



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

March 11, 2019

6:00 p.m.

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

**Ralph Aranda, Chairperson
Ken Arnold, Commissioner
Frances Carbajal, 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, Carbajal, Jimenez, 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 November 19, 2018, December 10, 2018 and February 12, 2019 Planning Commission meetings

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 496-5

A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 496, an existing 60'-tall monopole located at 10400 Orr & Day Road (APN: 8008-010-907) in the PF, Public Facilities, Zone.
(American Tower Corporation)

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration
Development Plan Approval Case No. 946

A request to demolish an existing 57,000 sq. ft. manufacturing/cold storage building and redevelop with a new 146,068 sq. ft. (41-foot-high) concrete tilt-up industrial warehouse building located at 13215 Cambridge Street, (APN: 8059-001-017), within the M-2, Heavy Manufacturing Zone. (FSFS, LLC).

8. NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15061(b)(3)
2018 General Plan Housing Element Annual Progress Reports

City of Santa Fe Springs General Plan Housing Element Annual Progress Report and Environmental Document.

9. NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15303, Class 3
Modification Permit Case No. 1312

A request for a Modification of Property Development Standards to allow for the creation of an accessory dwelling unit on a parcel with an area of less than 5,000 square feet at 10757 Longworth Ave (APN: 8007-037-042) within the R-1, Single-Family Residential, Zone. (JJ Espinoza)

10.

CONSENT ITEMS

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

A. CONSENT ITEMAlcohol Sales Conditional Use Permit Case No. 41

Compliance Review Report of Alcohol Sales Conditional Use Permit Case No. 41 to allow the continued operation and maintenance of an alcoholic beverage use involving the wholesale distribution of alcoholic beverages at Triangle Distributing located in the M-2, Heavy Manufacturing, Zone at 12065 Pike Street within the Consolidated Redevelopment Project Area. (Triangle Distributing)

B. CONSENT ITEMAlcohol Sales Conditional Use Permit Case No. 73

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 73 to allow the continued operation and maintenance of an alcoholic beverage use involving the wholesale distribution of beer and wine, at Bronco Wine Company, located within the Heavy Manufacturing (M-2) Zone at 9911 Romandel Avenue. (Bronco Wine Company)

C. CONSENT ITEMAlcohol Sales Conditional Use Permit Case No. 74

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 74 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Aerostar Global within the Heavy Manufacturing (M-2) Zone at 10810 Painter Avenue. (Tatum Logistics, LLC)

D. CONSENT ITEMConditional Use Permit Case No. 589-4

A compliance review of a meat (sausage) processing facility located at 11540 Washington Boulevard (APN: 8169-011-032), in the C-4, Community Commercial, Zone in the Washington Boulevard Redevelopment Project Area. (Khanthaly Sayarath for Lao Khitsada Food, Inc.)

E. CONSENT ITEMDevelopment Plan Approval Case No. 914-2

A request for a time extension of Development Plan Approval (DPA) Case No. 914-2 which allows the construction of a 201,467 sq. ft. concrete tilt-up building and related improvements on an approximately 10.26-acre site located at 9615 Norwalk Boulevard (APN: 8002-015-018), within the M-2 Heavy Manufacturing, Zone. (Rexford Industrial)

11. **ELECTION OF VICE CHAIRPERSON FOR 2019-2020**

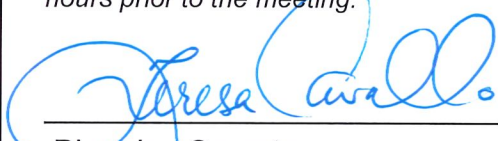
The bylaws require the election of Commission Officers.

12. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

13. **ADJOURNMENT**

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



Planning Secretary

March 7, 2019
Date



City of Santa Fe Springs

Planning Commission Meeting March 11, 2019

APPROVAL OF MINUTES

Minutes of the November 19, 2018, December 10, 2018 and February 12, 2019
Planning Commission Meetings

RECOMMENDATION

That the Planning Commission take the following action:

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meetings:

- November 19, 2018
- December 10, 2018
- February 12, 2019

Staff hereby submits the minutes for Planning Commissioners' approval.

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

Wayne M. Morrell
Director of Planning

Attachment:

Minutes for:

November 19, 2018

December 10, 2018

February 12, 2019



APPROVED:

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

November 19, 2018

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present:

Chairperson Aranda
Vice Chairperson Mora
Commissioner Arnold
Commissioner Jimenez – arrived at 6:09 p.m.
Commissioner Ybarra

Staff:

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

Members absent:

None

4. **ORAL COMMUNICATIONS**

None

5. MINUTES

- A. Approval of the minutes for the October 15, 2018 Planning Commission meeting
- B. Approval of the minutes for the November 7, 2018 Planning Commission meeting

It was moved by Commissioner Arnold, seconded by Vice Chair Mora to approve the minutes of October 15, 2018 and the minutes of November 7, 2018 as submitted, with the following vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

PUBLIC HEARING

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 76

Recommendation: That the Planning Commission:

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

Chair Aranda called upon Code Enforcement Officer Luis Collazo to present Item No. 6 before the Planning Commission. Present in the audience was Mike Vaca, Representative for the applicant, Harbor Distributing, LLC.

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

Chair Aranda opened the Public Hearing at 6:08 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The Applicant's Representative Mike Vaca, approached the podium and expressed that Harbor Distributing, LLC. is privately held and owned by two individuals who holds their business to high standards.

Commissioner Ybarra asked if this location was the first business in the City. Mr. Vaca replied that this is Harbor Distributing's 7th location and that they searched for this location for quite some time and found that this location is strategically located for their business and had heard really good things about the City of Santa Fe Springs. Commissioner Ybarra welcomed Harbor Distributing, LLC. to the City.

There being no one further wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:10 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to approve Alcohol Sales Conditional Use Permit Case No. 76, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

City Attorney Richard L. Adams, II read the City's appeal process.

7. PUBLIC HEARING

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

Conditional Use Permit Case No. 784

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Conditional Use Permit Case No. 784 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed Conditional Use Permit Case No. 784 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.716 of the City Zoning Regulations for the granting of a Conditional Use Permit; and
- Find that Conditional Use Permit Case No. 784 meets the criteria for exempt pursuant to Section 15332, Class 32 (In-fill Development), of the California Environmental Quality Act (CEQA). Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5; and
- Approve Conditional Use Permit Case No. 784, subject to the conditions of approval as contained within Resolution 100-2018; and
- Adopt Resolution No. 100-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Jimmy Wong to present Item No. 7 before the Planning Commission. Present in the audience was Jim Dunleavy, Representative for Union Paving.

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

Commissioner Mora inquired if this use was strictly for storage a paving supplies only. Planning Consultant Jimmy Wong replied that there will be an office for administrative use; however, the main use is for storage of paving supplies only.

Chair Aranda opened the Public Hearing at 6:18 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. Representative Jim Dunleavy approached the podium and briefly spoke about Union Paving Company.

Commissioner Ybarra inquired if Union Paving Company only worked with in Los Angeles County. Mr. Dunleavy replied that Union Paving Company is a Union Company that works throughout Southern California.

Commissioner Arnold inquired as to the types of materials that will be stored at this location and if any odor will be emanating from the yard. Mr. Dunleavy replied that the only material being stored at this location is tact which has no odor.

There being no one further wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:20 p.m. and requested a motion and second for Item No. 7.

It was moved by Vice Chairperson Mora, seconded by Commissioner Jimenez to approve Conditional Use Permit Case No. 784, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard L. Adams, II read the City's appeal process.

8. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15332, Class 32

Conditional Use Permit Case No. 797

Modification Permit Case No. 1299

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 797 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 797, subject to the conditions of approval as contained with Resolution No. 102-2018; and
- Adopt Resolution No. 102-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Vince Velasco to present Item No. 8 before the Planning Commission. Present in the audience was Alex Woo of Genesis Consulting, Representative on behalf of the applicant.

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

Vice Chairperson Mora inquired if the games being played would be my membership only to prevent overcrowding in the parking lot. Planning Consultant Vince Velasco deferred the question to the applicant regarding the membership process.

Commissioner Jimenez inquired if this was a new business or is this an established business elsewhere. Planning Consultant Vince Velasco replied that this will be the first of its kind within the City of Santa Fe Springs.

Commissioner Arnold inquired about the number of tournaments that will be held per year and if additional parking would be available for these tournaments. Mr. Velasco replied that there has been no discussions about tournaments since it has been conditioned that tournaments will not exist without prior Planning Approval, specifically, the applicant would submit their tournaments ideas to evaluate the size and parking conditions of the tournaments. Commissioner Arnold inquired if a tournament is held would that increase the amount of parking required. Planning Consultant Vince Velasco replied that the current code bases the parking on the square footage of the recreational area not the number of participants and the applicant meets the parking requirements.

Commissioner Ybarra commented that he has not seen this sport as being very popular in or outside the City and should the applicant hold a tournament it would be for people outside the City of Santa Fe Springs. Planning Consultant Vince Velasco commented that the residents of Santa Fe Springs will have every opportunity to participate as well as neighboring residents. Mr. Velasco further stated that participates do not travel alone but in groups to participate in this activity. Commissioner Ybarra further inquired if there were any other badminton facilities in the surrounding area.

Chair Aranda inquired about the formula used to meet the parking requirements. Planning Consultant Vince Velasco replied that staff broke down the individual uses inside the building as provided in the site plan and each of those uses have their own parking calculations.

Director of Planning Wayne Morrell addressed a letter that was received late today, which was distributed to the Planning Commissioners, in opposition of the project from the neighbor to the south of the project. The letter states their opposition to the project relative to traffic and parking.

A discussion ensued regarding the letter in opposition of the project.

Chair Aranda opened the Public Hearing at 6:32 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. Alex Woo of Genesis Consulting, representative for the applicant thanked Planning Consultant Vince Velasco

for being very instrumental in this project and is much appreciated. Mr. Woo replied that they have reviewed the Conditions of Approval and concur with those Conditions, and that those Conditions should address any concerns regarding traffic to the adjacent residents. Mr. Woo also replied that they touched on tournaments but that they will be keeping it to membership base that they have. Mr. Woo further stated that badminton is an up and coming sport, especially in Asia, and there are 25 facilities in the surrounding area and more popping up every day. Mr. Woo went on to explain the membership packages.

Commissioner Ybarra thanked Mr. Woo for bringing another sports facilities to Santa Fe Springs.

Commissioner Arnold inquired if Mr. Woo operates any other facilities. Mr. Woo replied that Santa Fe Springs will be the first location but they envision future locations if the opportunity presents itself.

There being no one further wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:40 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to approve Conditional Use Permit Case No. 797, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard L. Adams, II read the City's appeal process.

9. PUBLIC HEARING

Adoption of Negative Declaration

Conditional Use Permit (CUP) Case No. 793

Zone Variance (ZV) Case No. 70-1

Zone Variance (ZV) Case No. 81

Recommendation: That the Planning Commission:

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

Chair Aranda opened the Public Hearing at 6:44 p.m. and called upon any wishing to speak on this matter to approach the podium to address the Planning Commission. There being no one wishing to speak and having no questions by the Planning Commissioners, Chair Aranda requested a motion and second for Item No. 9.

It was moved by Vice Chair Mora, seconded by Commissioner Jimenez to continue

Conditional Use Permit (CUP) Case No. 793, Zone Variance (ZV) Case No. 70-1, and Zone Variance (ZV) Case No. 81, and the recommendations regarding these matter, to the December 10, 2018 Planning Commission, which passed by the following roll call vote:

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

City Attorney Richard L. Adams, II read the City's appeal process.

10. PUBLIC HEARING

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

Resolution No. 107-2018

Recommendation: That the Planning Commission:

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

Chair Aranda opened the Public Hearing at 6:45 p.m. and called upon any wishing to speak on this matter to approach the podium to address the Planning Commission. There being no one wishing to speak and having no questions by the Planning Commissioners, Chair Aranda requested a motion and second for Item No. 10.

It was moved by Commissioner Arnold, seconded by Commissioner Ybarra to continue Resolution No. 107-2018, and the recommendations regarding these matter, to the December 10, 2018 Planning Commission, which passed by the following roll call vote:

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

City Attorney Richard L. Adams, II read the City's appeal process.

11. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Lot Line Adjustment (LLA) No. 2018-03

Development Plan Approval (DPA) Case No. 941

Modification Permit (MOD) Case No. 1292

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Lot Line Adjustment No. 2018-03; Development Plan Approval Case No. 941; Modification Permit Case No. 1292; and related Environmental Documents, thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in

- conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's LLA request meets the criteria set forth in Section 66412 of the State's Subdivision Map Act, for granting a Lot Line Adjustment; and
 - Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of a Development Plan Approval; and
 - Find that the applicant's MOD request meets the criteria set forth in §155.695 and §155.696 of the Zoning Regulations, for the granting of a Modification Permit; and
 - Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
 - Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
 - Approve Lot Line Adjustment No. 2018-03; Development Plan Approval Case No. 941; and Modification Permit Case No. 1292, subject to the conditions of approval as contained with Resolution No. 103-2018; and
 - Adopt Resolution No. 103-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Vince Velasco to present Item No. 11 before the Planning Commission. Present in audience on behalf of the applicant was Steve Christy of Xebec Realty, Architect Mike Gill of RGA, and Marc Blodgett, Environmental Consultant.

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

Chair Aranda requested clarification regarding the parcel on the NE corner of the parcel map. Planning Consultant Vince Velasco replied that the applicant owns that parcel and it was discussed to include that parcel as part of the Lot Line Adjustment but staff recommended not to include the parcel but there is a shared easement.

Chair Aranda opened the Public Hearing at 6:54 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. Steve Christy of Xebec Realty approached the podium and commented that he has previously worked with the City of Santa Fe Springs on the Washington project and had great success which they would like to replicate with this project.

There being no one wishing to further speak and having no further questions, Chair Aranda closed the Public Hearing at 6:55 p.m. and requested a motion and second for Item No. 11.

It was moved by Commissioner Jimenez, seconded by Vice Chair Mora to approve Adoption of Mitigated Negative Declaration, Lot Line Adjustment (LLA) No. 2018-03, Development Plan Approval (DPA) Case No. 941, Modification Permit (MOD) Case No. 1292, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nayes: None
Absent: None

City Attorney Richard L. Adams, II read the City's appeal process.

12. PUBLIC HEARING

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

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 944; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations for the granting of Development Plan Approval; and
- Find and determine that pursuant to Section 15332, Class 32 (In-fill Development), of the California Environmental Quality Act (CEQA), this project is considered to be Categorically Exempt; and
- Approve Development Plan Approval Case No. 944 subject to the conditions of approval as contained within Resolution No. 104-2018; and
- Adopt Resolution No. 104-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Jimmy Wong to present Item No. 12 before the Planning Commission. Present in the audience was Aric Gless, Architect on behalf of SE Pipeline

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

Commissioner Arnold inquired about the possibility of the property owner combining the property to the north with this project. Planning Consultant Jimmy Wong replied that the owner will operate as one business but the applicant will have to obtain at City Business License for each site and the property owner can remove the fence between both properties.

Commissioner Arnold inquired about the outdoor storage. A discussion ensued regarding the site plan and parking.

Chair Aranda opened the Public Hearing at 7:05 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. Architect Aric Gless approached the podium and stated that the owner's business has been successful and needs to expand which is the reason for the new office building.

There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 7:06 p.m. and requested a motion and second for Item No.

12.

It was moved by Commissioner Arnold, seconded by Commissioner Ybarra to approve Development Plan Approval Case No. 944, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nays: None

Absent: None

City Attorney Richard L. Adams, II read the City's appeal process.

13. PUBLIC HEARING

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

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 945; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations for the granting of Development Plan Approval; and
- Find and determine that pursuant to Section 15301, Class 1 (existing facilities) of the California Environmental Quality Act (CEQA), this project is considered to be Categorically Exempt; and
- Approve Development Plan Approval Case No. 945 subject to the conditions of approval as contained within Resolution No. 105-2018; and
- Adopt Resolution No. 105-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Laurel Reimer to present Item No. 13 before the Planning Commission. Present in the audience on behalf of the applicant was Architect Diego Parona.

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

Commissioner Arnold inquired about the photometric plan submittal requirements. Planning Consultant Laurel Reimer replied a photometric plan and exterior lighting improvements are required and that the applicant has submitted a preliminary photometric plan to Police Services for review. A discussion ensued regarding the exterior lighting.

Commissioner Arnold inquired if Police Services Department has received any complaints and/or problems from the surrounding tenants. Code Enforcement Officer Luis Collazo replied that they have received none. Mr. Collazo further stated that the previous owner

placed a device on the back door that when the back door was opened the music automatically ceased.

A discussion ensued about the Holiday's history in the City of Santa Fe Springs and security at this facility.

Commissioner Ybarra inquired about the signage and maintaining the name. Planning Consultant Laurel Reimer was unsure and deferred the question to the applicant.

Chair Aranda opened the Public Hearing at 7:25 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The Architect, Diego Parona approached the podium to respond to the Planning Commissioners questions. Mr. Parona indicated that the owner for the current moment will be maintaining the current name but might possibly change the name in the future. Mr. Parona also stated that the rendering provided was for the client for a dramatic feature but that the photometric plans would be to code to show the proper lighting requirements.

There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 7:27 p.m. and requested a motion and second for Item No. 13.

It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to approve Development Plan Approval Case No. 945, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard L. Adams, II read the City's appeal process.

NEW BUSINESS

14. NEW BUSINESS

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

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

Recommendation: That the Planning Commission:

- Find that the Lot Line Adjustment No. 2018-02 meets the criteria for "Minor Alterations to Land Use Limitations", pursuant to the California Environmental Quality Act (CEQA); Specifically, the proposed project is a categorically-exempt project, pursuant to Section 15305–Class 5 of CEQA; Consequently, no other environmental documents are required by law; and

- Find that the subject Lot Line Adjustment No. 2018-02 is consistent with the City's General Plan, and Zoning Regulations and Building Code, and will not create a greater number of parcels than originally existed; and
- Approve Lot Line Adjustment No. 2018-02.
- Adopt Resolution No.108-2018 which incorporates the Planning Commission's findings and actions regarding the matter.

Chair Aranda called upon Planning Intern Claudia Jimenez to present Item No. 14 before the Planning Commission.

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

Senior Planner Cuong Nguyen added that under Section 2 - Findings should actually indicate Subdivision Map Act and the section that Claudia stated in her presentation.

Commissioner Arnold inquired to the use of Parcel 2 being determined unusable property and why did the City purchase the property from Caltrans. A discussion ensued regarding the property being unusable.

Chair Aranda requested a motion and second for Item No. 14.

It was moved by Vice Chair Mora, seconded by Commissioner Jimenez to approve Lot Line Adjustment No. 2018-02, and the recommendations regarding this matter, which passed by the following roll call vote:

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

CONSENT ITEMS

15. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 551- 4

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

Chairperson Aranda requested a motion and second for Consent Items No. 15A.

It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to approve Consent Item No. 15A and the recommendations regarding this item, which passed by

the following vote:

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

16. ANNOUNCEMENTS

Commissioners:

Commissioners wished everyone a Happy Thanksgiving.

Commissioner Arnold commented that depending on how the final elections turn out, this may be his last Planning Commission meeting and thanked Staff and Councilmember Moore.

Staff:

Staff wished everyone a Happy Thanksgiving.

Senior Planner Cuong Nguyen mentioned the difference in the staff reports provided in today's Planning Commission Meeting Agenda and that will be provided henceforth.

17. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:43 p.m. to the next Planning Commission meeting scheduled for December 10, 2018 at 6:00 p.m.

ATTEST:

Ralph Aranda
Chairperson

Teresa Cavallo
Planning Secretary

Date



APPROVED:

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

December 10, 2018

1. CALL TO ORDER

Chairperson Aranda called the meeting to order at 6:03 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present: Chairperson Aranda
Vice Chairperson Mora
Commissioner Arnold
Commissioner Jimenez

Staff: Richard L. Adams, II City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Vince Velasco, Planning Consultant
Camillia Martinez, Planning Intern
Claudia Jimenez, Planning Intern

Members absent: Commissioner Ybarra

Council: None

4. ORAL COMMUNICATIONS

None

5. MINUTES

Since there were no minutes to review, the Commissioners collectively decided to move onto item #6, the first Public Hearing item on the agenda

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit (CUP) Case No. 684-1

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 684-1, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 684-1, subject to the conditions of approval as contained with Resolution No. 109-2018; and
- Adopt Resolution No. 109-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant, Laurel Reimer, to present Item No. 6 before the Planning Commission. Present in the audience was the applicant, Mr. Franklin Orozco of 5C Pro, and Mr. James Lee of Crown Castle

Chair Aranda opened the Public Hearing and asked the applicant to come forward to address the Planning Commission. Both the applicant and the representative of Crown Castle approached the podium to request considerations to extend the use beyond the standard 10 years, specifically proposing a 15 year extension of the subject Permit.

Commissioner Aranda deferred the request to staff and the City Attorney, Mr. Richard Adams, to see if it can be extended beyond the 10 years. Ms. Reimer stated that the wireless ordinance restricts permit time limits to 10 years based on typical wear and tear of wireless facilities. Attorney Adams researched and confirmed that it cannot be extended beyond the 10 years.

Chair Aranda asked if anyone present in the audience wished to speak on this matter.

Having no one wishing to speak and no further questions, Chairperson Aranda closed the Public Hearing and requested a motion and second for Item No. 6.

It was moved by Commissioner Arnold, seconded by Vice Chairperson Mora to approve Conditional Use Permit (CUP) Case No. 684-1, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

7. PUBLIC HEARING

Adoption of Negative Declaration

Conditional Use Permit (CUP) Case No. 793

Zone Variance (ZV) Case No. 70-1

Zone Variance (ZV) Case No. 81

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding CUP Case No. 793; Zone Variance Case No. 70-1; Zone Variance Case No. 81; 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 CUP request meets the criteria set forth in §155.379(B), §155.384(C) and §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that the applicant's ZV requests meet the criteria set forth in §155.379(C) and §155.675 of the Zoning Regulations, for the granting of a Zone Variance; and
- Approve and adopt the proposed Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment , and

Chair Aranda called upon Planning Consultant Vince Velasco to present Item No. 7 before the Planning Commission. Vince informed the commissioners that he would be presenting both items #7 & #8 together, then the commissioners would consider items #7 & #8 together. Applicant representative Rafik Albert with EPD Solutions in Irvine was present in the audience for questions or comments.

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

Commissioners Mora and Arnold brought up concerns about the reduced parking for the hotel and the increased billboard height. Vince replied that the site hasn't had any issues regarding parking because the occupancy rate is around 82%. Regarding Commissioner Arnold's concern about other companies wanting the 60' variance, Director Morrell stated that not all properties would have the same visibility restriction. Per Wayne, there are currently two other billboard proposals beside this one, neither of which require a height variance.. Per Wayne, the 60' Variance would not set a precedent since we would only allow this due to obstruction of views, not for more revenues.

Chair Aranda opened the Public Hearing and asked if the Applicant would like to approach

the podium to address the Planning Commission. There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing and requested a motion for items 7 and 8.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve the recommendations regarding these matters, which passed by the following roll call vote:

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

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

8. PUBLIC HEARING

Adoption of Negative Declaration

Resolution No. 107-2018

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Ordinance No. 1097 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
- Approve and adopt the proposed Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment, and
- Recommend that the City council adopt Ordinance No. 1097, approving a Development Agreement, in substantially the form attached, and said recommendation shall be embodied in Resolution No. 107-2018

***SEE ITEM NO. 7 ***

Chair Aranda stated that Item #8 will go to City Council for final approval.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve the recommendations regarding these matters, which passed by the following roll call vote:

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

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

9. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit (CUP) Case No. 794

Modification Permit (MOD) Case No. 1304

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 794 & Modification Case No. 1304 and thereafter, close the Public Hearing; and
- Find and determine that the proposed indoor training facility use will not be detrimental to persons or properties in the surrounding area or to the City in general and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit and
- Find that the applicant's MOD request meets the criteria set forth in Sections §155.697 of the City Zoning Regulations for the granting of a Temporary Modification Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), this project is Categorical Exempt;
- Approve and adopt the proposed Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment, and
- Recommend that the City council adopt Ordinance No. 1097, approving a Development Agreement, in substantially the form attached, and said recommendation shall be embodied in Resolution No. 107-2018

Commissioner Arnold recused himself from this item since he was the architect on the project.

Chair Aranda called upon Planning Intern Camillia Martinez to present Item No. 9. Camillia stated that staff did receive one comment, a concern about allowing outdoor training. Camillia stated that conditions of approval #2 and #18 prohibit outdoor activities and training.

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

Commissioner Jimenez ask if staff was aware of the terms of the extended/additional parking agreement and if it can be terminated. Cuong reply that the property owner owns both parcels.

Chair Aranda asked if the business trains individuals or teams, the reply was both. Serve membership on a walk-in basis or membership fee, it all depends on the need of the clients.

Kirk Ayers with WeldCo has a spray booth on the property just to the west and it was his understanding that AQMD does not allow for physical activities to occur within 50' of spray booths. He requests that the AQMD be consulted before approving the CUP. Commissioner Jimenez asked for clarification on the AQMD rules. Neither Director Morrell nor Attorney Adams knew of any restrictions on activity near spray booths. Attorney

Adams suggested adding a condition of approval requiring that the applicant obtain approval from the AQMD to operate their facility.

Chair Aranda opened the Public Hearing and asked if the Applicant would like to approach the podium to address the Planning Commission. Ms. Delia, a resident of Montebello, spoke in support of the project. Chair Aranda closed the Public Hearing and requested a motion and second for Item No. 9.

It was moved by Commissioner Mora, seconded by Commissioner Jimenez to approve the recommendations regarding this matter, with an added condition for the applicant to get it approval from the AQMD to operate near a spray booth,

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

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

CONSENT ITEMS

10. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 498-8

That the Planning Commission take the following actions:

Recommendation: That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a truck parking and maintenance facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
- Require that the Conditional Use Permit Case No. 498 be subject to a compliance review in ten (10) years, on or before December 10, 2028, to ensure the use is still operating in strict compliance with the conditions of approval as contained within the staff report.

It was moved by Commissioner Mora, seconded by Commissioner Jimenez to approve Consent Item No. 10A, which passed by the following vote:

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

Absent: Ybarra

11. ANNOUNCEMENTS

Commissioners:

Commissioner Mora announced that this would be his last meeting as a Planning Commissioner as he was recently elected to serve on the City Council. He thanked everyone for the honor of serving on this Commission. Congratulations were shared by the other Commissioners. Holiday wishes were expressed and shared among fellow Commissioners as well as staff.

Staff:

Congratulatory messages were extended to newly elected Councilman Mora from staff. Holiday wishes were also shared all around from staff to Commissioners. Lastly, Wayne extended an open invitation to all Commissioners to join the Planning staff in our Annual Christmas Luncheon.

12. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:05 p.m.

Ralph Aranda
Chairperson

ATTEST:

Acting Commission Secretary

Date



APPROVED:

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

February 12, 2019

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

Chairperson Aranda introduced the newly appointed Planning Commissioner Carbajal and invited her to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present: Chairperson Aranda
Commissioner Carbajal
Commissioner Ybarra

Staff: Richard L. Adams, II City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Vince Velasco, Planning Consultant
Jimmy Wong, Planning Consultant
Claudia Jimenez, Planning Intern

Members absent: Commissioner Arnold
Commissioner Jimenez (Excused)

4. **ORAL COMMUNICATIONS**

None

5. **MINUTES**

To be approved at the Planning Commission Regular Meeting of March 11, 2019

6. **PUBLIC HEARING**

Adoption of Mitigated Negative Declaration
Tentative Parcel Map Case No. 82566
Development Plan Approval Case No. 963
Modification Permit (MOD) Case No. 1310

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map Case No. 82566, Development Plan Approval Case No. 963, Modification Permit Case No. 1310 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 Tentative Parcel Map Case No. 82566 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 §154.07 of the Subdivision Regulations for the granting of a tentative or final map; and
- Find that the applicant's request meets the criteria set forth in §155.695 and §155.696 of the Zoning Regulations, for the granting of a Modification Permit; and
- 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 which, based on the findings of the Initial Study, indicates that although potential significant effects on the environment have been identified, revisions in the project plan or proposal made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects on the environment would occur, and there is no substantial evidence in light of the whole record that the project, as revised, may have a significant effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Tentative Parcel Map Case No. 82566, Development Plan Approval Case No. 963; and Modification Permit Case No. 1310, subject to the conditions of approval as contained with Resolution No. 112-2019; and
- Adopt Resolution No. 112-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Jimmy Wong to present Item No. 6 before the Planning Commission. Present in the audience was the Developer and the Applicant's Environmental Consultant to answer any questions the commissioners and audience may have.

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

Commissioner Ybarra commented that the property is overdue for development and inquired about the 8' high wrought iron fence. He would like to know if the fence will be see through or screened. Jimmy stated at this point, he doesn't know for sure; however, it would need to meet standards. Commissioner Ybarra commented that see through would be nice/preferred.

Jimmy Wong stepped up to the podium to announce that staff received a letter at City Hall on February 12, after the review period was over. The letter had been presented to

all the commissioners and will be made part of the records.

Chair Aranda opened the Public Hearing and asked if the applicant would like to approach the podium to address the Planning Commission. Mr. Hoonie Kang, the developer's representative, approached the podium to answer questions and comments. There were no questions or comments; therefore, Mr. Kang was excused.

Chair Aranda asked if anyone present in the audience wished to speak on this matter. Jordan Sisson from the law firm Lozeau Drury approached the podium. He raised concerns about two warehouse projects being developed simultaneously, catty corner from each other, and in his opinion, without a full vetting of Environmental Impact. The environmental attorney felt that an EIR is necessary to disclose and analyze whether the MND has flaws or red flagged. He urged the commissioners to vote no; furthermore, he requested to be notified via USPS and e-mail of any upcoming environmental public notices.

Another representative, Eric Shaw, who represent four of the seven property owners north of this property, had issues with DPA 963 & MOD 1310. He raised concerns and brought up an example of Goodman Development on Bloomfield. Eric felt that location should have more dense trees coverage, some artwork and walking and additional landscape near walkway and setbacks. Furthermore, he wants to ensure that the cell tower, next to the railroad tracks, when the development is completed, that it doesn't interfere with the cell tower.

Chair Aranda offered the Environmental Consultant to rebuttal first. Environmental Consultant Officer Bryan Hamilton with Blodgett Baylosis stepped up to the podium. Bryan stated that his team fully and thoroughly vetted and confirmed the lead agency, which is the City of Santa Fe Springs, did performed due diligence to a level less than significant, 10,000 metric ton per year threshold project air emission. Both sites 3 & 4 were identified as different project.

Next up is the Developer representative, Hoonie Kang, who stepped up as the second applicant representative to rebuttal. Hoonie stated that the applicant is providing more landscape than is required by code. All active wells will have screen around them, in addition to the wrought iron fence. There will be a joint use area as well as exclusive use area since Maverick continue to need access for their truck. Per Hoonie, the intent at this time is to make the wrought iron fence a see through.

Commissioner Ybarra inquired whether there will be a sidewalk along Telegraph Road, Jimmy Wong showed a rendering in the presentation depicting a sidewalk, heading east on Telegraph.

Commissioner Carbajal inquired about site 1 & 2, whether there are plans for those two sites to be developed. Director of Planning, Mr. Morrell, stated that he's been with the City for 29 years and the subject of site 1 & 2 has never been brought up. Rick with CBRE stated that he's been working on this property for approximately 20 years now and identified site 1 as located on the n/w corner of Shoemaker & Florence. Site 2 is along Bloomfield.

Commissioner Carbajal also inquired about the art fees. Director Morrell said that it is up to the developer on whether they choose to do a public art piece or pay the 1% developer's fees. It's one or the other.

Chairperson Aranda closed the Public Hearing and requested a motion and second for Item No. 6.

It was moved by Commissioner Ybarra with the condition that the fence be see through and to add in the conditional use. Staff requested amendment to remove Condition 16 by attaching the letter that was handed out to the Commissioners earlier. It was seconded by Commissioner Carbajal for the Adoption of Mitigated Negative Declaration, to approve Tentative Parcel Map (TPM) Case No. 82566, Development Plan Approval (DPA) Case No. 963, and Modification Permit (MOD) Case Nos. 1310, and the recommendations regarding these matters, which passed by the following roll call vote:

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

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

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) No. 82567

Development Plan Approval (DPA) Case Nos. 957-962

Zone Change (ZC) Case No. 138

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82567; Development Plan Approval Case Nos. 957-962; Zone Change Case No. 138; and related Environmental Documents; and thereafter close the Public Hearing. and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the Tentative Parcel Map No. 82567 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 DOA requests meet the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of a Development Plan Approval; and
- Find that Zone Change Case No. 138 satisfies the criteria and conditions set forth in Section §155.829 et seq. of the City Code for the granting of a Change of Zone request and thus, recommend that the City Council approve said Change of Zone; and

- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the initial study, indicates that although potential significant effects on the environment have been identified, revisions in the project plan or proposal made by, or agreed to by, the applicant, would avoid the effects or mitigate the effects to a point where clearly no significant effects on the environment would occur, and there is no substantial evidence in light of the whole record that the project, as revised, may have a significant effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve the Tentative Parcel Map No. 82567; Development Plan Approval Case Nos. 957-962; and Zone Change Case No. 138, subject to the conditions of approval as contained with the Resolution No. 114-2019; and
- Adopt Resolution No. 114-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Vince Velasco to present Item No. 7 before the Planning Commission.

Chair Aranda called upon the Commissioners for questions and/or comments. Commissioner Carbajal inquired if there was a traffic study done on the impact on Telegraph Road. Chair Aranda asked for clarification if it's true that the Telegraph Road driveway is not accessible to truck and it was confirmed to be true.

Chair Aranda opened the Public Hearing and asked if the applicant would like to approach the podium to address the Planning Commission. Hoonie Kang stepped up to the podium to answer question, there being no questions/comments, Mr. Kang stepped down.

Jordan Sisson on behalf of Lozeau Drury stepped up to the podium for a rebuttal. He contends we don't know who the future tenants will be, it could be a fulfillment center such as Amazon. He stated that we need to notify the public more than 20 days in advance and only file MMD upon final appeal. He asserted that we don't have an EIR here, only MND.

Environmental Consultant Marc Blodgett, of Blodgett Baylosis, rebutted with respect to item #1 of Lozeau Drury rebuttal. Marc stated we do not agree with the fulfillment assessment. The floor area is nowhere near the square footage of a fulfillment center; furthermore, it is not designed for a large fulfillment center or warehouse. Amazon is not a true comparison. As for rebuttal #2 from Mr. Sisson, of Lozeau Drury, Marc said that it only has 4 pages dealing with greenhouse gas and those variables can be easily duplicated. As to the reference of fragmenting projects due to geographical locations, they are different. One is a single building and the other is a series of seven (7) buildings. Site 4 is tailored to that and the traffic impact, air quality and noise is well below the threshold that AQMD use of significant impact. Marc also doesn't agree with the assertion to not file a NOD until appeal. He reiterated that the City need to file NOD within the 5-day period. Marc stated that Bryan Hamilton is the principal author for site 4 and Marc is the principal author for site 3. Marc said that should the property remain in its present state, it would be a major concern in the absence of development. Mr. Blodgett also said that an EIR is not done because it is not warranted.

Vince wish to reiterate that every tenant would be required to come before the Planning Department for a business license and will be vetted then for condition of use.

City Attorney, Richard Adams II, suggested making a motion to move staff recommendations. Additionally, he suggested staff mail and/or e-mail the attorney representing Lozeau Drury, the public hearing notices regarding this project from this point on.

There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing and requested a motion and second for Item No. 7.

It was motioned by Commissioner Ybarra to move staff recommendations and he also thanked the developer for bringing this to our City. Commissioner Carbajal seconded, which passed by the following roll call vote:

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

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

8. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 789

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 789, and thereafter close the Public Hearing; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is categorically Exempt, 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 the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Approve Conditional Use Permit Case No. 789, subject to the conditions of approval as contained with Resolution No. 115-2018; and
- Adopt Resolution No. 115-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Laurel Reimer to present Item No. 8 before the Planning Commission. The applicant representative, Jeremy Seagal is here on behalf of AT&T to answer any questions or comments.

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

Commissioner Ybarra commented that the palm fronds look real. Ms. Reimer agreed that they are looking better. Chair Aranda commented that he didn't see the support building. Laurel commented it's there but difficult to see unless you know what to look at. She said if you look closely, there's a ramp underneath the equipment room.

Chair Aranda opened the Public Hearing and asked if the Applicant would like to approach the podium to address the Planning Commission. Jeremy said that the tech paints the equipment to match the prongs and that they will add 12 prongs to make it fuller.

There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing and requested a motion and second for Item No. 8.

It was motioned by Commissioner Ybarra and seconded by Commissioner Carbajal, which passed by the following roll call vote:

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

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

9. PUBLIC HEARING

Adoption of Negative Declaration

Conditional Use Permit Case No. 792

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 792 and the related Environmental Document; 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 the Negative Declaration, 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 environmental; and
- Find that the applicant's CUP request meets the criteria set forth in §155.379(B), §155.384 (C), and §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Adopt Resolution No. 113-2019, which incorporates the Planning Commission's findings and actions regarding this matter; and
- Recommend that the City Council adopt Resolution No. 9621, to approve and adopt the proposed Negative Declaration and to approve Conditional Use Permit Case No. 792 subject to the conditions of approval as contained within Resolution No. 9621; and
- Recommend that the City Council adopt Ordinance No. 1099, to approve a development agreement by and between the City of Santa Fe Springs and General Outdoor Advertising.

Chair Aranda called upon Planning Consultant Laurel Reimer to present Item No. 9 before the Planning Commission.

Chair Aranda called upon the Commissioners for questions and/or comments. Commissioner Ybarra inquired about lighting. Commissioner Carbajal inquired about the City receiving income from the billboards...

Chair Aranda opened the Public Hearing and asked if the Applicant would like to approach the podium to address the Planning Commission. Rod Lynch of General Outdoor Advertising went up to the podium to answer questions or comments.

There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing and requested a motion and second for Item No. 9.

It was motioned by Commissioner Ybarra and seconded by Commissioner Carbajal, which passed by the following roll call vote:

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

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

10. NEW BUSINESS

Modification Permit Case No. 1309

Recommendation: That the Planning Commission:

- Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones; and
- Find that pursuant to Section 15311, Class 11 (Construction or placement of minor structures accessory to existing facilities), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 1309, subject to the conditions of approval as contained within approval as contained with Resolution No. 111-2019; and
- Adopt Resolution No. 111-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Senior Planner Cuong Nguyen to present Item No. 10 before the Planning Commission. The Planning Department is recommended to allow Santa Fe Auto Salvage to maintain the sign, although at 30" it is larger than the 24" allowed. Applicant George Gonzalez is in the audience to answer any questions or comments.

Having no questions or comments, Chair Aranda requested a motion and second for Item

No. 10.

It was moved by Commissioner Carbajal, seconded by Commissioner Ybarra to approve for the sign to stay as is, which passed by the following vote:

Ayes: Aranda, Carbajal and Ybarra
Nayes: None
Absent: Arnold & Jimenez

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

Conditional Use Permit Case No. 738-2

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a non-profit trade school, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 738, be subject to a compliance review in five (5) years, on or before August 10, 2023, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

B. CONSENT ITEM

Conditional Use Permit Case No. 756-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a service station and convenience market, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 756-3 be subject to a compliance review in five (5) years, on or before January 14, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Chair Aranda requested a motion and second to move both Consent Items 11A & 11B to the March 11, 2019 Planning Commission Regular Meeting.

It was moved by Commissioner Ybarra, seconded by Commissioner Carbajal, which passed by the following vote:

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

12. PRESENTATION

Planning Highlights of 2018

13. ANNOUNCEMENTS

Commissioners:

Chair Aranda once again welcomed Commissioner Francis Carbajal on being newly appointed to the Planning Commission.

Staff:

Cuong explained and enunciated the correct pronunciation of his first and last name. The enunciation of his first and last name sounds nothing like the way it should be; however, he stuck with it because it's been mispronounced so many variety of ways. The Commissioners joked that we should stick to referring to Cuong as "Hey You".

Richard Adams introduced Carmen Vasquez, an associate from Jones and Mayer to the Planning Commission and staff. Ms. Vasquez resides in Downey and may assist Richard with the legal process.

14. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:56 p.m.

ATTEST:

Wayne Morrell
Acting Planning Secretary

Ralph Aranda
Chairperson

Date



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 496-5

A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 496, an existing 60'-tall monopole located at 10400 Orr & Day Road (APN: 8008-010-907) in the PF, Public Facilities, Zone.

(American Tower Corporation)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 496-5 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 will be consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 496-5, subject to the conditions of approval as contained within Resolution No. 118-2019; and
- Adopt Resolution No. 118-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: American Tower Corporation
Attn: David G. Allen
10 Presidential Way
Woburn, MA 01801
- B. Facility Owner: American Tower Corporation
Attn: David G. Allen
10 Presidential Way
Woburn, MA 01801

- C. Property Owner: Whittier Union High School District
9401 Painter Avenue
Whittier, CA 90605
- D. Subject Property: 10400 Orr and Day Road
APN: 8008-010-907
- E. Existing Zone: PF, Public Facilities
- F. General Plan: Public Facilities
- G. CEQA Status: Categorically Exempt (Class 1)
- H. Hearing Date: March 11, 2019
- I. Staff Contact: Laurel Reimer, Planning Consultant
laurelreimer@santafesprings.org

LOCATION AND BACKGROUND

The subject wireless telecommunications facility is located at Santa Fe High School. The Planning Commission first approved Conditional Use Permit Case No. 496 on March 22, 1993, which allowed PacTel Cellular to construct a 60'-tall monopole with twenty-one (21) antennas, three (3) whip antennas, and three (3) microwave dish antennas, and to install a 22' x 22' equipment shelter within an approximately 50' x 40' lease area. The facility is located approximately 680' east of Orr & Day Road, 625' south of Joslin Street, 515' west of Jersey Avenue, and 1,240' north of Clarkman Street. The facility is located on the high school's northern property line, which abuts the athletic field and track, Lakeview Elementary and Lakeview Park.

The project has gone before the Planning Commission for several time extensions over the past 26 years:

- 496-1: One year time extension approved on March 28, 1994
- 496-2: Five year time extension approved on March 11, 1996
 - PacTel became AirTouch Cellular
- 496-3: Five year time extension approved on January 8, 2001
 - AirTouch Cellular merged to become Verizon
- 496-4: Ten year time extension approved on March 26, 2007
 - Verizon sold ownership and management of the tower to American Tower Corporation but the facility still hosts Verizon equipment.

CUP 496-4 was valid until March 26, 2017. Staff has been working with the applicant since late 2017 to get the CUP extension completed.

Several changes have occurred since the facility was first approved, including three

changes in ownership. American Tower Corporation, an infrastructure company, currently owns and operates the monopole. American Tower Corporation is the primary entity responsible for site maintenance and entitlements of all carriers located at the facility. Originally, the facility had one carrier with twenty-one (21) antennas mounted at a 58'-0" centerline. On December 14, 2009, Clearwire was approved to co-locate three (3) antennas and three (3) microwave dishes on the monopole at a centerline of 47'-0". Rather than amend the existing conditional use permit to allow for a second carrier, the Planning Commission approved a second conditional use permit, CUP 704. Clearwire has since gone out of business and Sprint purchased its remaining assets, but CUP 704 was never transferred from Clearwire to Sprint. Sprint is currently in the process of replacing Clearwire equipment and their project will be processed as an administrative approval under CUP 496.

In total, the wireless telecommunications facility will house the following equipment:

- Verizon: 21 antennas at a 58' centerline, 6 remote radio units, 1 Raycap, 1 equipment shelter, 1 backup diesel generator
- Sprint: 6 antennas at a 46' centerline, 6 remote radio units, 4 outdoor cabinets

As required by §155.711 and §157.10 of the Municipal Code, American Tower Corporation has requested a 10-year extension of the conditional use permit.



STREETS AND HIGHWAYS

The subject property is located on the east side of Orr & Day Road. It is south of Joslin Street, west of Jersey Avenue, and north of Clarkman Street. Orr & Day Road is a major arterial within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property has a zoning designation of PF, Public Facilities, and a General Plan Land Use Designation of Public Facilities. The surrounding properties have the following General Plan land use and Zoning Designations:

	General Plan Designation	Zoning Designation
North	Public Facilities	PF, Public Facilities
East	Open Space	PF, Public Facilities
South	Single Family Residential	R-1, Single Family Residential
West	Single Family Residential	R-1, Single Family Residential

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail on February 28, 2019 to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on February 28, 2019, and published in a newspaper of general circulation (Whittier Daily News) on March 1, 2019, 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

Section 157.04 of the municipal code requires that all wireless telecommunications facilities have a valid conditional use permit. The procedures set forth in Section 155.711 of the Zoning Regulations state that the purpose of the conditional use permit is to allow proper integration of uses into the community which may only be suitable in specific locations or only if such uses are designed or constructed in a particular manner on the site, and under certain conditions. A conditional use permit may be granted only for uses listed as conditional uses in the various zones, and for such other uses as are set forth in other provisions of this chapter as requiring said permit.

ENVIRONMENTAL DOCUMENT

Staff finds that the wireless telecommunications facility conditional use permit extension meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities). If the Planning

Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the project by the Planning Commission.

REVISIONS TO CONDITIONS OF APPROVAL

The subject monopole is one of the first wireless telecommunications facilities to be built in Santa Fe Springs. As such, the original conditional use permit had very few conditions of approval (see attachment 3). The city has adopted a wireless ordinance since CUP 496 last went before the Planning Commission, which established a comprehensive set of regulations and standards for the permitting, placement, design, installation, operation and maintenance of wireless telecommunications facilities in all areas within the city. Several conditions of approval were added to better align CUP 496 with the current wireless ordinance. Twelve of the fifteen proposed conditions of approval are new, and two old conditions were removed. Proposed conditions 9 and 12 are substantially similar to previous conditions 1 and 3, respectively, and condition 14 was updated to reflect the new permit expiration date. All conditions of approval for CUP 496-5 are attached to Resolution 118-2019 as Exhibit A.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a conditional use permit when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny a conditional use permit based on the evidence submitted and its own study and knowledge of the circumstances. All conditions of approval shall: be binding upon the applicants, their successors and assigns; run with the land; limit and control the issuance and validity of certificates of occupancy; and restrict and limit the construction, location, use and maintenance of all land and structures within the development.

STAFF CONSIDERATIONS

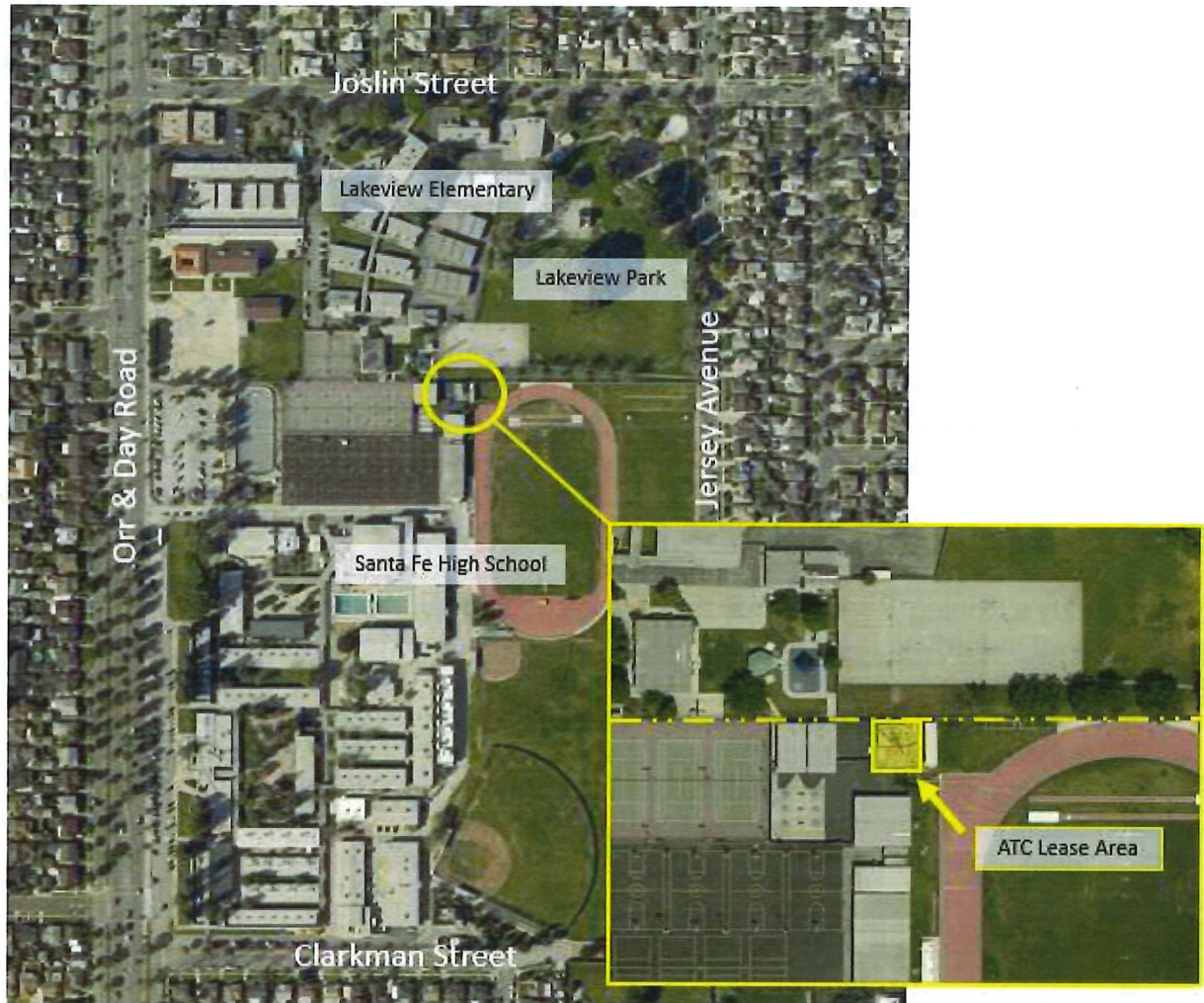
Based on the findings set forth within Resolution 118-2019 (see attachment 4), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 496-5, subject to the conditions of approval as provided within Exhibit A of Resolution 118-2019.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Previous Conditions of Approval
4. Resolution 118-2019
 - a. Exhibit A – Conditions of Approval
5. Project Plans

Attachment 1: Aerial Photograph



Conditional Use Permit Case No. 496-1
10400 Orr & Day Road
American Tower Corporation



Attachment 2: Public Hearing Notice

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

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on **Monday, March 11, 2019** at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road on the following matter:

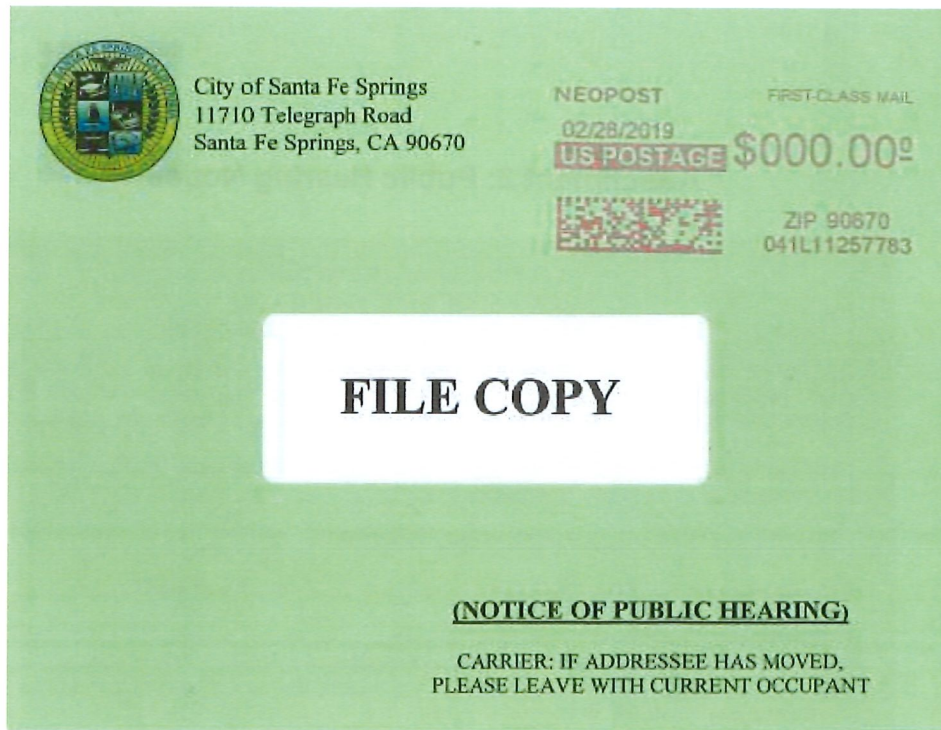
Conditional Use Permit Case No. 496: request for a ten-year extension of an existing 60' tall monopole wireless telecommunications facility.

Applicant: David Allen of American Tower Corporation

Property located at: 10400 Orr & Day Road in the PF, Public Facilities, Zone

CEQA Status: The project is categorically exempt pursuant to Section 15301 Class 1 (existing facilities) of the California Environmental Quality Act (CEQA). The project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact Laurel Reimer at 562-868-0533 Ext. 7354 or laurelreimer@cityofsantasfe.org.



Attachment 3: Previous Conditions of Approval



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

March 29, 2007

Mr. Douglas Kearney
Zoning Specialist
American Tower
P.O. Box 2467
Prescott, Arizona 86302

Subject: Reconsideration of Conditional Use Permit Case No. 496

The Planning Commission at its meeting of March 26, 2007, took action on your request for Conditional Use Permit Case No. 496 to allow the continued operation and maintenance of a 60 ft high cellular mono pole antenna and related equipment.

The Planning Commission approved your request subject to the following conditions:

1. That the antenna facility shall continue to operate in accordance with all applicable State and federal regulation governing such operations.
2. That the installation of additional antennae on the cellular tower shall be subject to the approval of the Director of Planning and Development.
3. That all other requirements of the Zoning Ordinance, Building Code, Fire Code and all other applicable regulation shall be complied with.
4. That Reconsideration of Conditional Use Permit Case No. 496 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all the conditions of this approval.

5. That this Permit shall be valid for a period of ten (10) years, until March 26, 2017. Approximately three (3) months before March 26, 2017, the applicant/owner and/or the then operator shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

Your attention is called to the fact that this approval is not effective until an affidavit has been signed and notarized to indicate your willingness to accept and abide by the conditions of approval. **Two copies of an affidavit are enclosed for this purpose. One copy should be returned to this office upon completion; the other copy is for your files.**

The Zoning Ordinance sets forth an appeal period of fourteen days, beginning with the date you receive this letter, during which any party aggrieved by the Commission's action can appeal the matter to the City Council. You are hereby notified that the time within which judicial review must be sought is governed by the provisions of California Code of Civil Procedure, Section 1094.6.

If you have any questions regarding this matter, please feel free to call Luis Collazo at (562) 868-0511, extension 7358.

Sincerely,


for Robert Orpin
Director of Planning and Development

cc: Frederick W. Latham, City Manager
Robert Orpin, Director of Planning and Development
Donald K. Jensen, Director of Public Works
Thomas R. Lopez, Assistant Director of Public Works
Alex Rodriguez, Fire Chief
Fernando Tarin, Director of Police Services
Bil F. Murphy, Fire Marshall
Tom Hall, Environmental Division
Wayne Morrell, Principal Planner
Luis Collazo, Code Enforcement

Attachment 4: Resolution 118-2019

Attachment 5: Project Plans

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 118-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 496-5**

WHEREAS, a request was filed for Conditional Use Permit Case No. 496-5 to allow a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 496, an existing 60'-tall monopole located at 10400 Orr & Day Road in the PF, Public Facilities, Zone; and

WHEREAS, the subject property is located on the east side of Orr & Day Road with Accessor's Parcel Number of 8008-010-907, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Whittier Union High School District, 9401 Painter Avenue, Whittier, CA 90605; and

WHEREAS, the wireless telecommunications facility owner is American Tower Corporation, 10 Presidential Way, Woburn, MA 01801; and

WHEREAS, the proposed Conditional Use Permit Case No. 496-5 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 1, 2019 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on February 28, 2019 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 March 11, 2019 concerning Conditional Use Permit Case No. 496-5.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project only involves extending the permit term of an existing facility, no modification or additional square footage is proposed. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the Zoning Regulations, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following:

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

The 60'-tall monopole was constructed in 1993 and the Conditional Use Permit request is to extend the permit period of this existing wireless facility for an additional ten (10) years. The wireless telecommunications facility is unmanned and does not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding area. The facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. The radio frequency emissions produced by the facility fall within the Federal Communications Commission limits.

If the applicant operates in strict compliance with the conditions of approval, the wireless telecommunications facility will be harmonious with adjoining properties and surrounding land uses. Therefore, the Planning Commission finds that the wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

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

The conditional use permit request is to extend the permit period of an existing wireless facility. The monopole facility is located approximately 680' east of Orr & Day Road, 625' south of Joslin Street, 515' west of Jersey Avenue, and 1,240' north of Clarkman Street. These large distances from public streets mitigate the facility's visual impact. Therefore, the Planning Commission finds that the proposed use will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 118-2019 to determine that the proposed Conditional Use Permit is Categorical Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and approve Conditional Use Permit Case No. 496-5 to allow a ten-year extension an

existing 60'-tall monopole located at 10400 Orr & Day Road in the PF, Public Facilities, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 11th day of March, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 496-5 CONDITIONS OF APPROVAL

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Laurel Reimer 562-868-0511 x7354)

1. The facility shall comply with the code requirements pursuant to Chapter 157 of the Santa Fe Springs Zoning Ordinance.
2. The wireless telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by American Tower Corporation in good condition, 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 adjacent surfaces.
3. The signals generated by the wireless telecommunications facility shall not interfere with any city communication systems or with the signals of telecommunications facilities located in the vicinity. American Tower Corporation shall be strictly liable for interference caused by their facility, and shall pay all costs associated with eliminating the interference.
4. Insofar as is feasible, American Tower Corporation shall cooperate with any subsequent applicants with regards to possible co-location. Said subsequent applicants shall be subject to the regulations in effect at that time.
5. Any proposed future co-location shall be required to submit verification that the cumulative radio frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure when operating at full strength and capacity. American Tower Corporation shall submit a copy of the radio frequency radiation and electromagnetic field emissions report to the Department of Planning and Development.
6. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, fences, equipment cabinets or enclosure.
7. The backup generator shall only be operated during power outages and for testing and maintenance purposes.
8. The wireless telecommunications facility shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case.

9. The wireless telecommunications facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
10. Upon any transfer or lease of the wireless telecommunications facility during the term of Conditional Use Permit Case No. 496-5, American Tower Corporation and/or the property owner shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of Planning and Development shall also be notified in writing of any such transfer or lease.
11. American Tower Corporation and the property owner shall promptly notify the Director of Planning and Development, in writing, in the event that the use of the telecommunications facility is discontinued or abandoned. American Tower Corporation and/or property owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunications condition so as to be in conformance with all applicable zoning codes at American Tower Corporation's and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
12. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
13. American Tower Corporation agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 496-5, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
14. Conditional Use Permit Case No. 496-5 shall be valid for a period of ten (10) years from the previous approval expiration date (March 26, 2017), until March 26, 2027. Approximately three (3) months before March 26, 2027, American Tower Corporation and/or the current operator or owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
15. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



SITE NAME: FLORENCE
SITE NUMBER: LA52XC069
AUGMENT ID: CA-LOS2071Q17.1
ADDRESS: 10400 ORR AND DAY STREET
SANTA FE SPRINGS, CA 90670
JURISDICTION: CITY OF SANTA FE SPRINGS
SITE TYPE: MONOPOLE
PROGRAM TYPE: DO MACRO UPGRADE B2

CARRIER:



PLANS PREPARED FOR:



PLAN PREPARED BY:



LETS America, Inc.
112 S. KYRENE RD. STE. 1
CHANDLER, AZ 85226
ARIZONA: 480-961-9151
LETS PROJ. #: LETS-031-SACSPT

PROJECT INFORMATION

COUNTY: LOS ANGELES
SITE NAME: FLORENCE
SITE NUMBER: LA52XC069
AUGMENT ID: CA-LOS2071Q17.1
SITE ADDRESS: 10400 ORR AND DAY STREET
SANTA FE SPRINGS, CA 90670

LATITUDE: 33° 56' 32.8" N (33.942450°)
LONGITUDE: 118° 05' 17.1" W (-118.088080°)
GROUND ELEVATION: 132' ASML (NAVD '88)

PARCEL NUMBER(S): 8008-011-904

PROPERTY OWNER: AMERICAN TOWER CORPORATION
2361 CAMPUS DR. SUITE 240
IRVINE, CA 92614

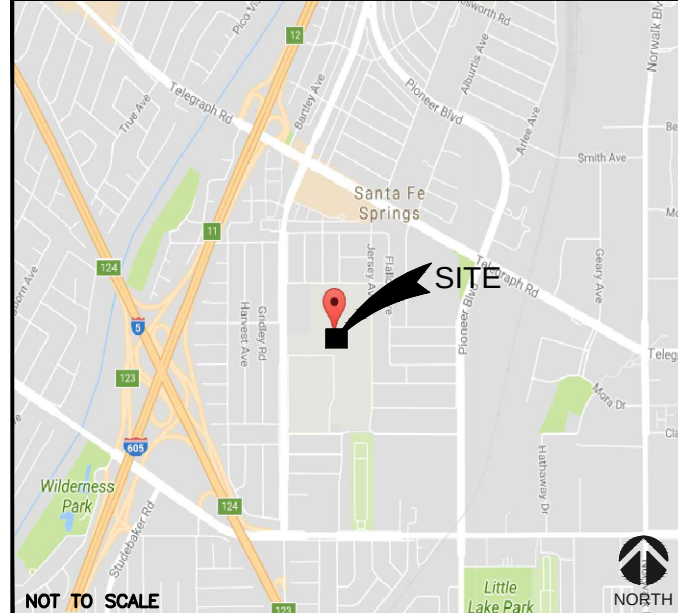
LANDLORD CONTACT: N/A

APPLICANT: SAC WIRELESS ON BEHALF OF SPRINT

SPRINT: 6591 IRVINE CENTER DR #100.
IRVINE, CA 92618

A&E FIRM: LETS AMERICA INC.
112 S. KYRENE ROAD, SUITE 1
CHANDLER, AZ. 85226
PHONE: (480) 961-9151
EMAIL: INFO@LETSINC.COM

VICINITY MAP



LOCATION MAP

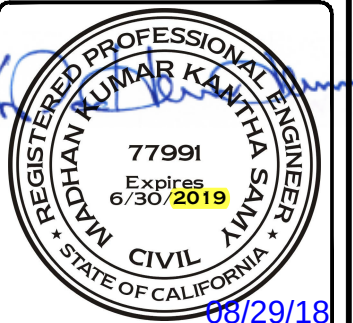


INDEX OF DRAWINGS

SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET	2
A-1	GENERAL NOTES, LEGEND & ABBREVIATIONS	1
A-1	OVERALL SITE PLAN	2
A-2	ENLARGED SITE PLAN	2
A-3	EXISTING & NEW ANTENNA LAYOUTS, MOUNTING DETAILS & SCHEDULE	2
A-3.1	ANTENNA & RRH MOUNTING DETAILS	2
A-4	EXISTING & NEW NORTH ELEVATIONS	2
A-5	EXISTING & NEW EAST ELEVATIONS	2
A-6	EQUIPMENT DETAILS	2
A-7	COLOR CODING & EQUIPMENT DETAILS	1
A-7.1	EQUIPMENT DETAILS	1
C-1	SCHEMATIC GROUND PLAN & DETAILS	1
E-1	ELEVATION DETAILS	1
G-1	GROUNDING DETAILS	1

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
A	10/12/17	90% CD'S	SBA
B	01/13/18	95% CD'S	SBA
O	06/05/18	FOR CONSTRUCTION	JMV
1	06/22/18	CLIENT COMMENTS	BPS
2	08/29/18	CLIENT COMMENTS	BPS

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET



"I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A
DULY REGISTERED ENGINEER UNDER THE
LAWS OF THE STATE OF CALIFORNIA"

PROJECT CONSULTANTS

PROJECT MANAGEMENT: RYAN TYSON
PROGRAM MANAGER II
PHONE: (949) 433-9902
DESK: (949) 242-9568
EMAIL: RYAN.TYSON@SPRINT.COM

PROFESSIONAL ENGINEER: LETS AMERICA INC.
112 S. KYRENE ROAD, SUITE 1
CHANDLER, AZ. 85226
PHONE: (480) 961-9151
EMAIL: INFO@LETSINC.COM

SPRINT RF ENGINEER: JEREMY MEROTTE
PHONE: (949) 283-2538

SITE ACQUISITION & ZONING: SAC WIRELESS:
ENGINE ROOM
540 W. MADISON ST. 17TH FLR
CHICAGO, ILLINOIS 60661
PHONE: (312) 895-4977
WWW.SACW.COM

CONSTRUCTION MANAGER: LAWRENCE (LARRY) CASTRO
SPRINT CX MANAGER (CONTRACTOR)
IRVINE, CA
PHONE: (714) 654-5533

PROJECT DESCRIPTION

SPRINT PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE FOLLOWING:

- REMOVE (3) EXISTING SPRINT PANEL ANTENNAS
- REMOVE (3) EXISTING SPRINT NOKIA FWHR RADIOS
- INSTALL (3) NEW SPRINT 6 PORTS PANEL ANTENNAS MODEL: RFS-APXVSP18-C
- INSTALL (3) NEW SPRINT PANEL ANTENNAS MODEL: NOKIA MIMO
- INSTALL (3) NEW SPRINT 800 MHZ RRH'S MODEL: ALU 800 RRH
- INSTALL (3) NEW SPRINT 1900 MHZ RRH'S MODEL: ALU 1900 RRH
- INSTALL (3) NEW SPRINT 1-1/4" HB114-13J4M24 CABLES
- INSTALL (4) NEW SPRINT 2.5" STD X 6'-0" STD LONG STEEL PIPE MOUNTS
- INSTALL (2) NEW SPRINT 2.5" STD X 2'-0" STD LONG STEEL PIPE MOUNTS
- INSTALL (1) NEW SPRINT PURCELL CABINET WITH FIBER COMPARTMENT & BATTERY CABINET
- INSTALL (1) NEW SPRINT PPC CABINET
- INSTALL (1) NEW SPRINT ANCILLARY CABINET
- SPRINT TO EXPAND GROUND SPACE FROM 3' X 3' TO 9'-6" X 9'-6"

NOTE:
THE UNDERLYING FACILITY ENTITLEMENT IS CUP 496

DIRECTIONS

DIRECTIONS FROM: LOS ANGELES INTERNATIONAL AIRPORT

1. GET ON I-105 E FROM VICKSBURG AVE AND CA-1 S/S SEPULVEDA BLVD
2. MERGE ONTO I-105 E
3. TAKE EXIT 18 FOR I-605
4. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR INTERSTATE 605 N
5. KEEP LEFT, FOLLOW SIGNS FOR I-605 N AND MERGE ONTO I-605 N
6. TAKE EXIT 12 FOR TELEGRAPH RD TOWARDS SANTA FE SPRINGS
7. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR TELEGRAPH RD E AND MERGE ONTO TELEGRAPH RD
8. MERGE ONTO TELEGRAPH RD
9. TURN RIGHT ONTO ORR AND DAY RD
10. TURN LEFT

ARRIVE AT: 10400 ORR AND DAY STREET, SANTA FE SPRINGS, CA 90670

SPECIAL NOTES

1. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT SPRINT CONSTRUCTION INSTALLATION GUIDE.
2. EXISTING CONDITIONS WILL BE CHANGED & VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
4. THESE DRAWINGS ARE SCALABLE ON 11"x17" SHEET SIZE.
5. STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
TOLL FREE: 1-800-227-2600 OR
WWW.DIGALERT.ORG
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2017 COUNTY OF LOS ANGELES BUILDING CODE BASED ON 2016 CALIFORNIA BUILDING CODE
2. 2017 COUNTY OF LOS ANGELES RESIDENTIAL CODE BASED ON 2016 CALIFORNIA RESIDENTIAL CODE
3. 2017 COUNTY OF LOS ANGELES PLUMBING CODE BASED ON 2016 CALIFORNIA PLUMBING CODE
4. 2017 COUNTY OF LOS ANGELES MECHANICAL CODE BASED ON 2016 CALIFORNIA MECHANICAL CODE
5. 2017 COUNTY OF LOS ANGELES ELECTRICAL CODE BASED ON 2016 CALIFORNIA ELECTRICAL CODE
6. 2016 CALIFORNIA GREEN CODE
7. 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

ACCESSIBILITY REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2017 CALIFORNIA BUILDING CODE.

APPROVALS

DISCIPLINE:	SIGNATURE	DATE
LANDLORD:		

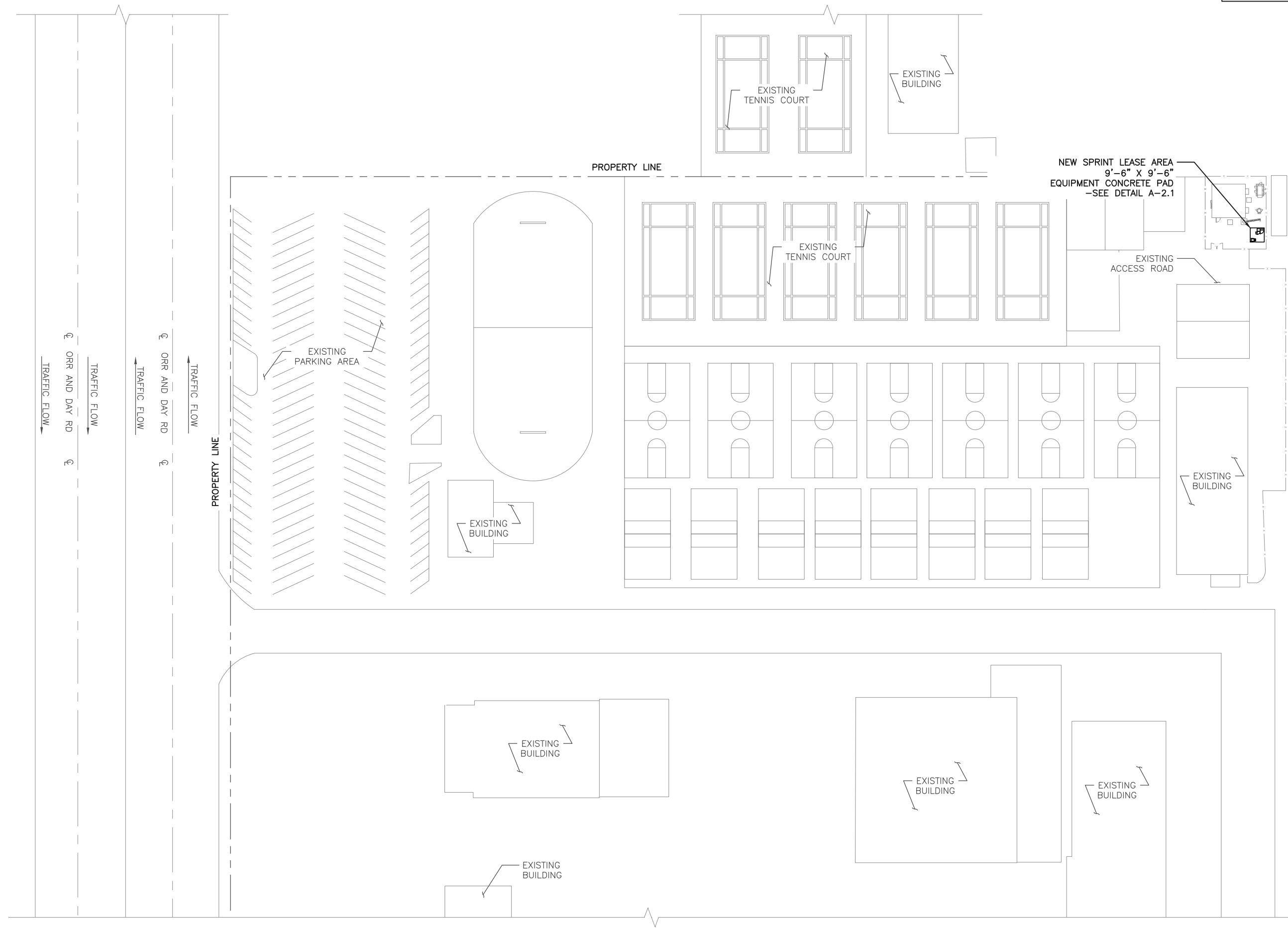
LA52XC069
CA-LOS2071Q17.1
FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



CARRIER:



PLANS PREPARED FOR:



540 W. MADISON ST.
17TH FLOOR
CHICAGO, IL 60661
www.sacw.com
312.895.4977

PLAN PREPARED BY:



LETS America, Inc.
112 S. KYRENE RD. STE. 1
CHANDLER, AZ 85226
ARIZONA: 480-961-9151
LETS PROJ. #: LETS-031-SACSPRT

REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
A	10/12/17	90% CD'S	SBA	
B	01/13/18	95% CD'S	SBA	
0	06/05/18	FOR CONSTRUCTION	JMV	
1	06/22/18	CLIENT COMMENTS	BPS	
2	08/29/18	CLIENT COMMENTS	BPS	

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET



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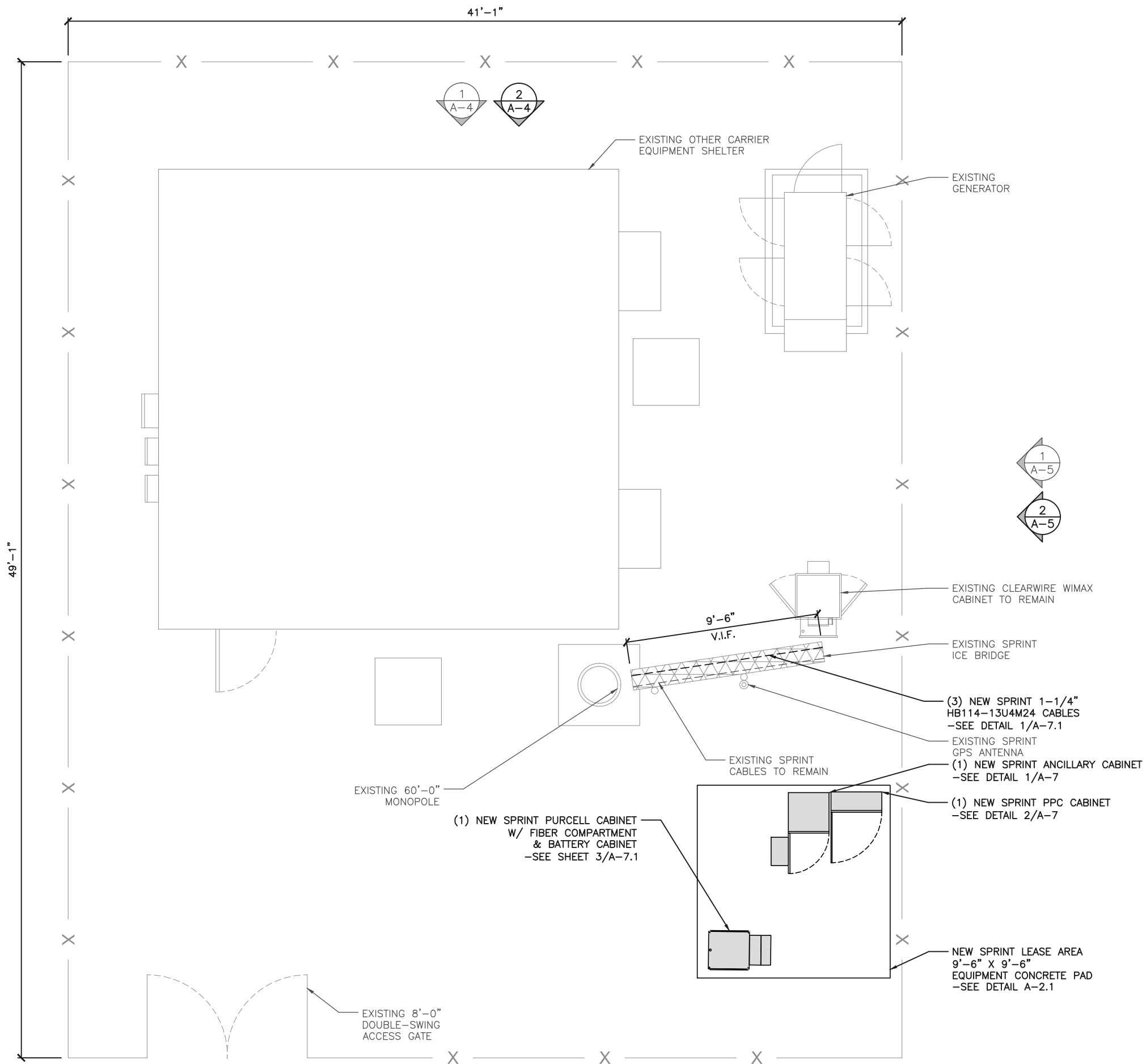
LA52XC069
CA-LOS2071Q17.1
FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

**OVERALL
SITE PLAN**

SHEET NUMBER:

A-1



CARRIER:

Sprint

PLANS PREPARED FOR:

SAC
WIRELESS
A NOKIA COMPANY

540 W. MADISON ST.
17TH FLOOR
CHICAGO, IL 60661
www.sacw.com
312.895.4977

PLAN PREPARED BY:

LETS
LETS America, Inc.
112 S. KYRENE RD. STE. 1
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LETS PROJ. #: LETS-031-SACSPRT

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CA-LOS2071Q17.1
FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

**ENLARGED
SITE PLAN**

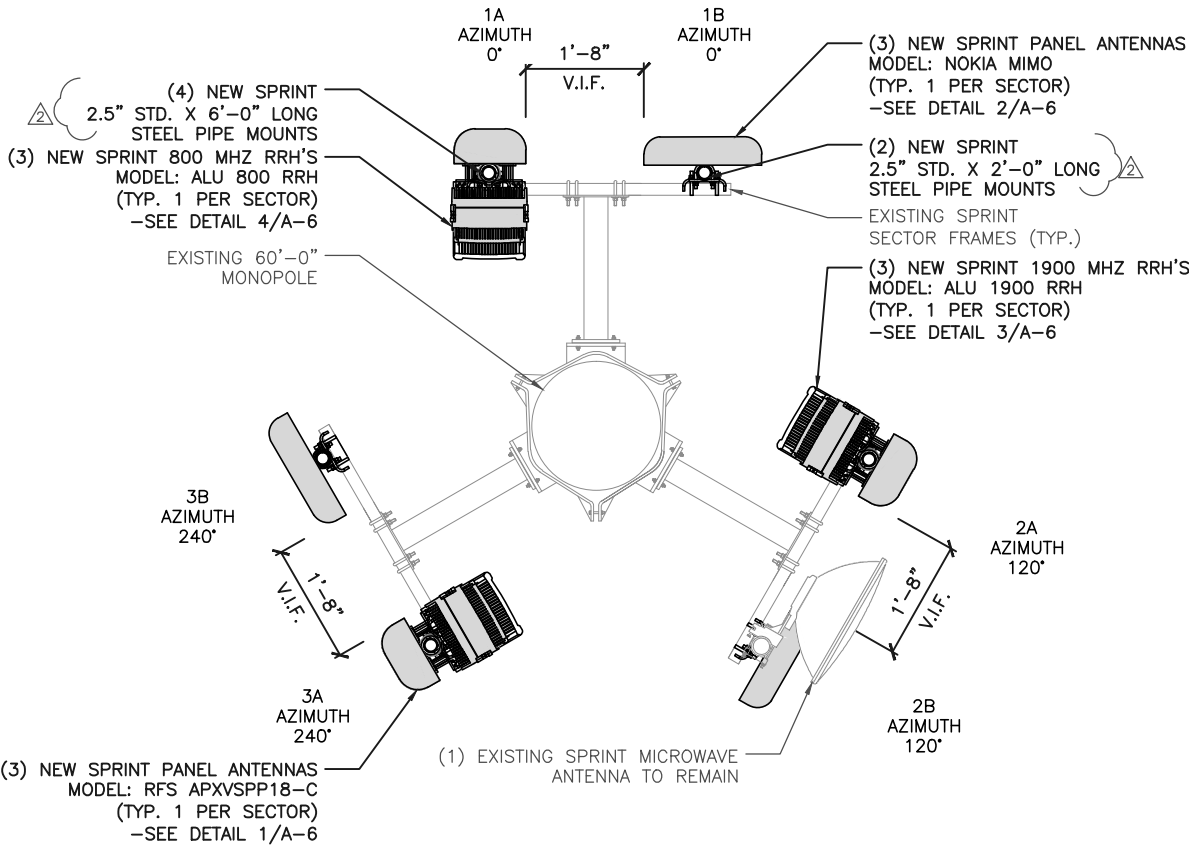
SHEET NUMBER:

A-2



NOTE:
CONTRACTOR TO SEE "FINAL" ANTENNA DATA SHEET FOR BUILD.

NEW EQUIPMENT SCHEDULE											
SECTOR	POSITION	AZIMUTH	TYPE	ANTENNA MODEL NO.	ANTENNA SIZE	RADIO MODEL NO.	RAD CENTER	CABLE TYPE	CABLE QTY	CABLE SIZE	CABLE LENGTH
1	A	0°	RFS	APXVSP18-C	72"x11.8"x7"	ALU 1900 RRH ALU 800 RRH	46'-0"	HB114-13U4M24	1	1-1/4"	±70'
	B	0°	NOKIA	MIMO	25.63"x19.72"x9.65"	N/A	46'-0"	SHARED	-	-	-
2	A	120°	RFS	APXVSP18-C	72"x11.8"x7"	ALU 1900 RRH ALU 800 RRH	46'-0"	HB114-13U4M24	1	1-1/4"	±70'
	B	120°	NOKIA	MIMO	25.63"x19.72"x9.65"	N/A	46'-0"	SHARED	-	-	-
3	A	240°	RFS	APXVSP18-C	72"x11.8"x7"	ALU 1900 RRH ALU 800 RRH	46'-0"	HB114-13U4M24	1	1-1/4"	±70'
	B	240°	NOKIA	MIMO	25.63"x19.72"x9.65"	N/A	46'-0"	SHARED	-	-	-
	B	240°	ANDREW	VHLP2-23	24"	N/A	46'-0"	N/A	N/A	N/A	N/A



CARRIER:



PLANS PREPARED FOR:



PLAN PREPARED BY:



LETS America, Inc.
112 S. KYRENE RD. STE. 1
CHANDLER, AZ 85226
ARIZONA: 480-961-9151
LETS PROJ. #: LETS-031-SACSPT

REVISIONS			
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FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

**EXISTING & NEW
ANTENNA LAYOUTS,
MOUNTING DETAILS
& SCHEDULE**

SHEET NUMBER:

A-3

NEW ANTENNA SCHEDULE

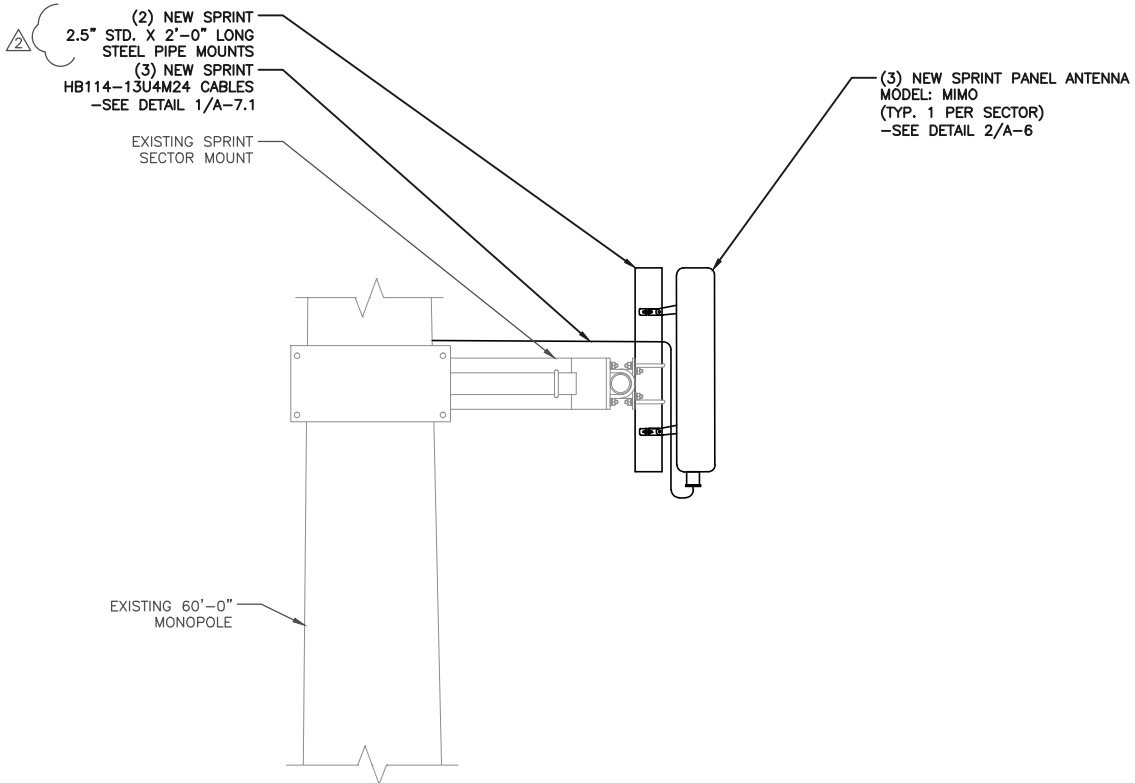
SCALE
N.T.S.

4

NEW ANTENNA PLAN @ 46'-0" RAD CENTER

SCALE: 3/8"=1'-0" (22x34)
(OR) 3/16"=1'-0" (11x17)

2



MIMO MOUNTING DETAIL (ALPHA & GAMMA SECTORS)

SCALE
N.T.S.

3

EXISTING ANTENNA PLAN @ 47'-0" RAD CENTER

SCALE: 3/4"=1'-0" (22x34)
(OR) 3/8"=1'-0" (11x17)

1

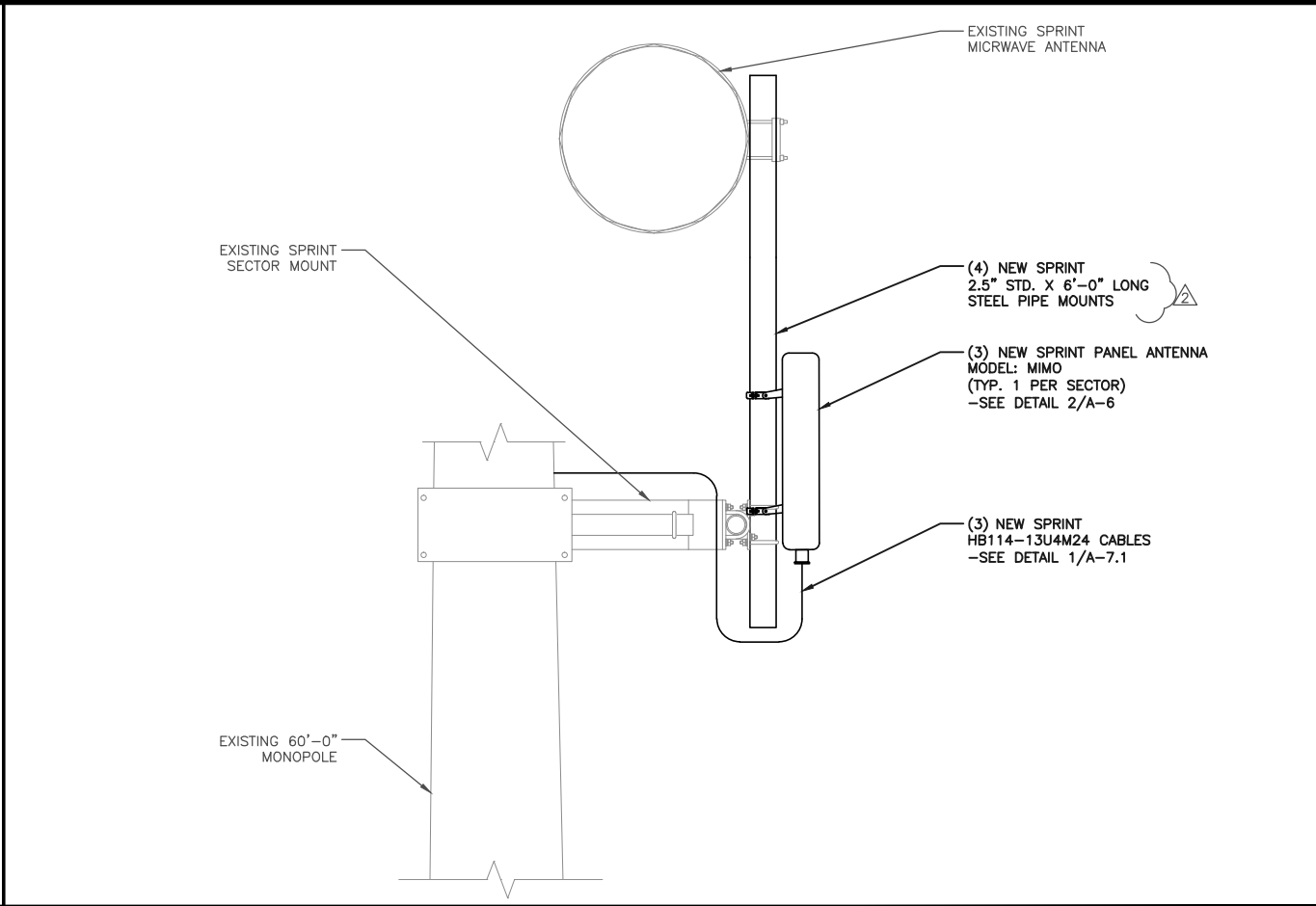


NOT USED

SCALE
N.T.S.

4

MIMO ANTENNA MOUNTING DETAIL (BETA SECTOR)



SCALE
N.T.S.

2

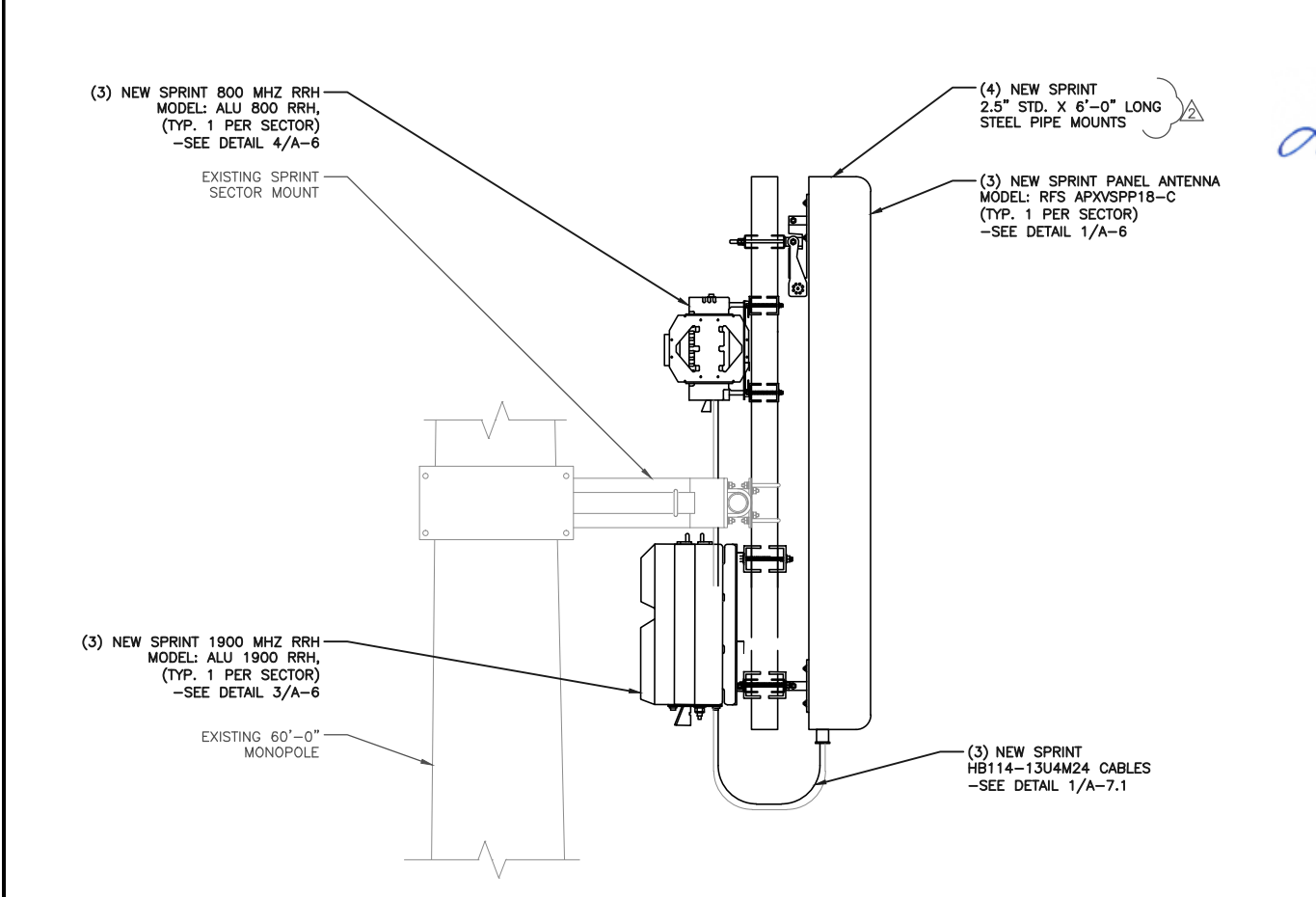


NOT USED

SCALE
N.T.S.

3

ANTENNA & 800/1900 RRH MOUNTING DETAIL



SCALE
N.T.S.

1

CARRIER:



PLANS PREPARED FOR:



PLAN PREPARED BY:



LETS America, Inc.
112 S. KYRENE RD. STE. 1
CHANDLER, AZ 85226
ARIZONA: 480-961-9151
LETS PROJ. #: LETS-031-SACSPRT

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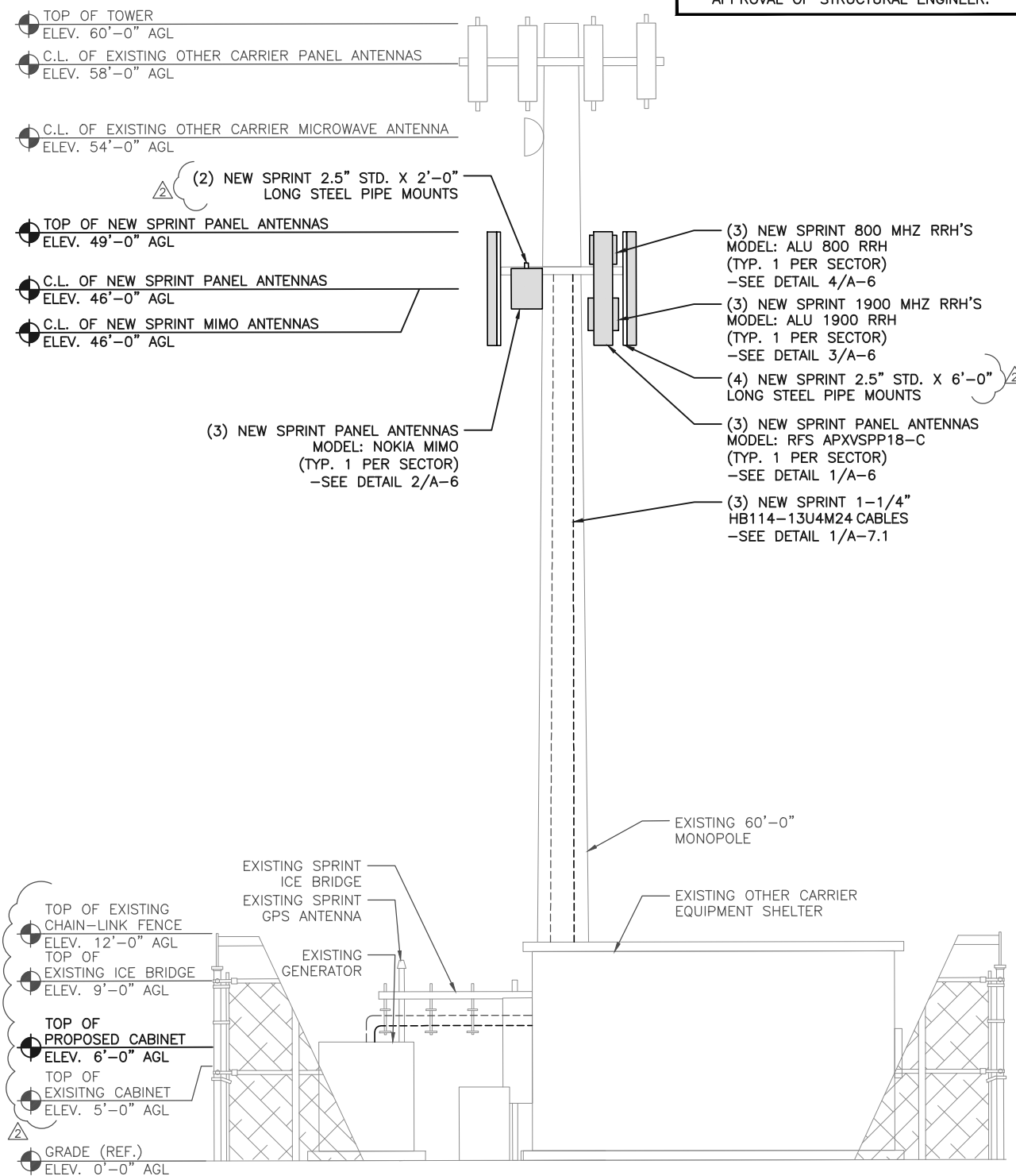
LA52XC069
CA-LOS2071Q17.1
FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

**ANTENNA & RRH
MOUNTING DETAILS**

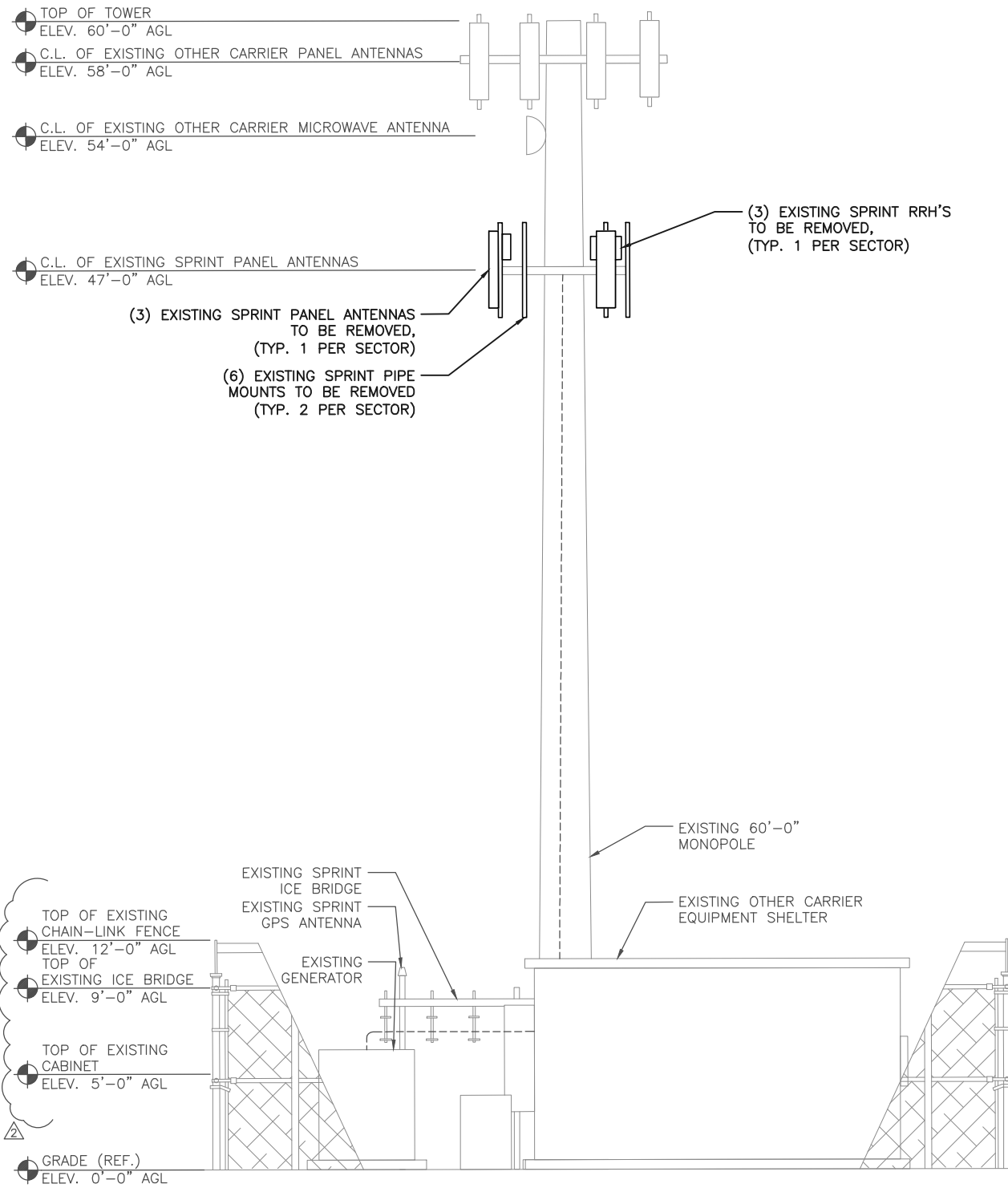
SHEET NUMBER:

A-3.1



NOTES:

- MOUNT STRUCTURAL CALCULATIONS IS PREPARED BY OTHERS. CONTRACTOR TO VERIFY AND CHECK THE ADEQUACY OF THE MOUNT BEFORE STARTING ANY CONSTRUCTION WORK. CONTRACTOR TO VERIFY WITH THE PROJECT MANAGER TO OBTAIN A COPY.
- CONTRACTOR SHALL REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF THE TOWER SHALL BE MADE WITHOUT THE APPROVAL OF STRUCTURAL ENGINEER.



CARRIER:



PLANS PREPARED FOR:



WIRELESS
A NOKIA™ COMPANY

540 W. MADISON ST
17TH FLOOR
CHICAGO, IL 60661
www.sacw.com
312.895.4977

PLAN PREPARED BY:

LETS

LETS America, Inc.
112 S. KYRENE RD. STE. 1
CHANDLER, AZ 85226
ARIZONA: 480-961-9151
LETS PROJ. #: LETS-031-SACSPRT

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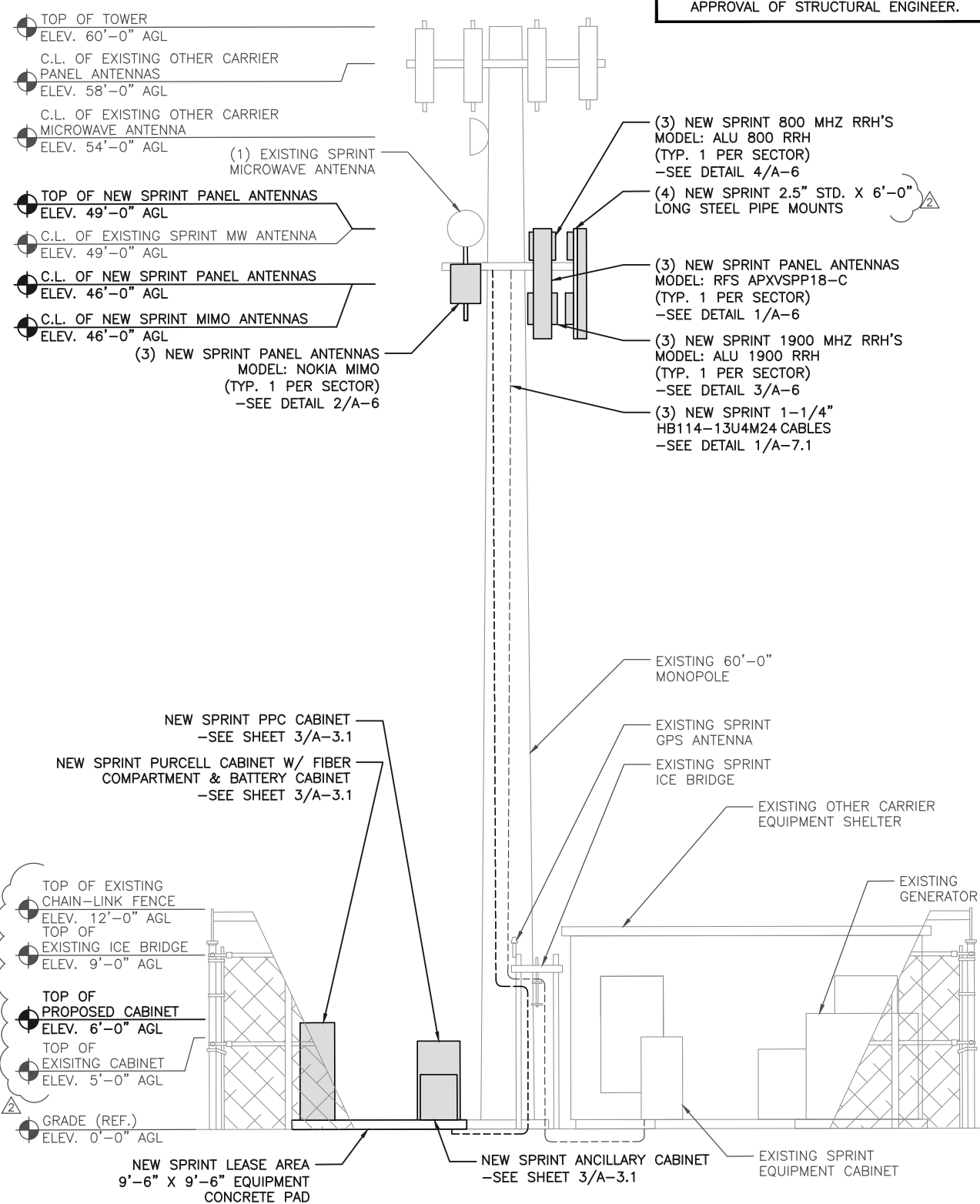
LA52XC069
CA-LOS2071Q17.1
FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

EXISTING & NEW NORTH ELEVATIONS

SHEET NUMBER:

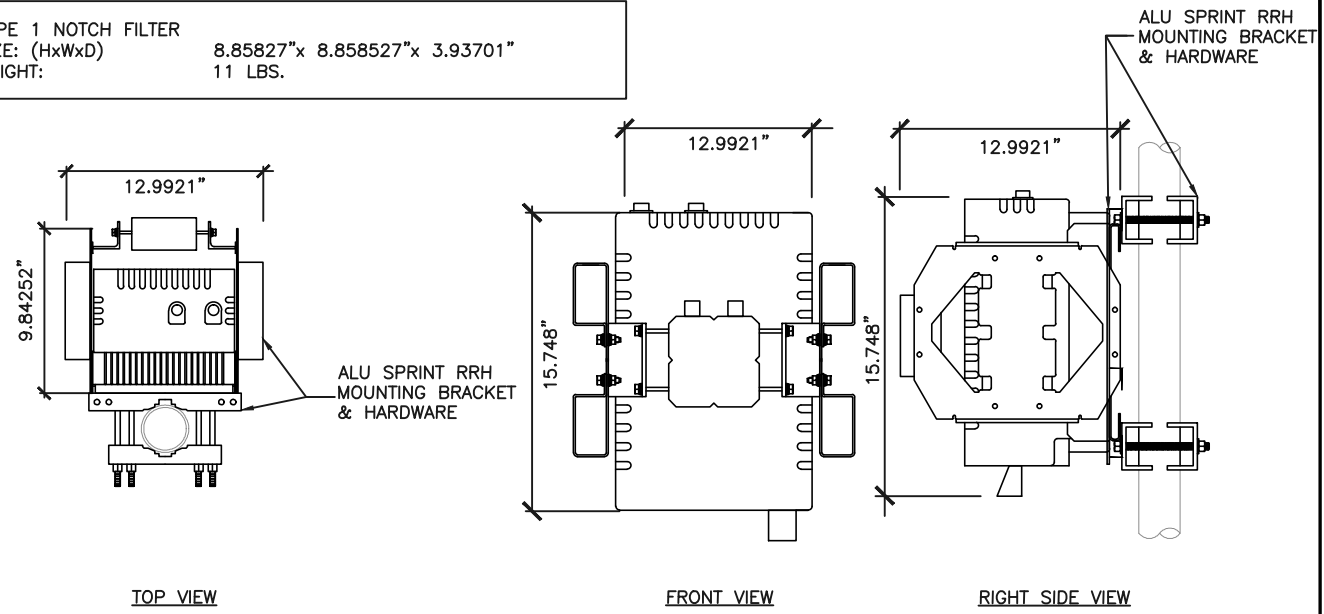
A-4



MANUFACTURER: ALCATEL-LUCENT
MODEL NUMBER: 800 RRH
SIZE: (HxWxD) 15.748"x12.9921"x 9.84252"
TEMPERATURE RANGE: -40°C TO +55°C
RF OUTPUT POWER: 2X50W (100W TOTAL)
WORKING FREQ. BAND: 862.275MHz-869MHz (194MHz BANDWIDTH)
SUPPORT FIBER TYPE: HYBRIFLEX FIBER/POWER CABLE BUNDLE
POWER SUPPLY: -48V (-38V/-57V)
ANTENNA INTERFACE: 7/16 DIN FEMALE
WEIGHT: 53 LBS.

TYPE 1 NOTCH FILTER
SIZE: (HxWxD) 8.85827"x 8.858527"x 3.93701"
WEIGHT: 11 LBS.

NOTE:
FOR CLEARANCES REFER TO
THE ALU INSTALLATION GUIDE

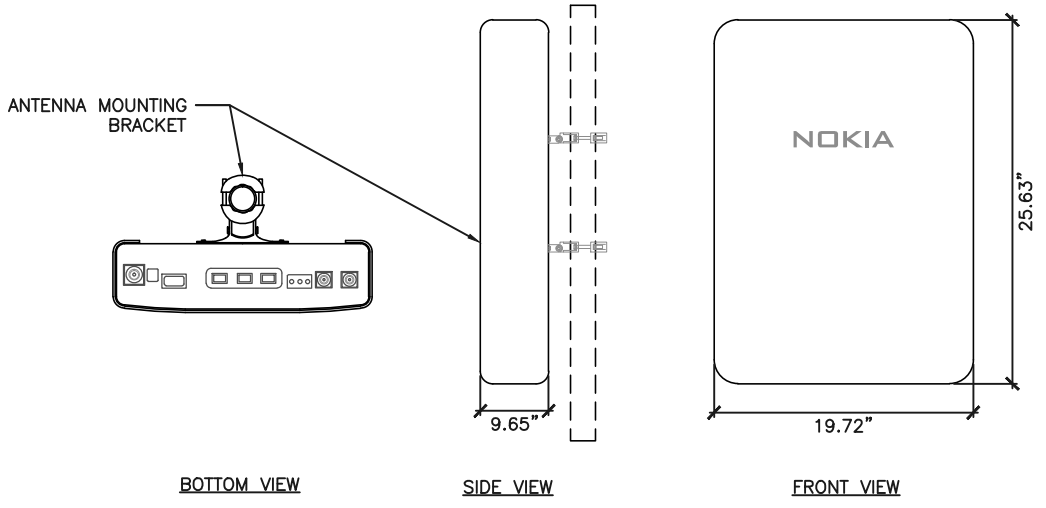


ALU 800MHZ 2X50W RRH DETAIL

SCALE
N.T.S. 4

MANUFACTURER: NOKIA
MODEL: MIMO
FREQUENCY RANGE: 2496-2690 MHz
WEIGHT (ANT ONLY): 103.62 LBS
SIZE (HxWxD): 25.63" x 19.72" x 9.65"

REFER TO DATA SHEET FOR
FULL SPECIFICATIONS.

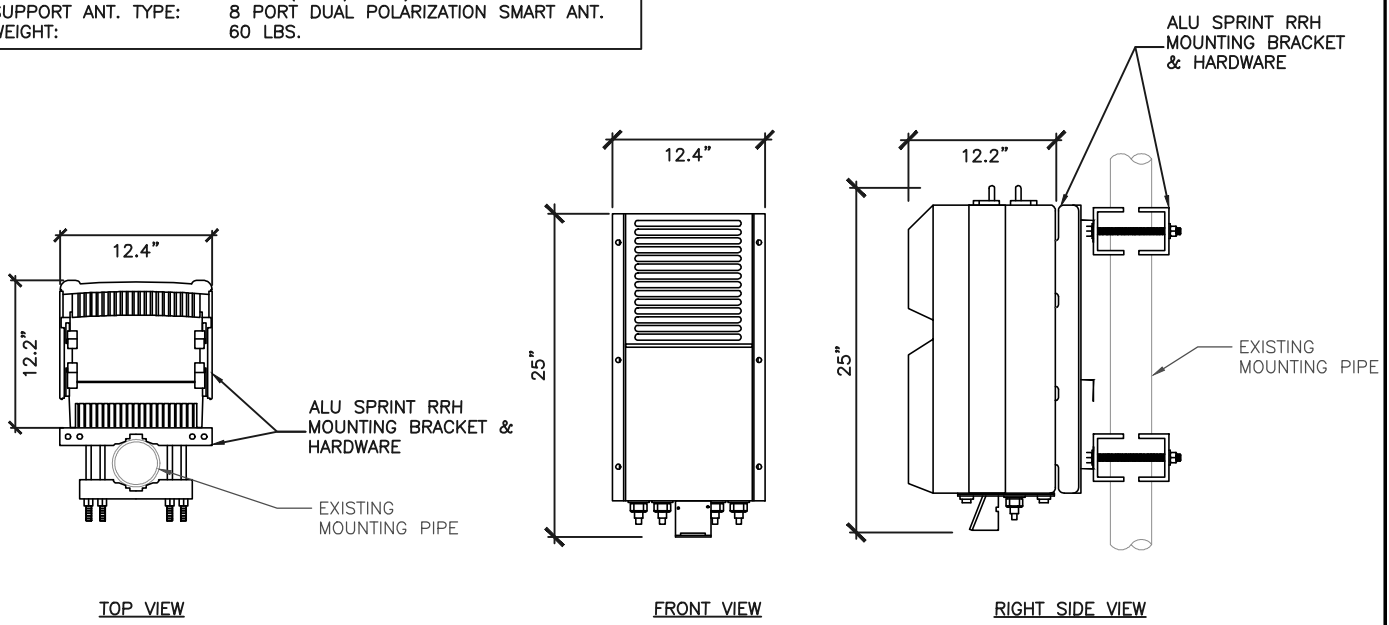


NOKIA MIMO ANTENNA DETAIL

SCALE
N.T.S. 2

MANUFACTURER: ALCATEL-LUCENT
MODEL NUMBER: 1900 MHZ RRH (65MHZ) W/SOLAR SHIELD
SIZE: (HxWxD) 25"x12.4"x12.2"
TEMPERATURE RANGE: -40°C TO +55°C
RF OUTPUT POWER: 4X45W (180W TOTAL)
WORKING FREQ. BAND: 1930MHz-1995MHz
POWER SUPPLY: -48V (-38V/-57V)
SUPPORT ANT. TYPE: 8 PORT DUAL POLARIZATION SMART ANT.
WEIGHT: 60 LBS.

NOTE:
FOR CLEARANCES REFER TO
THE ALU INSTALLATION GUIDE

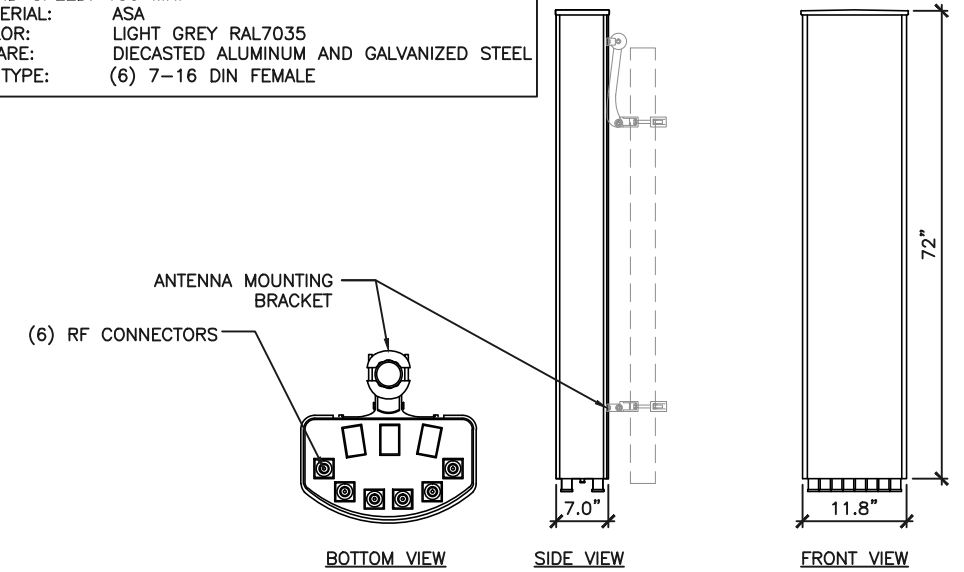


ALU 1900MHZ 4X45W RRH DETAIL

SCALE
N.T.S. 3

MANUFACTURER: RFS
MODEL: APXVSPP18-C
FREQUENCY RANGE: 806-869/1850-1995/1850-1995
POLARIZATION: DUAL POL +/-45°
E-TILT RANGE: 0-10°
HOR. BEAMWIDTH: 65°
LIGHTING: DIRECT GROUND
PROTECTION: 57 LBS.
WEIGHT (ANT ONLY): 150 MHP
SURVIVAL WIND SPEED: ASA
RADOME MATERIAL: LIGHT GREY RAL7035
RADOME COLOR: DIECASTED ALUMINUM AND GALVANIZED STEEL
MTG. HARDWARE: (6) 7-16 DIN FEMALE
CONNECTOR TYPE:

REFER TO DATA SHEET FOR
FULL SPECIFICATIONS.



APXVSPP18-C PANEL ANTENNA DETAIL

SCALE
N.T.S. 1



PLANS PREPARED FOR:
SAC WIRELESS
A NOKIA COMPANY
540 W. MADISON ST.
17TH FLOOR
CHICAGO, IL 60661
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PLAN PREPARED BY:
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LETS America, Inc.
112 S. KYRENE RD. STE. 1
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ARIZONA: 480-961-9151
LETS PROJ. #: LETS-031-SACSPRT

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LA52XC069
CA-LOS2071Q17.1
FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS, CA 90670

SHEET TITLE:
EQUIPMENT
DETAILS

SHEET NUMBER:
A-6



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2019

PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 946

A request to demolish an existing 57,000 sq. ft. manufacturing/cold storage building and redevelop with a new 146,068 sq. ft. (41-foot-high) concrete tilt-up industrial warehouse building located at 13215 Cambridge Street, (APN: 8059-001-017), within the M-2, Heavy Manufacturing Zone. (FSFS, LLC).

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. 946 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 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 and Mitigation Monitoring and Reporting Program 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 Development Plan Approval Case No. 946, subject to the conditions of approval as contained within Resolution 117-2019; and
- Adopt Resolution No. 117-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION:

A. Applicant:

FSFS, LLC
Contact: Andrea Arcilla
2030 Main Street, Suite 1200
Irvine, CA 92614
(949) 794-1180
andrea@epdsolutions.com

- B. Property Owner: FSFS, LLC
10314 Sunningdale Drive
Rancho Mirage, CA 92270
- C. Subject Property: 13215 Cambridge Street
Santa Fe Springs, CA 90670
APN: 8059-001-017
- D. Existing Zone: M-2 (Heavy Manufacturing)
- E. General Plan: Public Facilities
- F. CEAQ Recommendation: Mitigated Negative Declaration
- G. Hearing Date: March 11, 2019
- H. Staff Contact: Laurel Reimer, Contract Planner
laurelreimer@santafesprings.org
Phone: (562) 868-0511 x7354

LOCATION & BACKGROUND

The subject property consists of one parcel (APN: 8059-001-017) that is located at 13215 Cambridge Street. The 7.17-acre site is west of Carmenita Road at the cul-de-sac end of Cambridge Street. The site is generally bound by the Burlington Northern and Santa Fe (BNSF) railroad to the north, Carmenita Road to the east, Rosecrans Avenue to the south, and John Glenn High School to the west.

The site is currently developed with a 57,000 sq. ft. two-story manufacturing/cold storage building that was constructed in 1969, with an addition that was constructed in 1984. A meat processing plant had operated out of the building, with approximately 18,600 sq. ft. of the building space designated for refrigerated uses. The building is surrounded by paved parking areas used for trucks and container staging, and approximately two (2) acres of the northern portion of the site is unpaved and used for trailer parking.

STREETS AND HIGHWAYS

Cambridge Street is designated as Local Street within the Circulation Element of the General Plan. Access to the site is provided by the I-5 freeway to the south, Carmenita Road to the east, Imperial Highway to the north, and Rosecrans Avenue to the south.

ZONING AND LAND USE

The subject site is zoned M-2, Heavy Manufacturing and has a General Plan Land

Use designation of Industrial. Surrounding properties are fully developed and comprised of the following

North: Burlington Northern and Santa Fe (BNSF) railway's right-of-way creates the northern boundary with the site. Further north and northeast are industrial uses within the City of Santa Fe Springs.

West: The John Glenn High School sports fields are located just west of the project site. The nearest school building is over 670 feet from the proposed building. The school is located within the City of Norwalk, at 13520 Shoemaker Avenue. To the northwest are single-family residences located on Foster Road in the City of Norwalk.

South: South of Cambridge Street are two separate industrial properties: Andrew Lauren Surfaces, a countertop fabrication company; and Aggreko, a temporary power generation equipment company.

East: An over 200,000 square foot industrial building, home to third-party logistics company Kenko Freight Systems and office supply manufacturer Nashua Corporation, is immediately to the east.

The General Plan and zoning designations of the areas adjacent to the project site are listed below:

	General Plan Designation	Zoning Designation
North	Industrial	M-2, Heavy Manufacturing
East	Industrial	M-2, Heavy Manufacturing
South	Industrial	M-2, Heavy Manufacturing
West	Open Space/Schools/Public Facilities	M-2, Heavy Manufacturing

PROJECT DESCRIPTION

The applicant is requesting approval of a Development Plan Approval to demolish an existing 57,000 sq. ft. warehouse/cold storage building and redevelop with a new 146,068 sq. ft. concrete tilt-up industrial warehouse building.

Site Plan

The proposed warehouse building will be "L" shaped and measure 759'-0" long, 174'-0" wide at the northern portion of the building and 224'-0" wide at the southern

portion of the building. The building will be setback 57'-5" from Cambridge Street, 75' from the south property line, 40' from the west property line, between 38'-7" and 128' from the north property line, and 85' from the offices to the east property line and 135' from the dock-high doors to the east property line. The variation in building setback along the northern property line is due to the irregular shape of the northern portion of the property. The site will be accessed by a single driveway off of Cambridge Street.

The proposed project meets the development standards for properties within the M-2, Heavy Manufacturing zone. No Modification Permit or Zone Variance is required for the proposed development.

Floor Plan

The proposed building will have a footprint of 141,068 sq. ft., 5,000 sq. ft. of which will be a dedicated office space. An additional 5,000 sq. ft. mezzanine is proposed above the office area. The office area will be located at the southeast corner of the building, which fronts Cambridge Street. The remaining 136,068 sq. ft. will be dedicated warehouse space. In total, the building will have a gross floor area of 146,068 sq. ft.

Elevations

A majority of the proposed building will have a height of 41'-0", with height variations of 44'-0" to a maximum of 46'-0" at the front entrance. The main entry area will also feature extensive windows, columns and a metal cap. The west elevation, which faces John Glenn High School, is the longest wall span at 759'-0". This 41'-tall span is broken up by seven (7) approximately 25'-wide panels that are 44'-tall and spaced approximately 80' apart from each other. These taller panels feature additional reveal lines and glazing. The predominant building color will be white with three shades of gray serving as accent colors. Blue glazing will complement the white and gray paint colors. The selected color palette is similar to the existing industrial warehouse buildings to the east and north to help blend the new building in with the existing Golden Springs Development buildings.

Landscaping

The project will include 18,936 sq. ft. of landscaping, which is 12,098 sq. ft. more than what the zoning code requires. Landscaping will be fairly evenly distributed throughout the project site, with the largest concentration at the front of the building. Groundcover, shrubs and trees will be planted against the south and west elevations and property lines, and along the northwest property line to help buffer the single family homes and school from the industrial use. In total, 83 trees will be planted throughout the project site.

Parking

Parking is distributed along the north, east and south portions of the project site. The project will provide a total of 193 car parking stalls, 8 truck parking stalls, and 11 bicycle stalls. There will be 6 accessible stalls, 139 standard stalls, and 48 compact stalls.

Loading / Roll Up Doors

The proposed building will have 32 dock high doors and one grade level door to facilitate truck delivery and loading. All loading doors are along the east elevation and face the adjacent industrial building. There will be a 14'-tall concrete wall to shield the dock doors visibility from the public right-of-way.

Trash Enclosures

Four trash areas totaling 830 sq. ft. will be provided along the east property line. Each trash area will be enclosed by a 6'-0" tall painted concrete wall.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail on February 28, 2019 to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on February 28, 2019, and published in a newspaper of general circulation (Whittier Daily News) on February 28, 2019, 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.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that although the proposed project could have a significant effect on the environment, revisions have been made or mitigation measures have been included which will reduce potential impacts to less-than-significant effects. Therefore, the City caused to be prepared and proposes to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project. The IS/MND reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, EPD Solutions, as to the potential environmental impacts of the proposed project on the environment.

The IS/MND analysis concluded the project would result in no impacts or only less-than-significant impacts in the areas of aesthetics, agriculture and forest resources, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. The IS/MND identified potentially significant impacts in the areas of air quality, biological resources, cultural resources, hazards and hazardous materials, and tribal cultural resources. All identified impacts are reduced to below a level of significance through the implementation of mitigation measures. A detailed analysis can be found in the IS/MND. The monitoring and reporting on the implementation of mitigation measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation Monitoring and Reporting Program (attachment #8).

The draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review period from February 8, 2019 to February 28, 2019. A Notice of Intent to Adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk and a copy of the Initial Study/Mitigated Negative Declaration was also mailed to surrounding cities for their review and comment.

Staff received five responses to the IS/MND from the South Coast Air Quality Management District (SCAQMD), Richard Drury of Lozeau Drury LLP on behalf of Supporters Alliance For Environmental Responsibility (SAFER), The Sanitation Districts of Los Angeles, Stephane M. Wandel of Golden Springs Development, and the County of Los Angeles Fire Department. The SCAQMD recommended that all off-road diesel-powered construction equipment meet or exceed the CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater during project construction. They also requested that the city consult with them once the end user of the building is determined. Mitigation measures are included to address the SCAQMD's comments.

The Sanitation Districts of Los Angeles County provided updated Order numbers and wastewater flow estimates for the proposed building and wastewater treatment volumes of the Los Coyotes WRP. They also commented that Industrial Wastewater Discharge permits and connection fees may be required. All necessary revisions were made and all permitting requirements are noted in the IS/MND.

Richard Drury of Lozeau Drury LLP requested that an environmental impact report be prepared for the project. However, the comment did not identify any specific issues of concern in the IS/MND. Further, the comment did not expand on the claim that the project may have adverse environmental impacts and did not cite any sections of the IS/MND that would require additional analysis or clarification. The comment failed to include facts, reasonable assumptions predicated upon facts,

and/or expert opinion supported by facts.

Stephane M. Wandel of Golden Springs Development disagreed with the findings of the transportation and traffic portion of the IS/MND. Specifically, he believes the intersections of Carmenita & Imperial, Carmenita & Rosecrans and Carmenita & Cambridge are problematic and that all property owners contributing trips to those intersections should be participating in mitigation measures. The environmental consultant did look at the trips generated by the proposed project and concluded that analysis of these intersections was not warranted since the additional traffic created by the project was not significant enough to cause an impact. Additionally, they noted that a traffic signal is currently being installed at the intersection of Cambridge & Carmenita.

The County of Los Angeles Fire Department submitted a letter after the public comment period ended which stated the project is not within their jurisdiction. It also suggested field studies be conducted if oak trees are known to exist on the subject property. Los Angeles County Fire Department does not have jurisdiction over Santa Fe Springs and no oak trees grow at the site, therefore no response is required.

The environmental consultant has considered all comments and drafted a response letter to address each comment. A copy of the comment letters and subsequent responses are attached to this report (attachment #9). Staff finds that all concerns raised through the 20-day public review period have been properly reviewed and addressed.

AUTHORITY OF PLANNING COMMISSION

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

STAFF REMARKS

Based on the findings set forth in attached Resolution 117-2019, staff finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Regulations for the granting of Development Plan Approval. Therefore, staff recommends that the Planning Commission adopt Resolution 117-2019, which incorporates said findings as well as the conditions of approval related the subject proposal.

CONDITIONS OF APPROVAL:

Conditions of approval for DPA Case No. 946 are attached to Resolution 117-2019 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Elevations
4. Conceptual Landscape Plan
5. Color Rendering
6. Radius Map for Public Hearing Notice
7. Public Hearing Notice
8. Mitigation Monitoring and Reporting Program
9. IS/MND Comments and Responses
10. Resolution 117-2019
 - a. Exhibit A – Conditions of Approval

Attachment 1 – Aerial Photograph



FSFS, LLC
13215 Cambridge Street

PROPOSED BUILDING

EXISTING BUILDING

PROPOSED PARKING

PROPOSED DRIVEWAY

PROPOSED FENCE

PROPOSED LANDSCAPE

PROPOSED SIGNAGE

PROPOSED UTILITIES

PROPOSED ACCESS

PROPOSED EGRESS

PROPOSED SECURITY

PROPOSED MAINTENANCE

PROPOSED STORAGE

PROPOSED OFFICE

PROPOSED LABORATORY

PROPOSED WAREHOUSE

PROPOSED GARAGE

PROPOSED SHOP

PROPOSED RESTAURANT

PROPOSED HOTEL

PROPOSED APARTMENTS

PROPOSED CONDOMINIUMS

PROPOSED TOWNHOMES

PROPOSED SINGLE-FAMILY HOMES

PROPOSED COMMERCIAL BUILDINGS

PROPOSED INDUSTRIAL BUILDINGS

PROPOSED AGRICULTURAL BUILDINGS

PROPOSED RECREATION BUILDINGS

PROPOSED CULTURAL BUILDINGS

PROPOSED RELIGIOUS BUILDINGS

PROPOSED EDUCATIONAL BUILDINGS

PROPOSED HEALTHCARE BUILDINGS

PROPOSED GOVERNMENT BUILDINGS

PROPOSED MILITARY BUILDINGS

PROPOSED PRISON BUILDINGS

PROPOSED JAIL BUILDINGS

PROPOSED COURT BUILDINGS

PROPOSED POLICE BUILDINGS

PROPOSED FIRE STATION BUILDINGS

PROPOSED AMBULANCE BUILDINGS

PROPOSED NURSING HOME BUILDINGS

PROPOSED SENIORS CENTER BUILDINGS

PROPOSED DAYCARE BUILDINGS

PROPOSED PRESCHOOL BUILDINGS

PROPOSED ELEMENTARY BUILDINGS

PROPOSED MIDDLE SCHOOL BUILDINGS

PROPOSED HIGH SCHOOL BUILDINGS

PROPOSED COLLEGE BUILDINGS

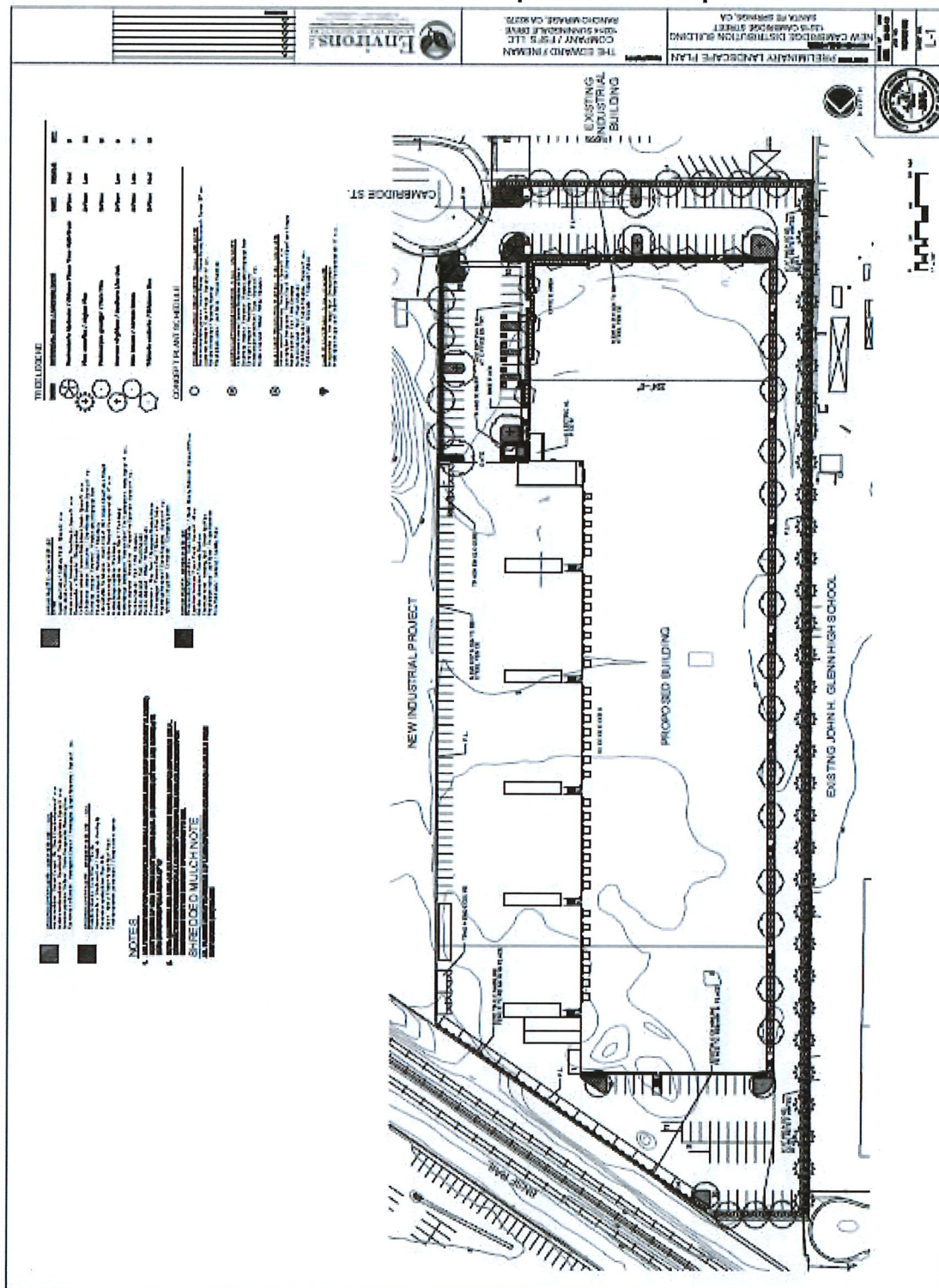
PROPOSED UNIVERSITY BUILDINGS

PROPOSED RESEARCH BUILDINGS

PROPOSED DEVELOPMENT BUILDINGS

[illegible]

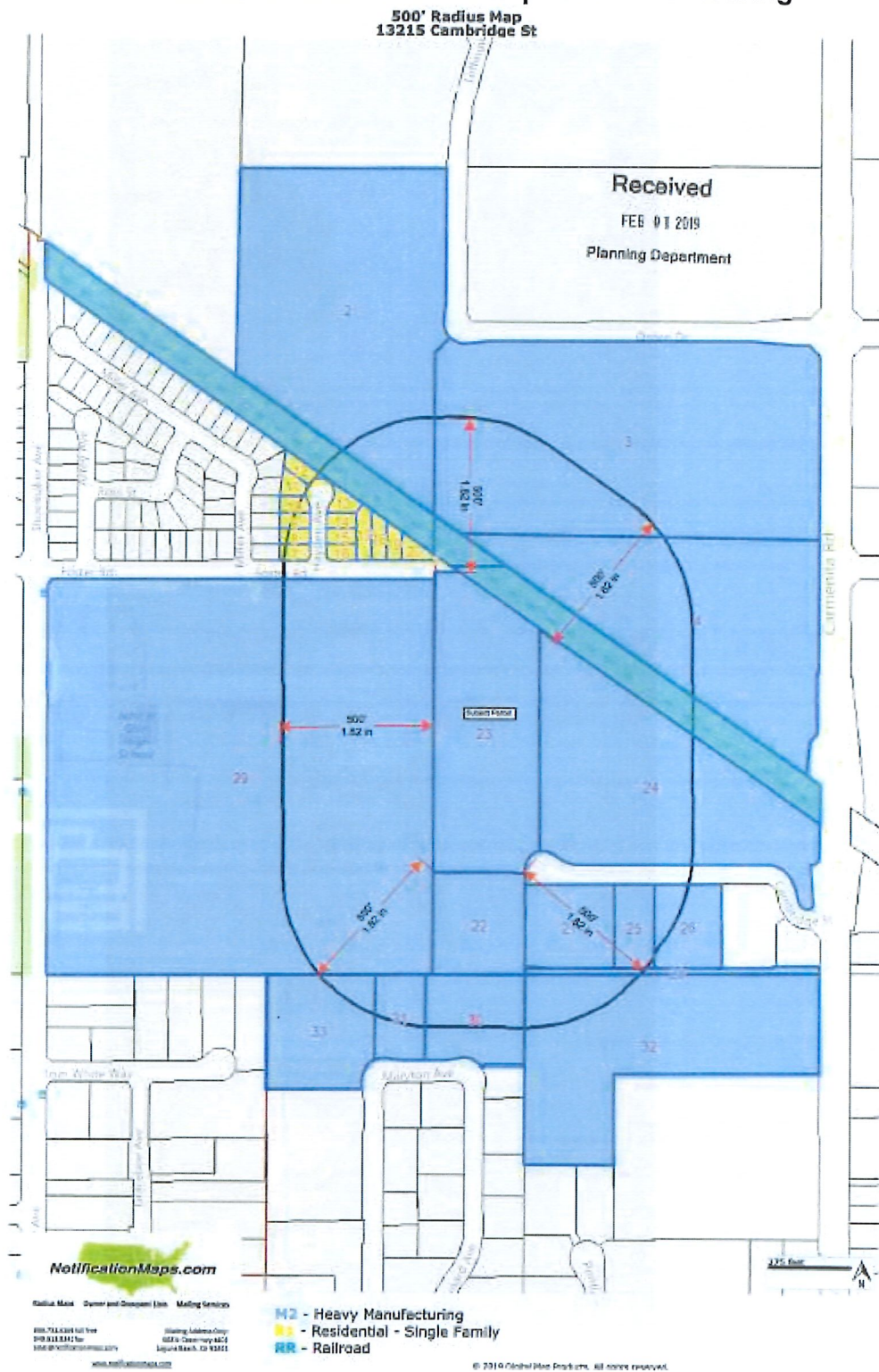
Attachment 4 – Conceptual Landscape Plan



Attachment 5 – Color Rendering



Attachment 6 – Radius Map for Public Hearing



Attachment 7 – Public Hearing Notice

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

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on **Monday, March 11, 2019** at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road on the following matter:

Development Plan Approval Case No. 946 A request to demolish a 92,930 sq. ft. warehouse/cold storage building and redevelop with a 146,068 square-foot (41-foot-high) concrete tilt-up industrial warehouse building. The main entrance and ~10,000 sq. ft. of office space would be located at the SE corner of the building, with the remainder to be used for warehousing, manufacturing, and distribution uses.

Applicant: EPD Solutions for FSFS, LLC
Property located at: 13215 Cambridge Street in the M-2, Heavy Manufacturing Zone (APN 8059-001-017)

CEQA Status: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and a Notice of Intent to adopt the IS/MND was posted in the LA County Recorder's Office. The mandatory 20-day public review period began on February 8, 2019 and ended on February 28, 2019. The project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

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



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

NEOPOST FIRST-CLASS MAIL
02/28/2019
US POSTAGE \$000.00⁰
ZIP 90670
041L11257783

FILE

**(NOTICE TO ADJACENT
PROPERTY OWNERS)**

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

Attachment 8 – Mitigation Monitoring and Reporting Program

Attachment 9 – IS/MND Comments and Responses

Attachment 10 – Resolution 117-2019

TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM

Number	Measure	Timing	Responsibility for Oversight of Compliance / Verification	Completion
AESTHETICS				
<i>Standard Conditions/Existing Plans, Programs, or Policies</i>				
PPP AES-2:	As required by Municipal Code Sections 155.432 and 155.496, no activity shall be permitted which causes light or glare to be transmitted or reflected in such concentrated quantities as to be detrimental or harmful to the use of surrounding properties or streets.	Prior to the issuance of building permits.	Department of Planning and Development	
<i>Mitigation Measures</i>				
None.				
AIR QUALITY				
<i>Standard Conditions/Existing Plans, Programs, or Policies</i>				
PPP AQ-1:	The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following: • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day. The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.	Prior to the issuance of grading permits.	Department of Planning and Development	
PPP AQ-2:	The project is required to post a sign during constructions to comply with the provisions of the California Air Resources Board (CARB) and California Health and Safety Code Section 39674 (b) that construction workers shall not idle diesel engines in excess of 5 minutes.	Prior to the issuance of grading permits.	Department of Planning and Development	
PPP AQ-3:	The project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications shall be used.	Prior to the issuance of grading permits.	Department of Planning and Development	

PPP AQ-4:	The following measures shall be incorporated into construction plans and specifications as implementation of Rule 1186. Sweep onsite streets (and off-site streets if silt is carried to adjacent public thoroughfares) to reduce the amount of particulate matter. Visible roadway accumulations shall begin removal within 72 hours of any notification of the accumulation and shall be completely removed. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers.	Prior to the issuance of grading permits.	Department of Planning and Development
PPP AQ-5:	SCAQMD Rule 402 Odor Nuisance. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.	Prior to the issuance of grading permits.	Department of Planning and Development
Mitigation Measures			
MM AQ-1	Construction plans and specifications shall state that the construction contractor shall use off-road diesel construction equipment that complies with EPA/CARB Tier 3 emissions standards and shall ensure that all construction equipment be tuned and maintained in accordance with the manufacturer's specifications.	Prior to the issuance of grading permits.	Department of Planning and Development
BIOLOGICAL RESOURCES			
Standard Conditions/Existing Plans, Programs, or Policies			
	None.		
Mitigation Measures			
MM BIO-1: Migratory Bird Treaty Act	The City Department of Planning and Development Director, or designee, shall verify that in the event that vegetation and tree removal activities occur within the active breeding season for birds (February 1–September 15), the project applicant (or their Construction Contractor) shall retain a qualified biologist (meaning a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities. The nesting survey shall include the project site and areas immediately adjacent to the site that could potentially be affected by project-related construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g., as much as 500 feet for raptors and 300 feet for non-raptors [subject to the recommendations of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.	Prior to commencement of grading activities and issuance of any building permits	The City Department of Planning and Development Director

CULTURAL RESOURCES			
<i>Standard Conditions/Existing Plans, Programs, or Policies</i>			
PPP CUL-1:	Human Remains Should human remains be discovered during project construction, the project will be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.	Prior to the issuance of grading permits.	Department of Planning and Development
<i>Mitigation Measures</i>			
MM CUL-1:	Archaeological Resources. The City of Santa Fe Springs Department of Planning and Development shall verify that all project grading and construction plans and specifications state that in the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the City or County List of Qualified Archaeologists has evaluated the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g). If the discovered resource(s) appears Native American in origin, a Native American Monitor shall be contacted to evaluate any potential tribal cultural resource(s) and shall have the opportunity to consult on appropriate treatment and curation of these resources.	Prior to the issuance of grading permits.	Department of Planning and Development
MM CUL-2:	Paleontological Resources. The City of Santa Fe Springs Department of Planning and Development shall verify that all project grading and construction plans and specifications state that in the event that potential paleontological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified paleontologist (i.e., a practicing paleontologist that is recognized in the paleontological community and is proficient in vertebrate paleontology) has evaluated the find in accordance with federal and state regulations. Construction personnel shall not collect or move any paleontological materials and associated materials. If any fossil remains are discovered, the paleontologist shall make a	Prior to the issuance of grading permits.	Department of Planning and Development

	recommendation if monitoring shall be required for the continuance of earth moving activities.			
GEOLOGY AND SOILS				
<i>Standard Conditions/Existing Plans, Programs, or Policies</i>				
PPP GEO-1:	The project is required to comply with the California Building Code as included in the City's Municipal Code Section 150.001 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the project are required to be incorporated into grading plans and specifications as a condition of project approval.	Prior to the commencement of grading or the issuance of building permits.	Department of Planning and Development	
PPP WQ-1:	Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) in accordance with the City's Municipal Code Chapter 52 Stormwater Management and Discharge Control and the Los Angeles County RWQCB NPDES Storm Water Permit Order No. R4-2012-0175. The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other NPDES regulations to limit the potential of erosion and polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City of Santa Fe Springs staff or its designee to confirm compliance.	Prior to the commencement of grading or the issuance of building permits.	State Water Board	
<i>Mitigation Measures</i>				
None.				
HAZARDOUS MATERIALS				
<i>Standard Conditions/Existing Plans, Programs, or Policies</i>				
PPP HAZ-1:	Asbestos Containing Materials. The project applicant shall submit verification to the City Building and Safety Department that an asbestos survey has been conducted pursuant to South Coast Air Quality Management District (SCAQMD) Rule 1403. If asbestos is found, the project applicant shall follow all procedural requirements and regulations of SCAQMD Rule 1403. Rule 1403 regulations require that the following actions be taken: notification of SCAQMD prior to construction activity, asbestos removal in accordance with prescribed procedures, placement of collected asbestos in leak-tight containers or wrapping, and proper disposal.	Prior to issuance of demolition permits	Building and Safety Department	
PPP HAZ-2:	Lead Based Paint. The project applicant shall submit verification to the City Building and Safety Department that a lead-based paint survey has been conducted. If lead-based paint is found, the project applicant shall follow all procedural requirements and regulations for proper removal and disposal of the lead-based paint. Cal-OSHA has established limits of exposure to lead contained in dusts and fumes. Specifically, CCR Title 8, Section 1532.1 provides for exposure limits,	Prior to issuance of demolition permits	Building and Safety Department	

	exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead.			
Mitigation Measures				
MM HAZ-1:	Site Closure Plan. Prior to issuance of a grading permit, a closure report shall be submitted and approval by the City's Department of Public Works detailing the completion of the procedures required by the Site Closure Plan, including soils testing data, any areas of identified contamination, and soils management pursuant to the California Department of Toxic Substances Control (DTSC) or Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs).	Prior to issuance of a grading permit	Department of Public Works	
HYDROLOGY AND WATER QUALITY				
Standard Conditions/Existing Plans, Programs, or Policies				
PPP WQ-1:	See mitigation text above.	Prior to grading permit issuance	State Water Board	
PPP WQ-2:	The project applicant shall have a Water Quality Management Plan (WQMP) approved by the County [or City] for implementation. The project shall comply with the County's Municipal Code Chapter 13.12, Article 2 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during operations of the project.	Prior to grading permit issuance	City of Santa Fe Springs staff or its designee	
Mitigation Measures				
None.				
NOISE				
Standard Conditions/Existing Plans, Programs, or Policies				
PPP NOI-1:	Construction Noise. Per Municipal Code Section 155.425 Construction of Buildings and Projects, states that it is unlawful to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device within 500 feet of a residential zone between the hour of 7:00 p.m. of one day and 7:00 a.m. of the next day.	Prior to the issuance of building or grading permits	Department of Planning and Development	
Mitigation Measures				
None.				
PUBLIC SERVICES				
Standard Conditions/Existing Plans, Programs, or Policies				
PPP PS-1:	School Fees. The applicant shall provide payment of the appropriate fees set forth by the applicable school districts related to the funding of school facilities pursuant to Government Code Section 65995 et seq.	Prior to the issuance of either a certificate of occupancy or prior to building	Applicable school districts	

		permit final inspection	
Mitigation Measures			
None.			
TRIBAL CULTURAL RESOURCES			
<i>Standard Conditions/Existing Plans, Programs, or Policies</i>			
PPP CUL-1: Human Remains	None. California Health and Safety Code Section 7050.5, detailed previously in Section 5, Cultural Resources.	Prior to the issuance of grading permits.	Department of Planning and Development
Mitigation Measures			
MM CUL-1	See mitigation text above.	Prior to the issuance of grading permits.	Department of Planning and Development
MM TCR-1	The project Applicant will be required to retain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined 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 from the Gabrieleño Band of Mission Indians, Kizh Nation and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) will photo-document the ground disturbing activities. The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. (**HAZWOPER certification is needed only if the site has hazardous concerns related to Mitigation Measure H-1). In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.	Prior to the issuance of grading permits.	Department of Planning and Development
UTILITIES AND SERVICE SYSTEMS			
<i>Standard Conditions/Existing Plans, Programs, or Policies</i>			
PPP UT-1:	Solid Waste. As required by Municipal Code Section 50.64, prior to the completion of any covered project, the applicant shall submit to the Waste Management Plan (WMP) Compliance Official documentation	Prior to the completion of the project	Department of Public Works

	that the diversion requirement has been met. The diversion requirement shall be that the applicant has diverted at least 75 percent of the total construction and demolition debris generated by the project via reuse or recycling.			
Mitigation Measures				
None.				

Responses to Comments on the Draft Initial Study/Mitigated Negative Declaration

This section includes the comments received during circulation of the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the 13215 Cambridge Street project and responses to those comments. Corrections or additional text discussed in the responses to comments are also shown in the text of the Final IS/MND in strikethrough (for deleted text) and underline (for added text) format. Additional minor clarifications and corrections to typographical errors not based on responses to comments are also shown in strikeout/underline format in the Final IS/MND. None of these changes introduce significant new information or affect the conclusions of the IS/MND, requiring recirculation of the IS/MND. None of the comments offered below present substantial evidence sufficient to support a fair argument that there are new avoidable significant effects and that mitigation measures must be added to reduce those impacts such that recirculation of the IS/MND is required, or that there are significant and unavoidable impacts that require the preparation of an Environmental Impact Report.

The IS/MND was circulated for a 20-day public review period that began on February 2, 2019 and concluded on February 28, 2019. The City received five comment letters on the Draft IS/MND.

The following is a list of public agencies, organizations, and residents and interested parties that submitted comments on the IS/MND during and after the public review period. The comment letters received on the Draft IS/MND and responses to those comments are provided on the following pages.

Letter Number	Agency/Organization/Name	Comment Date
Agencies		
A1	South Coast Air Quality Management District (SCAQMD)	February 19, 2019
A2	County Sanitation Districts of Los Angeles County	February 26, 2019
Organizations		
O1	Supporters Alliance For Environmental Responsibility (SAFER)	February 12, 2019
O2	Supporters Alliance For Environmental Responsibility (SAFER)	February 21, 2019
Neighbors		
R1	Stephane M. Wandel/Golden Springs Department	February 27, 2019

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LETTER A1: South Coast Air Quality Management District (SCAQMD) (2 pages)

SENT VIA E-MAIL AND USPS:

February 19, 2019

LaurelReimer@santafesprings.org

Laurel Reimer, Planning Consultant
 City of Santa Fe Springs, Planning Department
 11710 E. Telegraph Road
 Santa Fe Springs, CA 90670

**Mitigated Negative Declaration (MND) for the Proposed
 Cambridge Distribution Building Project at 13215 Cambridge Street**

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

SCAQMD Staff's Summary of Project Description

The Lead Agency proposes to demolish the existing 92,930-square-foot warehouse and construct a 146,068-square-foot industrial building for warehousing, manufacturing, and distribution uses on 7.17 acres (Proposed Project). Construction is expected to take 12 months¹. Based on a review of Figure 2, *Aerial of the Site*, in the MND and aerial photographs, SCAQMD staff found that the John Glenn High School field is located to the west of the Proposed Project².

A1-1

SCAQMD Staff's Summary of Air Quality Analysis

In the Air Quality Analysis Section, the Lead Agency quantified the Proposed Project's construction and operation emissions and compared them to SCAQMD's regional and localized air quality CEQA significance thresholds. The Lead Agency found that the Proposed Project's localized air quality impacts from construction would be mitigated to less than significant for PM10 and PM2.5 after the implementation of Mitigation Measure AQ-1³. Mitigation Measure AQ-1 requires that all off-road construction equipment must be equipped with engines meeting the USEPA Tier III emission standards⁴. The Lead Agency also found that the Proposed Project's operational air quality impacts would be less than significant.

SCAQMD Staff's Comments***Tier 4 Construction Equipment or Level 3 Diesel Particulate Filters***

CEQA requires that all feasible mitigation measures go beyond what is required by law to minimize any significant impacts. To further reduce particulate matter emissions during construction and minimize their impacts on nearby sensitive receptors (e.g., students and teachers at the John Glenn High School), SCAQMD staff recommends that the Lead Agency use off-road diesel-powered construction equipment that meets or exceeds the CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater during Project construction. Such equipment will be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filters (DPF). Level 3 DPFs are capable of achieving at least 85 percent reduction in particulate matter emissions⁵. A list of

A1-2

¹ MND, Page 7.² MND, Pages 6 and 11.³ MND, Table AQ-4, Page 29.⁴ *Ibid.*⁵ California Air Resources Board, November 16-17, 2004, *Diesel Off-Road Equipment Measure – Workshop*, Page 17. Accessed at: https://www.arb.ca.gov/msprog/ordiesel/presentations/nov16-04_workshop.pdf.

Laurel Reimer

2

February 19, 2019

CARB verified DPFs are available on the CARB website⁶. These requirements shall be included in applicable bid documents, and successful contractor(s) must demonstrate the ability to supply such equipment. A copy of each unit's certified tier specification or model year specification and CARB or SCAQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. Additionally, the Lead Agency should require periodic reporting and provision of written documentation by contractors to ensure compliance, and conduct regular inspections to the maximum extent feasible to ensure compliance. In the event that construction equipment cannot meet the Tier 4 engine certification, the Project representative or contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by the Lead Agency before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the Proposed Project, using cleaner vehicle fuel, and/or limiting the number of individual construction project phases occurring simultaneously.

A1-2

SCAQMD Permits

The Proposed Project will involve new office, manufacturing, warehouse and distribution, assembly, and food production and distribution uses. The Lead Agency should consult with SCAQMD's Engineering and Permitting staff to determine if the uses will involve any equipment that will require a permit or modifications to existing permits from SCAQMD. If a permit from SCAQMD or modifications to existing SCAQMD permits for Facility ID Number: 163635⁷ and/or Facility ID Number: 142283⁸ are required, SCAQMD should be identified as a Responsible Agency for the Proposed Project in the Final MND. Any assumptions used in the Air Quality Analysis in the Final MND will be used as the basis for permit conditions and limits for the Proposed Project. Should there be any questions on permits, please contact the SCAQMD's Engineering and Permitting staff at (909) 396-3385. For more general information on permits, please visit SCAQMD's webpage at: <http://www.aqmd.gov/home/permits>.

A1-3

Conclusion

Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. Please provide SCAQMD with written responses to all comments contained herein prior to the adoption of the Final MND. When responding to issues raised in the comments, response should provide sufficient details giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful, informative, or useful to decision makers and the public who are interested in the Proposed Project. SCAQMD staff is available to work with the lead agency to address these issues and any other questions that may arise. Please contact me at lsun@aqmd.gov if you have any questions regarding the enclosed comments.

A1-4

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

LAC190212-03

Control Number

⁶ *Ibid.* Page 18.

⁷ South Coast Air Quality Management District. FIND. Accessed at: <http://www.aqmd.gov/nav/FIND/facility-information-detail>.

⁸ *Ibid.*

Response to Comment Letter A1 – SCAQMD, dated February 19, 2019

Comment A1-1: The comment summarizes the project and the results of the air quality analysis.

Response A1-1: No response is required.

Comment A1-2: The comment recommends any off-road diesel-powered construction equipment rated at 50 horsepower or greater used during project construction meet or exceed the California Air Resources Board (CARB) and U.S. Environmental Protection Agency (USEPA) Tier 4 off-road emissions standards. Such equipment must be outfitted with Best Available Control Technology (BACT) devices, including CARB-certified Level 3 Diesel Particulate Filters (DPFs).

Response A1-2: Section 5.3 – 2. Air Quality in the Draft IS/MND provides an assessment of the project's construction and operational air pollutant emissions using the California Emissions Estimator Model, an emissions model supported by SCAQMD and other air districts across the state. With implementation of existing plans, programs, and policies, including SCAQMD Rules 402, 403, 1113, and 1186, and Health & Safety Code Sec. 39674(b), the project would result in no significant impacts compared to the regional construction and operational emissions thresholds (refer to Tables AQ-2 and AQ-3, respectively). As shown in Table AQ-4, without mitigation, the project would result in significant localized emissions of particulate matter (PM_{2.5} and PM₁₀). The implementation of Mitigation Measure AQ-1, requiring diesel off-road construction equipment meet CARB/USEPA Tier 3 emissions standards, reduces localized emission to a less-than-significant level. Therefore, no additional mitigation is needed to reduce construction emissions. No changes or further response are necessary.

Comment A1-3: The comment states that the Lead Agency should consult with SCAQMD's Engineering and Permitting staff to determine if the project's uses would involve any equipment that will require a permit or modifications to existing permits from SCAQMD. If new or modified permits are required, SCAQMD should be identified as a Responsible Agency in the Final MND.

Response A1-3: SCAQMD Rules 201 (Permit to Construct) and 203 (Permit to Operate) require applicable permits be issued before construction, installation, or operation of any equipment that could cause the issuance of air contaminants. Such permitting requires specific information on the types of equipment to be used. Such information is not available at this time. Any future use of the site that includes emissions-generating equipment would be required to comply with Rules 201 and 203. SCAQMD has been added as a potential responsible agency on page 8 of the Final IS/MND.

Comment A1-4: The comment requests written responses to the comment letter be provided to SCAQMD prior to adoption of the Final MND.

Response A1-4: A response to comments will be provided to SCAQMD prior to adoption of the Final MND. No further response is necessary.

LETTER A2: County Sanitation Districts of Los Angeles County (2 pages)

1955 Workman Mill Road, Whittier, CA 90601-1400
 Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
 Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

GRACE ROBINSON HYDE
 Chief Engineer and General Manager

February 26, 2019

Ref. Doc. No.: 4924646

Ms. Laurel Reimer
 Planning Consultant
 City of Santa Fe Springs
 11710 East Telegraph Road
 Santa Fe Springs, CA 90670

Received

FEB 28 2019

Planning Department

Dear Ms. Reimer:

NOI Response for the Cambridge Distribution Building Project

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the subject project on February 11, 2019. The proposed project is located within the jurisdictional boundaries of District No. 18. We offer the following comments:

- | | | |
|----|---|------|
| 1. | 18. UTILITIES AND SERVICE SYSTEMS, page 89, Response a) – The information states, “The effluent from the WRP is regulated by the Sanitation Districts of Los Angeles and the Los Angeles RWQCB under Order No. R8-2015-0036...” The Los Coyotes NPDES Order No. is R4-2015-0124 and the NPDES No. is CA 0054011. | A2-1 |
| 2. | 18. UTILITIES AND SERVICE SYSTEMS, page 90, Response a) continued – The proposed project includes manufacturing uses and may require a Districts’ permit for Industrial Wastewater Discharge. Project developers should contact the Districts’ Industrial Waste Section in order to reach a determination on this matter. If this permit is necessary, project developers will be required to forward copies of final plans and supporting information for the proposed project to the Districts for review and approval before beginning project construction. | A2-2 |
| 3. | 18. UTILITIES AND SERVICE SYSTEMS, page 91, Response e) – The response indicates the proposed building would generate an increase of 10,628 gallons per day. Based on the Districts’ average wastewater generation factors, the expected increase in average wastewater flow from the project, described in the document as a new 146,068 square-foot 2-story concrete tilt-up industrial warehouse building with manufacturing uses, is 5,978 gallons per day, after the structure on the project site is demolished. | A2-3 |
| 4. | 18. UTILITIES AND SERVICE SYSTEMS, page 91, Response e) – The proposed project is scheduled to increase wastewater. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts’ Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the | A2-4 |
| | | A2-5 |

DOC 4938002.D18

Ms. Laurel Reimer

-2-

February 26, 2019

proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel.

A2-5

5. 18. UTILITIES AND SERVICE SYSTEMS, *page 91*, Response e) – The Los Coyotes WRP provides primary, secondary, and tertiary treatment to an average of 20.8 million gallons of wastewater per day.

A2-6

6. All other information concerning Districts' facilities and sewerage service contained in the document is current.

A2-7

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:dc

DOC 4938002.D18

Response to Comment Letter A2 – County Sanitation Districts of Los Angeles County, dated February 26, 2019

Comment A2-1: The comment states that the proposed project is located within the jurisdictional boundaries of District No. 18.

Response A2-1: The jurisdiction of the project is noted. No response is required.

Comment A2-2: The comment corrects the Order No. and provides an NPDES No. under which LACSD would regulate the project.

Response A2-2: The IS/MND is revised to note the corrected Order No. (R4-2015-0124) and to provide an NPDES No. (CA 0054011) applicable to the project.

Comment A2-3: The comment states that the project may involve uses that require a LACSD permit for Industrial Wastewater Discharge. Project developers are directed to contact the LACSD's Industrial Waste Section for permitting information.

Response A2-3: The potential requirement for permitting of industrial wastewater discharges is noted. Such permitting is required by the Wastewater Ordinance adopted by LACSD's Board of Directors. No changes or further response are necessary.

Comment A2-4: The comment indicates that the IS/MND over-estimated the project's incremental wastewater flows. LACSD estimates the increase in wastewater flows with implementation of the project to be 5,978 gallons per day, less than the 10,628 gallons per day estimated in the IS/MND.

Response A2-4: The IS/MND is revised to note a reduced estimate of 10,020 gallons per day of incremental wastewater generation resulting from the project. The revised value takes into account a correction to the existing building size at the site.

Comment A2-5: The comment states that payment of a connection fee will be required due to the project's increase in wastewater generation.

Response A2-5: The requirement for payment of a connection fee is noted. No change or response is required.

Comment A2-6: The comment corrects the current wastewater treatment volume of the Los Coyotes WRP to 20.8 million gallons per day.

Response A2-6: The IS/MND is revised to correct the wastewater treatment volume of the Los Coyotes WRP from 21.1 million to 20.8 million gallons per day.

Comment A2-7: The comment states that the remaining information related to LACSD's facilities and sewerage service is current.

Response A2-7: No response is required.

LETTER O1: Supporters Alliance For Environmental Responsibility (SAFER) (2 pages)

T 510.836.4200
F 510.836.4205

410 12th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
richard@lozeaudrury.com

Via Email and U.S. Mail

February 12, 2019

Laurel Reimer, Contract Planner
Planning and Development Department
City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670
LaurelReimer@santafesprings.org

Wayne M. Morrell, Director of
Planning and Development Department
City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670
WayneMorrell@santafesprings.org

Janet Martinez, City Clerk
City Clerk's Office
City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670
JanetMartinez@santafesprings.org

Re: CEQA and Land Use Notice Request for the Cambridge Distribution Building Project

Dear Ms. Reimer, Mr. Morrell, and Ms. Martinez:

I am writing on behalf of the Supporters Alliance For Environmental Responsibility and its members living in the City of Santa Fe Springs ("SAFER"), regarding the Project known as the Cambridge Distribution Building Project, including all actions related or referring to the demolition of an existing storage and warehouse facility, and redevelopment of the site with a new 146,068 square foot, two story (41 foot high) concrete tilt-up industrial warehouse building with approximately 10,000 square feet of office space, 32 loading dock doors along the eastern side of the building, and a 26-foot wide drive isle with 193 parking stalls located at 13215 Cambridge Street on APN 8059-001-017 in the City of Santa Fe Springs ("Project").

O1-1

We hereby request that the City of Santa Fe Springs ("City") send by electronic mail, if possible or U.S. mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

O1-2

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:

February 12, 2019

CEQA and Land Use Notice Request for Cambridge Distribution Building Project

Page 2 of 2

- Notices of any public hearing held pursuant to CEQA.
- Notices of determination that an Environmental Impact Report ("EIR") is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.
- Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
- Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

O1-2

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which require local counties to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

Please send notice by electronic mail, if possible or U.S. mail to:

Richard Drury
Komalpreet Toor
Hannah Hughes
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607
richard@lozeaudrury.com
komal@lozeaudrury.com
hannah@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Komalpreet Toor
Legal Assistant
Lozeau | Drury LLP

Response to Comment Letter O1 – S.A.F.E.R., dated February 12, 2019

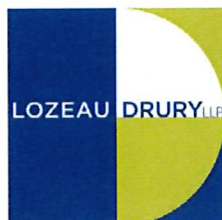
Comment O1-1: The comment provides a description of the project.

Response O1-1: No response is required.

Comment O1-2: The comment requests the City of Santa Fe Springs provide notice to the commenter on actions taken by the City related to the project.

Response O1-2: The request is noted. No response is required.

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LETTER O2: Supporters Alliance For Environmental Responsibility (SAFER) (2 pages)

T 510.836.4200
F 510.836.4205

410 12th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
richard@lozeaudrury.com

Via Email and U.S. Mail

February 21, 2019

Laurel Reimer, Contract Planner
Planning and Development Department
City of Santa Fe Springs
11710 E. Telegraph Road
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Wayne M. Morrell, Director of
Planning and Development Department
City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670
WayneMorrell@santafesprings.org

Janet Martinez, City Clerk
City Clerk's Office
City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670
JanetMartinez@santafesprings.org

**Re: Comment on the Cambridge Distribution Building Project Initial Study |
Mitigated Negative Declaration**

Dear Ms. Reimer, Mr. Morrell, and Ms. Martinez:

I am writing on behalf of the Supporters Alliance For Environmental Responsibility ("SAFER"), regarding the Initial Study and Mitigated Negative Declaration ("IS/MND") prepared for the Project known as the Cambridge Distribution Building Project, including all actions related or referring to the demolition of an existing storage and warehouse facility, and redevelopment of the site with a new 146,068 square foot, two story (41 foot high) concrete tilt-up industrial warehouse building with approximately 10,000 square feet of office space, 32 loading dock doors along the eastern side of the building, and a 26-foot wide drive isle with 193 parking stalls located at 13215 Cambridge Street on APN 8059-001-017 in the City of Santa Fe Springs ("Project").

O2-1

After reviewing the IS/MND, we conclude the IS/MND fails as an informational document, and that there is a fair argument that the Project may have adverse environmental impacts. Therefore, we request that the City of Santa Fe Springs ("City") prepare an

O2-2

February 21, 2019

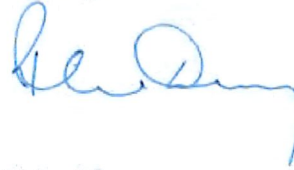
Comment on the Cambridge Distribution Building Project Initial Study | Mitigated Negative Declaration
Page 2 of 2

environmental impact report ("EIR") for the Project pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000, et seq.

O2-2

We reserve the right to supplement these comments during public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

Sincerely,



Richard Drury
Lozeau | Drury LLP
Attorneys for SAFER

Response to Comment Letter O2 – S.A.F.E.R., dated February 21, 2019

Comment O2-1: The comment provides a description of the project.

Response O2-1: No response is required.

Comment O2-2: The comment states the IS/MND fails as an informational document, and that there is a fair argument that the project may have adverse environmental impacts. The commenter requests the City prepare an environmental impact report.

Response O2-2: The IS/MND provides an assessment of all environmental impact areas required by the CEQA Statute and Guidelines. The analysis concluded the project would result in no impacts or only less-than-significant impacts in the areas of aesthetics, agriculture and forest resources, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. The IS/MND identified potentially significant impacts in the areas of air quality, biological resources, cultural resources, hazards and hazardous materials, and tribal cultural resources. All identified impacts are reduced to below a level of significance through the implementation of mitigation measures.

The comment did not identify any specific issues of concern in the IS/MND. Further, the comment fails to expand on the claim that there is a fair argument that the project may have adverse environmental impacts and does not cite any sections of the IS/MND that would require additional analysis or clarification. According to Section 21082.2(a) of the CEQA Guidelines, the Lead Agency has the authority to determine whether or not a project may have a significant effect on the environment. In addition, Section 21082.2(c) of the CEQA Guidelines states that, "Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly inaccurate or erroneous, or evidence of social or economic impacts which do not contribute to, or are not caused by, physical impacts on the environment, is not substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts." The comment fails to include facts, reasonable assumptions predicated upon facts, and/or expert opinion supported by facts. No further response is required.

LETTER N1: Stephane M. Wandel (Golden Springs Development) (1 page)

From: Stephane Wandel [<mailto:Wandel@thriftyoil.com>]
Sent: Wednesday, February 27, 2019 1:36 PM
To: Laurel Reimer <LaurelReimer@santafesprings.org>; Wayne M. Morrell <WayneMorrell@santafesprings.org>
Cc: Moshe Sassover <sassover@thriftyoil.com>; Sean Tabor <tabor@thriftyoil.com>
Subject: Public Comment Letter - Proposed MND for 13215 Cambridge Street

Dear Mr. Morrell,

Thank you for taking the time to speak with me today, and of course, for the opportunity to review the Initial Study associated with the proposed new development at 13215 Cambridge.

N1-1

Based on the Notice of Intent to adopt a Mitigated Negative Declaration, as well as the underlying Initial Study, our company Golden Springs Development disagrees with both the methodology and the findings associated with the Transportation/Traffic portion of the study.

1. Specifically, Section 16 of the Study is based on a 1 page cursory assessment, assessment which fails to identify area-wide deficiencies which have been known since 2015 – and to date not corrected. Specifically, the December 2015 in-depth study by Iteris, concluded that at least 3 area intersections were operating at LOS D or F, and to date none of these intersections have been corrected. Those intersections are: Carmenita/Imperial, Carmenita/Rosecrans and Carmenita/Cambridge, respectively. We believe that the current situation at these intersections are problematic, as evidenced by the several accidents which have occurred in recent years at Carmenita/Cambridge, and further believe that all property owners contributing trips to those intersections should be participating in mitigation measures.

N1-2

2. Furthermore, we are surprised by the conclusion from the study that the new 146,000 sf building would generate the identical trip generation as the current 92,930 sf building.

N1-3

As such, we find the conclusion of the proposed MND that (i) there are no or no significant traffic/transportation impacts and (ii) no mitigation measures are needed - to be incorrect.

We respectfully request that the City properly identifies the traffic responsibilities of each new development project and as such requests for them to contribute their fair share towards mitigation measures.

N1-4

Thanks for your attention to this matter.

As always, please feel free to call me with any questions.

Stephane M. Wandel
Golden Springs Development
13116 Imperial Hwy | Santa Fe Springs, CA 90670
Office: 562.921.3581 x 374
Mobile: 310.418.6588 | Fax: 562.921.3562
E-mail: Wandel@ThriftyOil.com

Response to Comment Letter N1 - Stephane M. Wandel (Golden Springs Development), dated February 27, 2019**Comment N1-1:**

Thank you for taking the time to speak with me today, and of course, for the opportunity to review the Initial Study associated with the proposed new development ad 13215 Cambridge.

Based on the Notice of Intent to adopt a Mitigated Negative Declaration, as well as the underlying initial Study, our company Golden Springs Development disagrees with both the methodology and the findings associated with the Transportation/Traffic portion of the study.

Response N1-1:

This comment is introductory in nature and does not require a response.

Comment N1-2:

Specifically, Section 16 of the Study is based on a 1 page cursory assessment, assessment which fails to identify area-wide deficiencies which have been known since 2015 – and to date not corrected. Specifically, the December 2015 in-depth study by Iteris, concluded that at least 3 area intersections were operating at LOS D or F, and to date none of these intersections have been corrected. Those intersections are: Carmenita/Imperial, Carmenita/Rosecrans and Carmenita/Cambridge, respectively. We believe that the current situation at these intersections are problematic, as evidenced by the several accidents which have occurred in recent years at Carmenita/Cambridge, and further believe that all property owners contributing trips to those intersections should be participating in mitigation measures.

Response N1-2:

According to the City of Santa Fe Springs General Plan Circulation Element, LOS D is considered acceptable LOS in the City of Santa Fe Springs. Therefore, the two intersections identified as operating at LOS D, Carmenita Road/Imperial Highway and Carmenita Road/Rosecrans Avenue, are not currently considered deficient. The project, as analyzed in the MND, generates fewer trips than the existing building because the proposed use is different from the existing use. The existing building is utilized as manufacturing, while approximately half of the proposed building would be utilized as warehouse which generates significantly fewer trips than manufacturing. According to the analysis, the proposed project would generate 22 AM and 12 PM new peak hour trips. To impact either of the intersections noted as operating at LOS D, the project would need to add 0.02 to the v/c ratio on a critical movement. Using a capacity of 1600 vehicles per hour per lane, 32 trips would need to be added to a critical movement at one of these intersections during the peak hour. The project generates fewer than 32 trips during both the AM and PM peak hours. Therefore, analysis of either intersection is not warranted as it is mathematically impossible for the project to cause an impact based on the trip generation.

At the intersection of Carmenita Road/Cambridge Street, a new traffic signal is currently being constructed by the commenter, Mr. Wandel or an affiliated company, in compliance with the 13341 Cambridge Street, Cambridge Business Center IS/MND Mitigation Measure No. 18. The mitigation measure states that a “new traffic signal shall be installed at the intersection of Carmenita Road and Cambridge Street at the expense of the project Applicant.” The intersection of Carmenita Road/Cambridge Street was evaluated using traffic volumes from the Iteris study referenced by the applicant. Project opening year (2020) conditions were analyzed using traffic volumes from the Opening Year 2017 with project scenario from the Cambridge Springs Development traffic study referenced by Mr. Wandel. These volumes were escalated by 1 percent per year to the year 2020. Year 2020

baseline and 2020 with project volumes were analyzed at the intersection of Carmenita Road/Cambridge Street. The results are summarized in the Table 1 below:

Table 1: LOS Summary at Carmenita Road/Cambridge Street

	AM Peak Hour		PM Peak Hour	
	V/C Ratio	LOS	V/C Ratio	LOS
Year 2020 Without Project	0.599	A	0.623	B
Year 2020 With Project	0.609	B	0.643	B
Change in ICU	0.01		0.02	

As noted in the table, when the traffic signal at Carmenita Road/Cambridge Street is completed, adequate capacity is available to accommodate the 13215 Cambridge Street project traffic. As noted earlier, the intersection improvements are currently under construction. According to the table above, the intersection of Carmenita Road/Cambridge Street would operate with acceptable LOS A or B. The project would not cause any impact to the intersection based on the operations analyzed in the table above.

Comment N1-3:

Furthermore, we are surprised by the conclusion from the study that the new 146,000 sf building would generate the identical trip generation as the current 92,930 sf building.

Response N1-3:

The trip generation analysis does not state that the trip generation would be identical. The proposed project has a lower trip rate per square foot due to the planned use of the building. The existing building is utilized as manufacturing, while approximately half of the proposed building would be utilized as warehouse which generates significantly fewer trips than manufacturing. According to the analysis, the proposed project would generate 22 AM and 12 PM peak hour trips.

Comment N1-4:

As such, we find the conclusion of the proposed MND that (i) there are no or no significant traffic/transportation impacts and (ii) no mitigation measures are needed – to be incorrect.

We respectfully request that the City properly identifies the traffic responsibilities of each new development project and as such, requests for them to contribute their fair share towards mitigation measures.

Response N1-4:

It should be noted that the City is currently in the process of installing a traffic signal at the intersection of Carmentia Road/Cambridge Street. The project would not create a significant unavoidable impact and therefore any future operation will be sufficient.

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 117-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 946**

WHEREAS, a request was filed for Development Plan Approval Case No. 946 to allow the construction of a 146,068 sq. ft. concrete tilt-up building on property located within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located at 13215 Cambridge Street with an Assessor's Parcel Number of 8059-001-017, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is FSFS, LLC, 10314 Sunningdale Drive, Rancho Mirage, CA 92270; and

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

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project 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 February 28, 2019 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 February 28, 2019 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 March 11, 2019 concerning Development Plan Approval Case No. 946.

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, EPD Solutions.

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

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

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

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

information, the City of Santa Fe Springs Planning Commission hereby makes the following findings:

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

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

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

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

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

The subject parcel is currently developed with a building that was constructed in 1969. The proposed project will involve the demolition of the older building and will replace it with a new, modern industrial building. The architect used multiple variations in height, setback, materials and color. The result is an attractive and contemporary building that is comparable to other high quality industrial projects in Santa Fe Springs. In addition, the project meets or exceeds all requirements of the City's Zoning Regulations. The project's overall compliance validates that it is in harmony with the overall intent of the City's Zoning Regulations and will be a significant improvement to the subject site.

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

The proposed building is well-designed and should be highly suitable for a variety of industrial users. The design of the industrial building provides quality architectural design, as demonstrated by glazing, pop-outs, and variations in height, materials, and color. Additionally, landscaping will be planted throughout the project site to further soften the building façade. These architectural design elements break up the mass of the building and present an attractive, distinctive façade to visitors. As designed, the new building is suitable for various industrial users, and the distinctive design of the building represents the architectural principles of proportion and harmony.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. As proposed, the project meets or exceeds all development standards set for in the City's zoning regulations and the project does not require any modification permits and/or zone variances. Landscaping helps to soften building mass and parking areas, loading doors and potential trucking activities are screened by walls and orientated away from public view, and a new sidewalk along Cambridge Street provides a safe and attractive pedestrian pathway.

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

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

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

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

will be an enhancement to the overall area. The Planning Commission believes that proper attention has been given to the location, size, and design of the proposed building.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 117-2019 to approve and adopt the proposed Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and to approve Development Plan Approval Case No. 946 to allow the demolition of an existing 57,000 sq. ft. manufacturing/cold storage building and construction of a new 146,068 sq. ft. concrete tilt-up industrial warehouse building, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 11th day of March, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

CONDITIONS OF APPROVAL
Development Plan Approval Case No. 946
13215 Cambridge Street
APN: 8059-001-017

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

STREETS

1. The applicant shall pay a flat fee of \$8,337.00 to reconstruct/resurface the existing street frontage to centerline for Cambridge Street.
2. The owner shall install new 5-foot wide sidewalk along Cambridge St. street frontage. Furthermore, said sidewalk shall be shown on both civil and landscape plans.
3. Adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$400 to install (2) new signs.

CITY UTILITIES

4. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Cambridge Street. Storm drain plans shall be approved by the City Engineer.
5. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. The applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
6. Sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
7. All buildings shall be connected to the sanitary sewers.
8. 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.

9. The applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
10. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

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

FEES

12. 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.
13. The applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
14. 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.

MISCELLANEOUS

15. A grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
16. 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.

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):
(Contact: Raul Diaz 562-868-0511 x3713)

19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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 x3815)

26. Prior to issuance of building permits, the applicant shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:
- a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.
 - b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.
 - c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.
27. Permits and approvals. The applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
28. 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.
29. 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 Collazo 562.409-1850)

19. 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.
20. For emergency purposes, the applicant shall provide the name of the construction manager/superintendent, and his contact information 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 personnel to contact the applicant or their representative any time, 24 hours a day.
21. In order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
22. The proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
23. 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 wood boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.

24. 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 temporary bathroom facilities (outhouses, etc.) shall be placed where they are not visible from the public street.
25. 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.
26. The property owner and/or lease agent shall notify any potential tenants that a city business license is required prior to occupying any portion of the property.
27. The property owner and/or lease agent shall notify any potential tenants they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.
28. The property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisle shall not be reduced or encroached upon with outdoor storage. Moreover, outdoor storage is prohibited at all times.
29. The property manager shall not allow any gardeners or landscaping maintenance crews, or parking sweeping crews to begin their work until after 7:00 a.m. and no later than 7:00 p.m. seven-days per week.
30. All parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction, repairs, or the like is permitted.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

30. 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.
31. 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.
32. The developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Laurel Reimer 562-868-0511 x7354)

33. The owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
34. 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.
35. The owner/developer shall submit mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the mechanical plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: line-of sight drawing and/or building cross section must be scaled.
36. The owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
37. The owner/developer agrees and understands that any existing overhead utilities within the development shall be placed underground.
38. 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.
39. 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.

40. All outdoor trash enclosures shall provide a solid roof cover.
41. 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 development.
42. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.
43. The proposed development shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
44. 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.
45. The Department of Planning and Development requires that the double-check detector assembly be placed as far back from the property line as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. The bottom of the valve shut off wheel shall be located a maximum of two (2) feet above ground.
46. Owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view, and minimum 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)
47. 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).*

48. Upon completion of the landscaping improvements, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
49. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. (A copy of the Guideline is available at the Planning Department.)
50. The applicant and/or developer shall not allow commercial vehicles, trucks and/or truck tractors to queue on Cambridge Street, use Cambridge Street as a staging area, or to back-up onto the street from the subject property.
51. All activities shall occur inside the buildings. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
52. All parking stalls shall be legibly marked on the pavement. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
53. If the proposed building is 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.
54. The owner/developer shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to:
 1. Current maps, routes and schedules for public transit routes serving the site; and
 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit

- operators; and
 3. Ridesharing promotional material supplied by commuter-oriented organizations; and
 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 5. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
55. Preferential parking spaces shall be reserved for potential carpool/vanpool vehicles without displacing handicapped and customer parking needs. Vanpool space(s) shall be legibly marked on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. The preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
56. An area shall be designate for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at a ratio of 4 bicycles for first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
57. There shall be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from external pedestrian circulation system to each building in the development and safe and convenience access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
58. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
59. Prior to issuance of building permits, the owner/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- a. Covenants.

1. Owner/developer shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
- b. Owner/developer understands and agrees that it is the responsibility of the owner/developer to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the owner/developer and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the owner/developer may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Owner/developer, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the owner/developer to comply with such regulatory requirements.
60. 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 the Finance Department at (562) 868-0511 x 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.

61. 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. 946. The Mitigation Monitoring and Reporting Program is listed as an attachment to the staff report.
62. The owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
63. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 1. Name of the development/project.
 2. Name of the development company.
 3. Address or Address range for the subject site.
 4. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.).
64. Prior to occupancy of the property/buildings, the owner/developer and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511 x 7520, or through the City's web site (www.santafesprings.org).
65. The development shall be built substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.
66. The final site plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
67. The owner/developer understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Planning Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.

68. 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.
69. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 24 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
70. 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.



NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15061(b)(3)

2018 General Plan Housing Element Annual Progress Reports

City of Santa Fe Springs General Plan Housing Element Annual Progress Report and Environmental Document.

RECOMMENDATIONS:

That the Planning Commission take the following actions:

- Find and determine that the Annual Progress Report is exempt from The California Environmental Quality Act (CEQA), pursuant to Section 15061(b) (3) of the CEQA Guidelines. The 2018 Annual Report was assessed in accordance with the authority and criteria contained in CEQA and the State CEQA Guidelines. It can be seen with certainty that there is no possibility that the report may have a significant effect on the environment. The report does not authorize construction and any future development proposed pursuant to the programs in the City's housing element will require separate environmental analysis when details of those proposals are known.
- Recommend that the City Council authorize staff to forward the 2018 General Plan Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

BACKGROUND

The purpose of this item is for the Planning Commission to consider the status of the General Plan Housing Element Annual Progress Report (APR) for 2018, and the progress of its implementation, which needs to be reported to the California Department of Housing Community Development (HCD) and the Governor's Office of Planning and Research (OPR). Government Code Section 65400 establishes the requirement that each city and county prepare an annual report on the status of the Housing Element, and the actions taken towards completion of the programs and the status of the local government's compliance with the deadlines in its housing element.

Except for the Land Use Element of the City's General Plan which was adopted in 1993, all other elements (Open Space/Conservation, Safety Element, Circulation Element, Noise Element, and Environmental Element) of the General Plan were adopted in 1994. Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on any particular timeline, with the exception of the Housing Element, which is required to be updated as prescribed by State Law.

The City of Santa Fe Springs Housing Element 2014-2021(5th Cycle) was adopted by the City Council on January 30, 2014 and certified by HCD on February 18, 2014. The Housing Element establishes the City's strategy for meeting community housing needs for the period 2013-2021 and is one of seven integral and interrelated elements of the General Plan.

The 2018 Annual Report reflects the City's progress during the fifth year of the Regional Housing Need Allocation (RHNA) planning period (January 1, 2014 - October 1, 2021) for the 5th Cycle Housing Element. The RHNA allocates the amount of housing growth each jurisdiction must plan for in their housing element by providing "adequate sites" through zoning. So long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target. However, pursuant to Government Code Section 65863, jurisdictions are required to maintain an adequate sites inventory throughout the planning period¹. For example, to the extent that high density sites identified as accommodating the lower income RHNA are developed with fewer units or developed with market rate units, the jurisdiction will need to make up any shortfall on other sites at suitable densities to accommodate lower income units, including rezoning as necessary.

As presented in Table 1 below, Santa Fe Springs was allocated a total RHNA of 324 units for the planning period. During 2018, the City received applications and approved five accessory (second) dwelling units, the most applications ever received. Two of these accessory dwelling units were issued building permits in 2018, and can be counted towards the City's RHNA. A survey of guest houses and studio apartments for rent in Santa Fe Springs and surrounding communities indicates that market rents for accessory dwelling units fall within the level of affordability for low income households. In April 2018, the City expanded its multi-family sites inventory by rezoning 5.1 acres of Public Institutional to R-3-PD to accommodate a 128 unit apartment complex. Once the building permits are issued for this project, these units will also count towards the City's RHNA. Between March - July 2018, Certificates of Occupancy were issued for 18 townhome units; because building permits for these townhomes were issued in an earlier year, these units have already been credited towards Santa Fe Springs' RHNA.

During the first five years of the planning period (2014-2018), a total of 224 residential building permits have been issued in Santa Fe Springs, with all but the three accessory dwelling units addressing the City's above moderate income needs. As depicted in the last column of the Table, while the City has fulfilled its RHNA needs for above moderate income households, it has an unmet need for a total of 182 lower and moderate income

¹ "No Net Loss" planning law (Gov Code 65863) requires an adequate sites inventory to be maintained throughout the RHNA planning period. Jurisdictions are not permitted to approve projects at a lower residential density or at a higher income level than identified in the sites inventory unless the remaining sites in the housing element are adequate to address the outstanding RHNA by income category.

units. The City will need to continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability to accommodate its outstanding RHNA throughout the planning period.

Table 1: Regional Housing Needs Allocation Progress

Income Level	RHNA Allocation	Building Permits 2018	Building Permits 2014 - 2017	Remaining RHNA by Income Level
Very Low	82	0	0	82
Low	50	2	1	47
Moderate	53	0	0	53
Above Moderate	139	0	221	0
Total	324	2	222	182

The City of Santa Fe Springs continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The APR represents the progress the City has made towards implementing the General Plan and Housing Element during the Calendar Year 2018 reporting period.

FISCAL IMPACT

No fiscal impacts are associated with the submittal of the 2018 General Plan Housing Element Annual Progress Report to HCD and OPR.



Wayne M. Morrell
Director of Planning

Attachments:

1. 2018 APR

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2										4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	82											82
	Non-Deed Restricted												
Low	Deed Restricted	50					1	2				3	47
	Non-Deed Restricted												
Moderate Above Moderate	Deed Restricted	53											53
	Non-Deed Restricted												
Total RHNA		185	158		51		14					221	
Total Units 44		324		156	51		15	2				224	182

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Santa Fe Springs
Reporting Year	2018 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Home Improvement Rebate Program	Pursue outside funding to support re-initiation of program. Seek to assist 100 homeowners.	Re-initiate program in 2014	Given funding constraints, the City has not re-initiated the program and has been re-evaluating the viability of the program over the long term.
2. Property Maintenance Program	Continue to bring properties into compliance; provide information on available rehabilitation assistance. Seek to complete 60 residential inspections on an annual basis.	2014-2021	During calendar year 2018, the City had a total of 43 residential code enforcement cases. The number of cases is lower than prior years due to a reduction in code enforcement officers.
3. Residential Rental Inspection Program	Continue the annual inspection of units; bring substandard units into compliance.	2014-2021	The Residential Rental Inspection Program was suspended in February 2016. There is discussion of bringing the program back.
4. Sale of HARP Properties	Transfer ownership of HARP properties to a non-profit for provision of first-time buyer units. Seek to provide two moderate income units.	2014-2015	The City conducted a lottery in April 2018 to select a very low income, first-time homebuyer for the rehabilitated HARP home at 9735 Bartley. The home was sold at an affordable housing cost (\$81,525), and will remain affordable for a 45 year period. The remaining HARP parcel at 9257 Millergrrove will be sold to a non-profit for development with an affordable unit in 2019.
5. County Homeownership Program (HOP)	Advertise the availability of the HOP program and LACDC bi-lingual homebuyer seminars.	Update advertising materials by 2014	The City provides a description of the HOP program on its website, along with a link to the County LACDC program with application information and dates for homebuyer seminars.
6. Southern California Home Financing Authority (SCHFA)	Advertise the availability of the SCHFA program, along with a listing of participating lenders.	Update advertising materials by 2014	The City provides a description of the SCHFA program on its website, along with a link to the County LACDC program application information.
7. Mortgage Credit Certificate	Advertise the availability of the MCC program, along with a listing of participating lenders.	Update advertising materials by 2014	The City provides a description of the MCC program on its website, along with a link to the County LACDC website with program application information.

8. Affordable Housing Development Assistance	Enter into a DDA(s) on two City-owned sites for development with affordable housing. Seek to achieve a minimum of 100 affordable units, and waive application processing fees for projects with 10% ELI units.	For the Lakeland/Laurel site, enter in to a DDA in 2014 and complete construction by 2016. For 10934 Laurel, enter into a DDA by 2015 and complete construction by 2017.	The City has selected Habitat for Humanity and The Whole Child to develop both parcels, and is in the process of entering into an Exclusive Negotiating Agreement. The sites will be developed with a continuum of up to 125 units of affordable housing for formerly homeless families. Approximately 25 units will be transitional housing, 85 units will be permanent supportive housing, and 8-12 units will be affordable homeownership.
9. Housing Element Monitoring/Annual Report	Submit an annual Housing Element progress report to HCD. Monitor to ensure adequate sites to address RHNA throughout the planning period. Monitor redevelopment of R-3 properties.	First annual report due April 1, 2014. Ongoing monitoring of sites and R-3 properties in conjunction with project applications.	City has submitted its Annual Report for each year of the 2014-2021 Housing Element. City has selected a non-profit developer to provide approximately 125 lower income units on two City-owned R-3 parcels. In addition, in April 2018 the City expanded its multi-family sites by rezoning 5.1 acres of Public Institutional to R-3-PD to accommodate a 128 unit apartment complex.
10. Second Dwelling Unit	Implement City's ordinance to accommodate second units. Seek to achieve at least 3 new second units.	2014-2021	The City received applications and approved 5 second dwelling units in 2018, the most applications ever received. Two second units were issued building permits in 2018, and will count towards the City's RHNA. A March 2019 rent survey of guest houses and studio apartments for rent in Santa Fe Springs and surrounding communities identified listings ranging from \$750-\$1,350, all within the maximum affordable housing cost of \$1,359 for low income households. At unit sizes of 360 - 640 square feet, the second units approved in Santa Fe Springs are smaller than most units advertised in the rent survey.
11. Sustainability and Green Building	Provide education/outreach to residents and development community on CALGRREN. Advertise available energy conservation programs to residents.	Update advertising materials by 2014	The City website provides information on CALGREEN, along with links to a number of websites for sustainability tips and resources, including information about recycling, proper disposal of electronic waste, energy and water conservation rebates.
12. Section 8 Rental Assistance	Continue participation in program and advertise through City Newsletter and dissemination of brochures; encourage landlords to register units.	Advertise program quarterly in City newsletter. Discuss with landlords in conjunction with annual Rental Inspection.	The City provides a description of the Section 8 program on its website, along with a link to the program on the HaCOLA website with program application information. As of February 2019, HaCOLA reports a total of 215 Santa Fe Springs residents participating in the Section 8 Housing Choice Voucher Program, including 6 tenants receiving Veterans Assistance vouchers and 4 tenants receiving Continuum of Care vouchers.
13. Preservation of Assisted Rental Housing	Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.	Contact at-risk property owners within one year of potential expiration.	No projects were at risk of conversion to market rate, with the earliest potential expiration not until 2025.
14. Zoning Ordinance Revisions	Amend the Zoning Code to make explicit provisions for transitional and supportive housing, emergency shelters, manufactured housing, community care facilities and SROs.	Adopt SB 2 related amendments in 2013, with the balance of Code amendments in 2014.	In March 2017, the city adopted a package of Zoning Code amendments to address zoning for a variety of housing types, as specified in the Housing Element. The city is currently working with Habitat for Humanity and The Whole Child to develop a continuum of affordable housing (approximately 125 units) on City owned sites, including transitional housing and supportive housing components.

15. Density Bonus	Adopt and maintain a density bonus ordinance and advertise on the City's website.	Adopt a local density bonus ordinance in 2013.	City Council updated its density bonus in 2017 for consistency with recent changes in State law. The City conducted a density bonus analysis of behalf of an applicant for an apartment project to encourage the inclusion of affordable units, but ultimately the applicant choose to build 127 market- rate apartments on the site, approved in April 2018.
16. CEQA Exemptions for Infill Projects	Continue to utilize categorical exemptions where appropriate, on a case-by-case basis.	2014-2021	While the City did receive an application for a residential infill project in 2018, the project involved the subdivision of a 12.8 acre site into 3 parcels for development with 127 apartment units on 1 parcel, and the continuation of school uses on the other 2 parcels. A mitigated negative declaration was prepared for the project to assess the environmental impacts on adjacent schools and surrounding residential uses.
17. Fee Deferrals and/or Waivers for Affordable Housing	Inform affordable housing developers that fee deferrals, reductions and waivers may be requested as an incentive. Amend the Code to waive application processing fees for projects with 10% ELI units.	Provide information on available fee incentives in conjunction with affordable projects. By the end of 2014, amend Code for ELI units.	City's density bonus ordinance identifies fee reductions as an eligible incentive. In addition, Section 155.739 of the Municipal Code provides for a waiver of Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. The City will inform the Habitat for Humanity/Whole Child affordable housing project of the availability of these fee deferrals and incentives.
18. Zoning for Small Employees (6 or fewer)	Amend Zoning Code consistent with Employee Housing Act	Within two years of Housing Element adoption.	The City's Zoning Code provides zoning for small employee housing, consistent with the Employee Housing Act.
19. Fair Housing Programs	Promote the fair housing program through advertisement in the City newsletter, and through program brochures placed at public locations.	Advertise in City newsletter quarterly.	Brochures about fair housing services provided in Santa Fe Springs through the Housing Rights Center are provided at City Hall. In addition, the City provides links to the following fair housing resources on its website: California Department of Fair Employment and Housing; Los Angeles County Housing Resource Center; The Housing Rights Center; Neighborhood Legal Services of Los Angeles County; and Inner City Law Center.
20. Social Service Programs for Special Needs Groups	Maintain a proactive social service program; augment services as directed by the Social Services and Senior Citizens Advisory Committees.	2014-2021	The City has maintained an active social services program for its residents.
21. Reasonable Accommodation	Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the public counter.	Adopt Code procedures in 2013, and begin disseminating information in 2014.	City Council adopted procedures for Reasonable Accommodation in 2013. The City has placed information on its website and has developed a handout on reasonable accommodation procedures.
22. Housing Opportunities for Persons Living with Disabilities	Coordinate with ELARC to publicize info on resources for housing and services in conjunction with future affordable housing projects, and apply for funds at least once during the planning period.	Publicize resources in 2014. Pursue funding in conjunction with affordable projects.	The City has placed links on its website to the following resources for housing and services for persons with disabilities: East Los Angeles Regional Center; A Community of Friends; and Corporation for Supportive Housing. The City will coordinate with Habitat for Humanity/Whole Child to access funding for project components that serve the disabled population.



NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15303, Class 3

Modification Permit Case No. 1312

A request for a Modification of Property Development Standards to allow for the creation of an accessory dwelling unit on a parcel with an area of less than 5,000 square feet at 10757 Longworth Ave (APN: 8007-037-042) within the R-1, Single-Family Residential, Zone. (JJ Espinoza)

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 155.694 of the City's Zoning Regulation for the granting of a Modification; and
- Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA), this project is considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 1312, subject to the conditions of approval as contained within Resolution No. 116-2019; and
- Adopt Resolution No. 116-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | |
|----------------------|---|
| A. Applicant: | JJ Espinoza
10757 Longworth Ave.
Santa Fe Springs, CA 90670 |
| B. Property Owner: | JJ Espinoza
10757 Longworth Ave.
Santa Fe Springs, CA 90670 |
| C. Subject Property: | 10757 Longworth Ave.
Santa Fe Springs, CA 90670 |
| D. Existing Zone: | R-1 (Single-Family Residential) |

- E. General Plan: Single-Family Residential
- F. CEQA Recommendation: Categorically Exempt
Section 15303, Class 3
- G. Hearing Date: March 11, 2019
- H. Staff Contact: Jimmy Wong, Planning Consultant
Jimmywong@santafesprings.org
Phone: (562)-868-0511 Ext 7451

LOCATION / BACKGROUND

The subject site is located at 10757 Longworth Avenue (APN: 8007-037-042). It is developed with one 1,212 sq. ft. single-family home. The property was originally constructed in 1953. The applicant, JJ Espinoza, is the owner of the property and currently resides at the subject property.

ZONING AND LAND USE

The subject property is zoned R-1, Single-Family Residential, with a General Plan land use designation of Single Family Residential. The adjacent properties to the east, west, and north are also zoned R-1, Single-Family Residential, with a General Plan land use designation of Single Family Residential. To the south of the property is the newly constructed Florence Avenue.

STREETS AND HIGHWAYS

The subject site has frontage on Longworth Avenue, which is designated as a local street within the Circulation Element of the City's General Plan.

DESCRIPTION OF REQUEST

The applicant, JJ Espinoza, is requesting to allow for the creation of an accessory dwelling-unit a parcel with an area of less than 5,000 square feet.

ZONING REGULATION REQUIREMENTS**Accessory Dwelling Unit****City of Santa Fe Springs – Zoning Regulations****Section 155.644 – ACCESSORY DWELLING UNITS**

(C) *Accessory dwelling unit standards.* The following standards and criteria shall apply to the creation of an accessory dwelling unit:

(1) The accessory dwelling unit shall be allowed only on a lot or parcel in the R-1, Single-Family Residential Zone which is developed only with an existing detached single-family dwelling, or in the R-3, Multiple-Family Residential Zone which is developed with an existing residential dwelling.

(2) There shall not be more than one accessory dwelling unit per lot or parcel, except that no accessory dwelling unit shall be allowed on any lot or parcel where a guest house or residential facility as defined in Cal. Health and Safety Code § 1502(a)(1) serving six or fewer persons exists.

(3) An accessory dwelling unit that conforms to the development standards of this section is deemed to be an accessory use and/or structure and will not be considered to exceed the allowable density for the lot upon which it is located.

(4) The lot or parcel proposed for the accessory dwelling unit must contain a minimum area of 5,000 square feet.

According to the Los Angeles County Assessor the subject property is currently measured at 4,966 square feet. The subject property does not meet the minimum lot or parcel size requirement for the construction of an accessory dwelling unit. Beside the minimum parcel size the subject property meets all other standards and criteria for the creation of an accessory dwelling unit.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), in that it consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. 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 northeast, northwest, east, 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 4 notices were mailed out to said property owners on February 28, 2019. 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 116-2019, staff finds that approval of Modification Permit Case No. 1312 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 116-2019.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Assessor Data
4. Notice to Adjacent Properties
5. Map of Adjacent Properties
6. Resolution 116-2019
 - a. Exhibit A- Condition of Approval



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2019

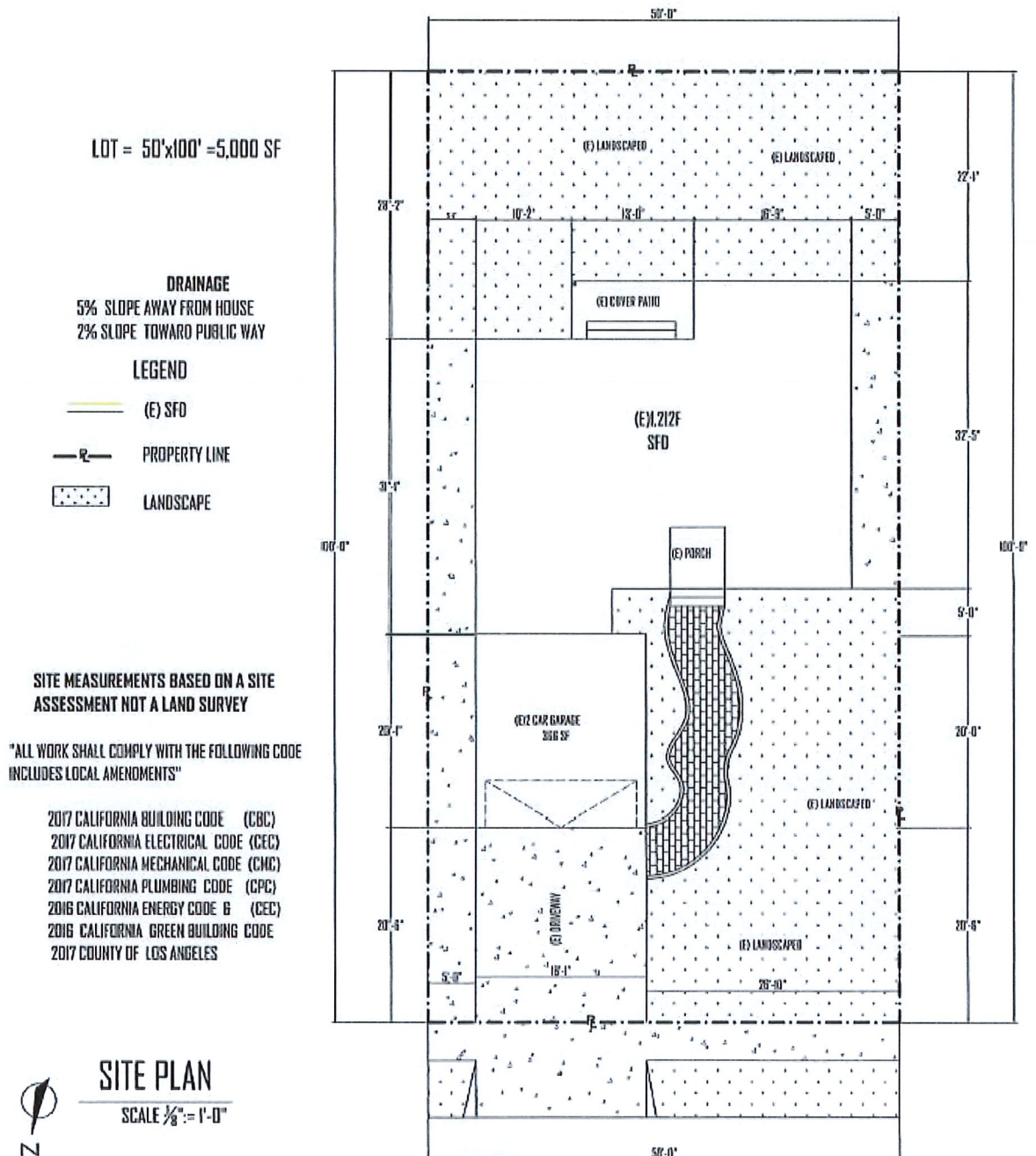
Attachment 1: Aerial Photograph



Modification Permit Case No. 1312 10757 Longworth Avenue



Attachment 2: Site Plan



Attachment 3: Assessor Data And Map

AIN: 8007-037-042 ⁸

Situs Address:
10757 LONGWORTH AVE
SANTA FE SPRINGS CA 90670-4148

Use Type:
Single Family Residence
Parcel Type:
Regular Fee Parcel
Tax Rate Area:
05361

Parcel Status: **ACTIVE**
Create Date: 03/02/1991
Delete Date:
Tax Status: **CURRENT**
Year Defaulted:
Exemption: None

Building (0101) & Land Overview

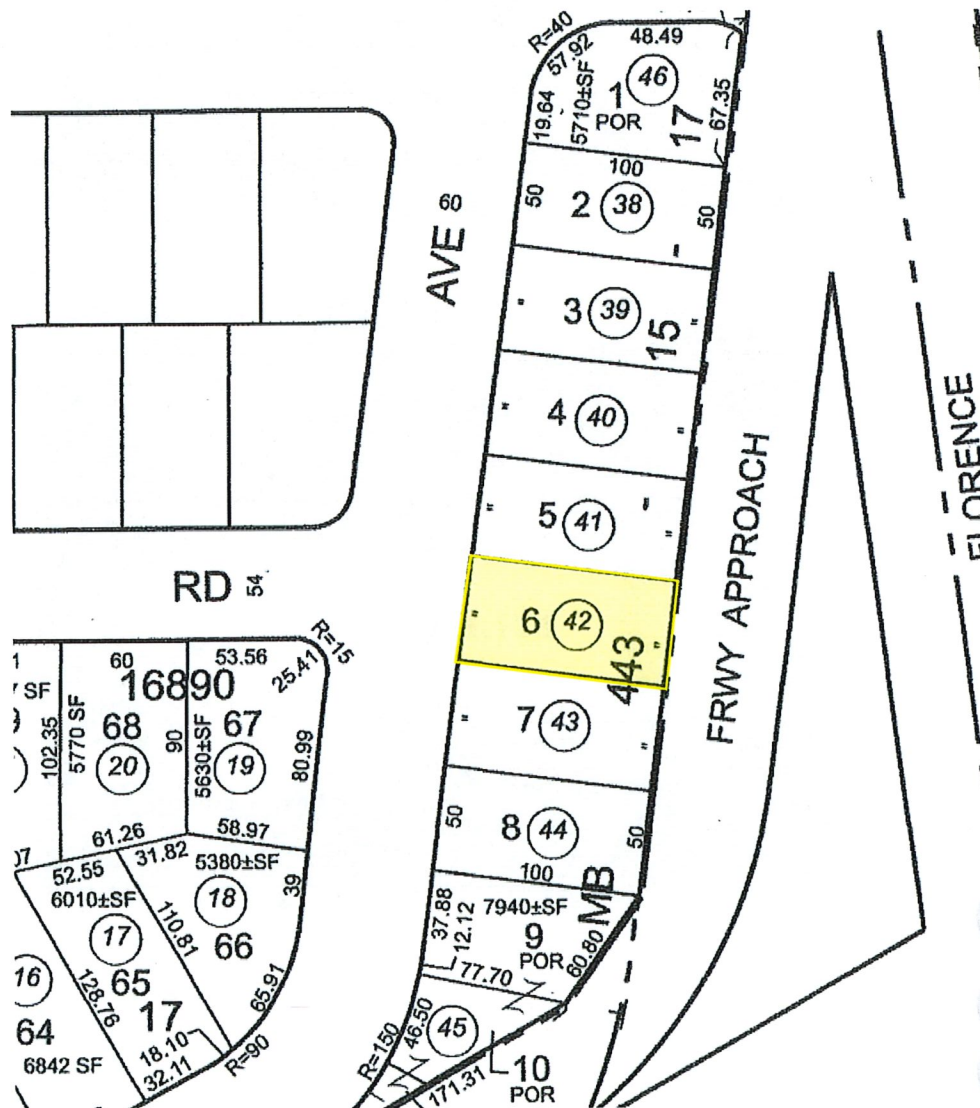
Use Code: 0100
Design Type: 0110
Quality Class: D55C

of Units: 1
Beds/Baths: 2/2
Building SqFt: 1,212

Year Built: 1953
Effective Year: 1953
Land SqFt: 4,966



Parcel Map / Map Index



Attachment 4: Notice to Adjacent Property

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

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a regular meeting on **Monday, March 11, 2019** at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: JJ Espinoza
Property located at: 10757 Longworth Ave. APN: 8007-037-042

Modification Permit (MOD) Case No. 1312: Request for a Modification of Property Development Standards to allow an accessory dwelling unit to be constructed within a parcel under 5,000 square feet on a property located at 10757 Longworth Ave. (APN: 8007-037-042), in the R-1, Single-Family, Zone.

CEQA Status: Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), in that, it only involves the construction of an accessory dwelling unit. 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 Jimmy Wong at 362-868-0311, Ext. 7451 or jimmywong@santafesprings.org

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

NEOPOST
02/28/2019
US POSTAGE \$000.00⁰

ZIP 90670
041L11257783

FILE COPY

(NOTICE OF PUBLIC HEARING)

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

**Attachment 5:
Notice to Adjacent Property**



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 116-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 1312**

WHEREAS, a request was filed for Modification Permit Case No. 1312 to allow for the creation of an accessory dwelling unit on a parcel with an area of less than square feet within the City's Zoning Regulations; and

WHEREAS, the subject property is located at 10757 Longworth Avenue, on the south side of Longworth Avenue, and with the following Accessor's Parcel Number: 8007-037-042, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is JJ Espinoza, 10757 Longworth Avenue, Santa Fe Springs, CA 90670; and

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

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to California Environmental Quality Act (CEQA), Section 15303, Class 3 (New Construction or Conversion of Small Structures); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on February 28, 2019 mailed out a courtesy notice to the adjacent property owners (northeast, northwest, 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; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application materials, the written and oral staff report, the General Plan and zoning of the subject property, any written comments received by staff, as well as any other testimony or materials presented at the Planning Commission Meeting on March 11, 2019 concerning Modification Permit Case No. 1312.

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 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that it involves a conversion of an existing garage into an accessory dwelling unit. There are no other improvements related to this request. 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 155.694 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:

- (1) *That the modification is needed to allow the property to be utilized in a more beneficial manner.*

According to the Los Angeles County Assessor data base, the total square footage of the subject parcel is measured at 4,966 square feet. Pursuant to Section 155.644 of the City Zoning Code, the lot or parcel proposed for the accessory dwelling unit must contain a minimum area of 5,000 square feet. The proposed modification permit, if approved, will allow the property owner to create an accessory dwelling unit within a property under 5,000 square feet.

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

Constructing an accessory dwelling unit is a privilege enjoyed by all residential property owners, provided that it complies with the City's Zoning Regulations. The subject property, although it does not comply with the minimum lot size requirement, will provide additional housing for extended family members, students, the elderly in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods.

The Planning Commission, therefore, finds that if the proposed accessory dwelling unit comply with the City's Zoning Regulations, it will not be detrimental to the public welfare or to the property of others in the area.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 116-2019 to approve Modification Case No. 1312 to allow for the creation of an Accessory Dwelling Unit on a parcel with an area less than 5,000 square feet for the subject property located at 10757

Longworth Avenue (APN: 8007-037-042), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 11th day of MARCH, 2019 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. 1312
10757 Longworth Avenue (APN: 8007-037-042)

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong 562.868-0511 x7451)

1. That the applicant shall obtain all necessary Building Permits and approvals from the Building Division and Planning Department prior to the creation of the proposed accessory dwelling unit.
2. 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.
3. That the applicant, JJ Espinoza, 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.
4. 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.



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2019

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 41

Compliance Review Report of Alcohol Sales Conditional Use Permit Case No. 41 to allow the continued operation and maintenance of an alcoholic beverage use involving the wholesale distribution of alcoholic beverages at Triangle Distributing located in the M-2, Heavy Manufacturing, Zone at 12065 Pike Street within the Consolidated Redevelopment Project Area. (Triangle Distributing)

RECOMMENDATIONS

That the Planning Commission, based on the attached 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. 41, and request that this matter be brought back in five-years, before March 11, 2024, for another compliance review report.

BACKGROUND

Triangle Distributing has been maintaining and operating an alcoholic beverage warehouse and distribution operation from their warehouse facility at 12065 Pike Street in Santa Fe Springs since 1980. Within the warehouse Triangle Distribution maintains a vast network of delivery services through an extensive and effective distribution system.

This matter is before the Planning Commission because a compliance review is now 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 all applicable regulatory ordinances, conditions of approval, and City codes. Furthermore, Staff has not received any complaints stemming from the use or from the on-site warehousing 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 applicant's compliance 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 Alcohol Sales Conditional Use Permit Case No. 41 in five-years, before March 11, 2024.

CONDITIONS OF APPROVAL

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial conditions of approval of this Permit. The only proposed modification occurs to Condition No. 13 pertaining to the next compliance review report (shown in bold font).

1. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.
2. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
3. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
4. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
5. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies and not by passenger-type vehicles.
6. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
7. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverages which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
8. That 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 alcohol beverages on display as well as surplus alcohol beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage,

landscaping, ingress and egress controls, security systems and site plan layouts;

- (C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
9. That the applicant shall at all times maintain in working order an alarm system that notifies the Whittier Police Department immediately if a breach occurs.
10. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
11. That a copy of these conditions be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
12. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
13. **That ASCUP Case No. 41 shall be subject to a compliance review in five (5) years, no later than March 11, 2024, to ensure the premises is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.**
14. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.

15. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

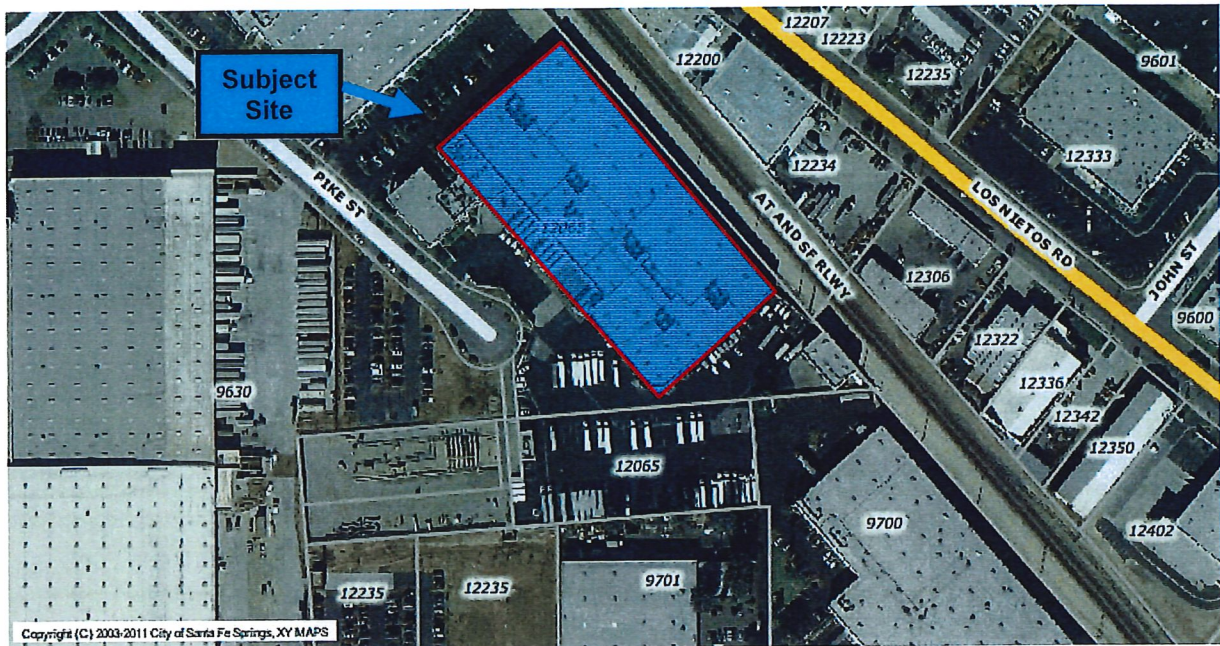
A handwritten signature in black ink, appearing to read 'Dino Torres', is written over the printed name.

Dino Torres
Director of Police Services

Attachment(s)

1. Location Map

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 41
Triangle Distribution
12065 E. Pike St.
Santa Fe Springs, CA 90670



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2019

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 73

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 73 to allow the continued operation and maintenance of an alcoholic beverage use involving the wholesale distribution of beer and wine, at Bronco Wine Company, located within the Heavy Manufacturing (M-2) Zone at 9911 Romandel Avenue.

(Bronco Wine Company)

RECOMMENDATIONS

That the Planning Commission, based on the attached 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. 73, and request that this matter be brought back in five-years, before March 11, 2024, for another compliance review report.

BACKGROUND

Bronco Wine Company is a family-owned winery entity founded in 1973. Bronco Wine produces and sells high quality wine brands to over 90 countries worldwide, making it the fifth-largest winery, and the largest vineyard owner, in the United States.

On June 13, 2016, the Planning Commission approved Development Plan Approval Case No. 909 to allow the construction of a 21,563 sq. ft. tilt-up concrete building at 9911 Romandel Avenue. Subsequently, and in accordance with Section 155.628 of the City Code, at their respective meetings of November 13, 2017 and December 14, 2017, the Planning Commission and the City Council approved Alcohol Sales Conditional Use Permit Case No. 73 to allow the maintenance and operation of a storage and distribution use for alcoholic beverage distribution within the subject warehouse.

Pursuant to the initial conditions of approval, this matter is before the Planning Commission because a first-year 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,

Report Submitted By: L. Collazo, Department of Police Services

Date of Report: March 6, 2019

ITEM NO. 10B

conditions and codes. Moreover, the Applicant is also complying with the conditions of approval set forth in Development Plan Approval Case No. 909, which was the entitlement to allow the construction of the subject building.

Staff has not received any complaints stemming from the use or from the on-site warehousing of alcoholic beverages. Staff checked with (ABC) and found that the warehouse establishment is in full compliance with all of the ABC regulations and that there has not been any incident or reports to require any type of investigation.

Based on Staff's findings, and the applicant's compliance 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 Alcohol Sales Conditional Use Permit Case No. 73 in five-years, before March 11, 2024.

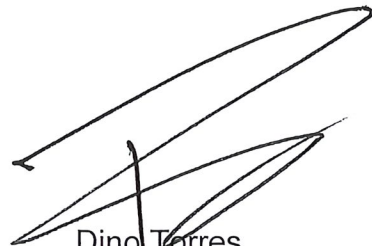
CONDITIONS OF APPROVAL

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial conditions of approval of this Permit. The only proposed modification occurs to Condition No. 13 pertaining to the next compliance review report (shown in bold font).

1. That the applicant shall continue to fully comply with the Conditions of Approval imposed in Development Plan Approval Case No. 909.
2. That the applicant shall continue to maintain a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. The applicant shall maintain the video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
3. That the building, including any lighting, fences, walls, cabinets, and poles shall continue to be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
4. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the area clean and orderly.

5. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
6. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
7. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
8. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies and not by passenger-type vehicles.
9. That upon the request by the Department of Police Services, an updated security plan shall be submitted to address the following for the purpose of minimizing risks to the public's health, welfare and safety:
 - (A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety
10. That the applicant shall at all times maintain in working order an alarm system that notifies the Whittier Police Department immediately if a breach occurs.
11. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

12. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
13. **That ASCUP Case No. 73 shall be subject to a compliance review in five (5) years, no later than March 11, 2024, to ensure the premises is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.**
14. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
15. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

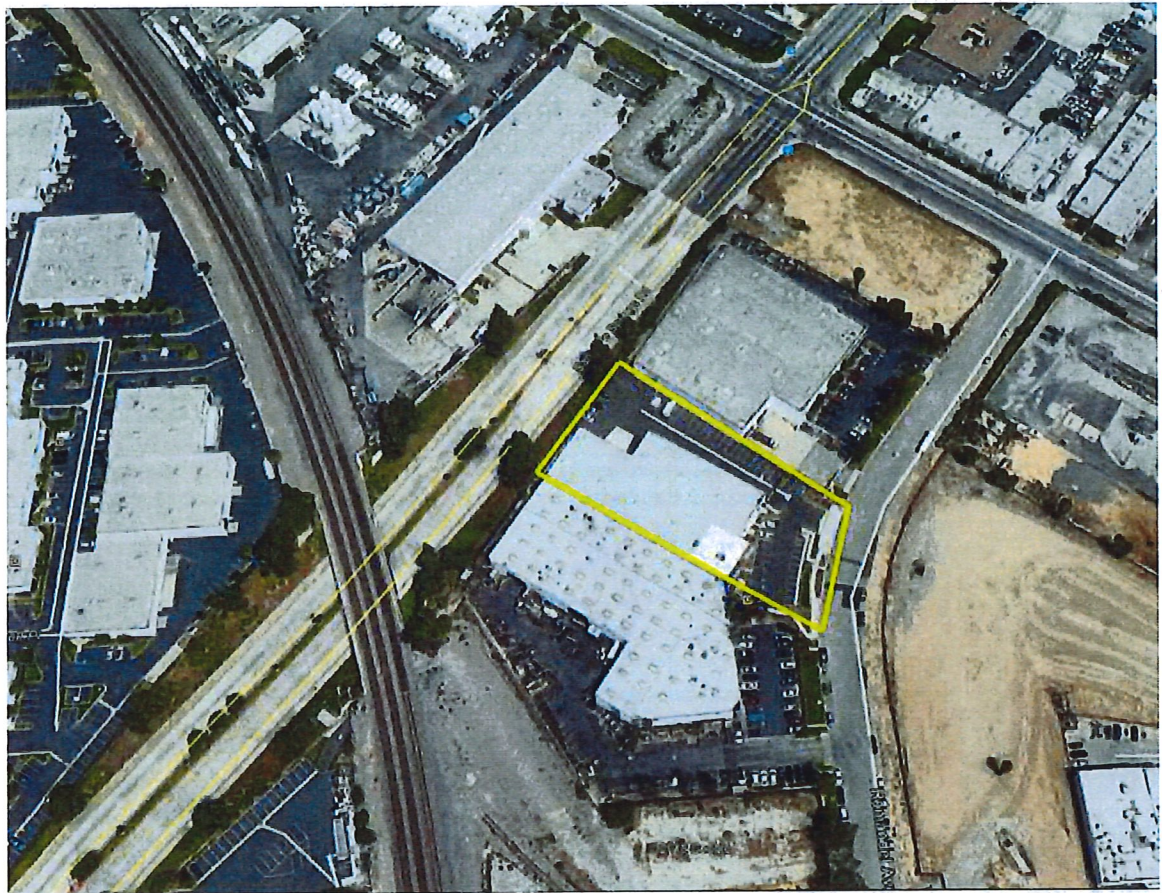


Dino Torres
Director of Police Services

Attachment(s)

1. Location Map
2. Site Pictures

Location Map



ALCOHOL SALES CONDITIONAL
USE PERMIT CASE NO. 73

Bronco Wine Company
9911 Romandel Avenue
Santa Fe Springs



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2019

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 74

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 74 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Aerostar Global within the Heavy Manufacturing (M-2) Zone at 10810 Painter Avenue. (Tatum Logistics, LLC)

RECOMMENDATIONS

That the Planning Commission, based on the attached 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. 74, and request that this matter be brought back in five-years, before March 11, 2024, for another compliance review report.

BACKGROUND

The operator, Aerostar Global Holdings ("AGH"), is a subsidiary of Tatum Logistics, LLC. AGH provides comprehensive shipping services and global warehousing to many international and domestic businesses. The applicant maintains several warehouses throughout the United States and Europe. AGH warehouses and transports many bulk commodities including alcoholic beverages and distilled spirits.

On September 15, 2017, Aerostar Global entered into a lease agreement with the property owner of 10810 Painter Avenue to lease approximately 110,791 square feet of warehouse space.

In accordance with SFS Municipal Code Section 155.628, Tatum Logistics requested and was granted Alcohol Sales Conditional Use Permit Case No. 74 to allow the operation and maintenance of an alcoholic beverage warehouse/distribution facility.

This matter is before the Planning Commission because a compliance report is due as required by the initial conditions of approval.

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.

Staff has not received any complaints stemming from the use or from the on-site warehousing of alcoholic beverages. Staff checked with (ABC) and found that the warehouse establishment is in full compliance with all of the ABC regulations and that there has not been any incident or reports to require any type of investigation.

Based on Staff's findings, and the applicant's compliance 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 Alcohol Sales Conditional Use Permit Case No. 74 in five-years, before March 11, 2024.

CONDITIONS OF APPROVAL

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial conditions of approval of this Permit. The only proposed modification occurs to Condition No. 13 pertaining to the next compliance review report (shown in bold font).

1. That the applicant is fully aware that the approval of Alcohol Sales Conditional Use Permit Case 74 does not grant the applicant and/or his business any other privileges or rights, and the approval of this Permit is solely to operate and maintain a warehouse storing alcoholic beverages in compliance with the conditions of approval and all laws and regulations imposed by the California Department of Alcohol Beverage Control.
2. That the applicant shall maintain a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. The applicant shall maintain the video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
3. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall maintain, 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.

4. That the building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
5. That the applicant shall be continue to be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the area clean and orderly.
6. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material.
7. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
8. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
9. That upon the request by the Department of Police Services, an updated security plan shall be submitted to address the following for the purpose of minimizing risks to the public's health, welfare and safety:
 - (A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.

- (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety
10. That the applicant shall at all times maintain in working order an alarm system that notifies the Whittier Police Department immediately if an unauthorized building breach occurs.
 11. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
 12. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
 13. **That ASCUP Case No. 74 shall be subject to a compliance review in five (5) years, no later than March 11, 2024, to ensure the premises is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.**
 14. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
 15. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

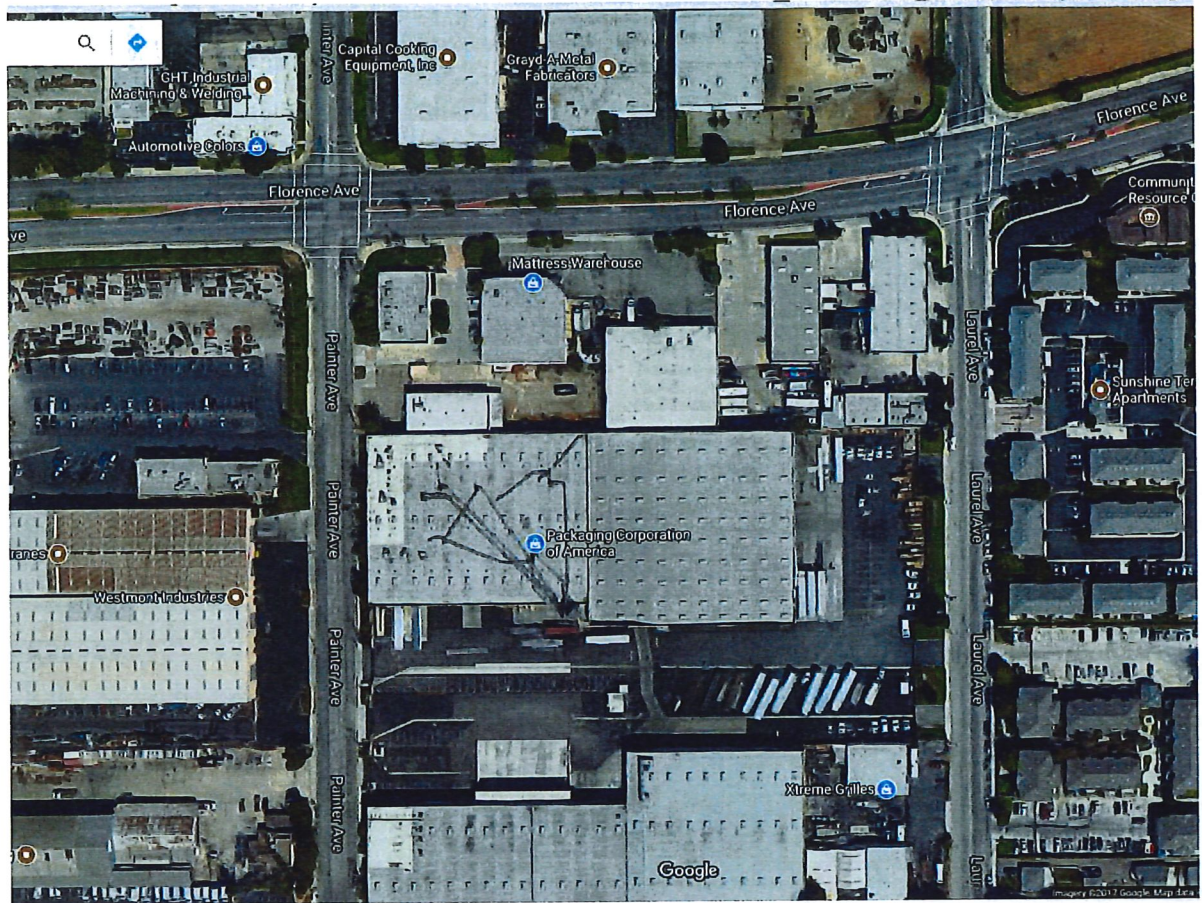


Dino Torres
Director of Police Services

Attachment(s)

1. Location Map

Location Map



ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 74

Aerostar Global Holdings
10810 Painter Avenue
Santa Fe Springs



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2019

CONSENT ITEM

Conditional Use Permit Case No. 589-4

A compliance review of a meat (sausage) processing facility located at 11540 Washington Boulevard (APN: 8169-011-032), in the C-4, Community Commercial, Zone in the Washington Boulevard Redevelopment Project Area.
(Khanthaly Sayarath for Lao Khitsada Food, Inc.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a meat (sausage) processing facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 589-4 be subject to a compliance review in five (5) years, on or before March 11, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In April 2001, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 589, to establish, operate, and maintain a meat (sausage) processing facility within a 900 square foot portion of a 3,800 square foot building located at the subject site. As part of the Conditional Use Permit, the business owner is also required to sell his product to the public for off-site consumption in order to maintain its commercial status.

STAFF CONSIDERATIONS

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

- 1) At time of inspection staff noticed lack of landscape and exposed dirt areas in the front and side of property. Applicant has now planted ground cover near the front and side of property.

- 2) At time of inspection, staff noticed signage in front of property had no proper sign permit, a sign permit was required. Applicant has then obtained a sign permit.

Staff recently conducted a follow-up inspection and has verified that the applicant has completed the aforementioned items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff therefore finds that if the meat processing facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 589-4 be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

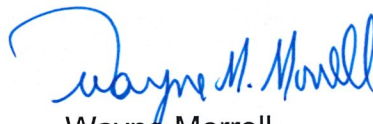
PLANNING AND DEVELOPMENT DEPARTMENT:

Contact: Claudia Jimenez 562-866-0511 x 7356

1. That a sufficient number of outdoor trash enclosures shall be provided and maintained for the subject facility. However, the waste generate by the meat processing use shall be disposed of in an approved manner on a regular basis and shall not be stored outdoors on the property. **(Ongoing)**
2. That the meat processing use shall comply with Section 155.420 of the City Zoning Ordinance regarding the generation of objectionable odors. If a violation occurs, the property owner/applicant shall take the necessary measures to eliminate the objectionable odors from the operation immediately or shut down the processing until the matter is remedied. This includes, but is not limited to, the modification of the meat processing procedures, installation of new processing equipment, scrubber equipment and so forth. **(Ongoing)**
3. That the operation shall provide retail sales to the public to maintain a commercial status within the Commercial Zoned area. **(Ongoing)**
4. That the meat processing activities occur in an area not more than 25% (950 sq. ft.) of the total floor area (3,800 sq. ft.). **(Condition is ongoing)**
5. That no more than five (5) persons are employed to handle the meat processing activities. **(Condition is ongoing)**
6. That the meat processing use shall comply with all 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 regarding meat processing use. **(Condition is ongoing)**

7. The Conditional Use Permit Case No. 589-4 shall be ~~subject to a compliance review in five (5) years, on or before November 25, 2018~~ subject to a compliance review in five (5) years, on or before March 11, 2024, the applicant/owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Condition is ongoing)**



Wayne Morrell
Director of Planning

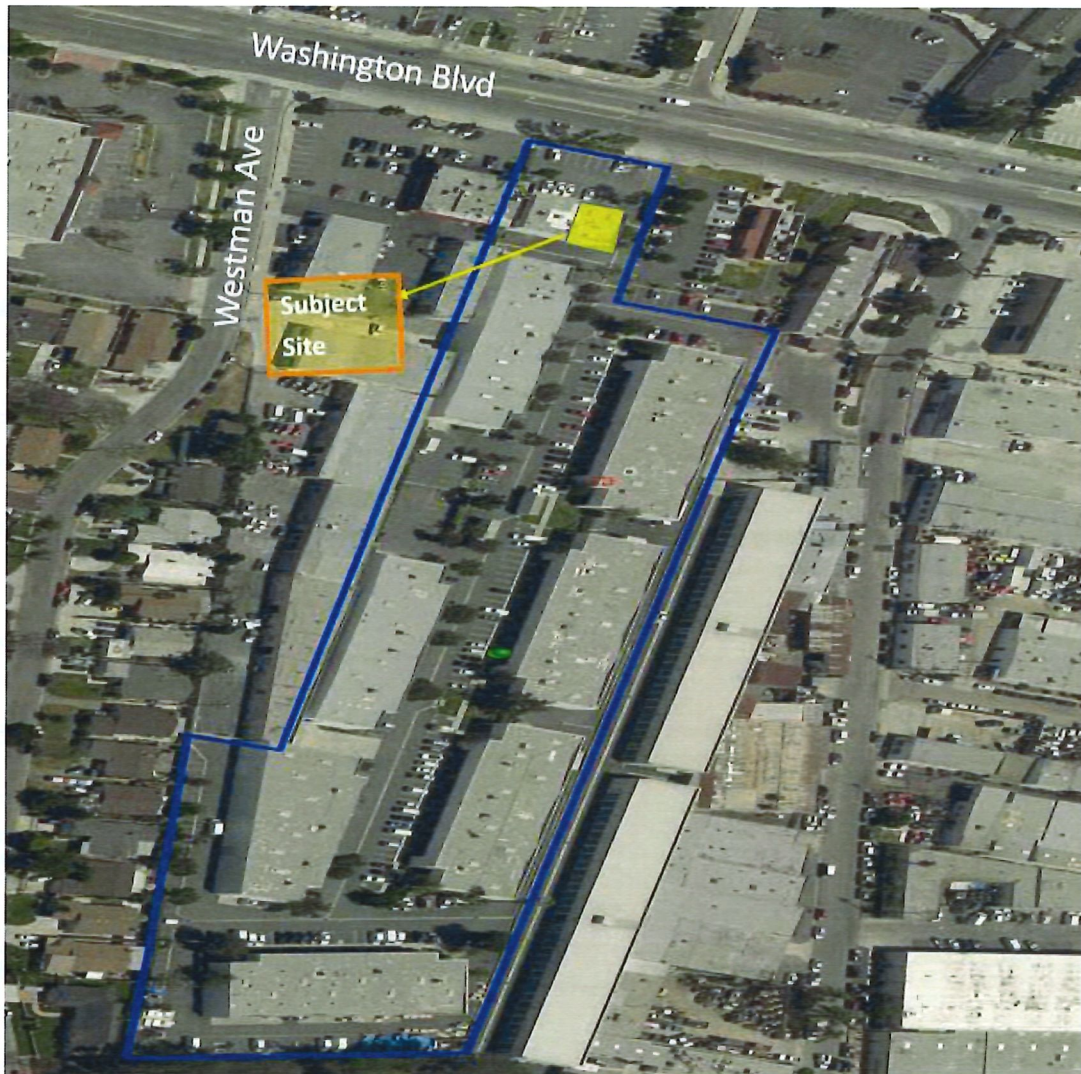
Attachment(s)

1. Aerial Photograph
2. Site Pictures
3. Sign Permit
4. Letter Requesting Reconsideration
5. Receipt

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



Conditional Use Permit No. 589-4

**11540 E. Washington Blvd. # A
Lao Khitsada Food, Inc.
APN: 8169-011-032**

**Attachment 2: Site Pictures
(Landscape and irrigation)**



Attached 3: Sign Permit



Proposed Sign Area: 13 sq.ft.
 Existing Sign Area: 25 sq.ft.

Proposing: 2" Thick Foam Letter Sign.
 Face: 1/8" thick Acrylic to be Rohm & Hass Co. ✓
 Letter Returns: 2" thick foam painted white. ✓

DEPT. OF PLANNING AND DEVELOPMENT
 CITY OF SANTA FE SPRINGS
 DATE: 3/4/19 BY: Claudia Jimenez
 # 1 new wall sign for Spring Chamber and program.
 480" (40') = 288' sq. Ft.

WALL
 ACRYLIC FACE
 SILICON
 2" THK FOAM

40'
 13'

LAO KHITSADA FOOD INC. WHITTIER
 NAILS & SPA

© 2019 NEW SIGN SOLUTION INC. ALL RIGHTS RESERVED. USE OF THE IMAGE WITHOUT CONSENT IS AN UNAUTHORIZED USE OF NEW SIGN SOLUTION INC.

Date Created: 02/19/2019	Date Finalist:	Prepared By: Christina	Approved By: [Signature]
Job Location: 11540 E Washington Blvd, Ste A, Whittier, CA 90606		Date Approved:	

NEW SIGN SOLUTION INC.
 9468 Garvey Ave.,
 So El Monte, CA 91733
 Tel: 626-443-9288
 Fax: 626-443-9218
 www.NewSignsPrinting.com info@NewSignsPrinting.com

Attachment 4: Letter Requesting Reconsideration

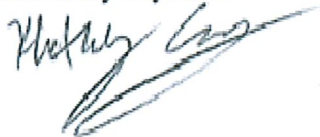
1-7-19

Lao Khitsada Food
11540 E. Washington Blvd #A
Whittier, CA 90606
(562) 692-3943

Subject: Reconsideration use of permit #589-4
for property located above

I, Khanthaly Sayarath is the owner of Lao Khitsada Food, which operate to the property above. The reasoning for not operating the last few weeks is a vacation. The business is a meat processing plant. There are no changes or alterations since the last review of the subject permit, and I will continue to run the business. Enclosed is my processing fee.

Thank you,
Khanthaly Sayarath



Attached 5: Receipt

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

000484-0031 01/07/2019 04:11PM

MISCELLANEOUS
Description: CONDITIONAL
USE PERMIT (PL0201)
Reference 1: WASHINGTON
Reference 2: 11540
CONDITIONAL USE PERMIT
(PL0201)
2019 Item: PL0201
1.00 @ 563.00
CONDITIONAL USE PERMIT
(PL0201) 563.00

Subtotal 563.00
Total 563.00

CHECK 563.00
Check Number 005131

Change due 0.00

Paid by: LAO KHITSADA FOOD INC



Comments: HA
CUP#5894

Thank you for your payment

City of Santa Fe Springs COPY
DUPLICATE RECEIPT

PL0201

DISTRIBUTION					
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
1010	3199	-	423013		\$ 563.00

City of Santa Fe Springs

Lao Khitsada Food Inc
(NAME)
11540 E Washington Blvd Santa Fe Springs, CA 90606
(ADDRESS)
Whittier CA 90606
(CITY AND STATE)
Compliance Review - CUP Case No 589-4
(DESCRIPTION)

RECEIPT



CONSENT ITEM

Development Plan Approval Case No. 914-2

A request for a time extension of Development Plan Approval (DPA) Case No. 914-2 which allows the construction of a 201,467 sq. ft. concrete tilt-up building and related improvements on an approximately 10.26-acre site located at 9615 Norwalk Boulevard (APN: 8002-015-018), within the M-2 Heavy Manufacturing, Zone. (Rexford Industrial)

RECOMMENDATIONS:

That the Planning Commission take the following actions:

- Find and determine that granting a two (2) year time extension of Development Plan Approval No. 914-2 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 programs of the City's General Plan; and
- Approve a two (2) year time extension of Development Plan Approval Case No. 914-2, until March 11, 2021, subject to the original conditions of approval for Development Plan Approval Case No. 914-2.

LOCATION / BACKGROUND

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

On August 8, 2016 the Planning Commission approved DPA Case No. 914 to allow the construction of a 201,467 sq. ft. concrete tilt-up building and related improvements on the subject property. Upon discovering that the site has multiple oil wells under the proposed building, the applicant did not go through with the construction as originally proposed. Instead, the applicant revised the original DPA by flipping the orientation of the building to avoid constructing on top of the oil wells.

On February 20, 2018, the Planning Commission approved DPA Case No. 914-1 to allow the construction of a 201,467 sq. ft. concrete tilt-up building and related improvements at the subject property. DPA 914-1 reconfigured the orientation of the building and increased the size of the building from 199,987 sq. ft. to 201,467 sq. ft. In accordance with Section 155.745 of the City's Zoning Regulation (see Code Section below), a development plan approval which has not been utilized within 12

months shall become null and void. The Code, however, provides that an extension of time be granted by Commission or Council action.

City of Santa Fe Springs – Zoning Regulations**Section 155.745 – Expiration**

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 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.

The Commission should note that in addition to having two oil wells, the subject property is also former landfill site. The applicant has been working with the Division of Oil, Gas and a Geothermal Resources (DOGGR), Solid Waste Local Enforcement Agencies (LEA), and other agencies to obtain all necessary permits for development. Currently, the applicant is working to obtain the grading permit but has faced some challenges.

STAFF CONSIDERATIONS

Staff believes the applicant has diligently worked to remedy the issues related to the grading permit. The site preparation work has taken longer than originally anticipated, but staff is confident that the project will continue to move forward. Providing the applicant with an extension to their DPA will allow the applicant sufficient time to obtain the necessary approvals from DOGGR, LEA and other agencies. Staff, therefore, is recommending that the subject DPA be extended for two (2) years, until March 11, 2021.

CONDITIONS OF APPROVAL**ENGINEERING / PUBLIC WORKS DEPARTMENT**

(Contact: Robert Garcia 562.868.0511 x7545)

1. The applicant shall pay a flat fee of \$ 48,938 to reconstruct/resurface the existing street frontage to centerline for Norwalk Boulevard.
2. The applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Norwalk Boulevard street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.

3. The applicant shall design and construct (2) new drive approaches along Norwalk Boulevard per City Standard Plan No. R-6.4.
4. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
5. Adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$ 600 to install (3) new signs.
6. Common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
7. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications on Norwalk Boulevard. Storm drain plans shall be approved by the City Engineer.
8. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
9. Sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.
10. All buildings shall be connected to the sanitary sewers.
11. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.

12. The applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
13. The landscape irrigation system shall be connected to reclaimed water, if available, on Norwalk Boulevard. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.
14. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
15. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.
16. All points of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
17. The applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
18. The applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
19. The applicant shall pay the water trunk-line connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Raul Diaz 562.868-0511 x3813)

24. All buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
25. The applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
26. Interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
27. If on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
28. The standard aisle width for onsite emergency vehicle maneuvering shall be

26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.

29. Prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
30. Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
31. Signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
32. The applicant shall provide a Division of Oil, Gas, and Geothermal Resources (DOGGR) Report for all existing oil wells on-site and the status of their abandonments.
33. The applicant shall provide a Methane Site Survey and Investigation per City Ordinance and complete prior to Building plan submittal.
34. Due to the landfill, the applicant shall provide Methane barriers and other methods of protection as revealed under the DOGGR Report and Methane Study.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

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

copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.

- b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed the recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the EPD and/or another authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.
 - c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.
36. Permits and approvals. The applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
37. The applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire- Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT

(Contact: Luis Collazo 562.868.0511 x3320)

38. The applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide

adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.

39. Prior to the construction phase, the applicant shall provide an emergency phone number and a contact person (i.e. superintendent, project manager) to the Department of Police Services. Emergency information shall allow the emergency services to reach the applicant or their representative any time, 24 hours a day.
40. During the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
41. In order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562-409-1850)). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
42. The proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.

WASTE MANAGEMENT

(Contact: Teresa Cavallo 562.868.0511 x7309)

43. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or resident from contracting any solid waste disposal company that does not hold a current permit from the City.
44. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Wayne Morrell at (562) 868-0511 x7362.
45. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Claudia Jimenez 562.868.0511 x7356)

46. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 914. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
47. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
48. The applicant, Rexford Industrial, shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to, the following: 1) Current maps, routes and schedules for public transit routes serving the site; 2) Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; 3) Ridesharing promotional material supplied by commuter-oriented organizations; 4) Bicycle route and facility information,

including regional/local bicycle maps and bicycle safety information; 5) A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.

49. Preferential parking spaces shall be reserved for potential carpool/vanpool vehicles without displacing handicapped and customer parking needs. Vanpool space(s) shall be legibly marked off on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. Also, the preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. No less than two carpool/vanpool parking spaces shall be provided. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
50. An area shall be designated for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at a ratio of 4 bicycles for first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
51. There shall be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to the proposed building and safe and convenient access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
52. The applicant understands and agrees that compliance with conditions of approval numbers 47-51 must be obtained prior to issuance of a certificate of occupancy.
53. The applicant shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.

54. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
1. Name of the development/project.
 2. Name of the development company.
 3. Address or Address range for the subject site.
 4. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
55. The applicant, Rexford Industrial, agrees and understands that any existing overhead utilities within the development shall be placed underground.
56. The applicant, Rexford Industrial, shall provide conduit for fiber optics or other smart technologies for the parcel for Internet access. The conduit shall also be adequate to provide the opportunity for future telecommunications to the Project.
57. The applicant, Rexford Industrial, shall work with the cable or Internet provider for the City, for the installation of underground cabling and related telecommunications facilities within the project site. Along at least the project's perimeters, along Norwalk Boulevard, the applicant shall work with the cable or Internet provider for the City for the installation of underground cabling and related telecommunications facilities, and in recognition of the Citywide importance of providing telecommunication facilities along these frontages, the applicant shall also install and dedicate to the City separate underground telecommunications conduit adequate to provide opportunity for future telecommunications to the project and for the City's anticipated future needs and services, all to the satisfaction of the Public Works Director.
58. Prior to submitting plans to the Building Department for plan check, the applicant shall submit mechanical plans that include a roof plan that shows the location of all roof-mounted mechanical equipment and/or duct work. All roof-mounted equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
- i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and

- iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: Building cross section must be scaled.

- 59. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp of approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
- 60. The Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
- 61. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs, with a three (3) foot clearance on sides and back of the equipment and an eight (8) foot clearance in front of the equipment. A landscaping irrigation system shall be installed so that it does not spray on equipment. A copy of the Edison Transformer Requirements is available at the Planning Department.
- 62. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).

63. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).
64. Upon completion of new landscaping and landscaping upgrades, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
65. The applicant shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
66. The applicant shall design and construct meandering sidewalks along the front setback area of the entire development. Said meandering sidewalk must be reviewed and approved by the Planning Department and Public Works Department prior to construction.
68. The exterior employee break area shall be provided with a minimum 42"-high solid wall. Said wall shall be installed along the exterior employee break area exposed to the parking lot (north and east sides) and shall be consistent with the color, style, and materials of the building.
69. The proposed "Pump Room" shall be provided with a trellis and climbing vines on the exterior walls. Said trellis shall be designed to be consistent with the trellis provided for the exterior employee break area.
70. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Norwalk Boulevard, use Norwalk Boulevard as a staging area, or to back-up onto the street from the subject property.
71. All vehicles associated with the business on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and

would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.

72. A minimum of 248 on-site parking stalls shall be provided and continually maintained at all times. Additionally, all parking areas shall be legibly marked off on the pavement; furthermore, all compact parking stalls shall be identified by having the words "compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
73. All activities shall occur inside the building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
74. A sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. f.t of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. (Calculations are subject to change)
75. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning.
76. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
77. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
78. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.

79. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- a. Covenants.
 - 1. Owner/developer shall provide a written covenant to the Planning Department that, except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
 - 2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Owner/developer understands and agrees that it is their responsibility to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any

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

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

plan, floor plan, and elevations submitted by the owner and on file with the case.

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

94. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 24 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

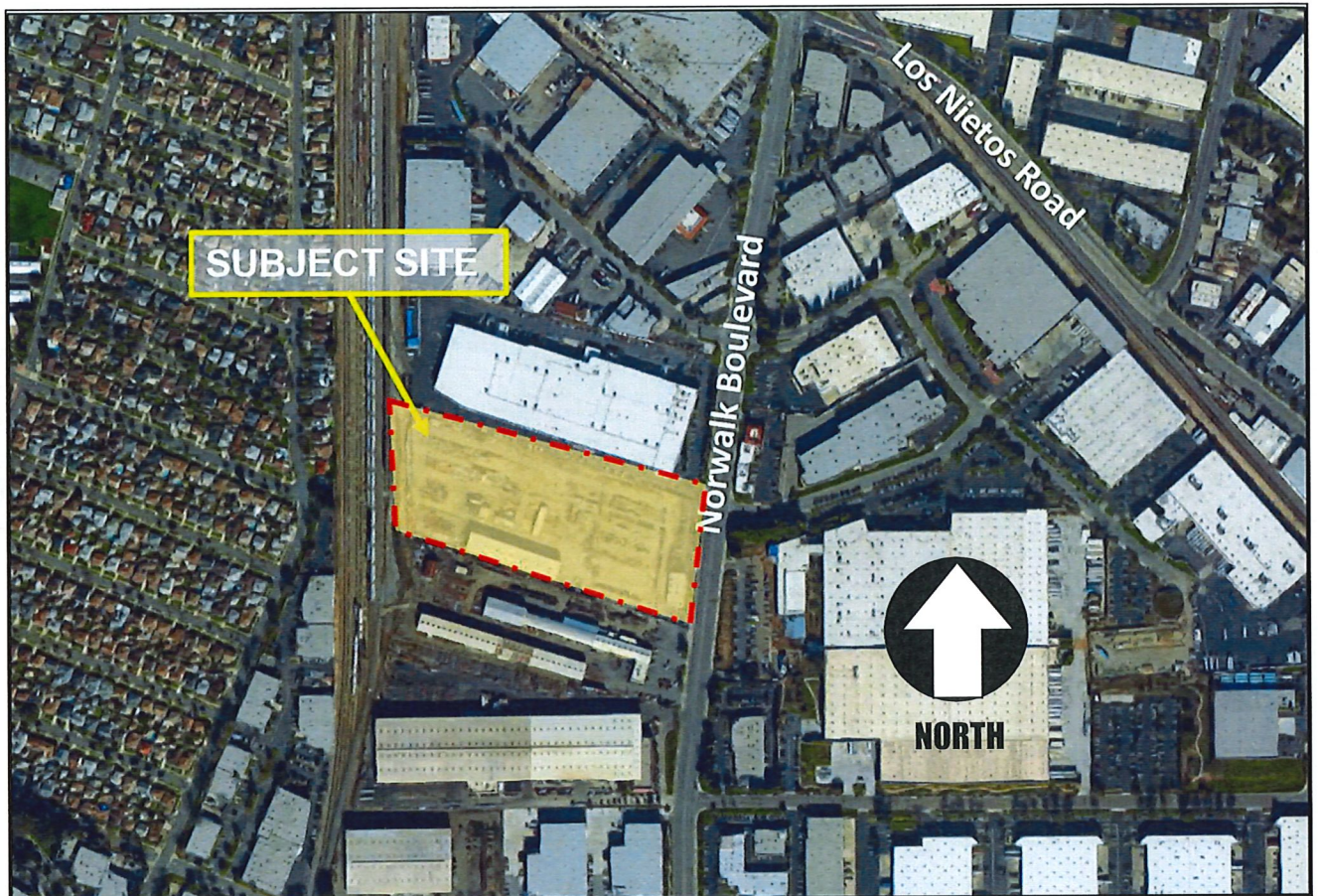


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Colored Rendering
3. Site Plan
4. Floor Plan
5. Elevations
6. Time Extension Request
7. Time Extension Receipt

Aerial Photograph

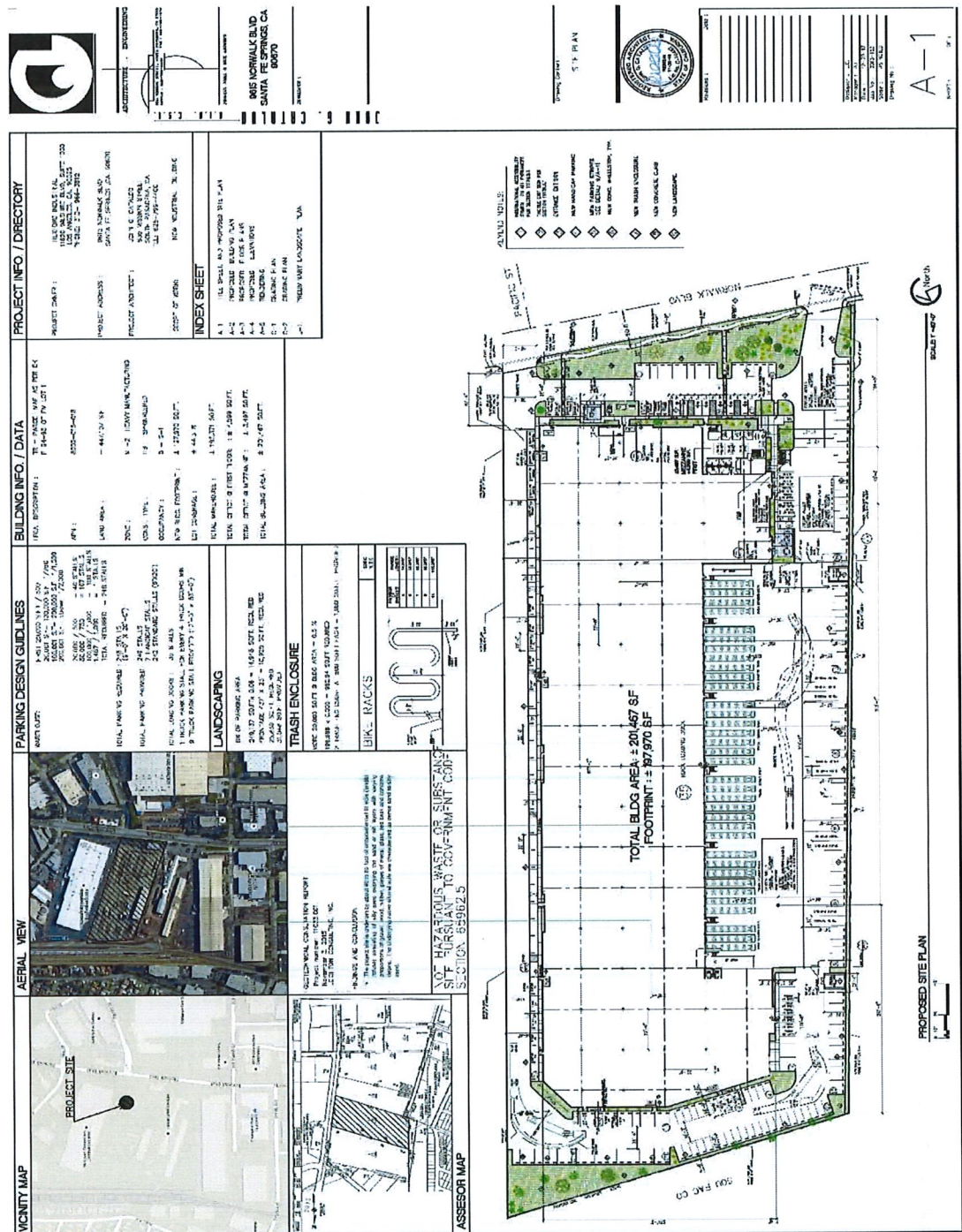


Development Plan Approval No. 914-2 – 9615 Norwalk Boulevard Rexford Industrial

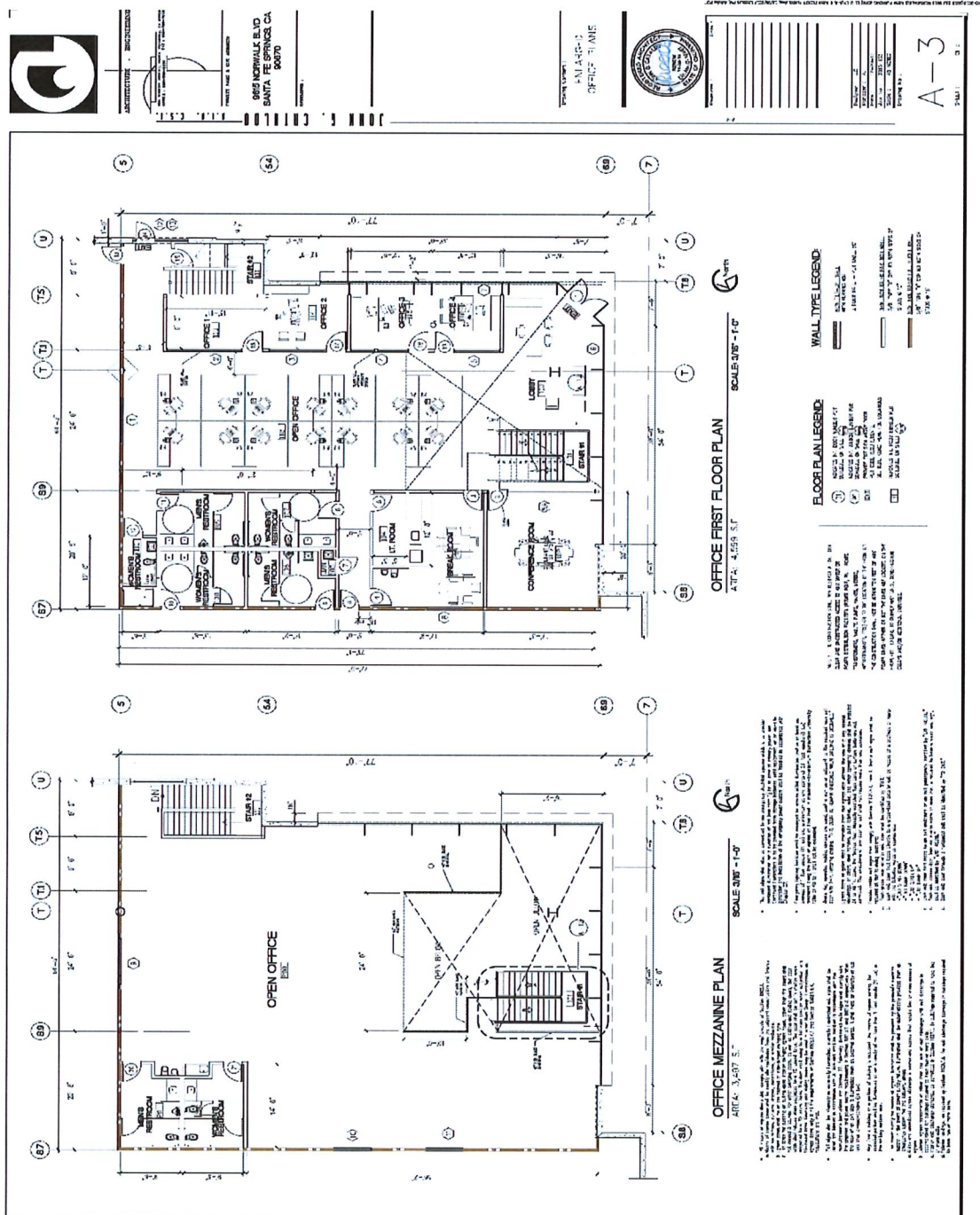
Colored Rendering



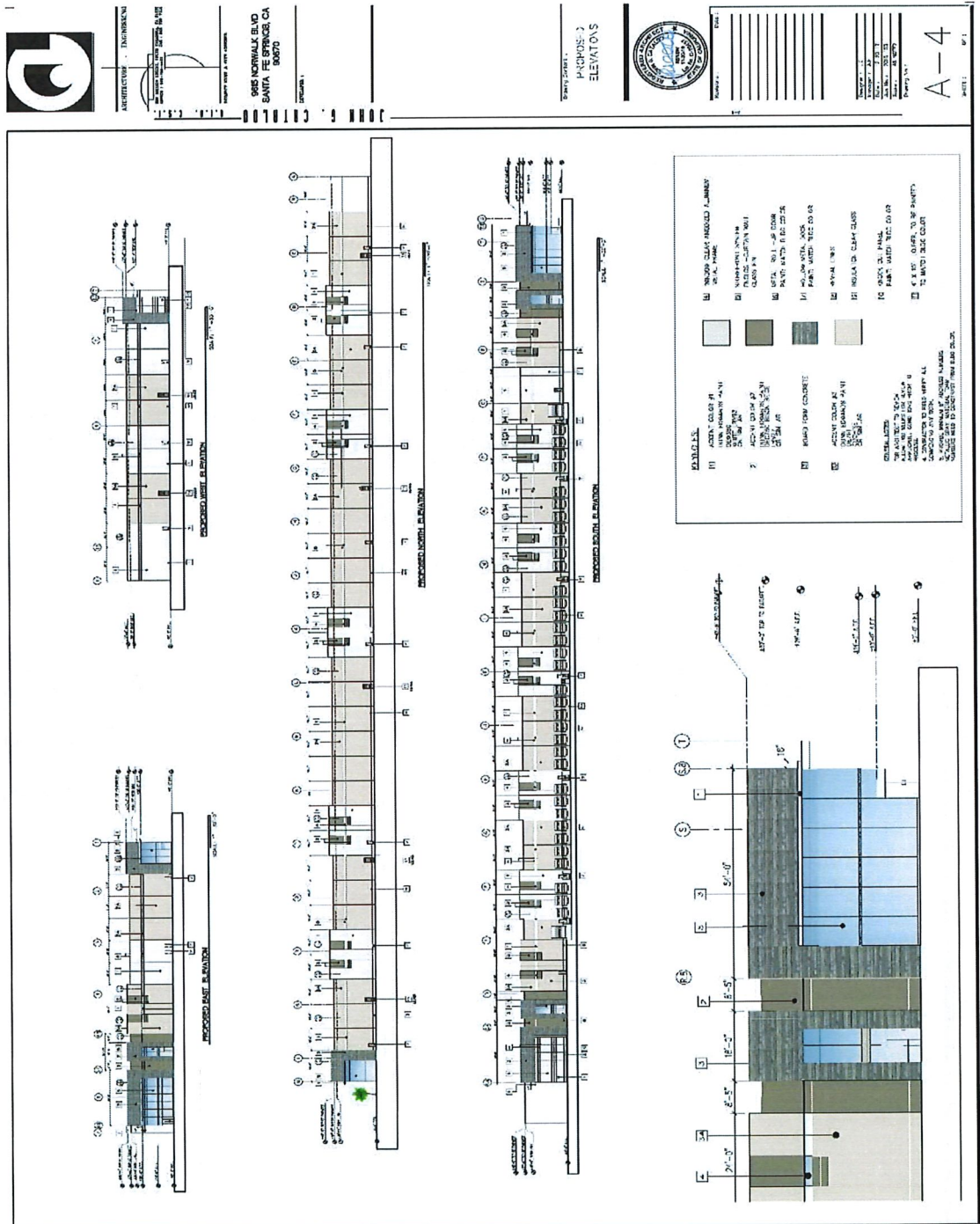
Site Plan



Floor Plan



Elevations



Time Extension Letter

January 10, 2019

City of Santa Fe Springs
17010 Telegraph Road
Santa Fe Springs, CA 90670

RE: Development Plan Approval Case (CUP) Case No 914-2
9615 Norwalk Boulevard, Santa Fe Springs, CA 90670

To whom it may concern:

I am the Construction Manager for 9615 Norwalk Boulevard. I would like to request a time extension of the subject permit. The last approval was on February 20, 2018. The concrete tilt up building and related improvements has not begun construction as planned due to grading permit approval delay. We are currently still in the permitting phase of the project. Construction is estimated to begin July 2020 and complete May 2022.

Please find a check for \$563 made payable to the City of Santa Fe Springs attached.

Thank you for your time and consideration.

David Sestak
Senior Construction Manager
Rexford Industrial Realty, Inc.
11620 Wilshire Boulevard, 10th Floor
Los Angeles, California 90025
310.307.4412 (d) | 323.561.5763 (c)
dsestak@rexfordindustrial.com

Received
FEB 01 2019
Planning Department

Time Extension Receipt

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

000537-0007 02/04/2019 08:55AM

MISCELLANEOUS
Description: CONDITIONAL
USE PERMIT (PL0201)
Reference 1: DPA 914
Reference 2: EXTENSION
CONDITIONAL USE PERMIT
(PL0201)
2019 Item: PL0201
1 @ 563.00
CONDITIONAL USE PERMIT
(PL0201) 563.00

Subtotal 563.00
Total 563.00

CHECK 563.00
Check Number 0000132

Change due 0.00

Paid by: REXFORD INDUSTRIAL



Comments: LIZ
9615 NORWALK BLVD
DPA EXT 914

Thank you for your payment
CUSTOMER COPY

City of Santa Fe Springs

REXford Industrial
9615 NORWALK BLVD
SANTA FE SPRING, CA
time permit extension (CITY AND STATE) DPA EXTENSION 914

RECEIPT

FUND	ACTIVITY	OBJECT	PROJECT	AMOUNT
PL0201	1000194	903015		563.00



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2019

PLANNING COMMISSION ELECTIONS

Nomination of Vice Chairperson

RECOMMENDATION

Entertain nominations for the position of Vice Chairperson for the Planning Commission.

BACKGROUND

It would be appropriate at this time to select a Vice Chairperson from among its appointed members for a term of one year.

The Director of Planning will declare the office of Vice Chairperson vacant and call for nominations.

Any number of nominations can be made, and no second is required for a nomination. When there are no further nominations, the nominations are closed. Nominations are voted on in order they are made; nominations are treated in a manner such that a second nomination is not regarded as an amendment of the first, but is an independent motion to be voted on, only if the first fails to receive a majority vote.

A blue ink signature of Wayne M. Morrell, written in a cursive style.

Wayne M. Morrell
Director of Planning

Attachments:

None

