1978.

The applicant, Consumers Pipe, is a distributor of carbon steel, stainless steel, and copper pipe. The company was founded in 1965 by Joe Abeling and his son. Now in its third generation of family ownership, the company has four locations in California and one location in Nevada. The company had been located at 12902 Lakeland Road since 2010 and moved to 13045 Park Street in July 2018.

On July 25, 2018, Code Enforcement issued a citation to the business owner for outdoor storage within the parking area, an unpermitted metal structure, and other

code violations. The applicant submitted a Modification Permit application on August 9, 2018 to legalize the outdoor storage use and has been working with Code Enforcement to rectify the other violations.

ZONING AND LAND USE

The subject property is zoned M-2, Heavy Manufacturing, with a General Plan land use designation of Industrial. The adjacent properties to the east, south, west, and northwest are also zoned M-2, Heavy Manufacturing, with a General Plan land use designation of Industrial. The surrounding properties support various industrial uses. The property to the northeast is zoned M-2-PD, Heavy Manufacturing – Planned Development, with a General Plan land use designation of Industrial and is occupied by Calvary Hosanna Chapel.

STREETS AND HIGHWAYS

The subject site has frontage on Park Street, which is designated as a local street within the Circulation Element of the City's General Plan.

DESCRIPTION OF REQUEST

The applicant, Consumers Pipe, is a distributor of carbon steel, stainless steel, and copper pipe. Consumers Pipe utilizes the subject site for the warehousing of pipes, valves, fittings, and various other piping accessories. The pipes come in 20-foot lengths, which make it difficult to move and store the pipes safely inside the building.

The applicant is requesting to utilize the rear half of the parking area for outdoor pipe storage. The proposed outdoor storage area is fenced off from the remainder of the parking lot and accessed via a rolling gate. Storing pipes on outdoor racks would enable the applicant to more easily and safely store and move pipes on site. In total, the applicant would use eleven (11) parking stalls along the northern property line for pipe storage. The remaining ten (10) parking stalls outside of the fenced area would remain open for employee and customer parking (attachment 3).

According to the applicant, four (4) staff members work out of the Park Street location. Therefore, the ten (10) remaining on-site parking stalls would provide sufficient parking for both employees and customers.

ZONING REGULATION REQUIREMENTS**Parking****City of Santa Fe Springs – Zoning Regulations****Section 155.481 – REQUIRED PARKING – INDUSTRIAL USES****(D) Industrial Uses**

- (1) Industrial uses, including incidental office uses.
 - (a) 0 - 20,000: one parking space per 500 square feet.
 - (b) 20,001 - 100,000: one parking space per 750 square feet.
 - (c) 100,001 - 200,000: one parking space per 1,000 square feet.
 - (d) 200,001 and above: one parking space per 2,000 square feet.
 - (e) Truck parking shall be required as per § 155.487(F).
- (2) Notwithstanding the above, multi-tenant industrial units or buildings shall provide one space for each 500 square feet of gross floor area for the first 40,000 square feet of gross building area. Additionally, incidental office area exceeding 15% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.

City of Santa Fe Springs – Zoning Regulations**Section 155.484 – COMPUTATION OF REQUIRED PARKING SPACES**

- (C) When determination of the number of off-street parking spaces results in a requirement of a fractional space, any fraction of less than one-third may be disregarded while a fraction of one-third or more shall be counted as one required parking space.

At a ratio of 1 parking space for every 500 sq. ft. of floor area, an 11,200 sq. ft. building would be required to have twenty-three (23) parking stalls since any fraction of one-third or more is counted as a required parking space ($11,200 / 500 = 22.4$). However, the original approved site plan from 1977 shows twenty-two (22) standard parking stalls and zero ADA parking stalls (see attachment 2). Laws adopted since the site was constructed require that all parking areas provide at least one van-accessible ADA parking stall.

The site does not currently provide an ADA parking stall. Given the mandatory size requirements of ADA parking stalls, two of the original twenty-two (22) parking stalls must be combined to provide the necessary width for a van-accessible ADA stall. This will reduce the overall parking count by one parking stall, and as such, the site can only accommodate twenty-one (21) parking stalls.

Outdoor Storage & Trash Enclosure**City of Santa Fe Springs – Zoning Regulations****Section 155.261 – OTHER REQUIRED CONDITIONS – M-2 ZONE**

(C) Outdoor Storage of materials, products, and equipment and any other outdoor use shall be conducted in a neat and orderly manner and shall be screened on all sides by a minimum six foot high solid fence, wall, compact landscaping or structures, adequate to completely conceal such storage or outdoor use from view from adjacent properties and public streets.

(D) All buildings and/or uses on property shall be provided with outdoor trash and refuse storage areas sufficient to provide adequate, safe, and efficient storage of waste and refuse expected to be produced. A minimum of one such outdoor trash and refuse area not less than four and one-half feet in width and six feet in length shall be provided for each building and/or use on property; however, the Director of Planning and Development may require additional storage areas if determined necessary to adequately serve any building and/or use. All outdoor trash and refuse storage areas shall be screened from view on all sides by a solid fence, wall or structure a minimum of five feet in height and shall be located so as to be readily accessible to users and collection personnel.

All outdoor storage uses must be fully screened from view on all sides. The applicant currently has an 8-foot tall chain link fence with privacy slats installed around the perimeter of the property, and a fence with an 8-foot tall rolling gate across the rear portion of the parking lot to screen the outdoor storage area from view.

The property does not currently have a trash enclosure. The 1977 approved site plan included a trash enclosure, however at some point over the last 40 years the trash enclosure was removed. A trash enclosure is shown on the plans submitted by the applicant, and a condition of approval has been added to ensure a trash enclosure is constructed.

Alternate Parking Plan

Since there is a possibility that Consumers Pipe could relocate, staff must know that sufficient parking for a new tenant could be provided in accordance with the City's zoning regulations. As such, an alternate parking plan showing how the site could accommodate twenty-one (21) parking stalls has been provided.

If Consumers Pipe vacates the subject property, the rear parking lot area will be restriped to reflect the alternate parking plan (attachment 4), which depicts eleven (11) parking stalls at the rear of the property. Combined with the ten (10) stalls currently provided, the overall site would have twenty-one (21) parking stalls. If a future tenant wishes to continue the outdoor storage use within the parking area, that future tenant shall provide Planning staff with an employee count to review and determine if a continued reduction in parking is still warranted.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), in that it only involves minor exterior changes to an existing parking layout for an existing industrial building. No additional square footage is proposed 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.

NOTICE TO ADJACENT PROPERTY OWNERS

As with similar Modification requests, staff mailed a meeting notice to the adjacent property owners to the north, east, south and west of the subject property to advise them of the Modification Permit request. The notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 6 notices were mailed out to said property owners on October 4, 2018. To date, staff has not received correspondence from the surrounding property owners that received the notice.

STAFF CONSIDERATIONS

Based on the reasons and findings set forth within Resolution 92-2018 (see attachment 8), staff finds that approval of Modification Permit Case No. 1298 will not be detrimental to the property of others or to the community as a whole. Staff is therefore recommending approval of the subject Modification Permit request, subject to the conditions of approval as provided within Exhibit A of Resolution 92-2018.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. 1977 Approved Site Plan
3. Proposed Site Plan
4. Alternate Parking Plan
5. Modification Permit Application 1298
6. Map of Noticed Properties
7. Notice to Adjacent Property Owners
8. Resolution No. 92-2018
 - a. Exhibit A – Conditions of Approval



**Attachment 1:
Aerial Photograph**



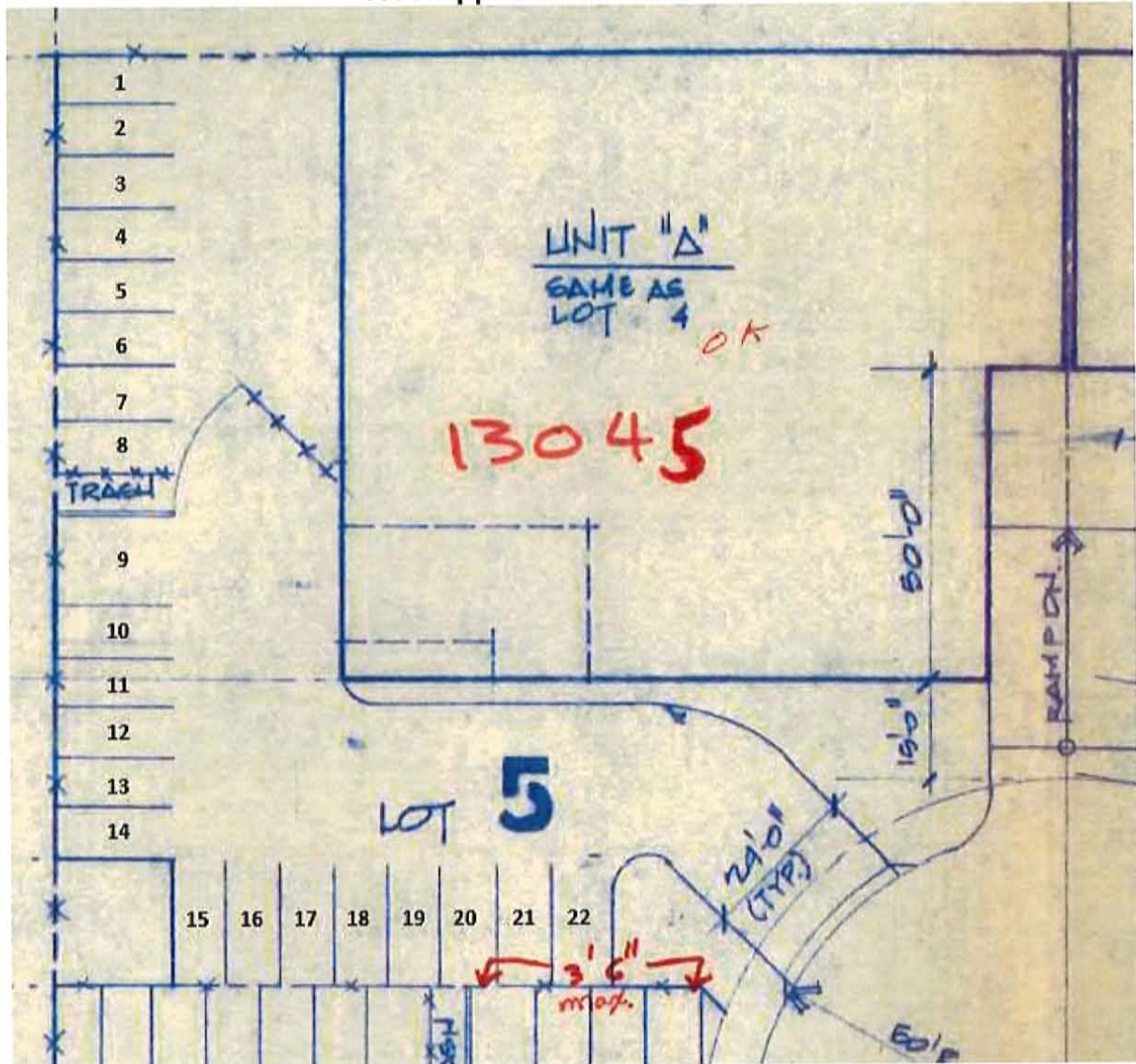
Modification Permit Case No. 1298

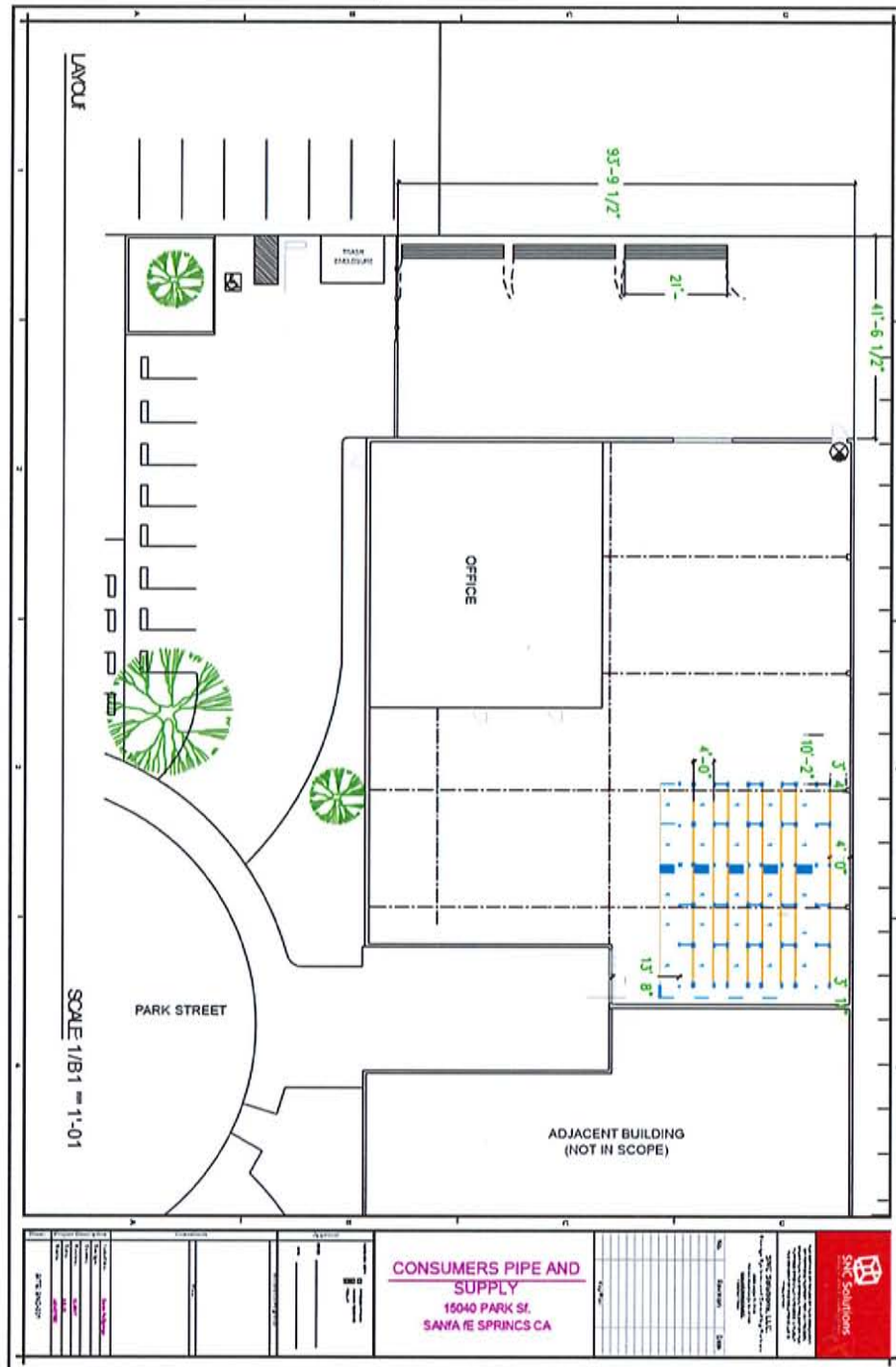
13045 Park Street

Consumers Pipe



**Attachment 2:
1977 Approved Site Plan**



**Attachment 3:
Proposed Site Plan**

**Attachment 4:
Alternate Parking Plan**

**Attachment 5:
Modification Permit (MOD) Application 1298**



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

Received

AUG 09 2018

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

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

13045 E. Park Street

Santa Fe Springs, CA 90670

Legal description of property: _____

A concrete fill-up industrial building on approximately 22,647 SF of land

Record Owner of Property:

Name: McColl Family Trust Phone No: 562-944-9991

Mailing Address: 13063 E. Park Street
Santa Fe Springs, CA 90670

Fax No: _____ E-mail: Office@CimcoSheetMetal.com

The application is being filed by:

☐ Record Owner of the Property

☒ Authorized Agent of the Owner

(Written authorization must be attached to application)

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

Lessee

Describe the modification requested: Parking Restrictions

NOTE

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

**Attachment 5 (cont.):
Modification Permit (MOD) Application 1298**

Received

AUG 09 2018

MOD Application
Page 2 of 3

Planning Department

JUSTIFICATION STATEMENT

BEFORE A MODIFICATION CAN BE GRANTED, THE PLANNING COMMISSION MUST BE SATISFIED THAT ALL OF THE FOLLOWING CONDITIONS APPLY. YOUR ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A MODIFICATION

JUSTIFICATIONS TO NO. 1 & 2 ARE REQUIRED FOR RESIDENTIALLY ZONED PROPERTIES:

1. Explain how the modification request, if granted, will allow you to utilize your house in a more beneficial manner.
2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

JUSTIFICATIONS TO NOS. 3-6 ARE REQUIRED FOR PROPERTIES OTHER THAN RESIDENTIAL:

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations.
The property cannot be used under the existing regulations because we store and sell 20ft lengths of pipe that are not easily moved in or out of a warehouse. To ensure the safety of our employees and customers, pipe is stored and moved outside the building.
4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.
It is extremely difficult to fit 20ft bundles of pipe through a 12ft roll up door. It is not safe to maneuver bundles of pipe in tight spaces or over the top of parked cars.
5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area.
Our product is unique in its properties and does not lend itself like other products stored in the area.
6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.
The property is at the end of a cul-de-sac, on a corner lot which is surrounded by an opaque fence and will cause no harm to other persons, properties or public welfare.

**Attachment 5 (cont.):
Modification Permit (MOD) Application 1298**



CONSUMERS PIPE
& SUPPLY CO.

13424 ARROW BLVD. • FONTANA, CA 92335
P: (909) 728-4828 F: (909) 728-4829 (800) 338-PIPE

July 30, 2018

Laurel Reimer
Planning Consultant
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679

Received

AUG 09 2018

Planning Department

Dear Laurel Reimer:

Consumers Pipe & Supply Company has been a resident business in the city of Santa Fe Springs for 10 years on Lakeland Road and an active member of the Chamber of Commerce.

Consumers Pipe is a distributor of carbon steel, stainless steel and copper pipe. The pipe comes in 20-foot lengths which makes it difficult to move and store in tight places or inside a building. For safety reasons, we prefer storing and moving pipe in an open area, away from vehicles and buildings. These parking requirements would cause hardship and be an unfair burden as they would interfere with our daily operations and the safety of our business. We only have a total of 4 employees working at this location and would like the original provisions for this property to be reconsidered and modified.

Our new location at 13045 E. Park Avenue is at the end of a cul-de-sac in a corner not visible from the street in any direction. As part of the rehabilitation and beautification of this property, we have replaced 268-feet of old, broken and bent fencing with wood slate and installed a new 8-foot high link fence with a durable plastic green privacy screen.

Thank you for your consideration in the matter.

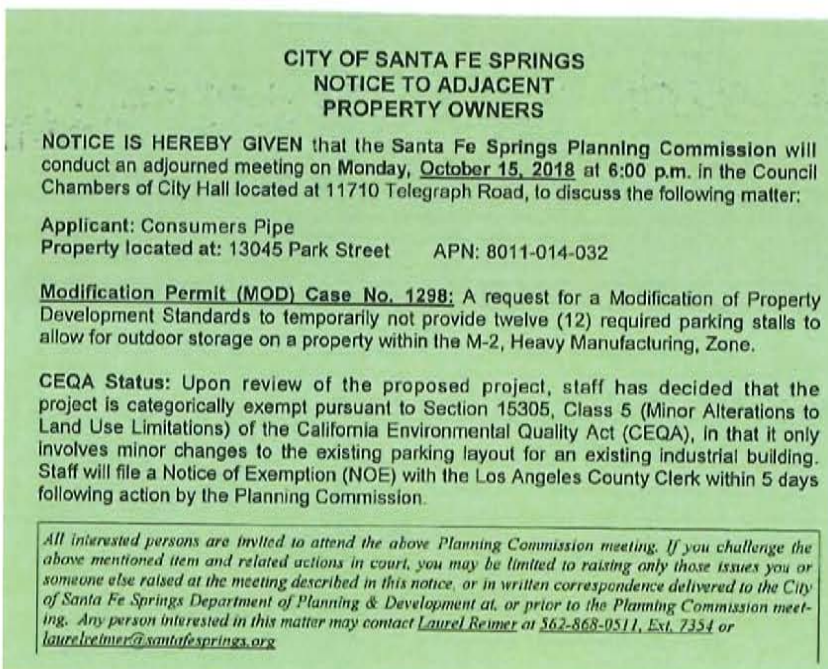
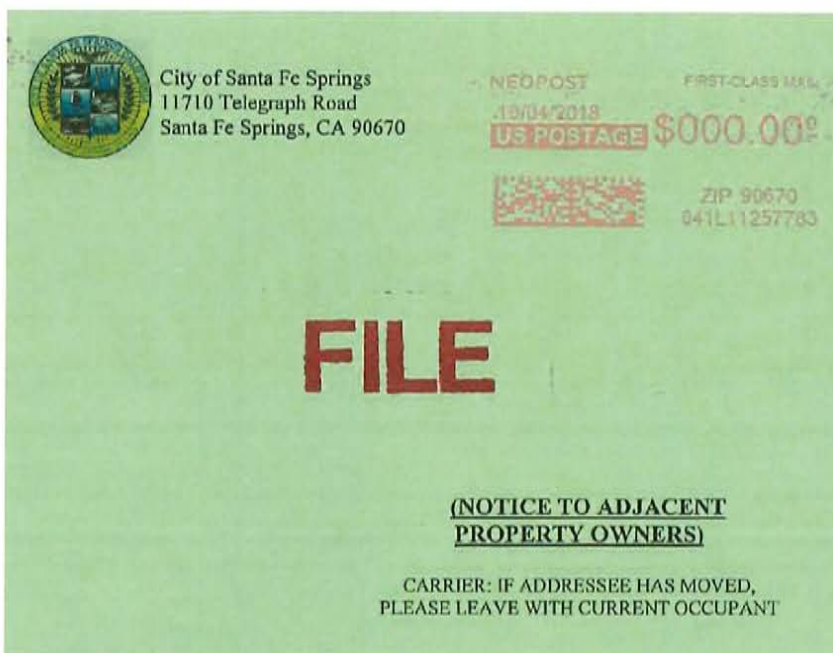
Sincerely,

Michael Abeling
President/CEO

**Attachment 6:
Noticed Properties**



Attachment 7: Notice to Adjacent Property Owners



**Attachment 8:
Resolution 92-2018**

CITY OF SANTA FE SPRINGS
RESOLUTION No. 92-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 1298**

WHEREAS, a request was filed for Modification Permit Case No. 1298 to allow the applicant to temporarily not provide eleven (11) required parking stalls related to the subject property located within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located at 13045 Park Street in the City of Santa Fe Springs, with an Accessor Parcel Number of 8011-014-032, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is the McColl Family Trust with a mailing address of 13063 Park Street, Santa Fe Springs, CA; and

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

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

WHEREAS, the City of Santa Fe Springs Planning and Development Department on October 4, 2018 mailed a public meeting notice to each adjacent property owner of the project site; 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 October 15, 2018 concerning Modification Permit Case No. 1298.

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

minor changes to the existing parking layout for an existing industrial building. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. MODIFICATION PERMIT APPROVAL FINDINGS

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

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

Consumers Pipe occupies a building that was constructed in 1978 and is required to provide twenty one (21) parking stalls. The site is completely built-out and does not have space to stripe additional parking stalls. Consumers Pipe sells pipes that are up to twenty (20) feet in length. While pipes of this length can technically fit inside the warehouse building, it is much safer to store the pipes outdoors because it allows for significantly easier storage, maneuvering and loading of the product. Therefore, Consumers Pipe is seeking approval to temporarily utilize eleven (11) of the twenty one (21) required parking stalls for outdoor storage use.

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

Since the applicant employs four (4) staff members at this location, the code-required twenty one (21) parking stalls are not necessary. Based on two site visits by staff, a maximum of seven (7) cars were witnessed parked on-site. Consumers Pipe will provide and maintain a minimum of ten (10) parking stalls on-site, which will be more than sufficient to accommodate the anticipated parking demands associated with the business. Based on Consumers Pipe's business activities and, more importantly, their expected employee count, all vehicles associated with Consumers Pipe can be parked on-site without impacting surrounding properties.

The request to temporarily not provide eleven (11) parking stalls is specific to Consumers Pipe. Similar to other Modification Permits granted for a temporary reduction in parking, should Consumers Pipe vacate the premises, they will need to restripe the rear parking area (as per the Alternate Parking Plan submitted and on file with this case) to meet the City's Zoning Regulations. Modification Permit Case No. 1298 could be transferred to a future tenant, provided the employee to parking ratio is similar and the Planning Commission finds and determines that a continued reduction of parking is still warranted. The Planning Commission, therefore, finds that approval of Modification Permit Case No. 1298 would not be detrimental to the public welfare or other persons or properties in the area.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 92-2018 to approve Modification Permit Case No. 1298 to allow the applicant to temporarily not provide eleven (11) required parking stalls related to the subject building use at 13045 Park Street, subject to conditions attached hereto as Exhibit A.

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

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A

**Modification Permit Case No. 1298
13045 Park Street (APN: 8011-014-032)**

PLANNING AND DEVELOPMENT DEPARTMENT
(Contact: Laurel Reimer 562.868.0511 x7354)

1. Applicant understands and agrees that a minimum of nine (9) standard parking stalls and one (1) van-accessible ADA parking stall, as shown on the site plan submitted and on file with this case, shall be made continuously available as off-street parking spaces on the subject property at all times.
2. Applicant shall maintain a wall or fence to fully screen the outdoor storage activities from view at all times.
3. An outdoor trash enclosure shall be provided for the property subject to the approval of the Director of Planning or designee. The calculation to determine the required trash storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft. (*Calculations are subject to change*)
4. Except for the outdoor storage identified on the approved site plan, the parking and access areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time. No portion of the required access driveways, landscape areas, off-street parking or loading areas shall be impacted or otherwise reduced at any time without written approval by the Director of Planning and the City's Fire Department.
5. All vehicles associated with the subject business shall continue to park on the subject property at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
6. There shall be a maximum on-site employee count of eight (8) recognized under this Modification Permit approval. The applicant understands that the on-site employee count shall not exceed eight (8) without prior approval by the Planning Commission.
7. It is the responsibility of the Applicant to ensure that customer parking and employee parking shall be provided and maintained on the subject site at all times. Applicant and/or his employees shall not park on the public street or other properties at any time.
8. In the event the need arises for additional required off-street parking spaces, as determined by the Director of Planning, the applicant shall work with Planning staff to come up with a solution to immediately mitigate the parking issues.

9. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Park Street, use street(s) as a staging area, or to back up onto the street from the subject property.
10. The applicant shall submit one (1) \$75 check made payable to "L.A. County Registrar-Recorder/County Clerk" to the Planning Department to file a Notice of Exemption from the California Environmental Quality Act within two (2) calendar days of Planning Commission approval.
11. Applicant understands and agrees that the privileges granted under Modification Permit Case No. 1298 are for the sole use by the applicant. Should Consumers Pipe move, vacate, or otherwise abandon the premises, a total of eleven (11) parking stalls shall be re-striped at the rear of the property per the Alternate Parking Plan submitted and on file with this case. Otherwise, all future tenants shall provide the planning staff with employment details to review and determine if a continued reduction of eleven (11) parking stalls is still warranted.
12. All other applicable requirements of the City's Zoning Regulations, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.
13. The applicant, Consumers Pipe, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Modification Permit, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
14. It is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



City of Santa Fe Springs

Adjourned Planning Commission Meeting

October 15, 2018

NEW BUSINESS

Exemption – CEQA Guidelines §15061(b)(3)-Activities Covered by General Rule
General Plan Conformity-GPC 2018-003: Consideration of a Finding That The Sale of a Single Parcel of 46,790 sq. ft. (Gross), created by Parcel Map No. 82014, being a subdivision of a portion of parcel 3 of Parcel Map No. 18640, as per map filed in book 224 pages 44 through 57, inclusive, of parcel maps, in the office of the county recorder of said county, as amended by certificate of correction dated March 13, 1990, and recorded March 19, 1990 as Instrument No. 90-436544, and located at the west side of Norwalk Boulevard, approximately ±223 feet south of the centerline of Telegraph Road, within the M-2, heavy-manufacturing, zone, conforms to the City of Santa Fe Springs General Plan, pursuant to Government Code Section 65402.

RECOMMENDATIONS:

That the Planning Commission take the following actions:

- Find that the sale of the single 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.

BACKGROUND

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

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

The City is currently working with a developer who will purchase a portion (1.074-acres) of the site to construct a Hilton Garden Inn hotel or at a minimum an AAA-Diamond hotel, on APN: 8009-007-915, specifically on the Norwalk Street frontage.

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

Date of Report: October 12, 2018

ITEM NO. 11

The proposed hotel will consist of six stories, with one story being underground parking, 110 rooms, 122 parking spaces, 25 of which are tandem (valet), a full service restaurant, a rooftop bar and a conference room to accommodate ± 200 people. Notwithstanding, before the hotel can be developed, the property needs to be first subdivided and sold to the developer.

The Planning Commission at a meeting on March 12, 2018, approved Tentative Parcel Map No. 82014, a request by Coory Engineering, as the authorized City's representative, to subdivide the 6.133-acre property into two parcels: Parcel 1 of 5.059-acres and Parcel 2 of 1.074-acres. The hotel is proposed on Parcel 2. Parcel 1 could potentially be developed with a parking structure and/or a mixed-use development consisting of commercial uses and housing. The City Council at its meeting of July 12, 2018 approved Said Map and the Final Map was recorded (County's Map, Book 398 pages 69 to 72, inclusive), with the Registrar-Recorder/County Clerk's office on August 6, 2018.

NOTE: No wells are located on newly created Parcel 2.

Pursuant to Section 65402 of the Government Code, the Planning Commission must first make a finding that Parcel 2 conforms to the provisions of the City's General Plan, before Parcel 2 can be sold.

§5.7.100: CALIFORNIA GOVERNMENT CODE SECTION 65402 REQUIREMENT.

Pursuant to the requirement of California Government Code Section 65402, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the Planning Commission as to conformity with the City's adopted General Plan. The Planning Commission shall render its report as to conformity within forty (40) days after the matter is submitted to it, or such longer period of time as may be designated by the City Council.

General Plan Consistency Analysis

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

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

Date of Report: October 12, 2018

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

Table I

<i>General Plan Element</i>	<i>Policy</i>	<i>Project Consistency</i>
Land Use	Goal 2: Maintain a reasonable balance between the cost of providing municipal services, and the benefits derived from developing land. Emphasize development projects which are fiscally positive or neutral to the City.	The resulting hotel is projected to generate a minimum of \$500,000 annually in Transient Occupancy Tax.
	Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	The sale would facilitate the development of AAA Diamond hotel, which will generate Transient Occupancy Tax and property tax and would generate ±50 jobs, and thus providing employment opportunities for residents.
	Goal 9, Policy 9.1: Consideration of providing an adequate tax base from property tax or sales tax income.	Because the property is, government owned there is no payment of property taxes. With the sale, the property will be placed on the tax roll and the City will receive its share of property tax.
	Goal 10, Policy 10.1: Provision should be made for uses which serve industrial activities-offices, restaurants, hotels, and motels-at suitable and convenient locations.	The resulting hotel is centrally located and in addition to serving the community at large, would also serve the surrounding offices and industrial uses.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The sale will result in a commercial use (hotel) on Parcel 2
	Goal 13: Seek to provide a variety of job opportunities in order to accommodate residents of the City as well as the residential population of the surrounding communities. Substantial job opportunities in the area should reduce time-consuming commuting and, of equal importance, reduce traffic congestion and the resultant air pollution	The sale will result in the development of a hotel with a restaurant, both of which will provide employment, including employment for residents. Uber, LYFT and similar ride share services will have designated drop-off areas.

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

ENVIRONMENTAL DOCUMENT-NOTICE OF EXEMPTION

Pursuant to the California Environmental Quality Act (CEQA), Staff has determined that it can be seen with certainty that there is no possibility that the proposed project may have a significant adverse effect on the environment and is therefore considered to be exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3)-Activities Covered by General Rule. A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062-Notice of Exemption. If the project is approved, the Notice of Exemption will be filed with the county clerk of Los Angeles County. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date the Planning Commission approves the proposed project.

FISCAL IMPACT

Proceeds of the sale of the single parcel will be deposited into the City's General Funds.

INFRASTRUCTURE IMPACT

There will be no infrastructure impacts.



Wayne Morrell
Director of Planning

Attachment

1. Location Aerial
2. Resolution No. 93-2018



Date of Report: October 12, 2018

Resolution No. 93-2018

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 93-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS FINDING THAT THE
SALE OF A SINGLE-PARCEL OF ±46,790 SQ. FT.
(GROSS), CREATED BY PARCEL MAP NO. 82014
CONFORMS TO THE CITY OF SANTA FE SPRINGS
GENERAL PLAN PURSUANT TO GOVERNMENT CODE
SECTION §65402**

WHEREAS, The site previously consisted of two APNs (APN 8009-007-915 and APN 8009-007-928), with a combined gross area of 6.133 acres and is generally located at the southwest corner of Telegraph Road and Norwalk Boulevard, and is zoned M-2, Heavy Manufacturing with a General Plan Land Use Designation of Business Park; and

WHEREAS, APN 8009-007-915 of 5.17 acres, is commonly referred to as the Sculpture Garden, because of its various sculptures and art pieces and APN 8009-007-928, of 41,800 sq. ft. is located west of APN 8009-007-915 and is a parking lot that serves both the adjacent restaurant (Geezers) and the Sculpture Garden; and

WHEREAS, there are seven (7) abandoned oil wells on the site; and

WHEREAS, the City is currently working with a developer who will purchase a portion (1.074 acre) of the site to construct a Hilton Garden Inn hotel or at a minimum, AAA-Diamond hotel, on APN 8009-007-915, specifically on the Norwalk Street frontage; and

WHEREAS, the proposed hotel will consist of six stories, with one story being underground parking, 110 rooms, 122 parking spaces, 25 of which are tandem (valet), a full service restaurant, a rooftop bar and a conference room to accommodate ±200 people; and

WHEREAS, before the hotel can be developed, the property needs to be first subdivided and sold to the develop; and

WHEREAS, the Planning Commission at a meeting of March 12, 2018, approved Tentative Parcel Map No. 82014, a request by Coory Engineering, as the authorized City's representative, to subdivide the 6.133-acre property into two parcels: Parcel 1 of 5.059 acres and Parcel 2 of 1.074 acres; and

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

WHEREAS, pursuant to Section 65402 of the Government Code, the Planning Commission must first make a finding that the sale of Parcel 2 conforms to the provisions of the City's General Plan, before Parcel 2 can be sold and developed with a hotel; and

WHEREAS, the City of Santa Fe Springs Planning Commission, at an Adjourned meeting on October 15, 2018, considered information provided by City staff and public testimony, regarding the proposed sale conforming to the City General Plan; and

WHEREAS, this Resolution, and its findings, are made based upon the evidence presented to the Planning Commission at its October 15, 2018, meeting including, without limitation, the staff report; and

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The sale of the single 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*, in that the action constitutes a City administrative activity that will not result in significant changes to the environments; and

SECTION II. GENERAL PLAN CONSISTENCY ANALYSIS

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

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

Table I

General Plan Element	Policy	Project Consistency
Land Use	Goal 2: Maintain a reasonable balance between the cost of providing municipal services, and the benefits derived from developing land. Emphasize development projects which are fiscally positive or neutral to the City.	The resulting hotel is projected to generate a minimum of \$500,000 annually in Transient Occupancy Tax.
	Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	The sale would facilitate the development of AAA Diamond hotel, which will generate Transient Occupancy Tax and property tax and generate ±50 jobs and thus providing employment opportunities for residents.
	Goal 9, Policy 9.1: Consideration of providing an adequate tax base from property tax or sales tax income.	Because the property is government-owned, it is removed from the tax roll. With the sale, the property will be placed back on the tax roll and the City will receive its share of property tax.
	Goal 10, Policy 10.1: Provision should be made for uses which serve industrial activities-offices, restaurants, hotels, and motels-at suitable and convenient locations.	The resulting hotel is centrally located and in addition to serving the community at large, would also serve the surrounding offices and industrial uses.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The sale will result in a commercial use (hotel) on Parcel 2
	Goal 13: Seek to provide a variety of job opportunities in order to accommodate residents of the City as well as the residential population of the surrounding communities. Substantial job opportunities in the area should reduce time-consuming commuting and, of equal importance, reduce traffic congestion and the resultant air pollution	The sale will result in the development of a hotel with a restaurant, both of which will provide employment, including employment for residents. Uber, LYFT and similar ride share services will have designated drop-off areas.

SECTION III. Approval. Based on the foregoing, the Planning Commission finds that the sale of the single parcel of ±46,790 sq. Ft. (Gross), and created by Parcel Map No. 82014, conforms to the City of Santa Fe Springs General Plan.

SECTION IV. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Resolution for any reason is held to be invalid or unconstitutional by the decision of, any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission hereby declares that it would have adopted this Resolution, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION V. Reliance On Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION VI. Limitations. The Planning Commissions' analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commissions' lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions.

SECTION VII. The Commission Secretary shall certify to the adoption of this Resolution.

ADOPTED and APPROVED this 15th day of October 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

ATTEST:

Ralph Aranda, Chairperson

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Adjourned Planning Commission Meeting

October 15, 2018

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 69

Compliance review of Alcohol Sales Conditional Use Permit Case No. 69 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at ALDI Food Market located at 13210 Telegraph Road, within the Community Commercial (C-4) Zone and in the Telegraph Road Corridor Zone. (ALDI Food Market)

RECOMMENDATIONS

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.

BACKGROUND

On May 9, 2016, the Planning Commission approved Development Plan Approval Case No. 910 TO allow the 1.94 acre parcel, located on the southeast corner of Painter Avenue and Telegraph Road, to be developed with an approximate 18,557 sq. ft. grocery store building. After its completion in September 2017, Aldi's opened its doors to the public and to the residents of Santa Fe Springs.

ALDI carries its own brand of foods and subscribes to the "Healthy-Living" style by providing fresh meats, fresh produce, soft drinks, and alcoholic beverages such as beer and wine. In accordance with Section 155.628 of the City's Zoning Regulations, ALDI's requested and was granted Alcohol Sales Conditional Use Permit Case No. 69 by the Planning Commission and the City Council at their respective meetings of September 12, and October 20, 2016. ALDI also maintains a Type 40 license, from the California Department of Alcohol Beverage Control (ABC), which is the state government authority overseeing alcohol sales.

Pursuant to the initial conditions of approval, this matter is before the Planning Commission because a compliance review is due.

CALLS FOR SERVICE

As part of the review process, staff checked the calls for service and found that no calls were generated as a result of the alcohol beverage activities.

COMPLIANCE REVIEW REPORT

As part of the permit review process, Staff conducted a walk-through inspection of the subject site and found the premises in compliance with regulatory ordinances, conditions and codes. Furthermore, Staff has not received any complaints stemming from the use or from the on-site sale of alcoholic beverages. Staff checked with (ABC) and found that the establishment is in full compliance with all of the ABC regulations and that there has not been any incident to require further investigation.

Based on Staff's findings, and the fact that the applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review of ASCUP Case No. 69 in five years, before October 15, 2023.

CONDITIONS OF APPROVAL

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial conditions of approval of this Permit. The only proposed modification occurs to Condition No. 18 pertaining to the next compliance review report (shown in bold font).

1. That the Applicant is aware that approval of Alcohol Sales Conditional Use Permit (ASCUP) Case No. 69 is solely for the storage and sale of alcoholic beverages as an accessory activity for a food market.
2. Alcohol sales shall be limited to 6:00 a.m. to 2:00 a.m. the following day. The sale of alcoholic beverages shall conform to the sale hours as prescribed by the State Alcoholic Beverage Commission. Should the market become a 24-hour operation, the Applicant shall provide locking mechanisms to prevent customer access to the alcoholic beverages during the no-sale period.
3. That the Alcoholic Beverage Control license shall be restricted for the sale of alcoholic beverages for off-site consumption and as specified by the Department of Alcoholic Beverage Control.
4. That it shall be the responsibility of the ownership and/or his employees to ensure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent properties.
5. That the Applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
6. That the Applicant and/or his employees shall not allow any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licenses premises as set forth in Section 25602(a) of the State Business and Professions Code.

7. That the Applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
8. That the Applicant shall not have upon the licensed premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the Alcohol Beverage Control license that is issued to the subject site, as set forth in Section 25607(a) of the State Business and Professions Code.
9. That the Applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.
10. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall immediately report all such instances to the Police. The Applicant shall post signs, approved by the Department of Police Services, prohibiting loitering.
11. That upon request by the Department of Police Services, an updated security plan shall be submitted to address the following for the purposes of minimizing risks to the public's health, welfare and safety:
 - (A) A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities and the actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
12. That the owner, corporate officers and managers shall cooperate fully with all City officials, and enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

13. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors visible from the street or adjacent properties.
14. That pallets and other objects should not be left outside to allow roof access.
15. That streamers, banner, pennants, whirling devices or similar objects that wave, float, fly, rotate, or move in the breeze shall be prohibited unless written authorization is granted by the Director of Planning or his designated Staff.
16. That a copy of these conditions shall be maintained along with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
17. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
18. **That ASCUP Case No. 69 shall be subject to a compliance review in five (5) years, no later than October 15, 2023, to ensure the premises is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.**
19. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, this Permit shall be subject to procedures for revocation and the privileges granted hereunder shall be terminated.



Dino Torres
Director of Police Services

Attachment(s)

1. Location Map

AERIAL PHOTOGRAPH



Alcohol Sales Conditional Use Permit Case No. 69

**ALDI Food Market
13210 Telegraph Road**



City of Santa Fe Springs

Adjourned Planning Commission Meeting

October 15, 2018

CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 70

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 70 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at Carniceria La Estrella located at 11522 Telegraph Road, in the Community Commercial-Planned Development (C4-PD) Zone, and the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area. (Atanacio Cortez for Carniceria La Estrella)

RECOMMENDATIONS

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.

BACKGROUND

On May 2014, the Applicant, and business owner, Atanacio Cortez, opened a meat market ("carniceria" in Spanish) at 11522 Telegraph Road, within the Promenade Shopping Center. The meat market, commonly known as Carniceria La Estrella, is a convenience store with an emphasis on the sale of meat and poultry. The store immediately became popular among local City residents for providing prepared ready-to-cook meats for festivities, or for a quick meal (i.e. carne asada, marinated chicken, etc.). In response to customer demand for beer (which is also used to prepare/marinate meat), the Applicant applied for and was granted Alcohol Sales Conditional Use Permit Case No. 70 to allow the sale of alcoholic beverages. The Applicant also obtained a Type 20 license (the sale of beer and wine for consumption off the premises where sold; minors are allowed on the premises) from the California Department of Alcohol Beverage Control (ABC), which is the state government authority overseeing alcohol sales; it should be noted that the Applicant has chosen to only sell beer.

Pursuant to the initial conditions of approval, this matter is before the Planning Commission because a compliance review is due.

CALLS FOR SERVICE

As part of the review process, staff checked the calls for service and found that no calls were generated as a result of the alcohol beverage activities.

COMPLIANCE REVIEW REPORT

As part of the permit review process, Staff conducted a walk-through inspection of the subject site and found the premises in compliance with regulatory ordinances, conditions and codes. Furthermore, Staff has not received any complaints stemming from the use or from the on-site sale of alcoholic beverages. Staff checked with (ABC) and found that the establishment is in full compliance with all of the ABC regulations and that there has not been any incident to require further investigation. The Applicant also operates his business in harmony with the adjoining residential units to the south of the promenade.

Based on Staff's findings, and the fact that the applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review of ASCUP Case No. 69 in five years, before October 15, 2023.

CONDITIONS OF APPROVAL

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial conditions of approval of this Permit. The only proposed modification occurs to Condition No. 17 pertaining to the next compliance review report (shown in bold font).

1. That alcohol sales shall be limited when the store is open for business hours, but shall not be sold during the hours of 6:00 a.m. to 2:00 a.m. The sale of alcoholic beverages shall also conform to any hours as prescribed by the State Alcoholic Beverage Commission.
2. That the Alcoholic Beverage Control license shall be restricted for the sale of alcoholic beverages for off-site consumption and as specified by the Department of Alcoholic Beverage Control.
3. That it shall be the responsibility of the ownership and/or his employees to ensure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site.
4. That the Applicant shall not sell single cans and/or bottles of beer.
5. That the Applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
6. That the Applicant and/or his employees shall not allow any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.

7. That the Applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
8. That the Applicant shall not have upon the licensed premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the Alcohol Beverage Control license that is issued to the subject site, as set forth in Section 25607(a) of the State Business and Professions Code.
9. That the Applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.
10. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall immediately report all such instances to the City's Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering.
11. That upon request by the Department of Police Services, an updated security plan shall be submitted to address the following for the purposes of minimizing risks to the public's health, welfare and safety:
 - (A) A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities and the actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
12. That the owner, corporate officers and managers shall cooperate fully with all City officials, and enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

13. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors visible from the street or adjacent properties.
14. That streamers, banner, pennants, whirling devices or similar objects that wave, float, fly, rotate, or move in the breeze shall be prohibited unless written authorization is granted by the Director of Planning and Development.
15. That a copy of these conditions shall be maintained along with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
16. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
17. **That ASCUP Case No. 70 shall be subject to a compliance review in five (5) years, no later than October 15, 2023, to ensure the premises is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.**
18. 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. 11 and all other applicable regulations shall be strictly complied with.
19. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, this Permit shall be subject to procedures for revocation and the privileges granted hereunder shall be terminated.

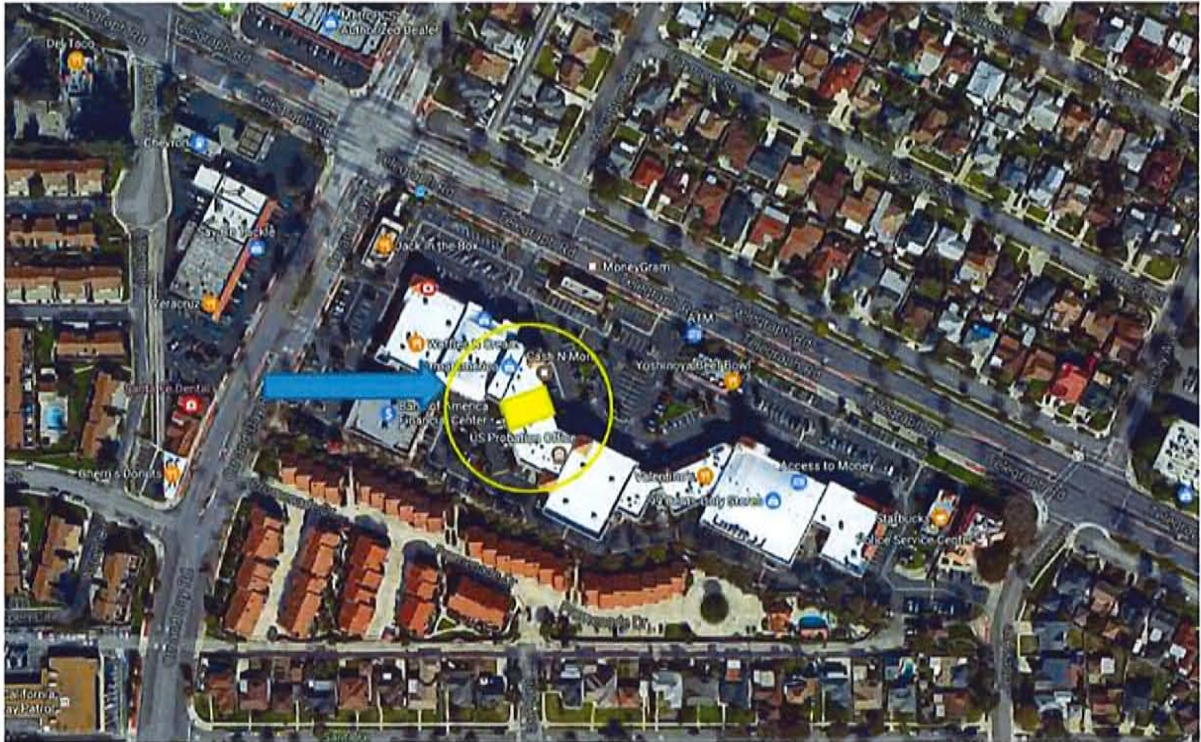


Dino Torres
Director of Police Services

Attachment(s)

1. Vicinity Map

Vicinity Map



City of Santa Fe Springs

Alcohol Sales Conditional Use Permit
Case No. 70

Carniceria La Estrella
11522 Telegraph Road



SPECIAL BUSINESS

CITYWIDE PHOTO CONTEST – PLANNING COMMISSION SELECTIONS

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Review the top 10 photo entries selected by the Planning and Building Department Staff; and
- Based on originality and how well each image captures the vibrancy, vitality and livability of the City, rank the top 5 favorite photo entries.

BACKGROUND

To help celebrate the month of October as National Community Planning Month, the Planning Department is hosting several activities and contests throughout the month. One activity is an inaugural photo contest with a chance to win a \$100 prize as well as a feature in the City's 2019 Spring Quarterly Newsletter.

The Planning Department had invited any and all persons who live, work, or study in the City to submit a high-resolution photo capturing their favorite place or location in the City. Entries were encouraged to showcase unique perspectives which depict the vibrancy, vitality, and livability of the Santa Fe Springs community.

The contest began on September 24th and ended on October 10th. Over 35 photo entries were received. Staff reviewed all entries and selected photos that met all rules and submittal requirements (i.e. submission agreement and photo release forms). Of the valid entries, the Planning and Building Department staff selected the top 10 entries. Staff is seeking the Planning Commission's assistance in selecting the contest winner.


Wayne Morrell
Director of Planning

