



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

August 12, 2019

6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Ralph Aranda, Chairperson
Frank Ybarra, Vice Chairperson
Ken Arnold, Commissioner
Francis Carbajal, Commissioner
Gabriel Jimenez, 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 July 8, 2019 Planning Commission meeting

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15302, Class 2

Conditional Use Permit Case No. 712-1

A request to upgrade AT&T equipment and replace the existing 63'-tall stealth wireless telecommunications tower with a like-for-like 63'-tall stealth tower located at 11038 East Washington Boulevard (APN: 8178-004-068) within the C-4-PD, Community Commercial Planned Development Zone.
(Coastal Business Group for AT&T/Crown Castle)

7. PUBLIC HEARING

Entertainment Conditional Use Permit Case No. 16

A request for approval to allow the operation and maintenance of an entertainment use involving dancing and amplified music via a disc jockey (DJ) at Salt and Pepper Restaurant located at 13225 Telegraph Road, in the Community Commercial (C-4) Zone and in the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area.

8. PUBLIC HEARING

California Environmental Quality Act (CEQA) - Categorical Exemptions Section 15305

(a)

Zone Variance Case No. 88

A request to allow for an existing development to deviate from Section 155.248 of the City's Zoning Regulations by providing a minimum 4'-6" front setback along Rosecrans Avenue; and Section 155.260 (C) of the City's Zoning Regulations by providing a minimum 4'-6" wide landscaping strip between the on-site parking area and the property line adjoining Rosecrans Avenue for the property located at 13950 Rosecrans Ave. (APN: 8069-006-018), in the M-2-PD, Heavy Manufacturing- Planned Development Overlay, Zone. (Glen A. Wilson)

9. PUBLIC HEARING

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

Resolution No. 132-2019

Ordinance No. 1105: An ordinance of the City Council of the City of Santa Fe Springs amending Sections 155.003, 155.153, 155.211, 155.229, 155.243, 155.259, 155.377, 155.383, 155.384, 155.515, 155.516, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code relating to billboards.

10. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15321, Class 21

Revocation of Conditional Use Permit Case No. 724

A request to consider the revocation of Conditional Use Permit Case No. 724, which granted approval to allow the establishment, operation and maintenance of an aluminum foundry located at 12711 Imperial Highway, within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (Pacific Cast Products)

11. CONSENT ITEMS

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 27

Compliance review of Alcohol Sales Conditional Use Permit Case No. 27 to allow the continued sales and serving of alcoholic beverages for onsite consumption at a restaurant operating as Taco Town located at 10941 Norwalk Boulevard within the C-4, Community Commercial, Zone. (Brenda Gonzalez - Owner)

B. CONSENT AGENDA

Conditional Use Permit Case No. 505-6

A compliance review of a day care and training facility for developmentally disabled adults located at 12510 Slauson Avenue (APN: 8168-016-042) in the M-2, Heavy Manufacturing, Zone.

(Joyce Williams, Milestone Behavioral Treatment Program, Inc.)

C. CONSENT AGENDA

Conditional Use Permit Case No. 775-2

A compliance review of a direct rubbish hauling transfer facility located at 12739 Lakeland Road (APN: 8011-016-022) in the M-2, Heavy Manufacturing, Zone.

(John McNamara, CR&R, Inc.)

D. CONSENT AGENDAConditional Use Permit Case No. 776-2

A compliance review to allow the continuation of storage of lubricants in excess of 100,000-gallons or more and up to 162,000-gallons on property located at 12904 Park Street (APN: 8011-017-025) in the M-2, Heavy Manufacturing, Zone. (Ron Van De Pol, Van De Pol Enterprises, LLC.)

E. CONSENT AGENDAConditional Use Permit Case No. 777-1

A request for a time extension to allow for the establishment, operation, and maintenance of a convenience store on the subject property at 13417 Rosecrans Avenue (APN: 8059-003-023), in the M-1, Light Manufacturing, Zone. (Muhamet Cifligu)

12. ELECTION OF VICE CHAIR FOR 2019-2020

The bylaws require the election of Commission Officers.

13. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

14. 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

August 8, 2019
Date



City of Santa Fe Springs

Planning Commission Meeting

August 12, 2019

APPROVAL OF MINUTES

Minutes of the July 8, 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:

- July 8, 2019

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes for July 8, 2019



APPROVED:

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

July 8, 2019

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present:

Chairperson Aranda
Vice Chairperson Ybarra
Commissioner Carbajal
Commissioner Jimenez

Staff:

Richard L. Adams, II City Attorney
Wayne Morrell, Director of Planning
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Claudia Jimenez, Planning Intern
Andrew Gonzales, Planning Intern

Members absent:

Commissioner Arnold

4. **ORAL COMMUNICATIONS**

None

5. **MINUTES**

Approval of the minutes for the June 10, 2019 Planning Commission meeting

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve the minutes of June 10, 2019 as submitted, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Conditional Use Permit Case No. 748-4

Modification Permit Case No. 1248-1

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 748-4, Modification Permit Case No. 1248-1 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 objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the requested amendment to the existing CUP meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find that the requested amendment to the existing MOD meets the criteria set forth in §155.695 of the Zoning Regulations, for the granting of a Modification Permit; and
- Approve and adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, 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 Conditional Use Permit Case No. 748-4 and Modification Permit Case No. 1248-1, subject to the conditions of approval as contained with Resolution No. 129-2019; and
- Adopt Resolution No. 129-2019, 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 on behalf of the applicant, was Javier Weckmann, Engineering Consultant.

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

Commissioner Ybarra inquired about the size of the parking stalls. Planning Consultant Jimmy Wong replied that the parking stalls would be the standard trailer size parking stalls.

Chair Aranda opened the Public Hearing at 6:15 p.m. and asked if the Applicant's Representative would like to approach the podium to address the Planning Commission. The Applicant's representative, Javier Weckmann, Engineering Consultant approached the podium and notified the Commissioners that the property was a former landfill and that they have designed the project to improve the landfill and develop the use of the land. Mr. Weckmann further explained that this project will allow for better control systems and allow for the maintenance of the landfill now that FedEx is developing the land. Mr.

Weckmann also indicated that this project is a blueprint for other landfills within the City and thanked the City for their assistance.

There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:19 p.m. and requested a motion and second for Item No. 6.

It was moved by Vice Chair Ybarra, seconded by Commissioner Jimenez to approve the Adoption of Mitigated Negative Declaration, Conditional Use Permit Case No. 748-4 and Modification Permit Case No. 1248-1, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

7. PUBLIC HEARING - (Continued from Planning Commission Meeting of June 10, 2019)

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

Zoning Text Amendment – Required Parking

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Required Parking (Ordinance No. 1103) and, thereafter, close the Public Hearing; and
- Find that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan; and
- Find that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Adopt Resolution No. 126-2019, which incorporates the Commission's findings and actions regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1103, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

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

Chair Aranda reminded the Planning Commissioners that the Public Hearing remained opened from the June 10, 2019 Planning Commission meeting and called upon the Planning Commissioners for questions and/or comments.

Chair Aranda inquired about the difference between single car and double car garage conversions and how the new Zone Text Amendment would affect. Planning Consultant Vince Velasco replied that residents considering a garage conversion can still do so under the new Zone Text Amendment. Chair Aranda further inquired about limiting the type of garage conversion for detached and attached garages and how homes with various bedroom counts are affected by the new Zone Text Amendment. A discussion ensued.

Chair Aranda requested particular wording within the Ordinance to address his concerns.

There being no one 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. 7.

It was moved by Chair Aranda, seconded by Commissioner Jimenez to approve Zoning Text Amendment – Required Parking with the provision that the existing home be no more than a two (2) bedroom with an attached single car garage, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Aranda, Carbajal, and Jimenez
Nayes: Ybarra
Absent: Arnold

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

CONSENT ITEMS

8. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 232-8

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of truck storage facility, with ancillary outdoor equipment storage use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 232-8 be subject to a compliance review in ten (10) years, on or before July 8, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

B. CONSENT AGENDA

Conditional Use Permit Case No. 501-9

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an open storage use involving empty truck trailers, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 501-9 be subject to a compliance

review in ten (10) years, on or before July 8, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

C. CONSENT AGENDA

Conditional Use Permit Case No. 553-7

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an open storage use involving empty truck trailers, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 501-9 be subject to a compliance review in ten (10) years, on or before July 8, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

D. CONSENT AGENDA

Conditional Use Permit Case No. 661-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an unmanned wireless telecommunication 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 will be consistent with the goals, policies, and programs of the City's General Plan; and
- Find that Conditional Use Permit Case No. 661-1 shall be valid for a period of ten (10) years, until July 8, 2029. Approximately three (3) months before July 8, 2029, 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.

E. CONSENT AGENDA

Conditional Use Permit Case No. 771-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a tire recycling facility with open storage use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's Plan
- Require that Conditional Use Permit Case No. 771-3 be subject to a compliance review in one (1) years, on or before, July 8, 2020, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

F. CONSENT AGENDA

Conditional Use Permit Case No. 400-7

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an automobile dismantling and salvage yard, 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. 400-7 be subject to a compliance review in ten (10) years, on or before July 8, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Consent Agenda Item No. 8F was pulled for further discussion per Chairperson Aranda's request. Chair Aranda indicated that he had comments and concerns regarding Consent Agenda Item No. 8F.

Chairperson Aranda requested a motion and second for Consent Items Nos. 8A through 8E.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve Consent Item Nos. 8A through 8E and the recommendations regarding this item, which passed by the following vote:

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

Chair Aranda expressed his comments and concerns regarding Consent Agenda Item No. 8F and requested that a compliance review be conducted within five (5) years instead of ten (10) years as indicated within the staff report. Chair Aranda felt that five (5) years would be best considering the issues presented within the staff report presented for Consent Agenda Item No. 8F.

That being said Chair Aranda moved, seconded by Commissioner Ybarra to approve Consent Agenda Item No. 8F with the condition to reduce the compliance review time from ten (10) years to five (5) years and the recommendations regarding this item, which passed by the following roll call vote:

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

9. ELECTION OF OFFICERS FOR 2019-2020

The bylaws require the election of Commission Officers.

Director of Planning Wayne Morrell declared the office of Chairperson vacant and called for nominations. Commissioner Aranda nominated Vice Chair Ybarra and Commissioner Jimenez seconded the nomination. Vice Chair Ybarra accepted the

nomination. Nominations for Chairperson were closed. Having no further nominations, Vice Chair Ybarra was nominated the new Planning Commission Chairperson with the following roll vote:

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

Director of Planning Wayne Morrell declared the office of Vice Chairperson vacant and called for nominations. Newly appointed Chair Ybarra nominated Commissioner Ken Arnold and Commissioner Carbajal nominated Commissioner Jimenez. Due to Commissioner Arnold's absence and after much discussion it was decided to defer the nominations for Vice Chairperson until the August 12, 2019 Planning Commission meeting.

10. ANNOUNCEMENTS

Commissioners:

Commissioner Ybarra inquired about the time length to process an Entertainment Permit. Planning Director Wayne Morrell explained the permitting process and deferred Commissioner Carbajal's questions to Code Enforcement Officer Luis Collazo.

Commissioner Jimenez indicated that he attended a conference in Washington DC and notified everyone that the Little Lake School District has 9 schools that are considered Honor Roll schools and that the Junior High Schools within the district are considered top 60 within the United States.

Commissioner Aranda thanked everyone for allowing him to serve as the Planning Chairperson. Everyone thanked Commissioner Aranda for his leadership.

Staff:

Senior Planner Laurel Reimer introduced Andrew Gonzales, the newly appointed Planning Intern.

Senior Planning Laurel Reimer also invited everyone to the upcoming Active Transportation 101 meeting and distributed the invitation.

11. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 6:55 p.m. to the next Planning Commission meeting scheduled for August 12, 2019 at 6:00 p.m.

Frank Ybarra
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15302, Class 2

Conditional Use Permit Case No. 712-1

A request to upgrade AT&T equipment and replace the existing 63'-tall stealth wireless telecommunications tower with a like-for-like 63'-tall stealth tower located at 11038 East Washington Boulevard (APN: 8178-004-068) within the C-4-PD, Community Commercial Planned Development Zone.

(Coastal Business Group for AT&T/Crown Castle)

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. 712-1, and thereafter close the Public Hearing; and
- Find and determine that pursuant to Section 15302, Class 2 (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- 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. 712-1, subject to the conditions of approval as contained with Resolution No. 130-2019; and
- Adopt Resolution No. 130-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A. Applicant: Coastal Business Group
Attn: Jessica Grevin
24310 Moulton Pkwy, Suite O #1009
Laguna Hills, CA 92637
(949) 336-1550
jborders@coastalbusinessgroup.net

- B. Wireless Carrier: AT&T Mobility
1452 Edinger Avenue, 3rd Floor
Tustin, CA 92780
- C. Facility Owner: Crown Castle
200 Spectrum Center Drive, Suite 1800
Irvine, CA 92618
- D. Property Owner: Llona Brandenburg
11038 East Washington Blvd.
Santa Fe Springs, CA 90670
- E. Subject Property: 11038 East Washington Blvd.
APN: 8178-004-068
- F. Existing Zone: C-4-PD (Community Commercial - Planned Development)
- G. General Plan: Commercial
- H. CEQA Status: Categorically Exempt (Class 2)
- I. Hearing Date: August 12, 2019
- J. Staff Contact: Laurel Reimer, Planning Consultant
laurelreimer@santafesprings.org
(562) 868-0511 x7354

LOCATION AND BACKGROUND

The subject wireless facility has a long history with many players. The facility was first approved by the Planning Commission on July 27, 1992 via Development Plan Approval 586. DPA 586 allowed for a 22'x48' lease area that housed a 49'-6"-tall stealth tower and a 28'x12'x10' equipment shelter for L.A. Cellular. Additionally, three eucalyptus trees were planted around the tower to help soften its tall, narrow appearance. L.A. Cellular merged with AT&T in 1999 and the facility has hosted AT&T equipment since.

On November 27, 2000, the Planning Commission approved a reconsideration of DPA 586 to allow AT&T to raise the height of the tower to 61'-tall and to add an additional equipment shelter. Although the Planning Commission-approved plans show a 61'-tall tower, it was constructed at 63'-tall. Additionally, the second equipment shelter was not constructed.

On May 18, 2006, staff administratively approved Royal Street Communications, LLC to co-locate on the tower. This co-location did not affect the appearance of the tower but it did add an approximately 11'x22' fenced equipment enclosure located south of the existing AT&T equipment shelter. Royal Street Communications was later acquired by MetroPCS, which then merged with T-Mobile.

On September 13, 2010, the Planning Commission approved Conditional Use Permit Case No. 712 to allow Clearwire to co-locate on the tower. Clearwire has since gone out of business and no longer has equipment installed at the facility.

In February 2012, AT&T installed a hydrogen fuel cell backup power system in front of their existing equipment shelter.

Sometime between late 2012 and early 2013, the property owner cut down the eucalyptus trees that had surrounded the facility due to concerns about root damage to the adjacent block wall.

In October 2013, Crown Castle, an infrastructure company, acquired the rights to the stealth tower facility. Crown Castle is currently the primary entity responsible for site maintenance and entitlements of all carriers located at the facility.

Today, the stealth wireless telecommunications facility houses equipment for AT&T and T-Mobile. In accordance with §157.03(A)(3) of the city's Wireless Telecommunications Facilities Ordinance, any facility that was lawfully constructed prior to September 28, 2017 but is subsequently modified must comply with the current requirements of the ordinance. Per §157.04(A), all wireless telecommunications facilities are subject to the granting of a conditional use permit. The original stealth tower facility was approved via a DPA, but Clearwire later obtained a CUP to co-locate. Although Clearwire is no longer in business, their CUP was not revoked. Therefore, the request to rebuild the stealth tower is being processed under CUP 712, which will be the single entitlement for the facility moving forward. The existing conditions of approval for DPA 586 and CUP 712 have been combined and some new conditions are proposed. Subsequent modifications to this facility will be processed under CUP 712.

PROJECT DESCRIPTION

AT&T is seeking approval to replace six (6) panel antennas, replace six (6) remote radio units (RRUs), add nine (9) RRUs to the tower and three (3) RRUs within the equipment shelter, add two (2) surge suppressors, and make related upgrades to equipment within the existing equipment shelter. After the modification, AT&T will have nine (9) panel antennas, twenty one (21) RRUs, and four (4) surge suppressors installed on the tower. The proposed equipment will push the facility loading beyond the existing tower's structural capacity. As a result, AT&T will be completely rebuilding the

tower facility to support the proposed modification and to help facilitate future modifications.

The facility is designed as a Mediterranean style bell tower with a stucco exterior and tile roof, which complement the adjacent commercial buildings. The reconstructed facility will be substantially similar to the existing tower. The majority of the tower height will have reveal lines, be painted a tan color and have the same red tile roof to match the adjacent building. An existing ice bridge that runs T-Mobile's cables over the AT&T equipment shelter will be relocated to run behind the AT&T shelter. Additionally, the applicant will plant three (3) new Chinese pistache trees to replace the eucalyptus trees that were removed years ago. One of the trees will be planted inside the AT&T lease area in front of the equipment shelter and the other two trees will be planted within existing planters in the parking lot area.

In order to maintain wireless service during tower reconstruction, a temporary facility will be placed south of the T-Mobile equipment enclosure. The temporary facility will be a 62'-tall "cell on wheels" pole and will host AT&T antennas at a 58' centerline and T-Mobile antennas at a 46' centerline. The temporary facility will connect to the existing ground equipment areas. Tower reconstruction is expected to take between four and eight months to complete, after which time the temporary site will be removed.

STREETS AND HIGHWAYS

The subject property is located south of Washington Boulevard, west of Norwalk Boulevard, east of Vicki Drive and north of Godoy Street. Vicki Drive and Godoy Street are local residential streets within unincorporated Los Angeles County. Washington Boulevard and Norwalk Boulevard are considered major highways within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is located in the C-4-PD (Community Commercial - Planned Development) Zone with a General Plan designation of Commercial. The properties to the southeast, east and northeast are located in the C-4 (Community Commercial) Zone with a General Plan designation of Commercial. Properties to the southwest, west, northwest are single-family homes and a church located within unincorporated Los Angeles County.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County

Assessor's Roll within 500 feet of the exterior boundaries of the subject property on July 31, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on July 31, 2019, and published in a newspaper of general circulation (Whittier Daily News) on July 31, 2019, as required by the State Planning, Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

The procedures set forth in Section 155.711 of the Zoning Regulations 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 meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15302, Class 2 (Replacement or Reconstruction) in that it involves the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The existing wireless facility has been operational for over 26 years and the reconstructed facility will be the same location, size and height. Consequently, no further environmental documents are required.

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 130-2019 (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. 712-1, subject to the conditions of approval as provided within Exhibit A of Resolution 130-2019.

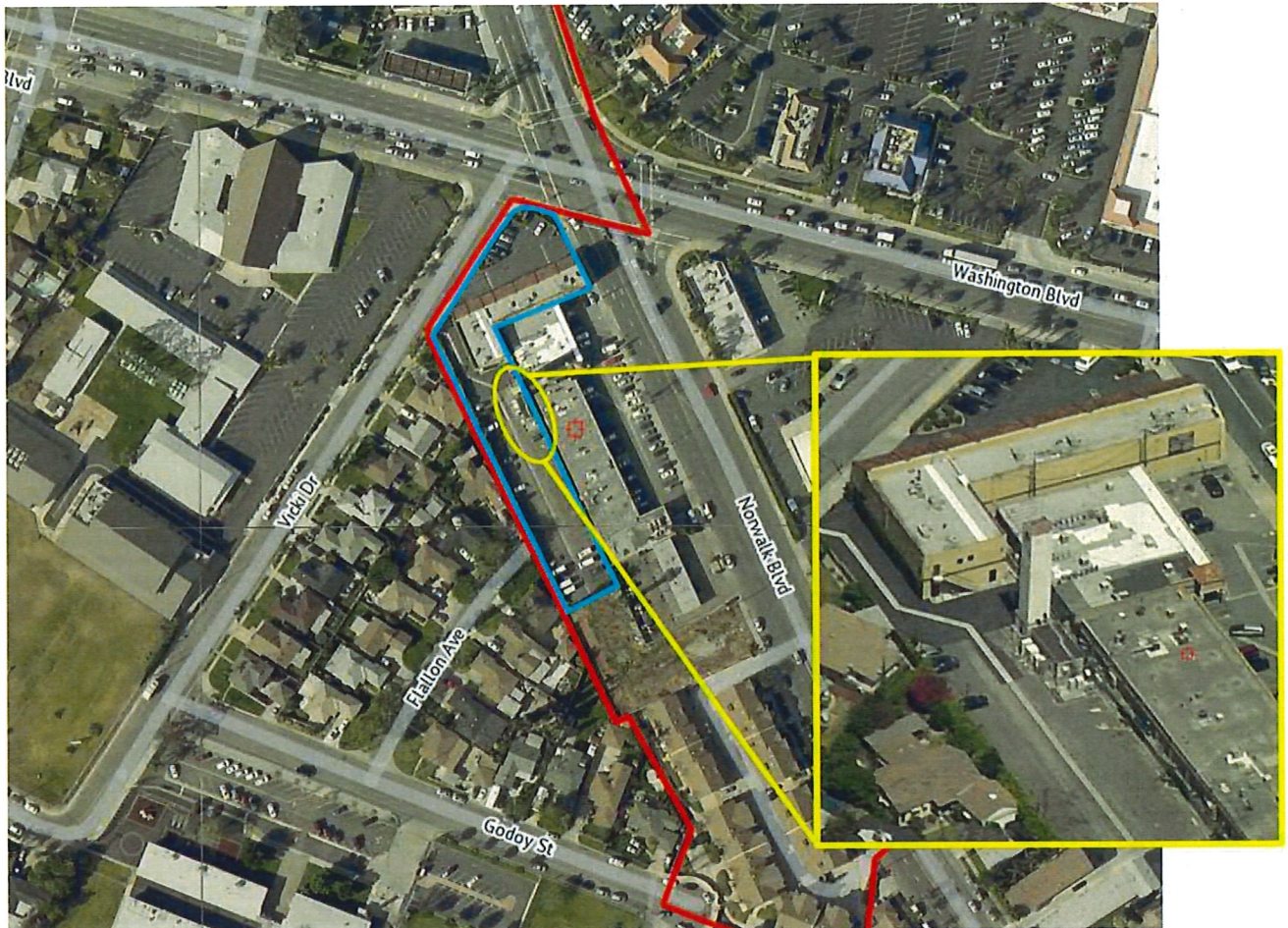


Wayne M. Morrell
Director of Planning

Attachments:

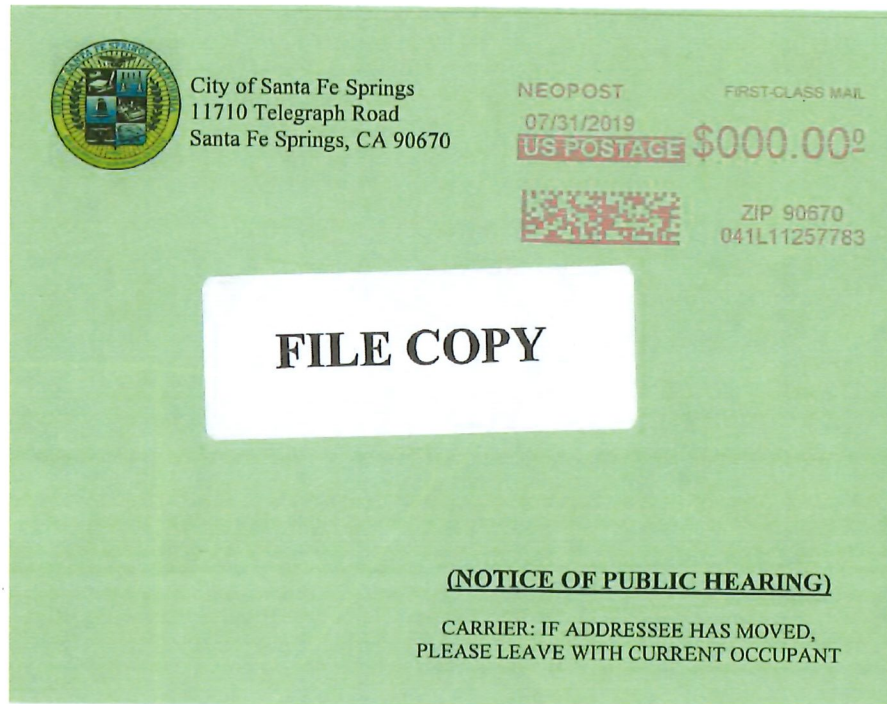
1. Aerial Photograph
2. Public Hearing Notice
3. Site Photos
4. Resolution 115-2019
 - a. Exhibit A – Conditions of Approval
5. Project Plans

Attachment 1: Aerial Photograph



**Conditional Use Permit Case No. 712-1
11038 East Washington Boulevard
Coastal Business Group for AT&T Mobility**



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, August 12, 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. 712-1: A request to upgrade AT&T equipment and replace the existing 63'-tall stealth wireless telecommunications tower with a like-for-like 63'-tall stealth tower.

Applicant: Jessica Grevin of Coastal Business Group for AT&T/Crown Castle
Property located at: 11038 Washington Blvd., Santa Fe Springs, CA 90606 in the C-4-PD, Community Commercial Planned Development 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

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

Attachment 3: Site Photos





Attachment 4: Resolution 130-2019

Attachment 5: Project Plans

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 130-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 712-1**

WHEREAS, a request was filed for Conditional Use Permit Case No. 712-1 to upgrade AT&T equipment and replace the existing 63'-tall stealth wireless telecommunications tower with a like-for-like 63'-tall stealth tower located at 11038 East Washington Boulevard within the C-4-PD, Community Commercial Planned Development Zone; and

WHEREAS, the subject property is located on the south side of Washington Boulevard with Accessor's Parcel Number 8178-004-068, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Llona Brandenburg, 11038 East Washington Boulevard, Santa Fe Springs, CA 90670; and

WHEREAS, the wireless telecommunications facility owner is Crown Castle, 200 Spectrum Center Drive, Suite 1800, Irvine, CA 92618; and

WHEREAS, the wireless carrier is AT&T Mobility, 1452 Edinger Avenue, 3rd Floor, Tustin, CA 92780; and

WHEREAS, the proposed Conditional Use Permit Case No. 712-1 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 15302 – Class 2; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on July 31, 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 July 31, 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 August 12, 2019 concerning Conditional Use Permit Case No. 712-1.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15302, Class 2 (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that it involves the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The existing wireless facility has been operational for over 26 years and the reconstructed facility will be the same location, size and height. Consequently, no further environmental documents are required. 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 wireless telecommunications facility has been located on the subject property for over 26 years. The subject site is located within the C-4-PD (Community Commercial - Planned Development) zone with a General Plan designation of Commercial. As stated in §157.06, commercial zones are the second most preferred locations for wireless telecommunications facilities, therefore the request is consistent with the current zoning and land use designation. 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 facility is designed as a Mediterranean style bell tower with a stucco exterior and tile roof, which complement the adjacent commercial buildings. Three trees will be planted to help soften the tower's tall, narrow appearance when viewed from the

nearby residential areas. Conditions of approval also require that the facility be properly maintained. 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. 130-2019 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15302, Class 2 (Replacement or Reconstruction), and approve Conditional Use Permit Case No. 712-1 to allow the upgrade of AT&T equipment and replacement of the existing 63'-tall stealth wireless telecommunications tower with a like-for-like 63'-tall stealth tower located at 11038 Washington Boulevard, subject to the conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 12th day of August, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A:
CUP 712-1 CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo at 562-409-1850 x3335)

1. The applicant shall test the telecommunications system to ensure it does not interfere with the Police, Fire and City communication system. This testing process shall be repeated for every proposed frequency addition and/or change. The applicant shall be strictly liable for interference caused by their facility. The applicant shall be responsible for all labor and equipment costs for determining the source of the interference, all costs associated with eliminating the interference (including but not limited to filtering, installing cavities, installing directional antennas, powering down systems, and engineering analysis), and all costs arising from third party claims against the city attributable to the interference. **(Revised Ongoing)**
2. The applicant shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief. Said phone number shall be provided no later than 60 days from the date of approval by the Planning Commission. This condition will also apply to all other existing AT&T facilities in the City of Santa Fe Springs. **(Revised Ongoing)**
3. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning and Development and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. **(Revised Ongoing)**
4. The telecommunications facility, including any trees, lighting, fences, walls, cabinets, and poles shall be maintained by applicant in good repair, free from weeds, 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. **(Revised Ongoing)**
5. ~~The applicant shall allow public safety personnel to access and use the telecommunication facility's wireless capabilities, for emergency uses, criminal investigative purposes, and for surveillance in cases that are detrimental to the health and welfare of the community, at no cost.~~ **(Removed)**
6. ~~The applicant shall cooperate with the City Fire Department and/or Department of Police Services for the use of the antenna structure for placement of~~

~~antenna(s) and/or repeater unit(s) to enhance the City's public safety and emergency response capabilities. (Removed)~~

- ~~7. The Applicant shall allow the City of Santa Fe Springs to have access to the telecommunication facility's tower including access to electricity for the purpose of placing City's owned wired/wireless communication equipment (including any necessary accessories) for the purpose of transmitting data (which can include but not limited to voice, data, RF) between City's facilities and/or to Telecommunication providers, at no cost. (Removed)~~

RECYCLING COORDINATOR:

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

8. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309. **(Ongoing)**
9. 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. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

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

- ~~10. The wireless telecommunications facility shall comply with the requirements pursuant to Chapter 157 of the Santa Fe Springs Municipal Code. (New)~~
- ~~11. Any addition or alteration to the existing tower structure, structural design and related improvements, including the installation of additional antennas (receivers, transmitters, cabinets, grids, microwave dish, whips, dishes, etc.), shall require an amendment of CUP 712 by the Planning Commission. If said improvements are made by a carrier other than the applicant, (co-location), the improvements would require a new conditional use permit. Replacement of like-for-like equipment is exempt from this provision; however, plans and specifications may be required to be submitted to the Building Division of the City. (Removed – Chapter 157 dictates modification process)~~
12. The wireless telecommunications facility shall be substantially in accordance with the site plan, partial site plan, equipment and antenna layout plan, and elevations submitted by the applicant and on file with the case. The roof shall have mission tiles to match the adjacent building, the circular louver shall match the color of the mission tiles, and the vertical reveal lines shall extend up to 52'-0" in elevation. The entire facility shall have a stucco-like finish and be painted tan to match the adjacent building. The wireless telecommunications facility shall not exceed a height of 63'-0", as specified in the plans. (Revised Ongoing)

13. ~~That prior to the Building Official finalizing the Building permit, the Applicant shall paint the entire tower structure. The Director of Planning and Development shall reserve the right to withhold the finalization of the Building Permit and the energizing of the facility until such time that the tower structure is painted.~~
(Removed – entire facility being rebuilt)
14. The existing ice bridge that runs from the T-Mobile lease area over the AT&T equipment shelter shall be re-routed to run from the T-Mobile lease area behind the AT&T equipment shelter. **(New)**
15. ~~That the branches of the eucalyptus tree shall be cut away from the utility lines prior to the Building Official finalizing the Building permit. The Director of Planning and Development shall reserve the right to withhold the finalization of the Building Permit and the energizing of the facility until such time that the tower structure is painted.~~ **(Removed – eucalyptus trees were removed by the property owner)**
16. The applicant shall plant three (3) live Chinese pistache trees. One tree shall be planted within the existing AT&T lease area and two shall be planted within existing planters in the parking lot area. The trees shall be maintained in a healthful condition, including regular watering, proper pruning, weeding, fertilizing, removal of litter, and replacement of trees when necessary. **(New)**
17. No signs, advertisements, logos, messages, banners, or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fence, equipment cabinet or enclosure. **(Ongoing)**
18. The facility owner shall be responsible for maintaining the wireless telecommunications facility in good condition and shall agree to the repair and replacement of equipment, stealth and structural components due to damage caused by outdoor exposure and/or inclement weather. The applicant shall replace such components within 90 days of written notice by the Planning Director. **(New)**
19. If emergency generator(s) are required, the generators shall be located within the leased area, and only be operated during power outages and for testing and maintenance purposes only. The installation of emergency generator(s) shall require prior approval from the Director of Planning and Development, the Department of Fire-Rescue, and the Building Division of the City of Santa Fe Springs. **(Ongoing)**
20. The wireless telecommunications facility shall be continually operated in accordance with all applicable Federal regulations governing such operations, and all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, and City Fire Code. **(Revised Ongoing)**

21. The signals generated by the wireless telecommunications facility shall not interfere with the signals of any adjacent telecommunications facilities located in the vicinity. **(Ongoing)**
22. Any maintenance vehicles associated with the wireless telecommunications facility shall be parked in a designated parking stall, where applicable. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the telecommunications facility shall not obstruct or impede any traffic. **(Ongoing)**
23. The applicant shall comply, if applicable, with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054. **(Ongoing)**
24. The facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed. **(Ongoing)**
25. 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. 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. **(Ongoing)**
26. All construction plans, such as, but not limited to, the site plan, elevations, equipment and antenna layout, and detailed drawings submitted to the Building Department for permits shall be coordinated for consistency by the applicant prior to the issuance of any permits. Any change or modification to one particular plan shall require the corresponding revisions on all other applicable plans. The applicant shall be responsible for correcting any inconsistencies that may occur through error or omission during plan preparation or construction. **(Ongoing)**
27. The applicant shall require and verify that all contractors and subcontractors 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 subcontractor 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 Pasos, Business License Clerk~~, at (562) 868-0511, extension 7527 the Finance Department at (562) (868-0511 x7520 for additional information. A business license application can also be downloaded at www.santafesprings.org. **(Revised Ongoing)**

28. The contractor shall obtain all necessary permits and approval from the City Engineer (Department of Public Works) prior to commencing work in the public right-of-way. **(Ongoing)**

29. The contractor shall be responsible for repairing any damage to City property to the satisfaction of the City Engineer. **(Ongoing)**

30. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:

a. Covenants.

1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et Seq
2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

- b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
- c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local

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

(Ongoing)

31. ~~CUP Case No. 712 shall not be effective for any purpose until the Applicant has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and agree to accept all of the required conditions of approval. The affidavit shall be submitted to the Department of Planning and Development within thirty (30) days of receipt of the approval letter from the Director of Planning and Development.~~

(Removed – affidavit no longer used)

32. The applicant shall cooperate with any subsequent applicants for possible co-location. Said subsequent applicants shall be subject to the regulations in effect at the time of co-location. **(New)**

33. Upon any transfer or lease of the wireless telecommunications facility during the term of Conditional Use Permit Case No. 712-1, the applicant and/or the property owner shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall ensure 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. **(New)**

34. The applicant shall promptly notify the Director of Planning and Development, in writing, in the event that their use of the telecommunication facility is discontinued or abandoned. Additionally, applicant shall promptly remove their antennas and related equipment from the facility, repair any damage to the premises caused by such removal, and restore the premises to its previous condition. 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. **(Ongoing)**

35. If there is evidence that the conditions of approval have not been fulfilled or the use resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Ongoing)**

36. ~~Notice is further given that the Planning Commission may, after conducting a public hearing, revoke or modify the conditions of approval of CUP Case No. 712-1 if the Commission finds that these conditions have been violated or that the Permit has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.~~ **(Removed – duplicative condition)**

37. CUP 712-1 shall be subject to the provisions of Sec. 155.721 of the City Zoning Regulations concerning the expiration of said entitlement if not utilized within 12 months from the effective date. **(Ongoing)**
38. Conditional Use Permit Case No. 712-1 shall be valid for a period of ten (10) years, until August 12, 2029. Approximately three (3) months before August 12, 2029, the applicant 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.
(New)
39. 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 concerning CUP Case No. 712-1, 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 applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
40. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**



City of Santa Fe Springs

Planning Commission Meeting

August 12, 2019

PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Entertainment Conditional Use Permit Case No. 16

A request for approval to conduct and maintain an entertainment use involving live musical band performances and amplified music via a disc jockey (DJ) at a family restaurant known as Salt and Pepper located at 13225 Telegraph Road within the Community Commercial-Telegraph Corridor Zone.

(Prost Restaurant Management for S&P)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Entertainment Conditional Use Permit Case No. 16, and thereafter close the Public Hearing; and
- Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and
- Pursuant to Section 155.716 of the City's Zoning Regulations, 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
- Recommend that the City Council review and approve Entertainment Conditional Use Permit Case No. 16 subject to the conditions of approval contained within this report and Adopt Resolution No. 133-2019, which incorporates the Planning Commission's findings and actions regarding this matter; and
- Recommend that the City Council review and approve Entertainment Conditional Use Permit Case No. 16 subject to the conditions of approval contained within this report.

GENERAL INFORMATION

- A. Applicant: Prost Restaurant Management
13225 Telegraph Road
Santa Fe Springs, CA 90670

- B. Property Owner: Kazemi Abbas
1 Arbellea
Newport, CA 92657
- C. Subject Property: S&P Restaurant
13225 Telegraph Road
Santa Fe Springs, CA 90670
- D. Existing Zone: Community Commercial - Telegraph Corridor
- E. General Plan: Commercial
- F. CEQA Status: Categorically Exempt (Class 1)

LOCATION AND BACKGROUND

Salt and Pepper (S&P), located at 13225 Telegraph Road, has been operating as a sports-bar and grill since April 2017. The recently remodeled building occupies a 1.25-acre site on the north side of Telegraph Road, East of Painter Avenue with street access from Telegraph Road and Los Nietos Road. S&P is now managed by Prost Restaurant Management who also manages three other restaurants within the region.

S&P is a family restaurant that serves traditional American food and maintains a buffet service during the lunch and dinner hours. The bar and grill is notorious for its multi-televvisions showing every available sport activity aired through regular television or subscription television. S&P currently maintains a valid Alcohol Sales Conditional Use Permit and a valid Type 47 On-Sale General Eating Place License from the Department of Alcohol Beverage Control (ABC).

The new management administrators are proposing to provide music to its customers through either a disc jockey (DJ) or through live bands. Both are intended to encourage customers to dance and create a different ambiance during the evenings when sport programs are not being aired.

Ordinance No. 801 was adopted by the City Council on October 3, 1991, which added Section 155.723 to the City Zoning Ordinance that requires all businesses engaged in conducting or providing amusement, entertainment, as defined in Section 155.003, and within dance halls or pavilions, or nightclubs to apply and be granted a valid Entertainment Conditional Use Permit.

In accordance with Ordinance 801, Section 155.723, the Applicant is requesting approval of Entertainment Conditional Use Permit Case No. 16 to allow an entertainment use involving live musical performances (bands) and amplified music via a disc jockey (DJ).

ZONING ORDINANCE REQUIREMENTS

Section 155.723 of the Santa Fe Springs Zoning Ordinance requires Conditional Use Permit approval for "entertainment, amusement, dance halls and other uses as defined in Section 155.003."

ZONING AND LAND USES

The subject property, as well as the surrounding properties to the South, East and West are zoned C-4, Community Commercial and developed with various commercial-type uses. The property to the north is within the Unincorporated Los Angeles County Area, commonly known as South Whittier, is occupied by Richard L. Graves Middle School.

STREETS AND HIGHWAYS

The subject site is located on the north side of Telegraph Road, east of Painter Avenue, with additional rear street frontage on Los Nietos Road, a cul-de-sac. The main access road, Telegraph Road, is classified as a Major Highway with Painter Avenue and Los Nietos Road classified as a Secondary Highway's within the Circulation Element of the City's General Plan.

CALLS FOR SERVICE

The restaurant has had calls for service common with sports bar and grills. Staff, including officials from the Whittier Police Department, is working with the restaurant management to finalize a comprehensive security plan to implement security and management procedures to mitigate possible negative impacts inside the facility and outside within the parking area.

STAFF COMMENTS

As part of the permit review process, staff conducted a review of the restaurant to ensure compliance with other regulatory ordinances and codes. Staff believes that the use of live bands and other similar entertainment will not pose a significant risk or nuisance to patrons or the public in general if the use is conscientiously conducted in strict accordance with the Conditions of Approval and the Security Plan.

The Applicant is proposing to temporarily remove approximately 11-tables to make way for a dance area; the tables and chairs will be returned to their designated location during the day hours to accommodate dining customers. It should be noted that the restaurant is required to maintain the sale of food during all hours that the business is operating and is open to the public in order to comply with ABC's regulations and to prevent the premises from turning into a full-out nightclub.

Staff is recommending approval of the Entertainment Conditional Use Permit request by the Applicant subject to the conditions of approval set forth in Resolution 133-2109 Exhibit-A. Staff is also recommending a compliance review report of this Permit within one year from the approval date of this permit by the City Council.



Dino Torres
Director of Police Services

Attachments:

1. Vicinity Map
2. Resolution No. 133-2019

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 133-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ENTERTAINMENT CONDITIONAL USE PERMIT CASE NO. 16**

WHEREAS, a request was filed for an Entertainment Conditional Use Permit Case No. 16 to allow the operation and maintenance of an entertainment use involving live musical band performances and amplified music via a disc jockey (DJ) at a family restaurant known as Salt and Pepper located at 13225 Telegraph Road within the Community Commercial-Telegraph Corridor Zone; and

WHEREAS, the subject property is located at the vicinity of the northeast corner of Telegraph Road and Painter Avenue , with Accessor's Parcel Numbers of 8011-006-017 and 8011-006-018, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Abbas Kazemi, 1 Arbella, Newport CA 92657, but the restaurant's daily operations is managed by Prost Restaurant Management, 13225 Telegraph Road, Santa Fe Springs; and

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

WHEREAS, the City of Santa Fe Springs Department of Police Services on August 1, 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 August 1, 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 August 12, 2019, concerning Entertainment Conditional Use Permit Case No. 16.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The request of Entertainment Conditional Use Permit Case No. 16 is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. Staff finds and determines that because the building being used for the proposed entertainment is existing without proposed additions or modifications, this proposed Entertainment Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

SECTION II. COMMISSION CONSIDERATION

Pursuant to Section 155.723 of the Zoning Regulations, the Planning Commission has considered and reviewed the criteria and application pursuant to Section 155.723 (C) in approving Entertainment Conditional Use Permit Case No. 16 and finds that the proposed entertainment use as described by the Applicant will not be detrimental to persons or property in the immediate vicinity and will not have an adverse effect on the City in general.

SECTION V. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt Resolution No. 133-2019 and recommend approval of Entertainment Conditional Use Permit Case No. 16 to the City Council, subject to the attached conditions hereby attached as Exhibit A, and find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ADOPTED and APPROVED this 12th day of August, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT – A

CONDITIONS OF APPROVAL

1. That the applicant shall comply with all of the conditions of approval as required by Alcohol Sales Conditional Use Permit Case No. 66.
2. That the applicant shall continue to maintain digital video surveillance cameras. Any relocation or modification of the video surveillance cameras shall be reviewed and approved by the Director of Police Services. Video surveillance cameras shall continue to be of high quality capable of videotaping during the day and night. Video surveillance cameras shall be maintained in working order at all times and replaced as needed by the owner. The on-site manager shall be proficient in the use of the cameras and related recording equipment.
3. That the dance floor area shall not be enlarged more than the approved 16'-0" x 32'-0" area. Moreover, food shall continue to be provided to customers at all times that the premises are open for business in compliance with the Type 47 ABC License.
4. That the applicant and his acting management shall allow the Director of Police Services, Whittier Police Officers and any of their representatives to view the security surveillance video tapes immediately upon their request.
5. That mosh pits, mosh dancing and slam-type dancing is prohibited and management shall remove patrons from the premises who initiate, or participate in such activity or other similar type of activity.
6. That equipment, decorations, props or other similar ornaments shall not interfere with egress or ingress, or with the full operation of the interior doors, emergency exits, or emergency access at all times.
7. That alcoholic beverage related games and/or contests are prohibited and management shall remove patrons from premises who initiate, or participate in such activity or other similar type of activity.
8. That this permit is contingent upon the approval by the Department of Police Services of a security plan which shall address the following for the purposes of minimizing risks to the public's health, welfare, and safety:
 - (A) A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;

- (C) A description of how the applicant plans to educate employees on their responsibilities and the actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors, and the conditions of approval set forth herein;
- (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises, and the procedures for such notifications;
- (E) That 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.

The Security Plan shall be submitted prior to the approval of this Permit by the City Council.

- 9. That the applicant shall be responsible for maintaining control of litter on the subject property and the adjoining properties, parking areas and parkways.
- 10. That, as a minimum standard, during the closing time and until all patrons/public have dispersed, the applicant/licensee shall provide a security guard(s) whose sole purpose is to patrol the parking lot and around the establishment to maintain order therein; and prevent any illicit or nuisance activity, including activity that could interfere with the quiet and calm of nearby residents or businesses.
- 11. That it shall be unlawful for any person who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
- 12. That the security personnel shall not perform any law enforcement functions. Security personnel shall report immediately to the Whittier Police Department all incidents in which a person could be charged with a misdemeanor or a felony offense.
- 13. That security personnel, as well as 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.
- 14. That no change or alterations to the approved entertainment format or content shall occur without prior written approval from the Director of Police Services. That is, only DJ music or live music may be played for customer dancing. The facility shall not be used to feature concerts or other similar types of entertainment activities.
- 15. That all existing "Exit" signs shall continue to be maintained and illuminated at all times per California Fire Code 2501.15.

16. That the audible entertainment provided shall not be audible beyond the exterior of the building.
17. That the applicant shall submit a scaled floor plan to the Department of Fire/Rescue showing the proposed seating arrangement and dance floor and obtain a new occupancy load and comply with any requirement imposed by the Department of Fire/Rescue as a result of the new occupancy load.
18. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits, and shall be located in a place conspicuous to all employees of the location.
19. That the applicant shall provide 1-professional security guard for every 50 patrons when entertainment is provided or any special event, and/or private parties.
20. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
21. 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, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
22. That this Permit shall be subject to a compliance review in one year, no later than August 12, 2020, to ensure the entertainment activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
23. That Entertainment Conditional Use Permit Case No. 66 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
24. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning.
25. That the owner/operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code and all other applicable codes and regulations.
26. That it is hereby declared to the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated the Permit shall be subject to the revocation process at which time the privileges granted hereunder shall be terminated.



PUBLIC HEARING

California Environmental Quality Act (CEQA) - Categorical Exemptions Section 15305

(a)

Zone Variance Case No. 88

A request to allow for an existing development to deviate from Section 155.248 of the City's Zoning Regulations by providing a minimum 4'-6" front setback along Rosecrans Avenue; and Section 155.260 (C) of the City's Zoning Regulations by providing a minimum 4'-6" wide landscaping strip between the on-site parking area and the property line adjoining Rosecrans Avenue for the property located at 13950 Rosecrans Ave. (APN: 8069-006-018), in the M-2-PD, Heavy Manufacturing- Planned Development Overlay, Zone. (Glen A. Wilson)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Zoning Variance Case No. 88 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 the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Regulation and consistent with the goals, policies, and programs of the City's General Plan; and
- Find and determine that the proposed Zone Variance request meets the criteria set forth in Section 155.675 of the City Zoning Regulation; and
- Find and determine that pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Zone Variance Case No. 88 subject to the conditions of approval as contained within Resolution No. 131-2019; and
- Adopt Resolution No. 131-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Glen A. Wilson
8121 Katella Avenue, Stanton, CA 90680
(714) 527-6031
- B. Property Owner: Glen A. Wilson
8121 Katella Avenue, Stanton, CA 90680
(714) 527-6031

- C. Subject Property: 13950 Rosecrans Ave.
Santa Fe Springs, CA 90670
APN: 8069-006-018
- D. Existing Zone: M-2-PD (Heavy Manufacturing Zone -Planned
Development Overlay)
- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt Section 15305 (a)
- G. Hearing Date: August 12, 2019
- H. Staff Contact: Jimmy Wong, Planning Consultant
Jimmywong@santafesprings.org
(562) 868-0511 x7451

LOCATION

The subject property is approximately 95,349 sq. ft. (2.19 acres) in size and located at 13950 Rosecrans Avenue. The subject property consist of two industrial buildings constructed in 1977. The first building is approximately 21,315 sq. ft. with street frontage along Rosecrans Avenue. The second building is approximately 17,182 sq. ft. with street frontage along Stage Road.

STREETS AND HIGHWAYS

The property consist of two street frontages, Rosecrans Avenue and Stage Road. Rosecrans Avenue is classified as a major highway and Stage Road is classified as a local street within the City's General Plan.

BACKGROUND

According to the LA County Metro, the intersection of Rosecrans/ Marquardt Avenue and the Burlington Northern Santa Fe (BNSF) Railway has been rated by the California Public Utilities Commission as one of the most hazardous grade crossings in California. To reduce the number of potential accidents, the LA County Metro decided to construct a grade separation along the intersection of Rosecrans/Marquardt Avenue and Burlington Northern Santa Fe Railway. As part of the grade separation project, portion of the subject property along Rosecrans Avenue was acquired by LA Metro as shown within Attachment 2.

REQUEST:

FRONT SETBACK

Pursuant to Section 155.248 of the City's Zoning Regulations, the subject property is require to provide a minimum 30' setback from the front property line. Based on the proposed grade separation project, a portion of the front setback areas along Rosecrans

Avenue will be removed or significantly reduced as a result of the right-of-way acquisition. The existing building was approved with a 10' setback from the property line along Rosecrans Avenue in 1977. After the right-of-way acquisition conducted by LA Metro, the new building setback at its narrowest portion will be 4'-6". It will be impossible for the existing building to comply with the current City's minimum setback requirement without demolishing a portion of the existing building. As a result, the applicant is requesting a Zone Variance to deviate from Section 155.248 of the Zoning Regulations by providing a minimum 4'-6" front setback along Rosecrans Avenue.

LANDSCAPING

Pursuant to Section 155.260 (C) of the City's Zoning Regulations, the subject property is required to provide a minimum 20' wide landscaping strip between the on-site parking area and the property line adjoining a public street. As mentioned previously, after the right-of-way acquisition conducted by LA Metro, the new building setback at its narrowest portion will be 4'-6". It will be impossible for the subject property to construct a 20' wide landscaping strip without demolishing a portion of the existing building. As a result, the applicant is requesting a Zone Variance to deviate from Section 155.260 (C) of the Zoning Regulations by providing a minimum 4'-6" wide landscaping strip along Rosecrans Avenue.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property, as well as the property to the east are zoned M-2-PD, Heavy Manufacturing-Planned Development Zone with a General Plan land use designation of Industrial. The property to the south is zoned RR, Railroad Zone with a General Plan land use designation of Railroad Right-of-Way. The property to the west is zoned M-2, Heavy Manufacturing Zone with a General Plan land use designation of Industrial. The property to the north is located within City of La Mirada jurisdiction.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on July 31, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on July 31, 2019, and published in a newspaper of general circulation (Whittier Daily News) on July 31, 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 DOCUMENT

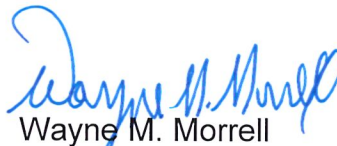
Staff finds that the proposed conditional use permit meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15305 (a), minor setback variance not resulting in the creation of any new parcel. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission shall have the authority, subject to the procedures set forth in this chapter, to grant variances from any provision of this chapter relating to the use and development of land when it is found that the strict and literal interpretation of such provisions would cause undue difficulties and unnecessary hardships inconsistent with the intent and general purpose of this chapter.

STAFF CONSIDERATIONS

Based on the findings set forth within Resolution 131-2019 (see attachment 4), staff finds that the applicant's request meets the criteria set forth in §155.675 for the granting of a Zone Variance. Staff is, therefore, recommending approval of Zone Variance Case No. 88, subject to the conditions of approval as provided within Exhibit A of Resolution 131-2019.

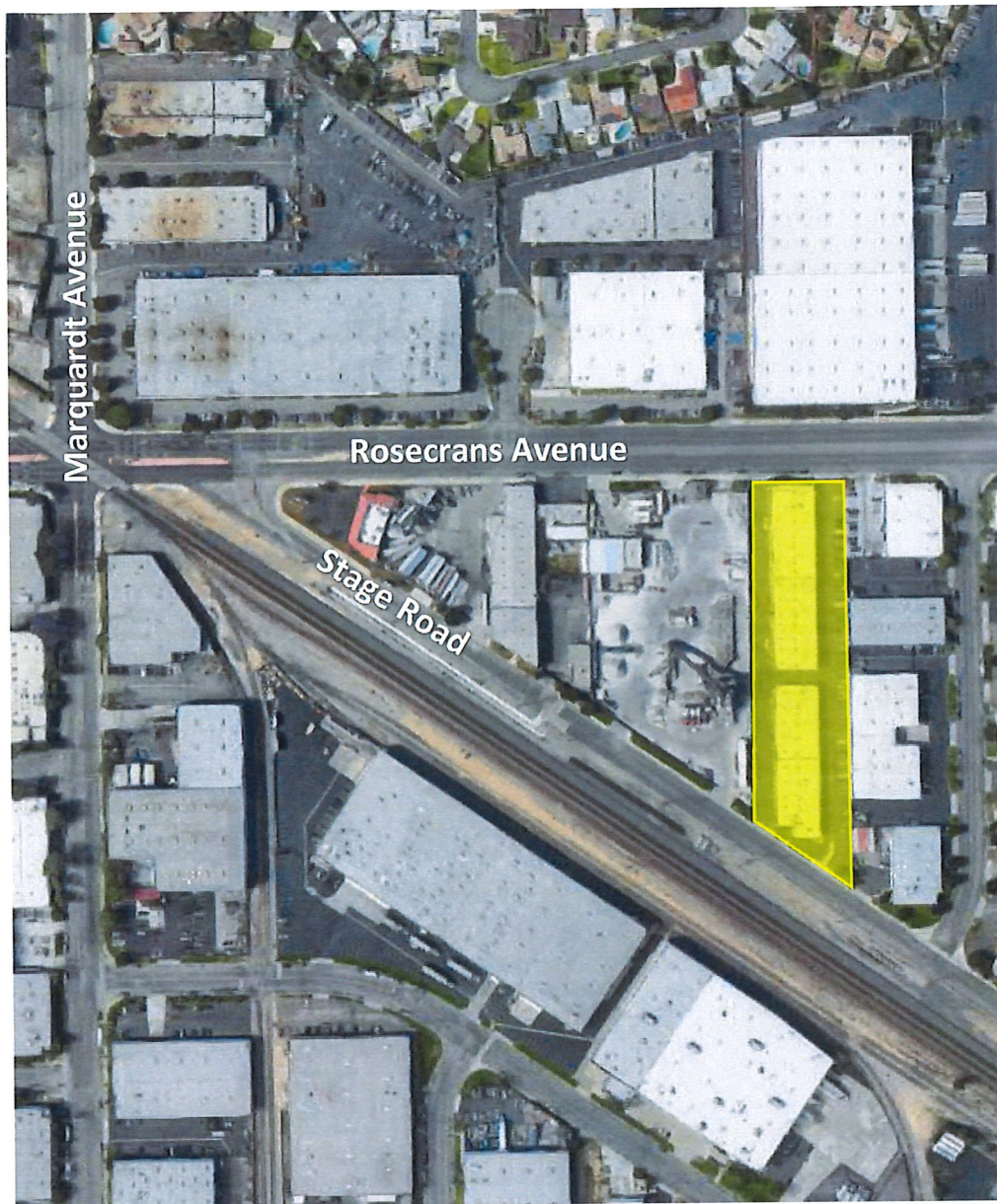


Wayne M. Morrell
Director of Planning

Attachment:

1. Aerial Photograph
2. Full Set of Plan
3. Public Hearing Notice
4. Resolution 131-2019
 - Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph



Zone Variance Case No. 88

13950 Rosecrans Avenue

Attachment 2: Site Plan

Attachment 3: Public Hearing**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, August 12, 2019 at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road on the following matter:

Zone Variance Case No. 88: A request to allow for a permanent setback reduction of an existing building located at 13950 Rosecrans Avenue (APN: 8069-006-018), within the M-2 Heavy Manufacturing, Zone.

Project Site: 13950 Rosecrans Avenue, Santa Fe Springs, CA 90670

Applicant: Glen Wilson

CEQA Status: The project is categorically exempt pursuant to Section 15305 (a), minor set back variances not resulting in the creation of any new parcel, of the California Environmental Quality Act (CEQA). Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

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



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

NEOPOST

FIRST-CLASS MAIL

07/31/2019

US POSTAGE \$000.00⁹



ZIP 90670
041L11257783

FILE COPY

(NOTICE OF PUBLIC HEARING)

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

Attachment 4: Resolution 131-2019

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 131-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ZONE VARIANCE CASE NO. 88**

WHEREAS, a request was filed for Zone Variance Case No. 88 to allow for an existing development to deviate from Section 155.248 of the City's Zoning Regulations by providing a minimum 4'-6" front setback along Rosecrans Avenue; and Section 155.260 (C) of the City's Zoning Regulations by providing a minimum 4'-6" wide landscaping strip between the on-site parking area and the property line adjoining Rosecrans Avenue within the M-2-PD, Heavy Manufacturing- Planned Development, Zone; and

WHEREAS, the subject property is located at 13950 Rosecrans Avenue with an Accessor's Parcel Number of 8069-006-018, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Glen A. Wilson, 8121 Katella Avenue, Stanton, CA 90680; and

WHEREAS, the proposed Zone Variance Case No. 88 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 15305 (a); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on July 31, 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 July 31, 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 August 12, 2019 concerning Zone Variance Case No.88.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15305(a) (minor setback variance not resulting in the creation of any new parcel) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. ZONE VARIANCE FINDINGS

Pursuant to Section 155.675 of the Zoning Regulations, in studying any application for a Zone Variance, the Commission shall give consideration to the following:

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

The exceptional or extraordinary circumstances or conditions applicable to the subject property is the proposed Rosecrans/ Marquardt Avenue grade separation project by LA County Metro. This grade separation project includes land acquisition along Rosecrans Avenue. The impact of the acquisition on the subject property removed or significantly reduced the existing front setback and landscaping area. As a result the subject property will not comply with the required setback and landscaping strip requirements within the City's Zoning Regulations.

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

Within the surrounding area there are at least three (3) different properties (13914 Rosecrans Avenue; 13900 Rosecrans Avenue; and 13840 Rosecrans Avenue) that have existing front yards less than that required by the current Code and do not contain the required landscaping area. This variance is necessary for the preservation and enjoyment of property right possessed by other properties in the surrounding area.

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

Within the surrounding area there are at least three (3) different properties (13914 Rosecrans Avenue.; 13900 Rosecrans Avenue; and 13840 Rosecrans Avenue) do not meet the front setback and landscaping area requirements within the City's Zoning Regulations. Granting this variance will not be detrimental to the public welfare or injurious to the property of other in the vicinity.

Nevertheless, to ensure the safety of pedestrians, LA County Metro will be installing a new pedestrian sidewalk along Rosecrans Avenue connecting the subject property with properties within the vicinity.

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

While the Zone Variance would allow the applicant to not adhere to certain development standards within the City's Zoning Regulation, there is no evidence to suggest that granting the Zone Variance will substantially affect the master plan (General Plan) of the City. The land use designation of the subject property will not change nor will the zoning of the property if the Zone Variance is granted.

Moreover, several surrounding properties already have existing conditions equivalent to that of the property in its post grade separation conditions. Additionally, at the time of this writing, staff has received no input from adjacent property owners indicating the project is contrary to public interest.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 131-2019 to determine that the proposed Zone Variance is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15305 (a), and to approve Zone Variance Case No. 88 to allow for an existing development to deviate from Section 155.248 of the City's Zoning Regulations by providing a minimum 4'-6" front setback along Rosecrans Avenue; and Section 155.260 (C) of the City's Zoning Regulations by providing a minimum 4'-6" wide landscaping strip between the on-site parking area and the property line adjoining Rosecrans Avenue for the property located at 13950 Rosecrans Ave. (APN: 8069-006-018), in the M-2-PD, Heavy Manufacturing-Planned Development, Zone, subject to the conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 12th day of August, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A

Zone Variance Case No. 88

Conditions of Approval

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x 7451)

1. 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)***.
2. The damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-stripped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.
3. That Zone Variance Case No. 88 shall be valid until such time that the existing building located along Rosecrans Avenue is demo. Any future development shall be required to develop in full compliance with the current Zoning Regulations at the time the property is developed.
4. That the owner, Glen A. Wilson, agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City of its agents, officers or employees to attack, set aside, void or annul an approval of the City or an of its councils, commissions, committees or boards concerning Zone Variance Case No. 88, when actions 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.
5. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall laps.



City of Santa Fe Springs

Planning Commission Meeting

August 12, 2019

PUBLIC HEARING

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

Resolution No. 132-2019

Ordinance No. 1105: An ordinance of the City Council of the City of Santa Fe Springs amending Sections 155.003, 155.153, 155.211, 155.229, 155.243, 155.259, 155.377, 155.383, 155.384, 155.515, 155.516, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code relating to billboards.

RECOMMENDATION

That the Planning Commission take the following action:

- Open the Public Hearing and receive any comments from the public regarding Resolution No. 132-2019, and after receiving all public comments, continue this matter to the Planning Commission meeting of September 9, 2019.

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on July 31, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on July 31, 2019, and published in a newspaper of general circulation (Whittier Daily News) on July 31, 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.

Staff is requesting a continuance of Resolution No. 132-2019 to the September 9, 2019 Planning Commission meeting in order to provide staff with additional time to consider the impacts of the code change to properties along the 605 Freeway. Since this case was set for public hearing, it is recommended that if any members of the public attend the meeting and wish to comment, the Planning Commission should open the public hearing and receive public comments, then take action to continue the project to the next meeting date.


Wayne M. Morrell
Director of Planning



PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15321, Class 21

Revocation of Conditional Use Permit Case No. 724

A request to consider the revocation of Conditional Use Permit Case No. 724, which granted approval to allow the establishment, operation and maintenance of an aluminum foundry located at 12711 Imperial Highway, within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (Pacific Cast Products)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding the Revocation of Conditional Use Permit Case No. 724 and, thereafter, close the Public Hearing; and
- Find that pursuant to Section 15321, Class 21, of the California Environmental Quality Act (CEQA), this project is Categorical Exempt; and
- Adopt Resolution No. 134-2019, which incorporates the Commission's findings and actions regarding this matter; and
- Find that the subject aluminum foundry facility, for which Conditional Use Permit Case No. 724 was granted, has been exercised contrary to the conditions of approval. Consequently, the action to revoke and nullify Conditional Use Permit Case No. 724 complies with the requirements and provisions under section 155.811(B).
- Revoke and nullify Conditional Use Permit Case No. 724.

BACKGROUND

The Planning Commission, at their regularly scheduled meeting of July 11, 2011, originally approved Conditional Use Permit (CUP) Case No. 724 to allow the establishment, operation, and maintenance of an aluminum foundry with each furnace to exceed a capacity of 500 pounds and the combined capacity of furnaces to exceed 1,000 pounds. The subject property is located at 12711 Imperial Highway (APN's: 8026-042-014 & 017), within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone.

In 1993, the City Council adopted Ordinance No. 822, requiring all non-conforming metal buildings and structures to be brought into conformity by means of demolition or the application of a non-metallic façade treatment by the year 2013. Nevertheless, the Planning Commission should know that when it comes to addressing non-conforming metal buildings, the City understands the financial burden of bringing such buildings into compliance and thus have not been actively pursued compliance. Simply put, staff does not directly target or enforce immediate compliance. Instead, staff allows such buildings to remain non-conforming until improvements requiring a permit are proposed. Any improvements to a non-conforming metal building must not only

meet the requirements set forth in Ordinance No. 822 but all other city regulations.

Typically, a new CUP is approved with the requirement for a compliance review after one year. However, because the subject site contained two existing non-conforming metal buildings, the Planning Commission granted approval of the subject CUP, but provided the applicant with five years to allow sufficient time to meet all conditions of approval and bring said buildings into compliance with Ordinance No. 822.

Throughout the compliance review process, staff has tried to accommodate the applicant. On April 28, 2016, staff mailed the applicant a notice to inform him that the aforementioned CUP was subject to a review for compliance with the existing conditions of approval. Failing to respond to staff's initial notice, a second notice was sent to the applicant on June 30, 2016. A third and final notice was sent on December 12, 2016, via certified mail. On December 20, 2016, the applicant eventually provided staff with the required fee and materials needed to begin the compliance review process. After almost 8 months, staff received the necessary materials.

An initial walk-through inspection was conducted on January 12, 2017; however, due to poor weather conditions, staff had to schedule a follow-up visit. On February 14, 2017, staff conducted a second walk through inspection and provided the applicant with a written notice (Attachment #3) detailing the violations that were discovered during both inspection. Since then, the applicant has adequately addressed five (5) of the seven (7) violations that were identified. The two (2) remaining violations, which do have the largest financial impact to the applicant, include: 1) re-cladding of the existing metal buildings; and 2) consolidating the two (2) existing parcels into a single parcel.

Staff has continued to work with the applicant, Peter Lake, during the last twenty-nine (29) months by evaluating the progress and continually providing him with additional time to bring the subject use/property into full compliance. Until April of this year, staff had found previous actions by Mr. Lake to be a good-faith effort toward correcting the outstanding violations. Unfortunately, based on recent conversations and lack of effort by the applicant, staff now believes that Mr. Lake is no longer conveying that he has any intentions to satisfy the two remaining violations. Nevertheless, understanding the implications of a CUP revocation, staff met with Mr. Lake on April 12, 2019 to discuss the outstanding items. At the meeting, specific tasks and timelines were established to help ensure that continuous progress is made. It was concluded that the applicant would have 90-days to submit the materials required to move forward (Attachment #5). It was also agreed upon by both parties that, if at the end of those 90-days and the materials were not submitted, staff would move forward with the revocation of the subject CUP.

On July 10, 2019, Mr. Lake provided staff with a copy of a bid for a Tentative Parcel Map from one (1) engineering firm and a proposed idea for the façade. Mr. Lake

proposed to grow vines up the building façade to cover the metallic material with vegetation, similar to an office building located along Katella Avenue within the City of Los Alamitos. It was explained to Mr. Lake that his proposal would not satisfy the requirements of the metal building ordinance as it would not be considered a contemporary building design.

It is evident by staff's actions to date, that it was never the intent to revoke the subject CUP or drive the subject business out of the city. Staff has patiently worked with the applicant for the last three years. In fact, staff has continued to provide the applicant with additional time as necessary, provided that progress toward full compliance was observed. Unfortunately, the lack of effort by the applicant during recent months has greatly diminished staff's confidence that full compliance will ever be met. At a minimum, staff's expectations after the 90-day period was for Mr. Lake to have signed an agreement to begin the process to merge the two parcels and to provide conceptual designs for the re-cladding; however, the applicant remains uncommitted to meeting the minimum requirements. After approximately 30 months, following the initial site inspection and multiple attempts to resolve the remaining items, the subject property continues to be in violation of the conditions without an adequate plan for resolution; and therefore, staff is requesting that the Planning Commission consider the revocation of CUP Case No. 724.

MUNICIPAL CODE REQUIREMENTS

City of Santa Fe Springs – Zoning Regulations Section 155.811 – GROUND FOR REVOCATION (B)
Any variance, modification, permit, or other approval may be revoked and nullified if it is found that any one of the following conditions apply: (B) That the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation.

As previously described herein, staff believes there is sufficient evidence to confirm that the above-mentioned condition exist, and that there are adequate grounds to revoke the subject conditional use permit.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, Staff finds the project would qualify for a categorical exemption pursuant to Section 15321, Class 21 (Enforcement Actions by Regulatory Agencies) of the California Environmental Quality Act (CEQA), in that the subject Conditional Use Permit is being exercised contrary to the conditions of approval, and therefore, the City is taking the action to revoke the Conditional Use Permit. Additional environmental analysis is therefore not necessary to meet the requirements of the CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date

the Planning Commission revokes the subject Conditional Use Permit.

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 Zoning Regulations.

In accordance with Section 155.813 of the City's Zoning Regulations, a letter (copy attached as Revocation Letter) was mailed to the business owner, and previous applicant via Certified Mail ten days or more prior to the date of this hearing to revoke and nullify CUP Case No. 724. The property owner was also notified of the hearing and provided an opportunity to maintain the Permit.

Legal notice of the Public Hearing to revoke and nullify Conditional Use Permit Case No. 724 was also sent via first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on August 1, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on August 1, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Wayne M. Morrell
Director of Planning

Attachments:

1. Public Hearing Notice
2. Approval Letter – July 12, 2011
3. Compliance Review Initiation Letter
4. Site Inspection Letter
5. Update Email – March 31, 2017
6. 90-day Letter – April 12, 2019
7. Revocation Letter
8. Resolution 134-2019

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, **August 12, 2019** at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Initiated By: City of Santa Fe Springs

Property located at: 12711 Imperial Highway (APN: 8026-042-014 & 017) (Pacific Cast Products)

Revocation of Conditional Use Permit (CUP) Case No. 724: In accordance with Section 155.811(B), staff is recommending to the Planning Commission to revoke and nullify Conditional Use Permit Case No. 724 because the use for which approval was granted has been exercised contrary to the conditions of approval.

CEQA Status: After staff review and analysis, along with consultation of an outside environmental firm, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 21, Section 15321—Enforcement Actions by Regulatory Agencies of the California Environmental Quality Act (CEQA). 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 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 Planning Department at, or prior to the Public Hearing. Any person interested in this matter may contact Vince Velasco at 562-868-0511, Ext. 7353 or vincevelasco@santafesprings.org



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

NEOPOST

FIRST-CLASS MAIL

07/31/2019

US POSTAGE \$000.00⁰



ZIP 90670
041L11257783

FILE COPY

(NOTICE OF PUBLIC HEARING)

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

ATTACHMENT #2



COPY

City of Santa Fe Springs

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

July 12, 2011

To: Mr. Peter Lake
Pacific Cast Products
8831 Cedar Street
Bellflower, CA 90706

Re: **Conditional Use Permit (CUP) Case No. 724**

Mr. Lake:

The Planning Commission, at their meeting on July 11, 2011, took action on Conditional Use Permit Case No. 724 to allow the establishment, operation, and maintenance of an aluminum foundry, to exceed a furnace capacity of 500 pounds and for the total (sum) amount of furnaces to exceed a capacity of 1,000 pounds, at 12711 East Imperial Highway in the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone and within the Consolidated Redevelopment Project Area.

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

CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT: (Contact: Phillip De Rousse x3319)

1. That the Applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the Applicant or their representative any time, 24 hours a day.
2. That in order to facilitate the removal of unauthorized vehicles parked on the property, the Applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of

70007

unauthorized vehicles and indicate that unauthorized vehicles will be removed at the Applicant's expense; and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

3. That the existing 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.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Alex Rodriguez 562.868-0511 x3701)

4. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
5. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
6. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
7. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

8. That the Applicant shall obtain a General Industrial Activities Storm Water Permit from the State Water Resources Control Board.
9. That the Applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the

Property. Permits shall be secured prior to beginning work related to the permitted activity.

10. That the Applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
11. That the Applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue, Environmental Protection Division and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

12. That the Applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 892, passed 4-22-99) Penalty, see § 10.9
13. ~~That the Applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition #12.~~
14. That the Applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
15. That the Applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Rafael O. Casillas 562-868-0511 x7543)

16. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer.
 17. All existing buildings shall be connected to the sanitary sewers.
 18. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
 19. That 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.
 20. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns are prohibited from the site onto Imperial Highway as designated by the City Engineer. Install a no left turn sign (R3-2) at the property exit.
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21. Increase pedestrian and motorist site distance visibility at the main entrance of the property. Clear the overgrown vegetation away from the main entrance driveway and install pedestrian crossing warning sign (W11-2).
 22. Parcels (8026-042-014 and 8026-042-017) shall be consolidated into one parcel per the Subdivision Map Act guidelines.
 23. Final parcel map checking of \$4,757 plus \$285 per parcel shall be paid to the City. Applicant shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
 24. That the Applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
 25. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County

Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.

26. That a grading plan shall be submitted for drainage approval to the City Engineer. The Applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
 27. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
 28. That the Applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. The Applicant will also be required to submit a Certification for the project and is required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The Applicant can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.
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PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Henry Esqueda 562.868-0511 x7356)

29. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.
30. That the Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
31. That the landscape area(s) shall be planted with new vigorous plants, flowers, and/or shrubs. That all trees shall be properly pruned which to increase the visibility of the subject site. Said Landscape improvements are to be performed fifteen (15) days from the date of issuance of a City of Santa Fe Springs Business License. All new planting shall be consistent with **AB 1881 (Model Water Efficient Landscape Ordinance)**.
32. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating

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

33. That upon completion of any new landscaping and landscape 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.
 34. That the damaged areas of the parking lot, including asphalt, concrete and swale (ribbon gutter) shall be repaired. The parking lot area shall then be slurry-sealed and striped within ninety (90) days from the date of approval by the Planning Commission.
 35. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall.
 36. That all vehicles associated with the business 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.
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37. That the Applicant shall stripe and maintain 42 parking off-site parking spaces including two (2) handicap stalls on the subject site. In accordance to the Building Code, each handicap stall shall contain the appropriate placard sign, pavement symbol, and van accessible 8' width loading area striped with the appropriate blue color. All compact parking shall be marked as "Compact" written legibly on the pavement, wheel stop, or a placard sign.
 38. That all fences, walls, gates and similar improvements for the proposed use shall be subject to the prior approval of the Department of Fire-Rescue, Department of Police Services, and the Department of Planning and Development.
 39. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" 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.

40. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning and Development or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + .3% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height.
 41. That within **90 days** from the date of approval by the Planning Commission, the Applicant shall construct a trash enclosure in compliance with existing Building Code requirements.
 42. That the use shall comply with Section 155.420 of the City's Zoning Regulations regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the Applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
 43. That the Applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Imperial Highway, use street as a staging area, or to backup onto the street from the subject property.
 44. That any damaged, dilapidated and/or deteriorated siding of the existing metal buildings shall be replaced with quality material when and if the material becomes deteriorated, warped, discolored or rusted. This also pertains to any metal re-clad material.
 45. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
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46. That any addition or alteration to the site, structural design and related improvements (ex. Metal buildings), shall require Reconsideration of this Conditional Use Permit or Development Approval by the Planning Commission. Plans and specifications are required to be submitted to the Planning Department and Building Division for review. The Applicant shall pay for all fees and cost related to the reconsideration of this permit.
 47. That the Applicant shall adhere to provisions set forth in the Zoning Regulations for the *Termination of Non Conforming Structures and Uses* and *Metal Buildings*. Therefore, the Applicant shall provide a plan(s) that shows each metal building to be demolished or to receive a non-metallic (re-clad) improvement. Improvements are to occur one year from the date of CUP approval by the Planning Commission (Ordinance 822; passed 3-11-93) and shall be entitled as a Development Plan Approval (DPA).
 48. That the consolidation of both parcels, 8026-042-014 and 8026-042-017, shall be performed within one year from the date of CUP approval by the Planning

Commission. The consolidation is to be recorded as a Parcel Map as required by Engineering/Public Works Department.

49. That the Applicant shall adhere to the Permitted Noise Levels in the M-2 Zone affirmed in the Zoning Regulations §155.424. Therefore, the use shall not exceed the absolute maximum of 90 decibel measured outside at any time.
50. That the Applicant shall maintain the storage area to prevent the harboring of rodents and deterioration of containers. Additionally, the storage area shall be located on the north side of the subject site, and shall not be visible from Imperial Highway. Any storage of hazardous materials inside containers shall be first approved by the Department of Fire-Rescue.
51. That if vehicles associated with shipping and receiving impact ongoing traffic on Imperial Highway, the Director of Planning and Development shall have the right to restrict the use of certain vehicles and hours of activity.
52. That the entry gate shall remain open at all times during standard business hours for access in/out of the subject site. Further, at no time shall the gate remain closed or locked when expecting the delivery of materials, including irregular work schedules.
53. That the installation of emergency generators shall require prior approval from the Department of Planning and Development and the Department of Fire-Rescue. Permit(s) are also required from the Building Division.
54. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
55. That the Applicant shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.
56. That prior to issuance of any 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 may be revealed by the environmental remediation described above and except as applicant may have

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

2. 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 applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. 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.
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57. That prior to occupancy of the property/building, the Applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
 58. That the Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants,

etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. ***Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.***

59. That the Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
 60. That the Applicant shall not sublet, lease or rent the proposed development without prior approval from the Director of Planning and Development.
 61. That the site shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the Applicant and on file with the case.
 62. That the final plot plan, floor plan and elevations of the proposed use and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.
 63. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
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64. That CUP Case No. 724 shall be granted for a period of five (5) years, until July 11, 2016. Approximately three (3) months before July 11, 2016, the Applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. Notwithstanding, if conditions 31, 34, 41 and 48 have not been completed within the specified time period, this approval shall be void and the privileges granted hereunder shall lapse; except that prior to any such action, the entitlements shall be heard before the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the entitlements.
 65. That CUP Case No. 724 shall not be valid until approved by the Planning Commission and shall be subject to any other conditions the Planning Commission may deem to impose.
 66. That CUP Case No. 724 shall not be effective for any purpose until the Applicant has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval.

67. That the Applicant, Peter Lake, 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 CUP Case Permit No. 724, 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 Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
68. 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; except that prior to any such action, the entitlements shall be heard before the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the entitlements.

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 Regulations set 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 Henry Esqueda at (562) 868-0511 x7356..

Sincerely,



Paul R. Ashworth

Director of Planning and Development

cc: City Council (Electronically)
Thaddeus McCormack, City Manager (Electronically)
Dino Torres, Director of Police Services (Electronically)
Phillip De Rouse, Management Assistant I (Electronically)
Donald K. Jensen, Director of Public Works (Electronically)
Noe Negrete, Assistant Director of Public Works (Electronically)
Tom Hall, Environment Protection Specialist (Electronically)
Alex Rodriguez, Fire Chief (Electronically)
Teresa Cavallo, Housing Preservation Specialist (Electronically)
Wayne Morrell, Principal Planner (Electronically)

ATTACHMENT #3



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

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

April 28, 2016

Pacific Cast Products
Attn: Mr. Peter Lake
8831 Cedar Street
Bellflower, CA 90706

Mr. Peter Lake,

This correspondence is a follow-up relating to a compliance review for Conditional Use Permit Case No. 724 involving the property located at 12711 East Imperial Highway. Please be advised that the following items need to be addressed prior to bringing the Conditional Use Permit Case No. 724 back to the Planning Commission for a compliance review:

1. An updated letter requesting review for compliance of the subject permit. At minimum, the letter shall contain a brief statement describing the current activities; and more importantly, any particular changes or alterations to the use since the last review of the subject permit. Please note that the applicant (or his authorized representative) shall sign the letter.
2. A Processing fee in the amount of \$563.00 (five-hundred sixty-three dollars) made payable by check to the City of Santa Fe Springs.

Please contact me between the hours of 7:30am and 5:30pm at: (562) 868-0511, extension 7356 or via email at edgargonzalez@santafesprings.org.

Sincerely,

Edgar Gonzalez
Planning Intern
Department of Planning and Development

CC : File Copy

Richard J. Moore, Mayor • William K. Rounds, Mayor Pro Tem
City Council
Jay Sarno • Juanita Trujillo • Angel Zamora
City Manager
Thaddeus McCormack

ATTACHMENT #4



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

March 7, 2017

Pacific Cast Products
Attn: Peter Lake
12711 Imperial Highway
Santa Fe Springs, CA 90670

RE: Compliance Review for Conditional Use Permit Case No. 724
12711 Imperial Highway

Mr. Lake,

This correspondence is a follow-up to a compliance review inspection that was conducted by the Planning Department on January 12, 2017 & February 14, 2017. The following items need to be addressed prior to bringing the Conditional Use Permit back to the Planning Commission for a compliance review:

1. Provide proposed plans for metal building re-clad to the Planning Department (Conditions #46 & #47).
2. Submit Tentative Parcel Map Application to the Planning Department (Condition #22).
3. Install an automatically controlled method for watering and sprinkling of plants (Condition #32).
4. Remove dead fronds on all palm trees and also remove any dead trees on site (Condition #33)
5. Remove all inoperable vehicles and picnic tables from the required off-street parking areas (Condition #35).
6. Provide signs that prohibit the public parking of unauthorized vehicles. (Condition #2)
7. Maintain a 26' Fire access path on site at all times. (Condition #6)

We generally provide 30-days for you to address the above-mentioned items. With that said, please call or e-mail me to schedule a follow-up inspection once the items above have all been adequately addressed. Please note that if these items are not addressed expeditiously, we will be obligated to forward this matter to Code Enforcement for a resolution.

If for some reason you need additional time to complete these items, please let me know. Should you have any questions regarding this matter, please contact this department at: (562) 868-0511, extension 7353 or via email at VinceVelasco@santafesprings.org.

Sincerely,

Vince Velasco

Enclosures: Approval Letter dated July 12, 2011

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

ATTACHMENT #5

Vince Velasco

From: Peter Lake <peter@pacificcastproducts.com>
Sent: Friday, March 31, 2017 12:29 PM
To: Vince Velasco
Cc: Cuong H. Nguyen
Subject: RE: Compliance Review - CUP 724
Attachments: IMG_20170329_091238348_HDR.JPG

Hi Vince,

This is an update:

1. Provide proposed plans for metal building re-clad to the Planning Department (Conditions #46 & #47).
 - a. **Hardie panel siding made of fiber cement is my current choice to upgrade the front exterior look of the building. I have requested samples of the paneling and I am working on drawings/sketches to present to you. I have one of their printed brochures to show you. I have the local Lowe's getting a sample of the actual material. Apparently, this will be a week or more to get.**
2. Submit Tentative Parcel Map Application to the Planning Department (Condition #22).
 - a. Is <http://www.santafesprings.org/civica/filebank/blobdload.asp?BlobID=4308> the form you need from me?
3. Install an automatically controlled method for watering and sprinkling of plants (Condition #32).
 - a. **I have bought a new controller and I have located the piping runs. I will leave the three palm trees, but I am removing all of the cyprus trees on the south side of the building. This will result in reducing the watering zones for this area. There will also be some trees eliminated on the south side of the property. Once tree removal and pruning is complete, I will complete the irrigation system repair. Eight trees have been removed so far. Now comes pruning of the rest and I may use a contractor for most of them because they are tall.**
4. Remove dead fronds on all palm trees and also remove any dead trees on site (Condition #33)
 - a. **This was initially quoted out and the numbers averaged \$6,700.00 to do the work. These quotes did not necessarily accomplish all of what there is to do. Since I have staff that are available at times for random jobs, I've used my own staff to reduce the cost of this issue. We have trimmed the small palm on the west fence as you can see in the attached picture. Five of the cypress have been removed and we intend to remove all of the cypress. Given that we have to re-side the front of the building, these trees obstruct the access to the front wall. This area includes three palm trees, but those I may prune and keep, simply because they look good. The area were the cypress trees where located may become a picnic table area to address part of item 5 of this list. I will try to design this in to the front wall upgrade.**
5. Remove all inoperable vehicles and picnic tables from the required off-street parking areas (Condition #35).
 - a. **Inoperable yellow truck was sold and removed. Picnic tables have been removed from the parking areas.**
6. Provide signs that prohibit the public parking of unauthorized vehicles. (Condition #2)
 - a. **I have acquired the necessary signs and will have them posted as soon as I add some lettering.**
7. Maintain a 26' Fire access path on site at all times. (Condition #6)
 - a. **Almost complete. I have hauled away a large amount of scrap to recycle, sold some items, and have trashed out many items. It is improving steadily.**

I am concerned about the cost of all of this work. Spreading the items out over time is helpful to being able to fund this activity and will get it done. I will get the tall palms pruned in the last half of April.

The improvement to the front of the building will be \$30,000 or more. I should be able to make a proposal in about four weeks. I still need to determine the mounting for the panels and cost out all materials and labor.

I have two weeks of planned vacation coming up starting Sunday. While I will leave work for people to do on this matter, no significant progress will happen till I get back to work.

ATTACHMENT #6

From: Vince Velasco
To: "Peter Lake"
Cc: Cuong H. Nguyen
Subject: RE: Imperial Property
Date: Friday, April 12, 2019 5:35:00 PM

Hi Peter,

I just wanted to follow up our meeting this afternoon with a recap. It was determined that you will be provided with 90 days to present us with a conceptual design for the façade and a concrete path for the consolidation of parcels. If we do not see a great deal of effort for these items to be accomplished by July 12, 2019, we will proceed to send this to Police Services as a Code Enforcement case. Citations will be issued until these items are complete. After a series of citations, if there is still no effort made, we will take this item before the Planning Commission and request a revocation of the Conditional Use Permit.

As I explained in person, the revocation is never our goal, but in order to treat all applicant's fairly, we need to ensure that the business is being compliant.

We highly encourage that you reach out with designs and applications sooner, if you have them available, to help speed up the process and present a stronger argument to the Planning Commission.

Let me know if you have any questions.

Vince Velasco | Planning Consultant (Contract)
City of Santa Fe Springs | Planning Department
11710 Telegraph Road | Santa Fe Springs, CA 90670
(562) 868-0511, Ext 7353 | (562) 868-7112 Fax
vincevelasco@santafesprings.org | www.santafesprings.org

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ATTACHMENT #7



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

August 1, 2019

Pacific Cast Products
Att: Peter Lake
12711 Imperial Highway
Santa Fe Springs, CA 90670

Subject: Revocation of Conditional Use Permit Case No. 724
12711 Imperial Highway

The Planning Commission, at their respective meeting of July 11, 2011, approved your request for Conditional Use Permit (CUP) Case No. 724 for the property located at 12711 Imperial Highway (APN's: 8026-042-014 & 017). As stated within the conditions of approval, your CUP was granted approval subject to a review of compliance after five (5) years. On March 7, 2017, you received written notice of several violations following two (2) site inspections that occurred on January 12, 2017 and February 14, 2017. Since then, two (2) of the seven (7) violations remain outstanding. The remaining violations include: 1) re-cladding of the existing metal buildings; and 2) consolidating the two (2) existing parcels into a single parcel.

On April 12, 2019, staff met with you to discuss the status of the outstanding items. At said meeting, it was concluded that you would have 90-days to submit the materials required to move forward. It was also agreed upon by both parties that if at the end of those 90-days the materials were not submitted, then staff would move forward with the revocation of the subject CUP. After approximately 30 months following the initial site inspection and multiple attempts to resolve the remaining items, the subject property continues to be in violation of the conditions; and therefore, staff will be requesting that the Planning Commission terminate (revoke) CUP Case No. 724.

This matter will be placed on the Planning Commission's agenda for their meeting of August 12, 2019, with a recommendation for termination.

If you have any questions regarding this matter, please do not hesitate to call me at (562) 868-0511, extension 7353 or email VinceVelasco@santafesprings.org.

Sincerely,

Vince Velasco
Planning Consultant
Department of Planning and Development

cc: File

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 134-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 724**

WHEREAS, a request to consider the Revocation of Conditional Use Permit Case No. 724 located at 12711 Imperial Highway, within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone; and

WHEREAS, the Planning Commission on July 11, 2011, originally approved Conditional Use Permit Case No. 724 to allow the establishment, operation, and maintenance of an aluminum foundry, to exceed a furnace capacity of 500 pounds and for the total (sum) amount of furnaces to exceed a capacity of 1,000 pounds; and

WHEREAS, the subject property is located on the north side of Imperial Highway, with Accessor's Parcel Numbers: 8026-042-014 & 8026-042-017, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Dirtpad LLC, 12711 Imperial Highway, Santa Fe Springs, CA 90670-4711; and

WHEREAS, the proposed Revocation of Conditional Use Permit Case No. 724 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 15321-Class 21 (Enforcement Actions by Regulatory Agencies); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on August 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 July 31, 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 written and oral staff report, the City of Santa Fe Springs Zoning Regulations, the testimony, written comments, or other materials presented at the Planning Commission Meeting on August 12, 2019 concerning the Revocation of Conditional Use Permit Case No. 724.

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 15321, Class 21 (Enforcement Actions by Regulatory Agencies), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the subject Conditional Use Permit is being exercised contrary to the conditions of approval. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 134-2019 to approve the Revocation of Conditional Use Permit Case No. 724 to revoke the operation and maintenance of an aluminum foundry, exceeding a furnace capacity of 500 pounds and the total (sum) amount of furnaces exceeding a capacity of 1,000 pounds located at 12711 Imperial Highway (APN's: 8026-042-014 & 8026-042-017).

ADOPTED and APPROVED this 12th day of August, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Planning Commission Meeting

August 12, 2019

CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 27

Compliance review of Alcohol Sales Conditional Use Permit Case No. 27 to allow the continued sales and serving of alcoholic beverages for onsite consumption at a restaurant operating as Taco Town located at 10941 Norwalk Boulevard within the C-4, Community Commercial, Zone. (Brenda Gonzalez - Owner)

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. 27, and request that this matter be brought back in five-years, before August 12, 2024, for another compliance review report..

BACKGROUND

At their respective meetings of March 8 and March 11, 2004, the Planning Commission and City Council granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 27. Thereafter, the restaurant ownership has changed several times with the last ownership change occurring in the end of 2018; the restaurant was purchased by the current applicant, Brenda Gonzales. Accordingly, Alcohol Sales Conditional Use Permit Case No. 27 and the ABC License (Type 41) were transferred to the new owner.

Taco Town continues the Mexican restaurant theme and provides a variety of Mexican seafood delicacies. This matter is before the Planning Commission because a compliance review status report is due to determine if the use is being maintained and operated in compliance with the City's Codes and in compliance with the approved conditions of approval. The restaurant has had several favorable compliance reviews with the last one occurring approximately five-years ago.

CALLS FOR SERVICE

Within the past 8-months, since Ms. Gonzalez took ownership, there have not been any calls for service related to the sale of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As part of the permit review process, Staff conducted a walk-through of the subject site to ensure compliance with regulatory ordinances, conditions and codes, and found the property and the business to be operating in full compliance with the City Codes and the conditions of approval.

Since the initial approval of ASCUP Case No. 27, Staff has not received any complaints stemming from the use or from the sale of alcoholic beverages either from the neighboring businesses or from the residential mobile park to the west of the property.

Staff checked with the Department of Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of their regulations and there has not been any incident to require further review.

Considering this favorable track record, and the fact that the applicant has complied with all of the conditions of approval, Staff believes that changes to the conditions of approval are not warranted at this time.

Staff is recommending another compliance review and status report within five years, by August 12, 2024. It should be noted that this matter may come back to the Planning Commission should any violations occur and cannot be resolved by the business owners, or if any modification of the approved conditions of approval is warranted.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have been made to Conditions No. 16 and 17 shown in bold italic font.

1. That the Type 27 Alcoholic Beverage Control license allowing on-site consumption of beer and wine and distilled spirits in connection with a bonafide eating place shall be restricted to the sale for consumption of alcoholic beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or consumption off the subject premises.
2. That the Type 27 Alcoholic Beverage Control license allowing the sale of alcoholic beverages only in conjunction with a bonafide public eating place shall not be exchanged for a public premises type license, nor operated as a public premises; thus, alcoholic beverage sales shall not comprise more than 25% of gross sales.
3. That alcoholic beverages shall not be consumed on any other property than the subject licensed premises under the control of the licensee/applicant.
4. That the Applicant shall be responsible for maintaining control of litter on the subject property generated by or originating from the subject restaurant use.
5. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic beverages from customers. Refer to Section 303 of the California Penal Code and Section 25647 of the Business and Professions Code.

6. That the maximum number of occupants shall continue to be maintained as established by the City Fire Marshall according to a floor plan of the restaurant use. A maximum occupancy placard shall be posted in a conspicuous place on the premises. This occupancy limitation shall not be violated.
7. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
8. That the operation shall abide by all Building Codes, Fire Codes, Business and Professions Codes and other applicable Codes, and any other local governmental regulations.
9. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than 60 (sixty) days prior to signing of the transfer agreement.
10. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department permits in a place conspicuous to all employees of the location.
11. That vending machines, water machines, pay telephones, newspaper racks and other similar equipment shall not be placed outdoors where visible from the street or adjacent properties. The location of said items shall be subject to the review and approval of the Director of Planning and Development.
12. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning and Development.
13. That live entertainment, amplified music, or dancing shall be prohibited on the premises at all times. The applicant shall apply for an Entertainment Conditional Use Permit with the Department of Police Services if such entertainment is desired.
14. That pool tables or coin-operated games shall not be maintained upon the premises at any time.
15. That there shall be no bar or lounge area upon the licensed premises maintained for the primary purpose of alcohol sales or consumption of alcoholic beverages directly to patrons for consumption.

16. ***That this Permit shall be subject to a compliance review in five years, no later than August 12, 2024, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
17. ***That the Applicant and/or his employees shall control that alcoholic beverages be consumed within the dining area only, and shall not be permit the alcoholic beverages from being taken out of the premises. Moreover, alcoholic beverages shall not be sold for take-out or delivery services (i.e. Grubhub, Doordash, etc.).***
18. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
19. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, 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. 27
Located at:
10941 Norwalk Blvd.
Santa Fe Springs





City of Santa Fe Springs

Planning Commission Meeting

August 12, 2019

CONSENT ITEM

Conditional Use Permit Case No. 505-6

A compliance review of a day care and training facility for developmentally disabled adults located at 12510 Slauson Avenue (APN: 8168-016-042) in the M-2, Heavy Manufacturing, Zone. (Joyce Williams, Milestone Behavioral Treatment Program, Inc.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a day care and training facility for disabled adults, 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. 505-6 be subject to a compliance review in ten (10) years, on or before August 12, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243 (J) (4) of City's Zoning Regulations, business, technical, trade or professional school uses are required to obtain a Conditional Use Permit prior to commencement of such activities. In July of 1993, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 505, a request to allow the operation and maintenance of a day care and training facility for disabled adults at 12510 Slauson Avenue. The first compliance review for the subject property was conducted on July 26, 1998, followed by four subsequent compliance reviews.

STAFF CONSIDERATIONS

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. During the recent inspection on July 17, 2019, staff found the day care and training facility for disabled adults was operating in full compliance with the existing conditions of approval.

Staff, therefore, finds that if the day care and training facility for disabled adults 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 recommending that CUP 505-6 be subject to a compliance review in ten (10) years to ensure the use is still

Report Submitted By: Claudia Jimenez

Date of Report: July 18, 2019

Planning Department

ITEM NO. 11B

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 562.868.0511 x 7356)

1. That all day care and training activities shall be conducted within the subject building at all times. **(Ongoing)**
2. That the subject site under lease control and responsibility of the applicant shall continuously be maintained in a neat and orderly manner. **(Ongoing)**
3. That the subject site shall not be subleased, sublet or otherwise assigned for use by any other entity other than the activities directly operated and controlled by the applicant's organization. **(Ongoing)**
4. That the applicant shall comply with all the requirements of the City's Property Maintenance Ordinance, Uniform Building Code, Uniform Fire Code, and all other applicable codes and regulations governing the subject use and occupancy classification **(Ongoing)**
5. That Conditional Use Permit Case No. 505-6 shall be subject to a compliance review in ten (10) years, on or before ~~April 14, 2019~~ August 12, 2029 to ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
6. That the applicant, Milestone Behavioral, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers, or employees from any claim, action or proceeding against or against an approval of the City or any of its councils, commissions, committees, or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers, or employees receive notice of any such claims, 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. **(Ongoing)**

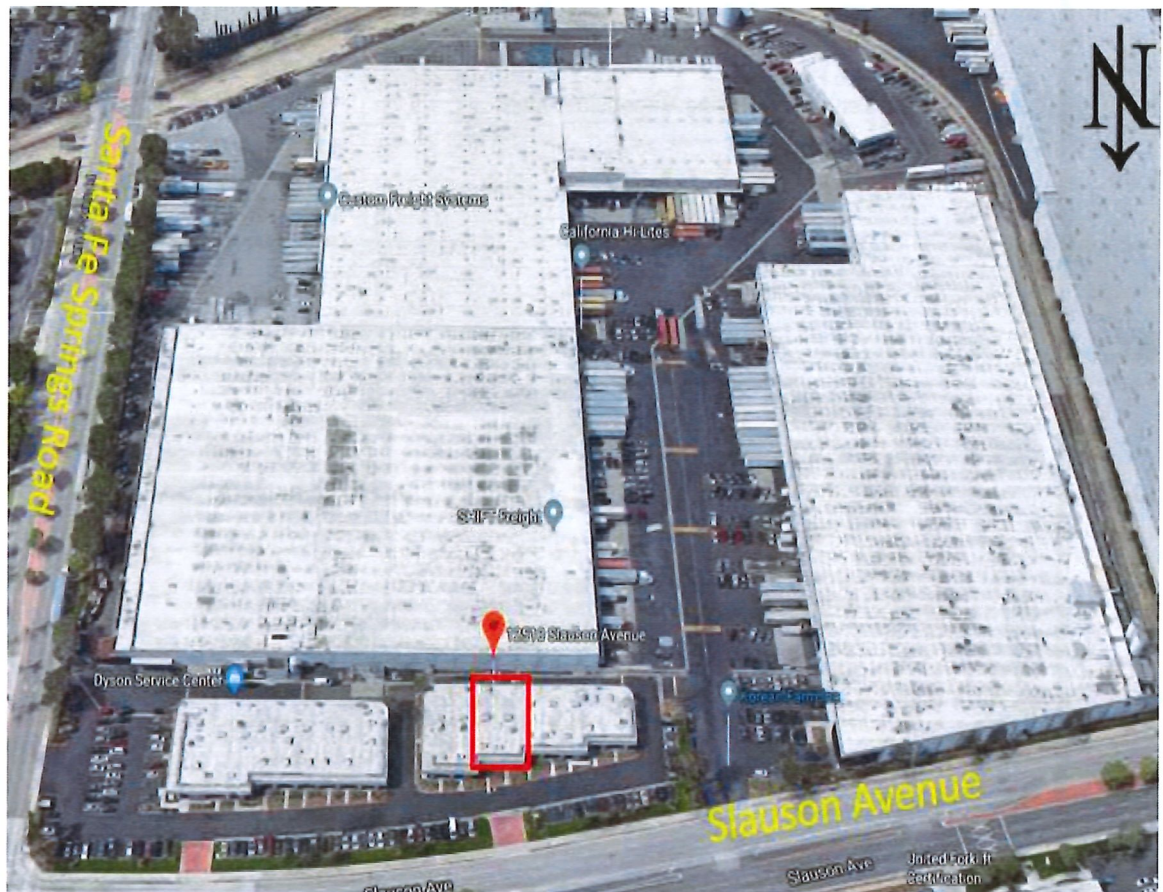


Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Site Pictures
3. Letter Requesting Reconsideration

Attachment 1: Aerial Photograph



12510 E. Slauson Avenue. Ste. H and I
Milestone Behavioral Treatment Program, Inc.
Conditional Use Permit No. 505-6

Attachment 2: Site Pictures



Attachment 3: Letter Requesting Reconsideration



Milestones Behavioral Treatment Program, Inc.
12510 E. Slauson Ave Ste H & I
Santa Fe Springs, Ca 90670
Tel (562) 907-1199
Fax (562) 907-6597

June 21, 2019

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

Re: Conditional use Permit
Case No. 505-6
12510 Slauson avenue, Santa Fe Springs Ca

To whom it may concern:

I am requesting review for compliance of the subject permit.
Please be advise that Milestones Behavioral Treatment Program continues to operate an adult day program for individuals challenged with developmental disabilities. We provide training in skills for daily living and behavior intervention. There are no changes or alterations in the use since the last review.

Do not hesitate to contact me should you require additional information.

Sincerely,

A handwritten signature in cursive script, reading "Joyce Williams". The signature is written in dark ink and is positioned above the printed name and title.

Joyce Williams
Executive Director

Enclosure

"Working Together To Create More Opportunities For Individuals Challenged With Developmental Disabilities"



City of Santa Fe Springs

Planning Commission Meeting

August 12, 2019

CONSENT ITEM

Conditional Use Permit Case No. 775-2

A compliance review of a direct rubbish hauling transfer facility located at 12739 Lakeland Road (APN: 8011-016-022) in the M-2, Heavy Manufacturing, Zone. (John McNamara, CR&R, Inc.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a direct rubbish hauling transfer 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.
- Require that Conditional Use Permit Case No. 775-2 be subject to a compliance review in three (3) years, on or before August 12, 2022, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243 (C) (5) of City's Zoning Regulations, salvage, reclamation, recycling, wrecking, storage and disposal activities are required to obtain a Conditional Use Permit prior to commencement of such activities. In October of 2016, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 775, a request to allow the operation and maintenance a direct transfer facility at 12739 Lakeland Road. The first compliance review for the subject property was conducted in July 2017.

STAFF CONSIDERATIONS

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. During the recent inspection on July 17, 2019, the applicant was directed to comply with the following:

- Re-locate trucks, trash containers, and SUV parked in the path of travel
- Re-locate emergency contact signage, shall be installed at the exterior of the site

Staff, recently verified that the applicant has completed the above-referenced items; consequently, the applicant is in full compliance with existing conditions of approval. Staff finds that if the direct rubbish hauling transfer 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 as a nuisance risk to the public or environment. Staff is recommending that CUP 775-2 be subject to a compliance review in three (3) 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.

ENGINEERING/PUBLIC WORKS DEPARTMENT

(Contact: Robert Garcia 562.868.0511 x 7545)

1. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan. **(Ongoing)**
2. That the hydrology study shall be submitted to the City if requested by the City Engineer. The study be prepared by a Professional Civil Engineer. **(Ongoing)**
3. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). **(Ongoing)**

DEPARTMENT OF FIRE – RESCUE (ENVIRONMENTAL DIVISION)

Contact: Tom Hall 562.868.0511 x 3715)

4. That the owner/operator shall reimburse the City for all costs associated with investing and responding to odor complaints from inadequate or faulty odor control equipment. **(Ongoing)**
5. That the owner/operator shall, if applicable, comply with all South Coast Air Quality Management Districts' Rule 410 odor management practices and requirements to prevent odor problems in the area surrounding the facility. **(Ongoing)**

6. That the owner/operator shall record in the Hazardous Waste Load Check log all hazardous waste brought on-site. All hazardous waste collected on-site shall be managed and disposed in accordance with Federal, State, and local hazardous waste generator laws and regulations. **(Ongoing)**

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868.0511 x 7359)**

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

PLANNING AND DEVELOPMENT DEPARTMENT**(Contact: Claudia Jimenez 562.868.0511 x 7356)**

8. That this approval shall allow CR&R (henceforth referred to as the "the applicant" to establish, operate, and maintain a direct transfer use (up to 150 tons of non-hazardous municipal solid waste per day) within the existing approximately 13,650 sq. ft. industrial building located at 12739 Lakeland Road. **(Ongoing)**
9. That the applicant agrees and understands that the proposed direct transfer use, as described by the applicant in their application materials, involves the immediate transfer of non-hazardous municipal waste from collection trucks directly to transfer trucks. Waste material should therefore be confined to only the collection and/or transfer trucks. **(Ongoing)**
10. That the applicant understands and agrees that the existing conditions identified in Conditional Use Permit Case No. 623 which relate to the city-franchised rubbish hauling use and e-waste recycling use that currently operate on the subject site shall remain in full effect. **(Ongoing)**
11. That the Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for Conditions Use Permit Case No. 775. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report. **(Ongoing)**
12. That a Host Fee agreement between the applicant and the City shall be required prior to the operation of the proposed project. Said agreement shall contain language specifying that the applicant shall pay City a tipping fee of \$ 1.00 per ton. In no instances shall the applicant accept materials from the general public. **(Ongoing)**

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

20. That the proposed direct transfer use shall otherwise be substantially in accordance with the site plan, floor plan, elevations, and project description submitted by the applicant and on file with the case. **(Ongoing)**
21. That the applicant understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such change, certain changes may also require prior approval from other departments. **(Ongoing)**
22. That the proposed direct transfer use shall be limited to the following hours of operation: Monday through Sunday from 5:00 am – 7:00 pm. Changes to said hours shall require approval from the Director of Planning. **(Ongoing)**
23. That all vehicles associated with the proposed direct transfer use shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this permit. In addition, any vehicle associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
24. That the applicant shall not allow commercial vehicles, trucks, and/or truck tractors to queue on Lakeland Road, use said street as a staging area, or to back-up onto the street from the subject property. **(Ongoing)**
25. That the applicant shall require that all collection trucks and transfer trucks enter and exit the site in accordance with the proposed circulation plan (as indicated in the site plan submitted by the applicant and on file with the case) to ensure truck traffic will not impact the employee parking area. If necessary, the applicant shall install signage, employ on-site spotters(s) to direct traffic, educating drivers, etc. to ensure that truck maneuvering occurs as depicted in the site plan. **(Ongoing)**
26. That during the hours of operation, an attendant or attendants shall be present to supervise the loading and unloading of materials that will occur from the collection trucks to the transfer trucks. **(Ongoing)**
27. That the proposed direct transfer use, including loading and unloading of materials, shall be conducted entirely within an enclosed building. **(Ongoing)**
28. That operational controls shall be established to reduce the potential for the receipt and disposal of prohibited materials and/or wastes. **(Ongoing)**
29. That all waste collection vehicles entering or leaving the subject site in connection with the direct transfer use shall be fully covered to prevent materials from escaping and littering the roadways. **(Ongoing)**

30. That all trucks hauling materials shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b) (F), (e) (2) and (e) (4) as amended, regarding the prevention of such material spilling onto public streets and roads. **(Ongoing)**
31. That the proposed direct transfer use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations. The applicant also understands and agrees that if the City receives complaints that allege the proposed use has exceeded the City's maximum noise limits, the City may hire a certified acoustical engineer to measure site related noise levels. The applicant shall assume the responsibility of suspending and/or mitigating non-compliant noise if a violation is document, and shall reimburse the City for acoustical engineering costs. The applicant shall otherwise cooperate with the Director of Planning to address substantial noise complaints which can be mitigated through reasonable efforts. **(Ongoing)**
32. That the proposed direct transfer use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. Nevertheless, if there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(Ongoing)**
33. That the applicant shall comply with all SCAQMD Rules and Regulations for operating a direct transfer use. These rules shall include Rule 402 which prohibit the creation of an odor nuisance and Rule 410 which is designed to minimize odors from trash and recycling centers. **(Ongoing)**
34. That the applicant shall be required to obtain and maintain any permits required by the SCAQMD. **(Ongoing)**
35. That the proposed direct transfer use shall continuously operate and be maintained in a neat and orderly manner. The applicant shall conduct daily (at a minimum) litter pick-up on-site, and along adjacent properties and streets, such that any litter resulting from the proposed direct transfer use will be removed. The obligation to clean-up debris in public right-of-ways and/or routes shall apply regardless of whether such debris was inadvertently spilled or intentionally dumped. **(Ongoing)**
36. That the applicant shall develop and implement a rodent and insect management program, including contracting with a professional pest control company to inspect the Site on a periodic basis, no less than once per month. In the event of apparent pest/vector activity, within twenty-four (24) hours of City notification, the applicant shall implement vector control measures sufficient to remedy the vector nuisance. **(Ongoing)**

37. That in the event of confirmed pest or litter issue, within twenty-four (24) hours of City notification, the applicant shall implement control measures sufficient to remedy said pest or litter issue. **(Ongoing)**
38. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings. **(Ongoing)**
39. That the applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org. **(Revised)**
40. Conditional Use Permit Case No. 775-2 shall be subject to a compliance review in three (3) years, on or before February 20, 2019 August 12, 2022 to ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
41. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909. **(Ongoing)**
42. That the applicant agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
43. That the applicant agrees and understands that all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and

City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**

44. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the conditional use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject conditional use permit. **(Ongoing)**
45. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**

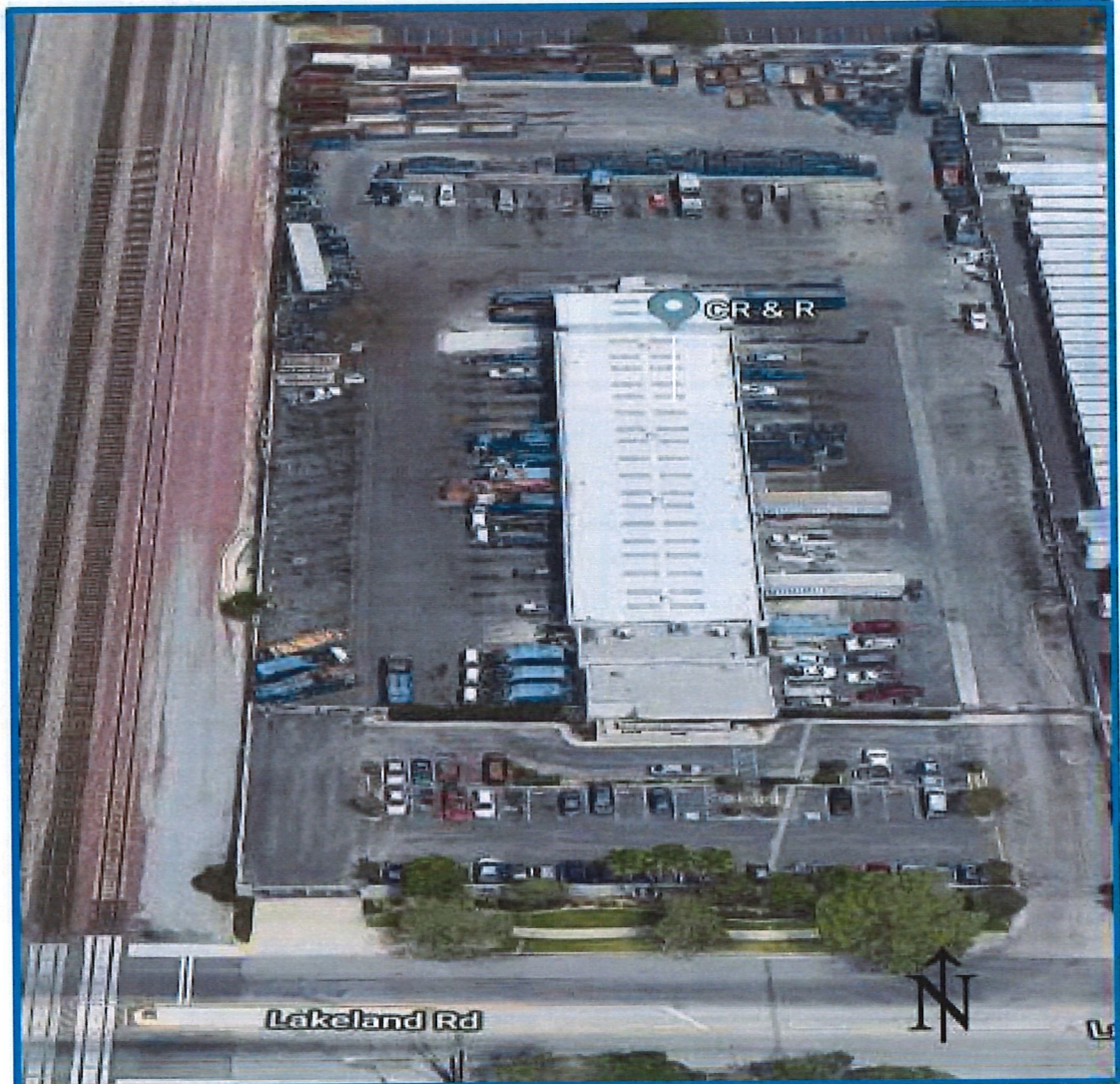


Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Site Pictures
3. Site Pictures "Corrections"
4. Letter Requesting Reconsideration

Attachment 1: Aerial Photograph

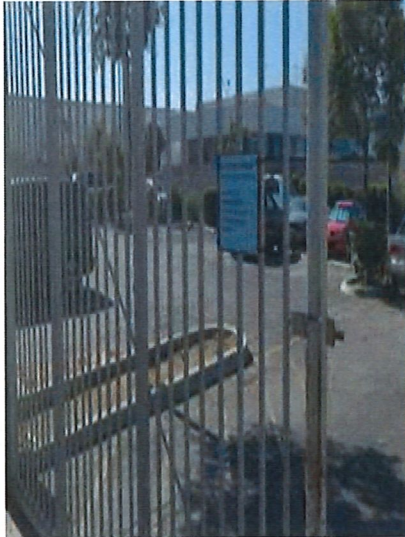


12739 Lakeland Road
CR & R, Inc.
Conditional Use Permit No. 775-2

Attachment 2: Site Pictures, "Continued on next page"



Attachment 2: Site Pictures, Corrections



Attachment 3: Letter Requesting Reconsideration



City of Santa Fe Springs
Planning of Department and Development
Attention: Ms. Claudia Jimenez
11710 Telegraph Road
Santa Fe Springs, California 90670-3679

June 21, 2019

RE: CUP 775-2 for 12739 Lakeland Road, Santa Fe Springs

Dear Ms. Jimenez:

The purpose of this letter is to respond to your letter dated June 13th, 2019 regarding the review of compliance for the Conditional Use Permit (CUP Number 775-2) at CR&R Inc.'s Lakeland Road facility located at 12739 Lakeland Road in the City of Santa Fe Springs (Site). Condition Number 40 in the Conditions of Approval of the CUP requires a compliance review of the Site each year. This letter is our official request to the City for a review of the compliance with the permit at the Site. A check for the processing fee of \$563.00 is included with this letter. The CUP is for solid waste truck maintenance and parking, a Direct Transfer facility that handles up to 150 tons per day of municipal (non-hazardous) solid waste, and administrative offices. The Site is operating in compliance with the conditions of the CUP and there have been no changes or alterations to the use.

Please do not hesitate to contact the undersigned at johnm2@crmail.com or at (714) 372-8281 if you have any questions or require additional information.

Sincerely,

CR&R Inc.

John McNamara, PG/CEG Vice President of Environmental Compliance

Attachments: Check Number 049665 for \$563.00 for City processing fee

Cc: Mr. Dan Stepanian/ CR&R, Inc.

11292 Western Ave.
P.O. Box 126
Stanton, CA 90680-2912

t: 800.826.9677
t: 714.826.9049
f: 714.890.6347

crwasteservices.com

p. 1

the face of a greener generation



CONSENT ITEM

Conditional Use Permit Case No. 776-2

A compliance review to allow the continuation of storage of lubricants in excess of 100,000-gallons or more and up to 162,000-gallons on property located at 12904 Park Street (APN: 8011-017-025) in the M-2, Heavy Manufacturing, Zone.
(Ron Van De Pol, Van De Pol Enterprises, LLC.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find the request to allow the continuation of storage lubricants in excess of 100,000-gallons or more and up to 162,000-gallons, 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. 776-2 be subject to a compliance review in three (3) years, on or before August 12, 2020, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

The subject site, comprised of a single parcel (APN: 8011-017-025) measuring approximately 2.81-acres, is located at the end of the cul-de-sac on Park Street (just west of Shoemaker Avenue) at 12904 Park Street. The subject site is zoned M-2, Heavy Manufacturing, and has been utilized for the bulk storage and distribution of fuel and lubricants since 1981. Cosby Oil Company sold their lubricant division to the applicant (Van De Pol Enterprises LLC) in 2015. However, they still own and operate their fuel division on-site. Cosby Oil continues to utilize a 3,976 sq. ft. area along the north side of the existing building for their administrative office.

Van De Pol Enterprises, Inc. purchased the lubricants division from Cosby Oil in 2015. Van De Pol received approval to make improvements to the existing facility to be more efficient, and to better accommodate their anticipated future growth. Van De Pol has continued to see their business grow and recently added two more lubricant suppliers. With the addition of the new suppliers, and their individualized products, Van De Pol added new bulk storage tanks to keep all of the products separate. By adding seven (7) new 7,000-gallon storage tanks, Van De Pol significantly decreased the number of lubricant totes that are currently stored on-site, while adding 49,000 gallons to the existing capacity.

Van De Pol added new bulk storage tanks to keep all of the products separate. By adding seven (7) new 7,000-gallon storage tanks, Van De Pol significantly decreased the number of lubricant totes that are currently stored on-site, while adding 49,000 gallons to the existing capacity. Van De Pol added a total of 54,000 gallons to their existing storage capacity. In all, the facility has an overall storage capacity of 162,000-gallons. It should be noted that there is no blending or refining of products at this facility.

Pursuant to the procedures set forth in Section 155.243 (B)(3) of the Zoning Regulations, a Conditional Use Permit (CUP) is required within the M-2 (Heavy Manufacturing) Zone for the storage of lubricants in excess of 100,000-gallons or more on the subject property. (See *Section 155.243 (B)(3) below*)

Section 155.243 (B)(3)**Section 155.243**

Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(B) Storage of:

(3) Oil or other flammable liquids in amounts of 100,000 gallons or more.

STAFF CONSIDERATIONS

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. During the recent inspection on April 29, 2019, the applicant was directed to comply with the following:

- Remove the un-permitted mobile office, office trailers are only permitted on a temporary basis of no more than two years. Mobile office was placed on October 4, 2017 with a temporary permit.
- Package products and totes (filled or empty) must be confined to a designated fenced area, should not block required parking/driveway, and must remain below fenced line.
- Single tank to be fully screened within a 10'-high fenced containment area.
- Provide updated breakdown of all storage capacity of lubricants, both bulk and packaged

Staff recently verified that the applicant has completed the above-referenced items; consequently, the applicant is in full compliance with existing conditions of approval. Staff finds that if the existing lubricant storage 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 as a nuisance risk to the public or environment. Staff is recommending that CUP 776-2 be subject to a compliance review in three (3) 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.

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

1. That the applicant shall remove and construct the portion of the cracked driveway approach along Park Street per City Standard Plan No. R-6.2. **(Condition still applicable)**
2. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay the actual cost of sign installation. **(Condition still applicable)**
3. 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. **(Condition still applicable)**
4. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). **(Ongoing)**
5. The applicant shall remove the existing damaged portion of the parkway drain culvert and install new parkway drain culvert with steel reinforced Portland cement concrete per satisfactory to the City Engineer. Culvert to be per Los Angeles County Public Works Standard Plan No. 1, 2, and 3. **(Ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3335)

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)**(Contact: Raul Diaz 562.868-0511 x3710)**

7. Applicant shall provide plan submittals for the proposed ~~relocated~~ and future tanks and their containment area. **(Ongoing)**
8. Plans shall be submitted for the storage of Class IIIB Liquids and protected under NFPA 30, Flammable and Combustible Liquids Code. NO increases to storage area will be allowed until storage plan has been approved. **(Ongoing)**

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

9. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**
10. That the applicant shall complete and submit the Chemical Hazard Classification & Occupancy Rating package to the EPD prior to storing new or increasing existing amounts of hazardous materials on the property. The building occupancy rating, based on the information provided, will be designated by the Building Department. **(Ongoing)**
11. That the applicant shall update the Spill Prevention Control and Countermeasures (SPCC) plan to reflect any changes necessary as a result of the increased amount of petroleum product stored at this location. **(Ongoing)**
12. That the applicant shall update the Hazardous Materials Inventory in the California Environmental Reporting System (CERS) within 30 days of increasing the amount of hazardous materials stored at this location. **(Ongoing)**

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

13. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Ongoing)**
14. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Claudia Jimenez 562.868-0511 x7356)

15. That the Applicant understands and agrees that approval of Development Plan Approval (DPA) Case No. 919 to allow the construction of two new 6,750-gallon metal storage tank and the relocation of two existing 6,750-gallon metal storage tanks, measuring approximately 8'-10" in height by 22' in length, is still contingent upon approval of Conditional Use Permit (MOD) Case No. 776 to allow the storage of lubricants in excess of 100,000-gallons or more.
16. That, as described by the Applicant in the provided application materials, no blending or refining or products shall occur on-site. **(Ongoing)**
17. That a rectangular area surrounding tanks 7-11 and related containment shall be provided with a minimum 10' high fence with slats. Said fence shall be subject to approval from both the Fire-Rescue and Planning Departments prior to installation. **(Ongoing)**
18. That all packaged products and totes stored outside shall be confined to the existing bermed and fenced area located just east of the existing building, along the northwest corner of the site and along the southwest corner of the site. Additionally, said outdoor storage activities shall remain below the existing fence line. **(Ongoing)**
19. That all proposed tanks shall be constructed of quality material and shall be immediately repaired, or otherwise replaced, when and if the material becomes deteriorated, warped, discolored or rusted. **(Ongoing)**
20. That subject lubricant operations shall be generally limited to the following hours of operation: Monday through Friday from 7:00am and 5:00pm. Saturday and Sunday deliveries do occasionally occur should a customer unexpectedly run out of lubricant product. **(Ongoing)**
21. That a sufficient number of approved outdoor trash enclosures shall be provided for the development, subject to the approval of the Director of

Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. *(Calculations are subject to change).* **(Ongoing)**

22. ~~That the existing unpermitted mobile office, currently located along the northwest corner of the site, shall be immediately removed or otherwise properly permitted. It should be noted that office trailers are only permitted on a temporary basis for a period of no more than two years.~~ **(Satisfied)**
23. That the subject site, with the exception of the required changes identified in condition 21, shall be maintained substantially in accordance with the site plan, floor plan, and elevations submitted by the Applicant and on file with the case. **(Ongoing)**
24. That a minimum of 39 parking stalls shall be provided and continually maintained on-site at all times. Said parking stalls shall be legibly marked off 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. **(Ongoing)**
25. That if changes to the original **current** plans **dated 08/7/2017 2:41:04 PM** (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. *It should be noted that certain changes may also require approvals from other departments.* **(Ongoing)**
26. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning. **(Ongoing)**
27. That all existing landscaped areas shall be continually maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(Ongoing)**
28. That the Planning Department shall first review and approve all new sign proposals for the subject site. At minimum, the sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on a minimum 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(Ongoing)**

29. That the Applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Park Street, use said street as a staging area, or to back up onto the street from the subject property. **(Ongoing)**
30. That the Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909. **(Ongoing)**
31. That prior to issuance of building permits, the Applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as Applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, Applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq **(Ongoing)**
 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of Applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the Applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards. **(Ongoing)**

- c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the Applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the Applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the Applicant to comply with such regulatory requirements. **(Ongoing)**
32. ~~That prior to occupancy, 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).~~ **(Satisfied)**
33. That the Applicant, Van De Pol Enterprises, Inc., 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.* **(Ongoing)**
34. That the Applicant, Van De Pol Enterprises, Inc., 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. **(Ongoing)**
35. That Conditional Use Permit (CUP) Case No. 776 shall be subject to a compliance review in one (1) year, no later than **October 9, 2018** August 12,

2020, to ensure the subject use is still operating in strict compliance with the conditions of approval as stated in the staff report. **(Revised condition)**

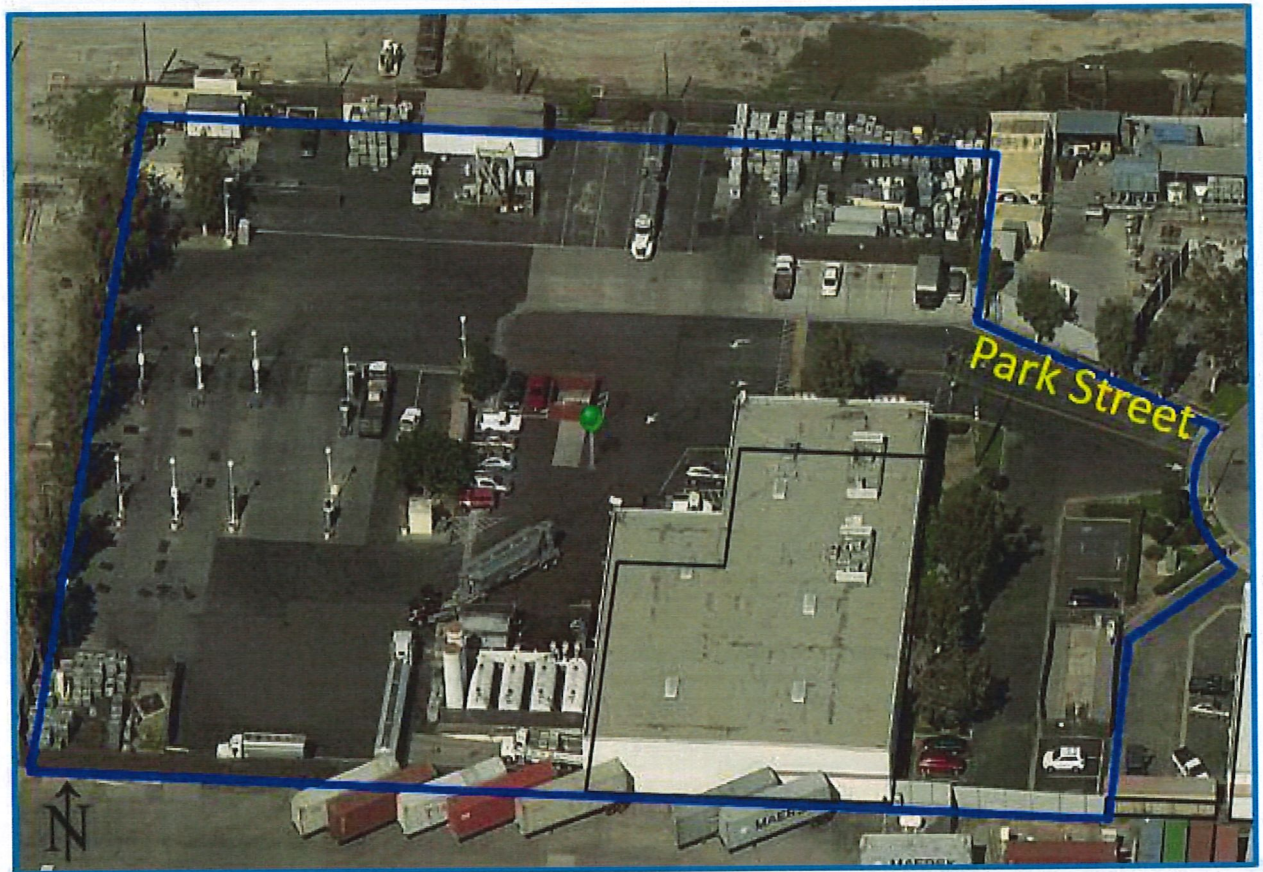
36. That the Applicant, Van De Pol Enterprises, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the Project or relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
37. That the Applicant agrees and understands that all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
38. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the conditional use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject conditional use permit. **(Ongoing)**
39. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**

Wayne M. Morrell
Director of Planning

Attachment(s)

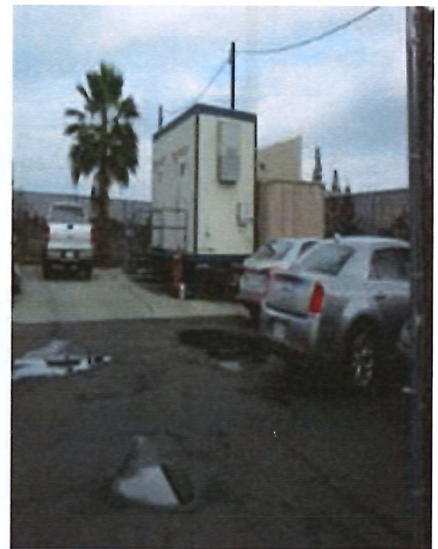
1. Aerial Photograph
2. Site Pictures
3. Breakdown of all Lubricant Storage Capacity
4. Letter Requesting Reconsideration

Attachment 1: Aerial Photograph



Site: 12904 East Park Street
Applicant: Van De Pol Petroleum
Conditional Use Permit No. 776-2

Attachment 2: Site Pictures



Attachment 3: Breakdown of all Lubricant Storage Capacity



VAN DE POL
FUELS & LUBRICANTS

(800) 736-3421
vandepol.us

Corporate Headquarters
4895 S Airport Way
Stockton, CA 95206

Mailing Address
PO Box 1107
Stockton, CA 95201

May 28, 2019

City of Santa Fe Springs

Department of Planning and Development

11710 Telegraph Road

Santa Fe Springs, CA 90670

Attention: Claudia Jimenez

RE: Conditional Use Permit, Case No. 776.2, 12904 Park Street, Santa Fe Springs

Dear Ms. Jimenez,

VAN DE POL PETROLEUM INVENTORY – MAY 24TH, 2019

12904 E PARK STREET, SANTA FE SPRINGS, CA

Bulk lubricants:

Tanks – 78,000 gallons

Totes – 32,000 gallons

Packaged lubricants:

Drums – 17,500 gallons

Kegs – 1,700 gallons

Cases – 18,420 gallons

Coolants:

Drums/cases – 1,000 gallons

Diesel Exhaust Fluid (DEF):

Totes – 3,500 gallons

Cases – 1,000 gallons

Total Lubricant Storage Capacity 153,120 as of 5/24/2019

Attachment 4: Letter Requesting Reconsideration



VAN DE POL
FUELS & LUBRICANTS

(800) 736-3421
vandepol.us

Corporate Headquarters
4895 S Airport Way
Stockton, CA 95206

Mailing Address
PO Box 1107
Stockton, CA 95201

April 17, 2019

Ms. Claudia Jennings
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

RE: CUP 776-2 Inspection and Letter

Dear Ms Jennings,

I have reviewed the conditions that were issued in 2017 that you attached to your email to Miguel Lopez. Van De Pol Enterprises, Inc. is in full compliance with those conditions except for item 22.

We are not the owner of the property and have no control over this matter. When the CUP was granted, it was determined that this issue would be discussed with the owner of the property, Cosby Oil company.

Van De Pol Enterprises, Inc continues to store and distribute bulk and packaged lubricants from this facility to Southern California businesses.

Please let me know if you have any questions now or after your inspection.

Best Regards,



Ron Van De Pol - President

vandepol.us



Performance Delivered.

PLAN CHECK	DATE
PLAN CHECK	DATE
PLAN CHECK	DATE
PLAN CHECK	DATE

MIKE SMITH
 ENGINEERING, INC.
 4 NORTH MAIN STREET
 LOS ANGELES, CALIFORNIA 90012
 PHONE (213) 394-2332

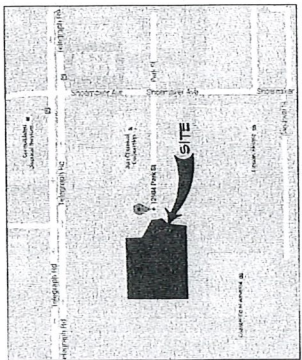
TITLE:
 COVER SHEET
 PROJECT DATA
 SITE PLAN

PROJECT:
 VAN DE POL PETROLEUM
 NEW OPENING IN CONCRETE TILT WALL FOR
 SANITARY FE SPRINGS, CA 90670
 PHONE (862) 236-1000



DATE	BY
DATE	BY
DATE	BY
DATE	BY

PROPOSED OPENING IN CONCRETE TILT WALL & RELOCATION OF PARKING STALLS FOR: **VAN DE POL PETROLEUM** 12904 & 12908 EAST PARK ST. SANTA FE SPRINGS, CA. 90670



VICINITY MAP

PROJECT DATA:
 PROJECT OWNER:
 VAN DE POL PETROLEUM
 12904 & 12908 EAST PARK ST.
 SANTA FE SPRINGS, CA 90670
 PHONE (862) 236-1000

PROJECT LOCATION:
 12904 & 12908 EAST PARK ST.
 SANTA FE SPRINGS, CA 90670
 PHONE (862) 236-1000

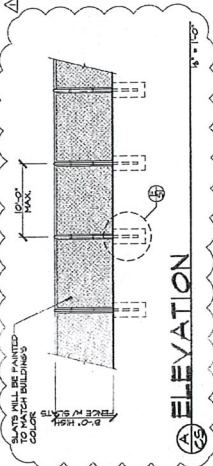
PROJECT DESCRIPTION:
 PROPOSED OPENING IN
 CONCRETE TILT WALL FOR
 SANITARY FE SPRINGS, CA 90670

ZONING:
 M-2 HEAVY MANUFACTURING
 OCCUPANCY TYPE:
 INDUSTRIAL

SHEET INDEX:
 CS COVER SHEET, SITE PLAN
 AI MEANS OF EGRESS NOTES,
 SECURITY REQUIREMENTS NOTES,
 ACCESSIBILITY NOTES
 A2 ACCESSIBILITY NOTES
 S1 PARTIAL FLOOR PLAN,
 PARTIAL ELEVATION,
 DETAILS AND GENERAL NOTES

CODE COMPLIANCE
 ALL WORK PERFORMED SHALL BE IN ACCORDANCE TO THE
 LATEST EDITION OF APPLICABLE CODES, INCLUDING BUT
 NOT LIMITED TO:
 • 2001 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 24)
 • 2001 COUNTY OF LOS ANGELES FIRE CODE (TITLE 25)
 • 2001 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 30)
 • 2001 COUNTY OF LOS ANGELES FIRE CODE (TITLE 25)
 • 2001 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 24)

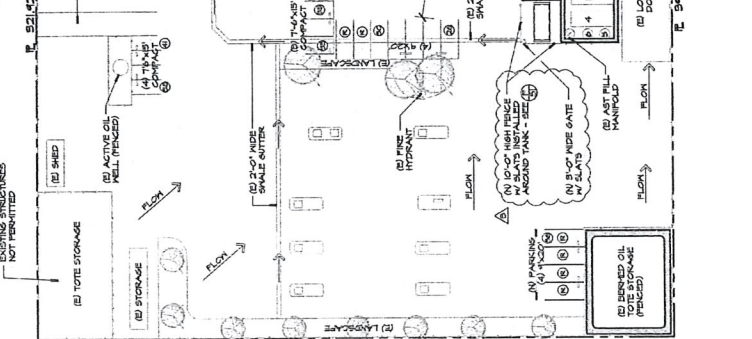
PROPERTY OWNERS
 BUILDING 1:
 COSBY OIL COMPANY
 12904 & 12908 EAST PARK ST.
 SANTA FE SPRINGS, CA 90670
 BUILDING 2:
 DONALD & DESIRA BREA
 12904 & 12908 EAST PARK ST.
 SANTA FE SPRINGS, CA 90670



ELEVATION
 PARKING REQUIRED - 12908 BUILDING 2
 OFFICE USE / 500
 4 STALLS
 12 REQUIRED PARKING STALLS
 PARKING PROVIDED:
 11 STALLS
 1 STALL
 ADA COMPLIANT STALLS (11-0-0-0-0)
 TOTAL PROVIDED: 12 STALLS

SCOPE OF WORK
 BUILDING 1
 ADDING ROLL-UP DOOR TO WAREHOUSE
 REPLACING PARKING SPACES
 ADDING PARKING SPACES
 ADDING 8'-0" HIGH PRIVATE FENCE
 BUILDING 2
 ADDING 8'-0" HIGH PRIVATE FENCE
SPECIAL INSPECTION
 1. SPECIAL INSPECTION SHALL BE PROVIDED BASED ON
 A. SPECIAL CASES (SEE 104.1) CONTINUOUS
 B. FIELD (SEE 104.2.2) PERIODIC

PARKING REQUIRED - 12904 BUILDING 1
 COSBY OFFICE 3476 SF / 500 = 19 STALLS
 VAN DE POL 12544 SF / 500 = 25 STALLS
 TOTAL REQUIRED PARKING STALLS
 BY REQUIRED PARKING STALLS
 PARKING PROVIDED:
 13 STALLS
 1 STALL
 ADA COMPLIANT STALLS (13-0-0-0-0)
 TOTAL PROVIDED: 14 STALLS
 TRUCK TRAILER STALLS (13-0-0-0-0) = 1 STALL



PROPOSED ENTERPRISES, INC.

SITE PLAN

[illegible][illegible]

[illegible]

Architectural drawing showing a detail of a beam-to-column connection. The drawing includes two views: a front view (top) and a section view (bottom).

Front View: Shows a rectangular beam (labeled "BEAM TO COL. DETAIL") with a width of 1'-0" and a height of 2'-0". The beam is supported by a column. The column is labeled "COLUMN" and has a width of 1'-0". The beam is shown with reinforcement bars (dashed lines) and is labeled "PROVIDE 3-#5 TIES TO COLUMN PER A.C.I."

Section View: Shows a cross-section of the beam-to-column connection. The beam is labeled "BEAM TO COL. DETAIL" and has a width of 1'-0" and a height of 2'-0". The column is labeled "COLUMN" and has a width of 1'-0". The beam is shown with reinforcement bars (dashed lines) and is labeled "PROVIDE 3-#5 TIES TO COLUMN PER A.C.I."

Dimensions:

- Beam width: 1'-0"
- Beam height: 2'-0"
- Column width: 1'-0"
- Reinforcement bar spacing: 1'-0"

Notes:

- PROVIDE 3-#5 TIES TO COLUMN PER A.C.I.
- BEAM TO COL. DETAIL
- COLUMN

0

Architectural drawing of a building elevation. The drawing shows a side view of a building with a gabled roof and a chimney. The roof is labeled "10'-0" MAX." and the chimney is labeled "10'-0" MAX.". The building is labeled "TO BE PAINTED" and "NOT FOR BUILDING". The drawing is titled "ICE ELEVATION" and "SECTION VIEW".

1. The first part of the paper discusses the importance of the role of the state in the development of the economy. It argues that the state should play a leading role in the development of the economy, particularly in the areas of infrastructure, education, and health care. The state should also play a role in the regulation of the economy, particularly in the areas of competition, labor, and environmental protection.

[illegible]

A hand-drawn technical sketch of a roof truss assembly. The diagram shows a cross-section of a roof with several structural elements labeled:

- (B) TOP OF CONC. WALL**: Points to the top edge of the concrete wall supporting the roof.
- (C) ROOF PLANKWOOD**: Points to the horizontal wooden planks forming the roof deck.
- (D) 4x8 BELOW W/ CLIPS**: Points to vertical wooden members below the main truss, secured with clips.
- (E) 4x6 TRUSS TO BE ROOF PLAC.**: Points to the main vertical truss member intended for roofing placement.
- (F) 2x6 @ 1' TYPING (NO BRK-STR)**: Points to smaller vertical studs spaced at 1-foot intervals, noting they are not break-struts.
- (G) 4x4-MAN STEEL TUBE COL.**: Points to a 4x4 manhole steel tube column.
- (H) 2x6 @ 1' TYPING (NO BRK-STR)**: Another label pointing to the 1-foot spaced vertical studs.
- (I) 2x6 @ 1' TYPING (NO BRK-STR)**: A third label pointing to the 1-foot spaced vertical studs.
- (J) 2x6 @ 1' TYPING (NO BRK-STR)**: A fourth label pointing to the 1-foot spaced vertical studs.
- (K) 2x6 @ 1' TYPING (NO BRK-STR)**: A fifth label pointing to the 1-foot spaced vertical studs.
- (L) 2x6 @ 1' TYPING (NO BRK-STR)**: A sixth label pointing to the 1-foot spaced vertical studs.
- (M) 2x6 @ 1' TYPING (NO BRK-STR)**: A seventh label pointing to the 1-foot spaced vertical studs.
- (N) 2x6 @ 1' TYPING (NO BRK-STR)**: An eighth label pointing to the 1-foot spaced vertical studs.
- (O) 2x6 @ 1' TYPING (NO BRK-STR)**: A ninth label pointing to the 1-foot spaced vertical studs.
- (P) 2x6 @ 1' TYPING (NO BRK-STR)**: A tenth label pointing to the 1-foot spaced vertical studs.
- (Q) 2x6 @ 1' TYPING (NO BRK-STR)**: An eleventh label pointing to the 1-foot spaced vertical studs.
- (R) 2x6 @ 1' TYPING (NO BRK-STR)**: A twelfth label pointing to the 1-foot spaced vertical studs.
- (S) 2x6 @ 1' TYPING (NO BRK-STR)**: A thirteenth label pointing to the 1-foot spaced vertical studs.
- (T) 2x6 @ 1' TYPING (NO BRK-STR)**: A fourteenth label pointing to the 1-foot spaced vertical studs.
- (U) 2x6 @ 1' TYPING (NO BRK-STR)**: A fifteenth label pointing to the 1-foot spaced vertical studs.
- (V) 2x6 @ 1' TYPING (NO BRK-STR)**: A sixteenth label pointing to the 1-foot spaced vertical studs.
- (W) 2x6 @ 1' TYPING (NO BRK-STR)**: A seventeenth label pointing to the 1-foot spaced vertical studs.
- (X) 2x6 @ 1' TYPING (NO BRK-STR)**: An eighteenth label pointing to the 1-foot spaced vertical studs.
- (Y) 2x6 @ 1' TYPING (NO BRK-STR)**: A nineteenth label pointing to the 1-foot spaced vertical studs.
- (Z) 2x6 @ 1' TYPING (NO BRK-STR)**: A twentieth label pointing to the 1-foot spaced vertical studs.

③ ROOF COLLECTOR DIAPHRAGM CONNECTION DET.

100

PLAN CHECK 5/21/14	PLAN CHECK 7/2/14	PLAN CHECK 7/23/14	BY
1	2	3	



MIKE SMITH ENGINEERING, INC.	4 NORTH MAIN STREET LODI, CALIFORNIA 95240 PHONE (209) 334-2332
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PARTIAL FLOOR PLAN WALL ELEVATION DETAILS GENERAL NOTES	TITLE
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PROJECT:
NEW OPENINGS IN CONCRETE TILT WALL FOR
VAN DE POL PETROLEUM
PROJECT LOCATION:
12404 & 12408 EAST PARK ST
SANTA FE SPRINGS, CA 90670
PHONE # (562) 236-1000

A blank, lined notepad with a large '1' and a dollar sign on the right side. The notepad has a black border and horizontal lines. On the right side, there is a large '1' and a dollar sign '\$' below it. To the right of the notepad, there is a vertical label that reads '4 of 4' and 'SHEET' at the bottom.



City of Santa Fe Springs

Planning Commission Meeting

August 12, 2019

CONSENT ITEM

Conditional Use Permit Case No. 777-1

A request for a time extension to allow for the establishment, operation, and maintenance of a convenience store on the subject property at 13417 Rosecrans Avenue (APN: 8059-003-023), in the M-1, Light Manufacturing, Zone.
(Muhamet Cifligu)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that a time extension to allow for the establishment, operation, and maintenance of a convenience store, 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. 777-1 be subject to a compliance review in one (1) year, on or before, August 12, 2020, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In according with Section 155.213(H) of City's Zoning Regulations, the establishment, operation, and maintenance of a convenience grocery market is required to obtain a Conditional Use Permit prior to commencement of such activities.

On January 9, 2017, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 777 to allow the applicant, Muhamet Cifligu, to establish, operate and maintain a convenience store. Along with the approval of CUP 777, the Planning Commission concurrently approved Development Plan Approval Case No. 916 to allow for the construction of a new 2,998 square foot convenience store, a 2,638 square foot car wash, and service station (gas station).

STAFF CONSIDERATIONS

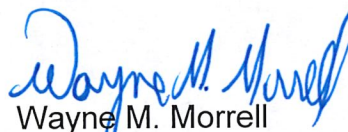
The subject convenience store is currently under Building Department review and has yet to be built. The applicant, therefore, is requesting a one (1) year time extension of Conditional Use Permit Case No. 777. Providing the applicant with a time extension for their CUP will keep the CUP valid and allow the applicant to continue their process with the Building Department and finalized the construction of the proposed convenience store. Staff is confident that the applicant will meet all Building Department requirements.

CONDITIONS OF APPROVAL

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

1. That the approval of Conditional Use Permit No. 777-1 shall allow for the establishment, operation, and maintenance of a convenience store within a 2,999 square foot unit located at 13417 Rosecrans Avenue.
2. That there shall be no on-site kitchen facilities or preparation of food or drinks without prior approval from the Director of Planning or his/her designee.
3. That all vehicles associated with the subject convenience store 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 vehicle associated with the subject convenience store shall not obstruct or impede any on-site or off-site traffic.
4. That the proposed convenience store, including any lighting, fences, walls, cabinets, and poles shall be maintain in good repair, free from trash, debris, litter, graffiti and other forms of vandalism. Any litter, graffiti, and/or damage caused from other forms of vandalism shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
5. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054
6. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Carmenita Road or Rosecrans Avenue, use streets as a staging area, or to back up onto the street from the subject property.
7. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored, or rusted.
8. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certification), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecillia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
9. That the applicant shall not sublet, lease, or rent the proposed convenience store without prior approval from the Director of Planning.

10. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
11. That Conditional Use Permit Case No. 777-1 shall be subject to a compliance review in one (1) year, no later than August 12, 2020, to ensure the subject convenience store is operating in strict compliance with the conditions of approval as stated in this staff report.
12. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Photos
3. Request for Time Extension

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 13417 Rosecrans Road

PROJECT:
Conditional Use Permit (CUP) Case No. 777-1

APPLICANT:
Muhamet Cifligu

Request for Time Extension

Architecture
Planning
Design

1590 July 16, 2019
Lupine
Ave
Monterey
Park
California
91755
(323)
890-8770
FAX 11710
890-8774
Mr. Jimmy Wong
Planning Consultant
Department of Planning and Development
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, California 90670

Subject: Conditional Use Permit (CUP) Case No. 771-1, 13417 Rosecrans Avenue, Santa Fe Springs, California 90670 request of review of compliance

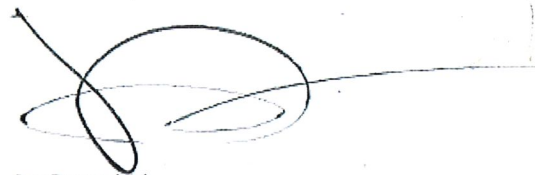
Dear Mr. Wong,

As requested per your letter dated June 18, 2019, we are presently in obtaining building permits and other approval agencies for the project per the Condition of Approval per Conditional Permit Case No. ~~771-1~~ 771-1. Also, the Owner has been negotiating with 7-11 of possibility of having them as the convenience store vendor.

If there are any questions, please feel free to call me if you have any questions.

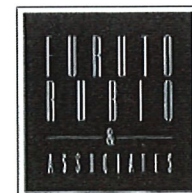
Sincerely,

Furuto Rubio & Associates, Inc.



Roy Furuto A.I.A.
President

Cc; File
Attachments
Matt Cifligu, Owner





City of Santa Fe Springs

Planning Commission Meeting

August 12, 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.


Wayne M. Morrell
Director of Planning

Attachments:

None

