



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

June 10, 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 May 13, 2019 Planning Commission meeting

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 800

A request for approval to allow salvage, reclamation, recycling, wrecking, storage and disposal activities located at 12128 Burke Street (APN: 8168-002-407), within the M-2, Heavy Manufacturing, Zone. (Iron Mountain)

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 801

A request for a ten-year permit approval and equipment upgrades of the existing monopole wireless telecommunications facility located at 11908 Bloomfield Avenue, (APN: 8026-019-009) within the M-2, Heavy Manufacturing Zone.
(SBA Communication Corporation, on behalf of Sprint)

8. PUBLIC HEARING

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

Zoning Text Amendment – Required Parking

Ordinance No. 1103: An ordinance of the City Council of the City of Santa Fe Springs, amending Sections 155.062 (Accessory Uses) and 155.481 (Required Parking) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to garage conversions and existing option for a carport in the A-1, Light Agricultural, and R-1, Single-Family Residential, Zones.
(City of Santa Fe Springs)

9. CONSENT ITEMS

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

A. CONSENT ITEMAlcohol Sales Conditional Use Permit Case No. 5

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 5 to allow the continued operation and maintenance of an alcoholic beverage sales use for the off-site consumption at 11770 E. Washington Boulevard within the Community Commercial Zone. (G & M Oil Company)

B. CONSENT AGENDAAlcohol Sales Conditional Use Permit Case No. 6

Compliance review for Alcohol Sales Conditional Use Permit Case No. 6 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the serving of beer and wine for on-site customer consumption at the restaurant known as Pescado Dorado located within the Santa Fe Springs Promenade in the Community Commercial Zone at 11530 Telegraph Road, within the Consolidated Redevelopment Project. (Victor Covarrubias, Owner)

C. CONSENT AGENDAAlcohol Sales Conditional Use Permit Case No. 58

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 58 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption at 11426 Telegraph Road, within the C-4, Community Commercial, Zone. (Chevron Stations, Inc.)

D. CONSENT AGENDAAlcohol Sales Conditional Use Permit Case No. 61

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 61 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption at 13352 Imperial Highway within the Heavy Manufacturing (M-2) Zone (Thrifty Oil for Sierra Foods)

E. CONSENT AGENDAConditional Use Permit Case No. 593-4

A compliance review of an open storage yard use involving storage of heavy construction vehicles, construction equipment, and construction materials located at 13546 Imperial Highway, in the M-2, Heavy Manufacturing.
(Thomas Pack, Sequel Contractors, Inc.)

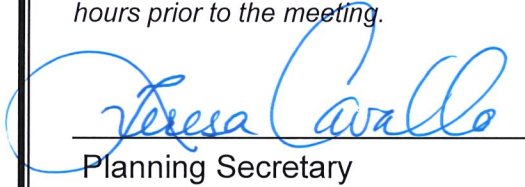
11. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

12. 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

June 7, 2019

Date



APPROVED:

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

May 13, 2019

1. **CALL TO ORDER**

Chairperson Aranda called the meeting to order at 6:01 p.m.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present:

Chairperson Aranda
Vice Chairperson Ybarra
Commissioner Arnold
Commissioner Carbajal
Commissioner Jimenez

Staff:

Richard L. Adams, II City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Claudia Jimenez, Planning Intern
Al Fuentes, Public Works Consultant

Members absent:

None

4. **ORAL COMMUNICATIONS**

None

5. **MINUTES**

Approval of the minutes for the April 8, 2019 Planning Commission meeting

It was moved by Commissioner Arnold, seconded by Commissioner Carbajal to approve the minutes of April 8, 2019 as submitted, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Amendment of Conditional Use Permit Case No. 466

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment of Conditional Use Permit Case No. 466 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and will be consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Amendment of Conditional Use Permit Case No. 466, subject to the conditions of approval as contained within Resolution No. 124-2019; and
- Adopt Resolution No. 124-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Vince Velasco to present Item No. 6 before the Planning Commission. Present in the audience were Salvation Army representatives Lt. Ryan Bearchell and Director Mayra Chaidez.

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

Commissioner Carbajal inquired about the on-site parking. Planning Consultant Vince Velasco replied that all existing parking accommodates all staff and Salvation Army residents. Commissioner Carbajal also inquired about the living quarter arrangements. Planning Consultants Vince Velasco discussed the various living arrangement options.

Vice Chair Ybarra inquired about the waiting list. Planning Consultant Vince Velasco deferred to the Applicant's Representatives.

Chair Aranda opened the Public Hearing at 6:11 p.m. and asked if the Applicant's Representatives would like to approach the podium to address the Planning Commission. The Applicant's Representative Lt. Ryan Bearchell, approached the podium and responded to Vice Chair Ybarra's question regarding the waiting list. Lt. Bearchell further elaborated on the need of the addition due to homeless problem on the rise. Lt. Bearchell

introduced the Whittier Salvation Army Director Mayra Chaidez. Ms. Chaidez explained the programs that they work with and how they prioritize.

A conversation ensued regarding the selection process to house those in need and how to stabilize the families in need.

Commissioner Carbajal commented on what a wonderful program the Salvation Army operates.

Chair Aranda called upon anyone in the audience wishing to speak. The following Whittier residents came forward:

Anthony Gonzalez and Jeff Haffey. Both residents expressed their concerns about Salvation Army residents parking in front of their homes and illegally crossing Washington Boulevard, which is a major street, with their children. Both residents also requested the possibility of a traffic light to be installed at that nearest corner for the safety of the residents.

Director Mayra Chaidez thanked both residents for their concerns and indicated that the Salvation Army is strict about their residents maintaining vehicle insurance, a driver's license and abiding by the law to allow them to park a vehicle in the center's parking lot. Ms. Chaidez also indicated that the Salvation Army is open to installing cameras for security, etc. Ms. Chaidez further invited the residents in attendance to please contact her at any time to address their concerns.

Lt. Bearchell noted that he will have staff relay to residents to be mindful of the law and to work as a team to control the situation of the "jay walkers"

There being no one further wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:35 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Arnold, seconded by Vice Chair Ybarra to approve Amendment of Conditional Use Permit Case No. 466, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 609-2

Recommendation: That the Planning Commission:

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

Conditional Use Permit Case No. 609-2 and thereafter, close the Public Hearing; and

- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and will be consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 609-2, subject to the conditions of approval as contained within Resolution No. 125-2019; and
- Adopt Resolution No. 125-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Laurel Reimer to present Item No. 7 before the Planning Commission. Present in the audience was the applicant, Jeremy Siegal of EWA on behalf of AT&T.

Chair Aranda inquired about the landscaping being trampled at this location. Planning Consultant Laurel Reimer replied that whomever removed Clear Wire from this location was not careful with the surrounding landscaping.

Chair Aranda opened the Public Hearing at 6:44 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. Jeremy Siegal approached the podium to address the Planning Commissioners. Mr. Siegal thanked Planning Consultant Laurel Reimer for her excellent presentation. Mr. Siegal commented that his team went through a few design reviews before deciding on the final design which they are very happy with.

There being no one further wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:45 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve Conditional Use Permit Case No. 609-2, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 798

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 798 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 applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 798, subject to the conditions of approval as contained with Resolution No. 122-2019; and
- Adopt Resolution No. 122-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Intern Claudia Jimenez to present Item No. 8 before the Planning Commission. Present in the audience was Representative Jenna D'Agostino for J5 Infrastructure Partners for AT&T.

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

Vice Chair Ybarra inquired about the palm trees being replaced. Planning Intern Claudia Jimenez replied that the palm trees are currently tethered to the monopole. A discussion ensued regarding tree replacement requirements around monopalms.

Chair Aranda opened the Public Hearing at 6:52 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. Jenna D'Agostino approached the podium to address the Planning Commissioners. Ms. D'Agostino thanked Planning Intern Claudia Jimenez for her great presentation. Ms. D'Agostino commented that only two WCS filters are being replaced to assist with the wireless frequency.

There being no further questions and/or comments, Chair Aranda closed the Public Hearing at 6:53 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez to approve Conditional Use Permit Case No. 798, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

NEW BUSINESS

9. NEW BUSINESS

Exemption – CEQA Guidelines §15061(b)(3) - Activities Covered by General Rule
General Plan Conformity - GPC 2019-01

Recommendation: That the Planning Commission:

- Find that the sale of the subject 1.26-acre parcel conforms to the City of Santa Fe Springs General Plan; and
- Find that the sale of the subject 1.26-acre parcel is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15061(b)(3) - Activities Covered by General Rule; and
- Adopt Resolution No. 123-2019, which incorporates the Planning Commission's findings and actions regarding this matter, and recommend that the City Council concur with the findings of the Planning Commission.

Chair Aranda called upon Senior Planner Cuong Nguyen to present Item No. 9. Present in the audience on behalf of the City of Santa Fe Springs was Al Fuentes, Consultant.

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

Commissioner Ybarra inquired about the exact parcel being sold. Senior Planner Cuong Nguyen showed Commissioner Ybarra the exact parcel being sold on the maps from the presentation slides. Commissioner Ybarra inquired about legal noticing for the sale of this parcel. Both the Director of Planning Wayne Morrell and Senior Planner Cuong Nguyen replied that noticing was not required and a discussion ensued regarding land use.

Commissioner Arnold inquired about the possibility of the use being changed by the potential buyer. Senior Planner Cuong Nguyen replied that the property owner will have to come before the Planning Commission for a Zone Change if such use is not allowed under the existing A-1 Zone.

There being no further questions and/or comments, Chair Aranda requested a motion and second for Item No. 9.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez, General Plan Conformity - GPC 2019-01, and the recommendations regarding this matter, which passed by the following roll call vote:

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

CONSENT ITEMS

10. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 611-4

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a church facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 611-4 be subject to a compliance review in ten (10) years, on or before, May 13, 2029, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

B. CONSENT ITEM

Conditional Use Permit Case No. 671-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an ambulance service use, if conducted in strict compliance with the conditions of approval, will not 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. 671-3 be subject to a compliance review in three (3) years, on or before, May 13, 2021, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Chairperson Aranda requested a motion and second for Consent Items Nos. 10A and 10B.

It was moved by Commissioner Arnold, seconded by Commissioner Carbajal to approve Consent Item Nos. 10A and 10B and the recommendations regarding this item, which passed by the following vote:

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

11. ANNOUNCEMENTS

Commissioners:

Commissioner Arnold nominated Planning Consultant Laurel Reimer "The Telecommunications Queen".

Chair Aranda thanked Planning Consultant Laurel Reimer for assisting a business customer at the counter.

Staff:

Senior Planner Cuong Nguyen notified the Commissioners that Waba Grill on Norwalk Boulevard has been replaced by Hironori Ramen Restaurant.

12. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:13 p.m. to the next Planning Commission meeting scheduled for June 10, 2019 at 6:00 p.m.

ATTEST:

Ralph Aranda
Chairperson

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Planning Commission Meeting

June 10, 2019

PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 800

A request for approval to allow salvage, reclamation, recycling, wrecking, storage and disposal activities located at 12128 Burke Street (APN: 8168-002-407), within the M-2, Heavy Manufacturing, Zone. (Iron Mountain)

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. 800 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 applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 800, subject to the conditions of approval as contained with Resolution No. 127-2019; and
- Adopt Resolution No. 127-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Iron Mountain
Attn: Manuel R. Fuentes
15253 Youngwood Drive,
Whittier, CA 90605
(562) 464-6712
Manuel@fuentesdesigngroup.com
- B. Property Owner: Industrial Properties Trust. Inc.
Attn: Scott Rechner
518 17th Street, Suite 1700

Report Submitted By: Jimmy Wong
Planning and Development Department

Date of Report: June 5, 2019

ITEM NO. 6

- Denver, CO 80202
- C. Subject Property: 12128 Burke Street
Santa Fe Springs, CA 90670
APN: 8168-002-407
- D. Existing Zone: M-2 (Heavy Manufacturing Zone)
- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt (Class 1)
- G. Hearing Date: June 10, 2019
- H. Staff Contact: Jimmy Wong, Planning Consultant
Jimmywong@santafesprings.org
(562) 868-0511 x7451

LOCATION AND BACKGROUND

The subject property is approximately 206,326 sq. ft. (4.74-acres) in size and is located at 12128 Burke Street, in the M-2 (Heavy Manufacturing) Zone. Industrial Properties Trust, Inc. owns the property.

In June of 1997, the Planning Commission approved Conditional Use Permit (CUP) Case No. 544, which allowed the establishment of a van storage use on the subject property. According to the City of Santa Fe Springs Finance Department business license records, the subject property was most recently occupied by S & M Moving Systems, a moving and logistic company.

The applicant is requesting for approval to allow salvage, reclamation, recycling, wrecking, storage and disposal activities located at 12128 Burke Street. It should be noted that there will not be any exterior changes to the existing building; however, the operator is proposing to remodel the interior of the building.

STREETS AND HIGHWAYS

The property has frontage on Burke Street, which is classified as a local street in the General Plan. The property is located south of Slauson Avenue and north of the railroad yard.

BUSINESS OPERATION

Business:

Iron Mountain Secure Destruction Services develops, implements, and manages secure, sustainable destruction solutions that help and enable customers to manage

the risks associated with the disposal of information. The Iron Mountain Secure Destruction Service offers off site destruction through a plant hub and spoke network as well as on-site destruction using a mobile shred fleet. Attachment #4 contains additional information related to the operation of the business.

Hours of Operation:

Shift #1 - 5:00 AM to 1:00 PM

- 85 drivers dispatched on routes between 5:30 AM to 7:00 AM
- 17 office employees
- 9 employees working shred plant floor

Shift #2 – 1:00 PM to 11:00 PM

- 85 drivers dispatched on routes between 3:30 PM to 6:30 PM
- 8 office employees
- 9 employees working the shred plant floor

Shift #3 – 11:00 PM to 5:00AM

- 7 unload drivers (do not run city routes. All internal)
- 3 office employees
- 6 employees working the floor

Trucking Operation

- Truck count: (83) 24' box trucks & (2) 53' tractor trailers
- 10 to 11 paper mill tractor trailers per day
- All housekeeping/ cleaning is contained inside the 4 walls of the shred plant
- Daily end of shift sweeping/ cleaning of work area
- Daily activities consist of processing 200 tons of paper and 3 tons of plastic are per day

Note: Only 20 box trucks will be parked on-site, while the remaining trucks will be parked in a remote location at another Iron Mountain facility.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property, as well as the surrounding properties to the north, south, west, and east are zoned M-2, Heavy Manufacturing Zone with a General Plan land use designation of Industrial.

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 May 30, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on May 30, 2019, and published in a newspaper of general circulation (Whittier Daily News) on May 30, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

In accordance with the City Zoning Regulation, Section 155.243(C)(5), a Conditional Use Permit is required for salvage, reclamation, recycling, wrecking, storage and disposal activities within M-2, Heavy Manufacturing, Zone. The subject property is located within M-2, Heavy Manufacturing, Zone. The subject property, therefore, is eligible to obtain a Conditional Use Permit for an open storage use.

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 proposed conditional use permit meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities) because the facility is existing and there will be no expansion of the site. 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 127-2019 (see attachment 5), 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. 800, subject to the conditions of approval as provided within

Exhibit A of Resolution 127-2019.

 FOR 

Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Site Photos
4. Business Description
5. Resolution 127-2019
 - Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



AREIAL PHOTOGRAPH



NORTH

CONDITIONAL USE PERMIT CASE NO. 800

**12128 Burke St.
Iron Mountain**

Attachment 2: Public Hearing Notice

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT CASE NO. 800

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

CONDITIONAL USE PERMIT CASE NO. 800: A request for approval to allow Salvage, reclamation, recycling, wrecking, storage and disposal activities.

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

PROJECT SITE: 12128 Burke Street (APN: 8168-002-407), within the M-2, Heavy Manufacturing, Zone.

APPLICANT: Iron Mountains

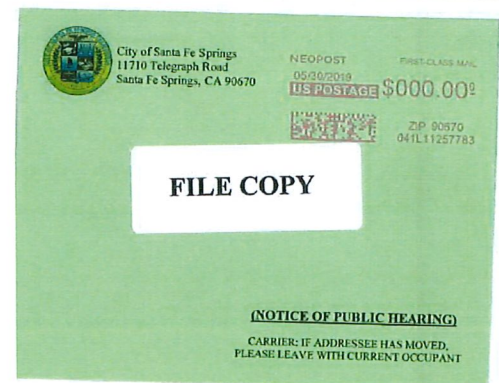
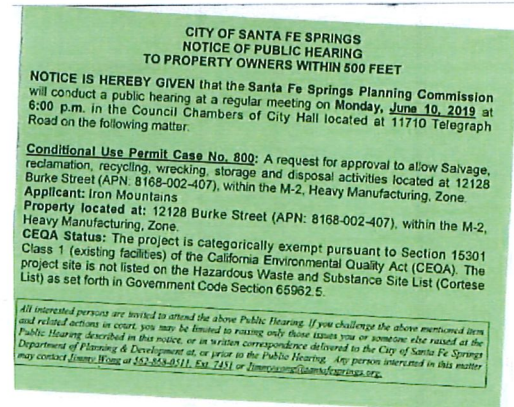
THE HEARING will be held in the Council Chambers of City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, June 10, 2019 at 6:00 p.m.

ALL INTERESTED PERSONS are invited to attend the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the aforementioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

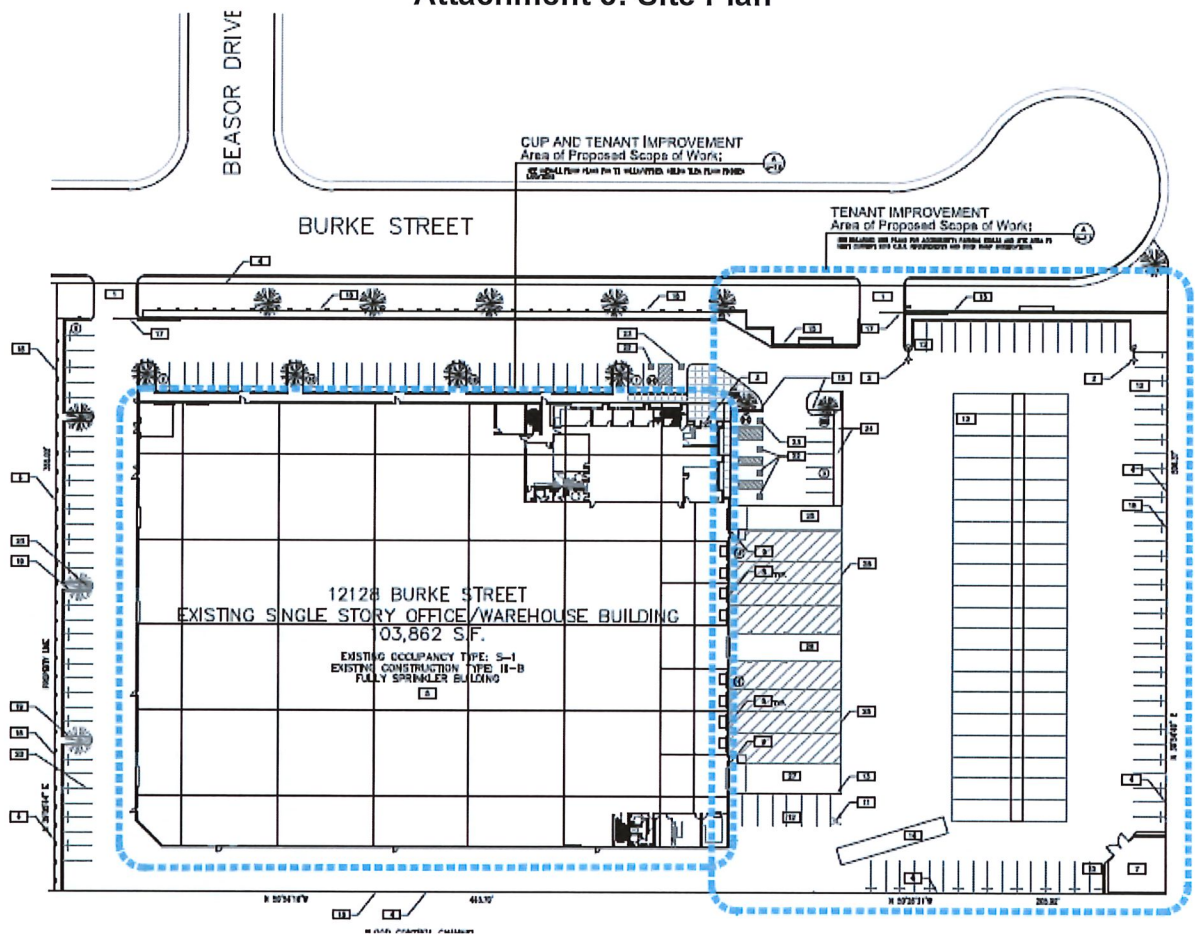
FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670, by telephone: (562) 868-0511, extension 7451, or e-mail: jimmywong@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Ad#11275542

Publish: May 30, 2019 Whittier Daily News



Attachment 3: Site Plan



Attachment 4: Business Description



Received

MAR 27 2019

March 28, 2019

Planning Department

Mr. Cuong Nguyen, Senior Planner
City of Santa Fe Springs, Planning Department
11710 Telegraph Road
Santa Fe Springs, California 90670

Regarding: Conditional Use Permit Justification
Project Address: 12128 Burke Street
Santa Fe Springs, California

Mr. Nguyen,

Iron Mountain, Boston, is requesting the City of Santa Fe Springs Planning Department review and approve our submitted Conditional Use Permit (CUP) application for our relocated Secure Destruction Service facility. Our new building lease will be located at 12128 Burke Street, presently our operation is located at 7301 Stealth Parkway, Pico Rivera. As you are aware, our current lease will expire at the end of this year. Our current facility has had no City issued violations or filed complaints from our adjacent neighbors. Our intent is to maintain the same relationship within our new community.

Iron Mountain's operation objective is to shred clients' personal data through a secure sustainable process. No public access or walk-ins are allowed in any of our facilities. Our clients have a weekly/monthly schedule, allowing our trucks to pick up their data, have it delivered to our facility where it will be destroyed. Once a certain number of bundles are accumulated, our trucks will load the bundles and deliver to a non-disclosed location for disposal.

Our operation and facilities are not considered a recycling center. The bulk of the product shredded is paper with a very limited amount of plastic CD rom disks. No other product/material is allowed in our facility.

Based on the City's zoning guidelines and meetings with your Planning Department staff, it is our understanding there is no category for our use, under the M-2 zone. The closest allowed use would be recycling. Based on this information, Iron Mountain is applying for a Conditional use Permit for our relocated operation in your City.

Should you have any questions regarding our application please feel free to contact our local representative, Mr. Manuel Fuentes, at 562.201-8956 or feel free to contact me directly. I may be reached at 630.327-3462, mobile

Thank you for your assistance on this matter, as you are aware, we are under a short schedule and can use your assistance on this matter.

Sincerely,

John Fell, Director, Project Delivery
IRON MOUNTAIN

**Attachment: 5: Resolution 127-2019
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 127-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 800**

WHEREAS, a request was filed for Conditional Use Permit Case No. 800 to allow salvage, reclamation, recycling, wrecking, storage and disposal activities located at 12128 Burke Street in the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located south of Burke Street with an Accessor's Parcel Number of 8168-002-407, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Industrial Properties Trust. Inc., 518 17th Street, Suite 1700, Denver, CO 80202; and

WHEREAS, the applicant is Iron Mountain, Attn: Manuel R. Fuentes, 15253 Youngwood Drive, Whittier, CA 90605; and

WHEREAS, the proposed Conditional Use Permit Case No. 800 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, the City of Santa Fe Springs Planning and Development Department on May 30, 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 May 30, 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 June 10, 2019 concerning Conditional Use Permit Case No. 800.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project involves an existing building and no additional square footage is proposed. There will be no changes to the exterior of the building. 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 subject site is located within the M-2, Heavy Manufacturing, Zone and has a General Plan land use designation of Industrial. A salvage, reclamation, recycling, wrecking, storage and disposal activities, provided that a CUP is granted, would be consistent with the current zoning and land use designation.

To address concerns related to safety, noise, and odor, conditions have been placed to help ensure the proposed recycling facility operates in full compliance with all performance standards set forth in the City's Zoning Regulations. The Planning Commission, therefore, finds that if the applicant operates in strict compliance with the conditions of approval, the proposed recycling facility use would be harmonious with adjoining properties and surrounding land uses.

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

The subject property is fully improved with an existing industrial building totaling 103,862 sq. ft. in area. The applicant will make interior modifications to the building to accommodate their proposed recycling facility use and also re-stripe the parking area to maximize the on-site parking. No exterior modifications to the existing building are proposed at this time. The Planning Commission, therefore, finds that the proposed use will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 127-2019 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and to approve Conditional Use Permit Case No. 800 to allow salvage, reclamation, recycling, wrecking, storage and disposal activities located at 12128 Burke Street in the

M-2, Heavy Manufacturing Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of June, 2019 BY THE PLANNING
COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 800 CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

1. That the applicant shall repair and construct (2) new drive approaches along Burke Street per City Standard Plan No. R-6.4C.
2. Fire hydrants shall be installed as required by the Fire Department.
3. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
4. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Raul Diaz 562.868-0511 x3813)

5. That all buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
6. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
7. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
8. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.

9. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
10. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
11. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3815)

12. 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.

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo at x3335)

13. That the within 60-days from the final approval of this entitlement, the Applicant shall submit a Recycling Regulatory Permit Application to the Department of Police Services pursuant to Chapter 119 of the City's Municipal Code.
14. That the existing truck scale shall be used solely for the approved recycling operation and shall not be used for commercial uses, contracted out, or used by other businesses or uses not directly associated with the approved use.
15. That all work shall be continuously conducted indoors and that all outdoor storage and activities shall be prohibited at all times.
16. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
17. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.

18. That off-street parking areas shall not be reduced or encroached upon at any time.
19. 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.
20. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porta-potties, or equal, shall not be visible from the public street and maintained on a regular basis.
21. That all construction debris shall place in trash/recycle bins at the end of every work day and shall not be left out visible from public view.
22. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing wells, or other underground utilities.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

23. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
24. All vehicles associated with the business on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
25. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
26. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
27. The subject recycling use shall comply with Section 155.420 of the City's Zoning Ordinance 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.

28. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Business License Clerk at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
29. Applicant shall not sublet, lease or rent the proposed development without prior approval from the Director of Planning.
30. 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.
31. Conditional Use Permit Case No. 800 shall be subject to a compliance review in one year. Approximately three (3) months before June 10, 2020, 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.
32. Applicant, Iron Mountain, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit, 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.
33. 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.
34. The subject recycling use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations.
35. All recycling activities, except the weighing and transferring of materials into the building, shall occur inside the building. No materials, scrap, or pallets shall be located or otherwise stored outside the building.
36. The facility shall be maintained so as to prevent or control on-site populations of vectors using techniques appropriate for protection or human health and the environment and prevent the facility from being a vector breeding area.

37. Applicant shall ensure the trash bins and cardboard enclosure are stored inside their designated enclosure and that the door to the enclosure remains closed and locked at all times.
38. Applicant shall not accept materials from the general public, individuals or peddlers.



City of Santa Fe Springs

Planning Commission Meeting

June 10, 2019

PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1 Conditional Use Permit Case No. 801

A request for a ten-year permit approval and equipment upgrades of the existing monopole wireless telecommunications facility located at 11908 Bloomfield Avenue, (APN: 8026-019-009) within the M-2, Heavy Manufacturing Zone.
(SBA Communication Corporation, on behalf of Sprint)

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. 801 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 applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 801, subject to the conditions of approval as contained with Resolution No. 128-2019; and
- Adopt Resolution No. 128-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A. Applicant: SBA 2012 TC Assets, LLC,
Attn: Jacob Finney
959 South Coast Drive, Ste. 200
Costa Mesa, CA 92626
(949) 698-9581
Jfinney@sbsite.com

Report Submitted By: Claudia Jimenez
Planning and Development Department

Date of Report: June 4, 2019

ITEM NO. 7

- B. Facility Owner: Sprint PCS
Attn: Richard Martinez
6591 Irvine Center Drive, Suite # 100
Irvine, CA 92618
- C. Property Owner: Pamela Coker
11908 Bloomfield Avenue.
Santa Fe Springs, CA 90670
- D. Subject Property: 11908 Bloomfield Avenue
Santa Fe Springs, CA 90670
APN: 8026-019-009
- E. Existing Zone: M-2 (Heavy Manufacturing Zone)
- F. General Plan: Industrial
- G. CEQA Status: Categorically Exempt (Class 1)
- H. Hearing Date: June 10, 2019
- I. Staff Contact: Claudia Jimenez, Planning Intern
claudiajimenez@santafesprings.org
(562) 868-0511 x7356

LOCATION AND BACKGROUND

The subject monopole was first approved in 2003 via a building permit, which permitted a 50'- tall monopole and an associated equipment room. At the time, wireless facilities were only regulated by an adopted set of guidelines, and numerous facilities were allowed to be constructed without first obtaining a conditional use permit. Ordinance 1090, passed September 28, 2017, added Chapter 157 (Wireless Telecommunications Facilities) to the city's Code Ordinances, which established a comprehensive set of regulations and standards for the permitting, placement, design, installation, operation, and maintenance of wireless telecommunications facilities in all areas, within the city. Per §157.04(A), all wireless telecommunications facilities are now subject to the granting of a conditional use permit.

Sprint is seeking approval to remove (3) Kathrein 860-10054 antennas (1) per sector, (3) RFS APXSP18-C-A20 antennas (1) per sector, (3) Clearwire RRU's (1) per sector, (3) combiners (1) per sector, (1) junction box at antenna level, (15) coax along existing cable route and install (3) Nokia Massive MIMO antennas (1) per sector, (3) CCI TPA65R-KE6D antennas (1) per sector, (3) ALU 800 Mhz RRH's (1) per sector, (1) junction box at ground level, PPC/telco box and junction box on new H-frame, (3) Nokia

AMOB Airscales on existing rack, (1) ALU top hat rectifiers on ground level, (1) hybrid cable, and related equipment upgrades at a monopole facility located at 11908 Bloomfield Ave., (APN: 8026-019-009), in the M-2 (Heavy Manufacturing) Zone. Since the existing monopole does not currently have a valid conditional use permit, Sprint is required to obtain one in order to complete their facility upgrades.

STREETS AND HIGHWAYS

The property has frontage on Bloomfield Avenue and is located between Lakeland Road to the north, Allard Street to the south and South Pacific Railroad to the east. Bloomfield Avenue is considered a major highway within the circulation element of the general plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property, as well as the surrounding properties to the north, east (across the railroad right-of-way), and south are zoned M-2 Heavy Manufacturing with a General Plan land use designation of Industrial. The property to the west is the City of Norwalk.

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 May 30, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on May 30, 2019 and published in a newspaper of general circulation (Whittier Daily News) on May 30, 2019 as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

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

ENVIRONMENTAL DOCUMENT

Staff finds that the wireless telecommunications facility conditional use permit meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities) because the facility is existing and there will be no expansion of the site. 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 128-2019 (see attachment 6), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 801, subject to the conditions of approval as provided within Exhibit A of Resolution 128-2019.

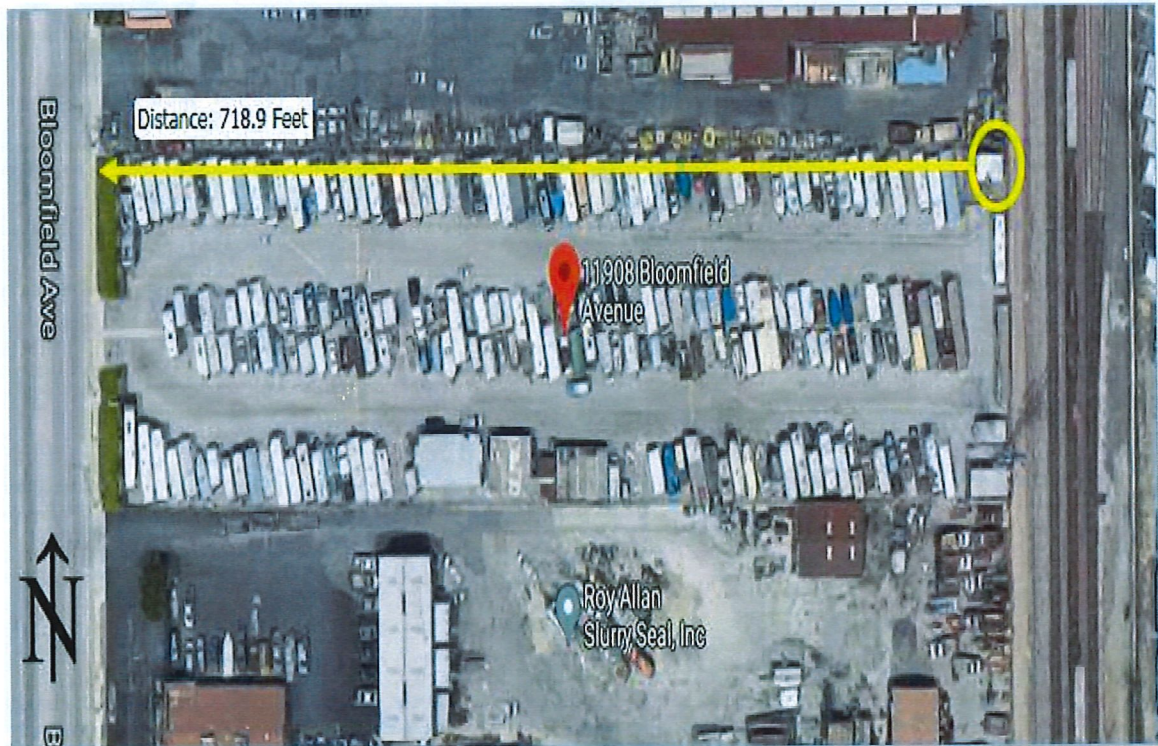


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Photo Simulations
4. Site Photos
5. Project Plans
6. Resolution 128-2019
 - Exhibit A – Conditions of Approval

Attachment 1: Aerial View



Conditional Use Permit Case No. 801
11908 Bloomfield Ave.
SBC Communications Corporation

Attachment 2. Public Hearing Notice

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

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on **Monday, June 10 2019** at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road on the following matter:

Applicant: Jacob Finney, SBA Communications, on behalf of Sprint PCS
Property located at: 11908 Bloomfield Avenue (APN: 8026-019-009), within the M-2, Heavy Manufacturing, Zone.

Conditional Use Permit Case No. 801: A request for a ten-year approval and equipment upgrades of the existing monopole wireless telecommunications facility.

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

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact Claudia Jimenez at 562-858-0511, Ext. 7356 or claudiajimenez@santafesprings.org.

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

NEOPOST FIRST-CLASS MAIL
05/30/2019
US POSTAGE \$000.00²

ZIP 90670
041L11257783

FILE COPY

(NOTICE OF PUBLIC HEARING)

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

Attachment 3: Photo Simulations



Attachment 4: Site Photos



EXISTING SOUTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

NEW SOUTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

Attachment: 6. Resolution 128-2019

- **Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 128-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 801**

WHEREAS, a request was filed for Conditional Use Permit Case No. 801 to allow a ten-year approval of an existing monopole wireless telecommunications facility located at 11908 Bloomfield Avenue in the M-2, Heavy Manufacturing, Zone; and

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

WHEREAS, the property owner is Pamela Coker, 11908 Bloomfield Avenue, Santa Fe Springs, CA 90670; and

WHEREAS, the wireless telecommunications facility owner is Sprint PCS, 6591 Irvine Center Drive, Suite # 100, Irvine, CA 92618; and

WHEREAS, the proposed Conditional Use Permit Case No. 801 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, the City of Santa Fe Springs Planning and Development Department on May 30, 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 May 30, 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 June 10, 2019 concerning Conditional Use Permit Case No. 801.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

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

SECTION II. CONDITIONAL USE PERMIT FINDINGS

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

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

The monopole wireless telecommunications facility was constructed in 2003 and the Conditional Use Permit request is to approve a modification of existing equipment and extend the permit of this existing wireless facility for an additional ten (10) years. The wireless telecommunications facility is unmanned and does not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding area. The facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. The radio frequency emissions produced by the facility fall within the Federal Communications Commission limits.

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

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

The conditional use permit request is to approve the permit of an existing wireless telecommunications facility. The wireless telecommunications facility is setback 718.9 feet back from Bloomfield Avenue, which helps minimize its visibility. The equipment associated with the facility is located within an equipment shelter, which completely screens the cabinets from view. The facility's large setback and location of equipment mitigate the visual impact. Therefore, the Planning Commission finds that the continued use of the existing monopole will maintain the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 128-2019 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and to approve Conditional Use Permit Case No. 801 to allow a ten-year approval of an existing monopole wireless telecommunications facility located at 11908 Bloomfield Avenue in the M-2, Heavy Manufacturing Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of June, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 801 CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

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

1. SBA 2012 TC Assets, LLC, 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. Sprint shall be strictly liable for interference caused by their facility. Sprint 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.
2. SBA 2012 TC Assets, LLC, shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning, and the 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 existing Sprint facilities in the City of Santa Fe Springs.
3. SBA 2012 TC Assets, LLC, shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all maintenance and interference issues. The name, telephone number and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning, and the Fire Chief no later than 60 days from the date of approval by the Planning Commission.
4. The wireless telecommunications facility, including any trees, lighting, fences, walls, cabinets, and poles, shall be maintained by SBA 2012 TC Assets, LLC, 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 adjacent surfaces.

PLANNING AND DEVELOPMENT DEPARTMENT:

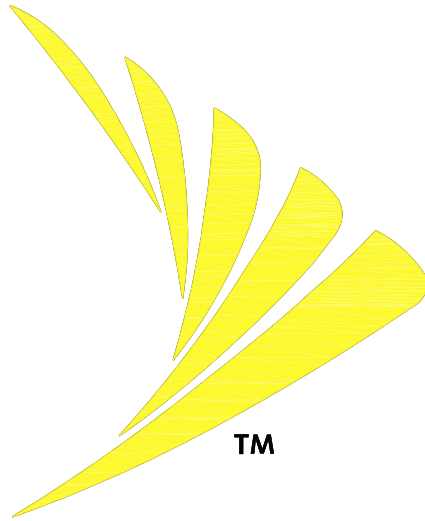
(Contact: Claudia Jimenez 562-868-0511 x7356)

5. The facility shall comply with the requirements pursuant to Chapter 157 of the Santa Fe Springs Municipal Ordinance.
6. The existing lease area for the 50' wireless telecommunications facility shall remain unobstructed at all times. No outdoor storage may occur within these areas.

7. The antennas, RRHs, junction boxes and all other tower-mounted equipment shall be painted to match the monopole.
8. Pipe mounts shall be shortened to match the length of the equipment mounted upon them.
9. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure or equipment shelter.
10. The applicant/operator 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.
11. Insofar as is feasible, SBA 2012 TC Assets, LLC, 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.
12. Upon any transfer or lease of the wireless telecommunications facility during the term of Conditional Use Permit Case No. 801, SBA 2012 TC Assets, LLC, 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.
13. SBA 2012 TC Assets, LLC, and/or the property owner shall promptly notify the Director of Planning, in writing, in the event that the use of the telecommunications facility is discontinued or abandoned. SBA 2012 TC Assets, LLC, and/or property owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunications condition so as to be in conformance with all applicable zoning codes at SBA 2012 TC Assets, LLC, and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
14. If applicable, SBA 2012 TC Assets, LLC, shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
15. 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, MuniEnvironmental, at (562) 432-3700 or info@MuniEnvironmental.com.

16. The owner/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 and application or one can be downloaded at www.santafesprings.org.
17. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
18. SBA 2012 TC Assets, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 801, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
19. Conditional Use Permit Case No. 801 shall be valid for a period of ten (10) years, until June 10, 2029. Approximately three (3) months before June 10, 2029, SBA 2012 TC Assets, LLC, 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.
20. 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.

Sprint®



PROJECT:

DO MACRO UPGRADE

SITE NAME:

CA7655 OCCY

SPRINT SITE CASCADE: LA73XC714

SBA SITE ID:

CA45707-A-01

SITE ADDRESS:

11908 BLOOMFIELD AVE
SANTA FE SPRINGS, CA

SITE TYPE:

MONOPOLE

Sprint

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



M SQUARE
WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

DRAWN BY: DV

CHECKED BY: MM

SITE INFORMATION

PROPERTY OWNER: PAMELA COKER
11908 BLOOMFIELD AVE.
SANTA FE SPRINGS, CA 90670
PH: 562-863-5544

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

LAT/LONG TYPE: NAD-83

LATITUDE: 33° 55' 24.80" N (33.9235555)

LONGITUDE: 118° 3' 41.2986" W (-118.061472)

ZONING JURISDICTION: CITY OF SANTA FE SPRINGS

ZONING CLASSIFICATION: M-2 HEAVY MANUFACTURING

CURRENT USE: UNMANNED TELECOMMUNICATIONS FACILITY

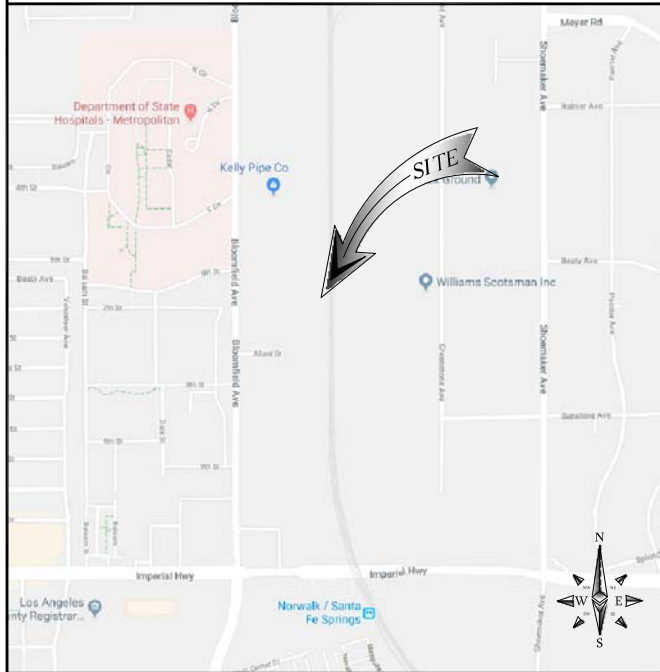
ASSESSOR'S PARCEL NO.: 8026-019-009

PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY

TYPE OF CONSTRUCTION: V-B

OCCUPANCY GROUP: U

VICINITY MAP



PROJECT DESCRIPTION

SPRINT PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- REMOVE (3) EXISTING SPRINT PANEL ANTENNAS @ ANTENNA LEVEL; (1) PER SECTOR
- REMOVE (3) EXISTING CLEARWIRE PANEL ANTENNAS @ ANTENNA LEVEL; (1) PER SECTOR
- REMOVE (3) EXISTING CLEARWIRE RRU'S @ ANTENNA LEVEL; (1) PER SECTOR
- REMOVE (3) EXISTING SPRINT COMBINERS @ ANTENNA LEVEL; (1) PER SECTOR
- REMOVE (1) EXISTING SPRINT JUNCTION BOX @ ANTENNA LEVEL
- REMOVE (15) EXISTING SPRINT & CLEARWIRE COAX CABLES ALONG EXISTING CABLE ROUTE
- INSTALL (6) NEW SPRINT PANEL ANTENNAS; (2) PER SECTOR
- INSTALL (3) NEW SPRINT 800MHZ RRH'S BEHIND PANEL ANTENNAS; (2) PER SECTOR
- INSTALL (1) NEW SPRINT MIMO JUNCTION BOX @ GROUND LEVEL
- INSTALL (1) NEW SPRINT TOP HAT RECTIFIER @ GROUND LEVEL
- INSTALL (3) NEW SPRINT NOKIA AIRSCALE ON EXISTING RACK @ GROUND LEVEL
- INSTALL (1) NEW SPRINT 1-5/8" HYBRID CABLE TO FOLLOW EXISTING CABLE ROUTE

CONSTRUCTION DRAWING

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
GN-1	GENERAL NOTES
A-1	SITE PLAN & ENLARGED SITE PLAN
A-2	EQUIPMENT LAYOUT
A-3	ANTENNA LAYOUT
A-4	ELEVATIONS
A-5	ELEVATIONS
D-1	DETAILS
G-1	GROUNDING DETAILS

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

ENGINEERING

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

- 2018 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2018 MECHANICAL CODE
- 2018 FIRE CODE
- 2018 PLUMBING CODE
- 2018 ELECTRICAL CODE
- LOCAL BUILDING CODE

DO NOT SCALE DRAWINGS

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



APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

SPRINT RF ENGINEER: _____ DATE: _____

SPRINT OPERATIONS: _____ DATE: _____

SITE ACQUISITION: _____ DATE: _____

CONSTRUCTION MANAGER: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

ZONING: _____ DATE: _____

PROJECT MANAGER: _____ DATE: _____

PROJECT TEAM

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

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

SPRINT PROJECT MANAGER:
SPRINT
6591 IRVINE CENTER DR. #100,
IRVINE, CA 92618
CONTACT: YATHRIB HABIBALLA
PHONE: (949) 306-3995
EMAIL: Yathrib.Habiballa@sprint.com

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

PROJECT MANAGER:
JAKE FINNEY
LA METRO MARKET
6591 IRVINE CENTER DR. #100,
IRVINE, CA 92618

DRIVING DIRECTIONS

DIRECTIONS FROM SPRINT IRVINE FIELD OFFICE:

1. HEAD NORTH WEST ON IRVINE CENTER DR
2. TURN RIGHT ONTO SAND CANYON AVE
3. TURN LEFT AND MERGE ONTO I-5 N
4. CONTINUE ON I-5 N
5. TAKE EXIT #120A FOR ROSECRANS AVE
6. KEEP LEFT AT THE FORK FOR ROSECRANS AVE
7. TURN RIGHT ONTO ROSECRANS AVE
8. TURN LEFT ONTO GREENSTONE AVE
9. TURN LEFT ONTO FOSTER RD
10. TURN RIGHT ONTO BLOOMFIELD AVE
11. DESTINATION ON THE RIGHT

SPRINT SITE CASCADE: LA73XC714
CA7655 OCCY
11908 BLOOMFIELD AVE
SANTA FE SPRINGS, CA
MONOPOLE
SBA SITE ID: CA45707-A-01

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

GENERAL CONSTRUCTION NOTES:

- FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR - GENERAL CONTRACTOR
SUBCONTRACTOR - CONTRACTOR (CONSTRUCTION)
OWNER - SPRINT
- ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND SPRINT PROJECT SPECIFICATIONS.
- GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LSPRINT, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
- ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOWN DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK
- THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
- GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
- ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
- SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
- WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY (E) CONDITIONS THAT DEViate FROM THE DRAWINGS PRIOR TO THE BEGINNING CONSTRUCTION.
- SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- THE SUBCONTRACTOR SHALL PROTECT (E) IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
- THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
- THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OT 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
- ALL (E) ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR RILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, D) TRENCING & EXCAVATION.
- ALL (E) INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
- THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
- SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE (E) SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION AND SEDIMENT CONTROL MEASURES.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDINGS. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
- ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
- SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
- SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
- THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
- OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY SPRINT TECHNICIANS.
- NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
- ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION SPRINT GROUNDING STANDARD 'TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/PCS WIRELESS SITES' AND 'TECHNICAL SPECIFICATION FOR FACILITY GROUNDING'. IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
- SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
- SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
- INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
- NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
- ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- NO NOISE, SMOKE, DUST, OR VIBRATIONS WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)
- NO ADDITIONAL PARKING TO BE PROPOSED, (E) ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.
- NO LANDSCAPING IS PROPOSED AT THIS SITE, UNLESS NOTED OTHERWISE.

ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL (E) CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:
C - NATIONAL FIRE CODES
A. UL - UNDERWRITERS LABORATORIES
B. NEC - NATIONAL ELECTRICAL CODE
C. NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
D. OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
E. SBC - STANDARD BUILDING CODE
- DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.
- (E) SERVICES: CONTRACTOR SHALL NOT INTERRUPT (E) SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
- CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.
- THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
- CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC., ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER PRIOR TO BEGINNING ANY WORK.
- MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY SPRINT.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
- ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
- PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
- DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO NOTES AND REQUIREMENTS 'EXCAVATION, AND BACKFILLING.
- MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE (N) AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
- THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
- ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
- RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2 - 1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.
- SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
- CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, 800 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
- CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
- SERVICE: 240/120V, SINGLE PHASE, 3 WIRE CONNECTION AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNERS AGENT WILL APPLY FOR POWER.
- TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
- ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.
- CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOMM".
- ALL BOLTS SHALL BE STAINLESS STEEL

GROUNDING NOTES:

- COMPRESSION CONNECTIONS (2). 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR, ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- EC SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "T") WITH 1" HIGH LETTERS.
- ALL HARDWARE 18-8 STAINLESS STEEL, INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.
- NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
- WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN (E) TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
- ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.

SITE WORK & DRAINAGE

PART 1 - GENERAL

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

1.1 REFERENCES:

- DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION-CURRENT EDITION).
- ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).
- OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).

1.2 INSPECTION AND TESTING:

- FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY SUBCONTRACTORS INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATED BY THE SUBCONTRACTOR.
- ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.

1.3 SITE MAINTENANCE AND PROTECTION:

- PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE SUBCONTRACT.
- AVOID DAMAGE TO THE SITE AND TO (E) FACILITIES, STRUCTURES, TREES, AND SHRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT (E) FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.
- KEEP SITE FREE OF ALL PONDING WATER.
- PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.
- PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
- (E) UTILITIES: DO NOT INTERRUPT (E) UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

- PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

ENVIRONMENTAL NOTES

- ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
- CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
- CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
- NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
- CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
- CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
- RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES

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GENERAL NOTES

SHEET NUMBER

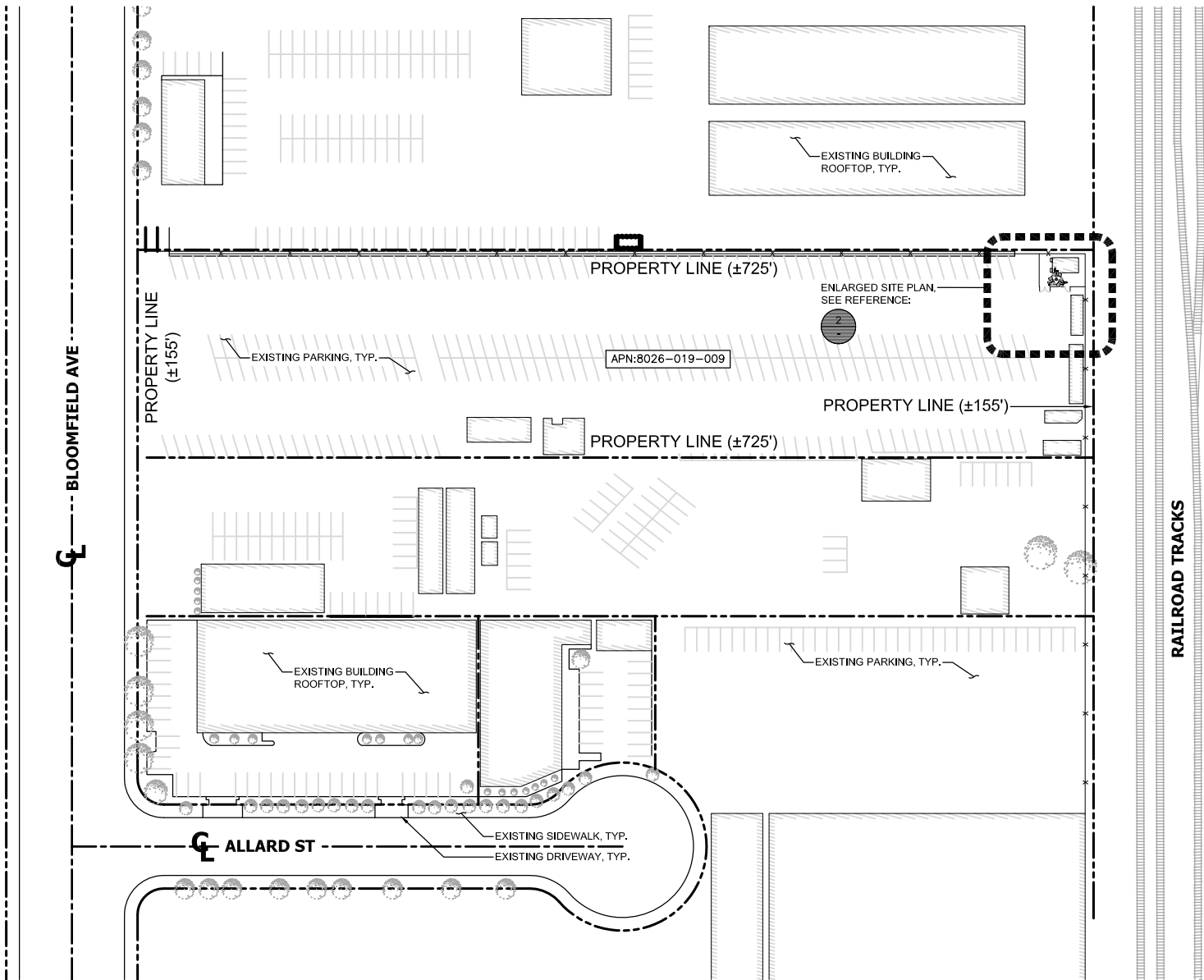
GN-1

NOTES:

1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
3. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.

DISCLAIMER:

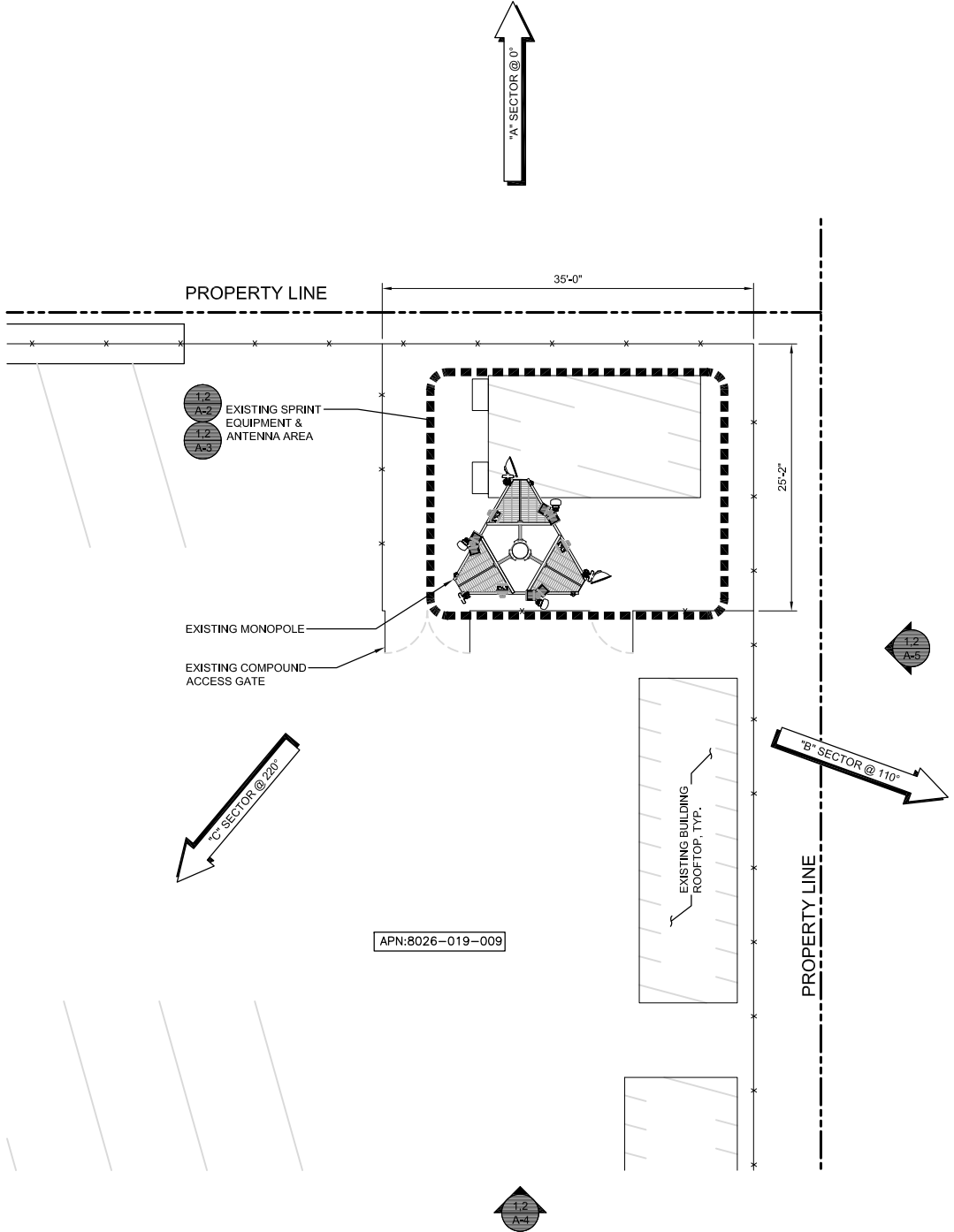
THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON JURISDICTION WEBSITE. M SQUARED WIRELESS CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED AND HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, ACCURACY, INACCURACY OF ANY SAID DATA AND INFORMATION. THE PARCEL LINES ON MAPS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS A SURVEY PRODUCT. USER ACCEPTS RESPONSIBILITY FOR THE UNAUTHORIZED USE OR TRANSMISSION OF ANY SUCH DATA OR INFORMATION IN ITS ACTUAL OR ALTERED FORM.



24"x36" SCALE: 1" = 60'-0"
11"x17" SCALE: 1" = 120'-0"

1

ENLARGED SITE PLAN



24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

2

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WIRELESS

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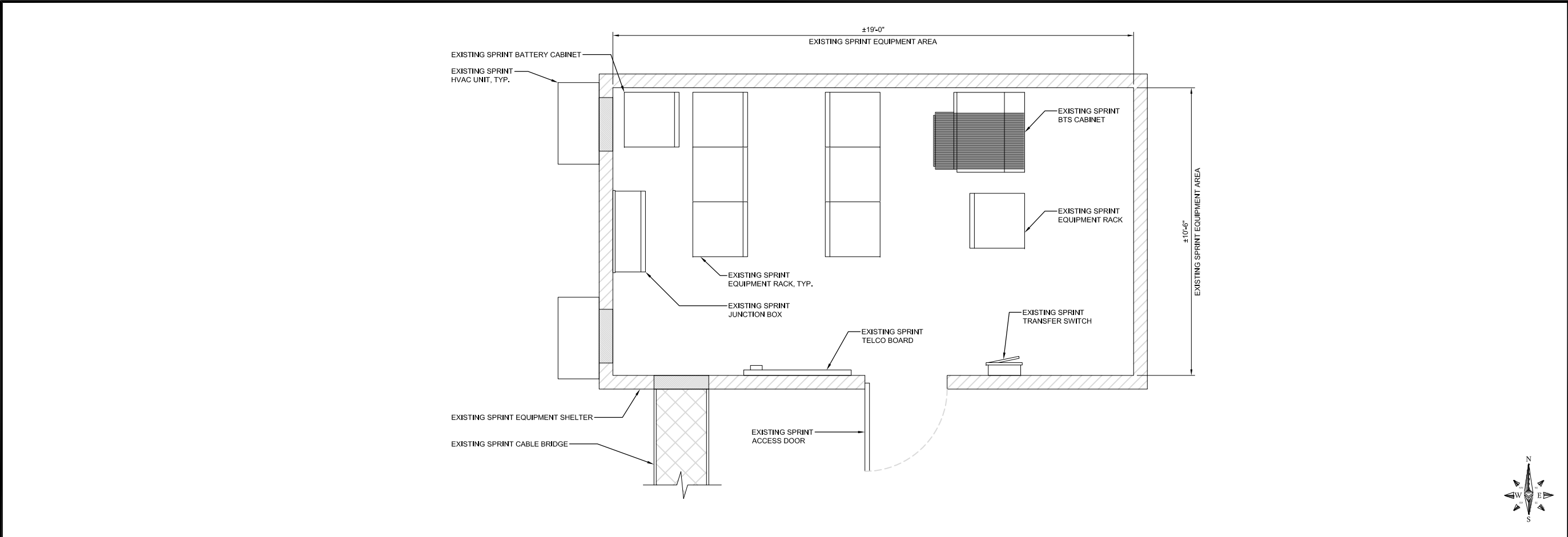
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SHEET TITLE
SITE PLAN &
ENLARGED SITE PLAN

SHEET NUMBER

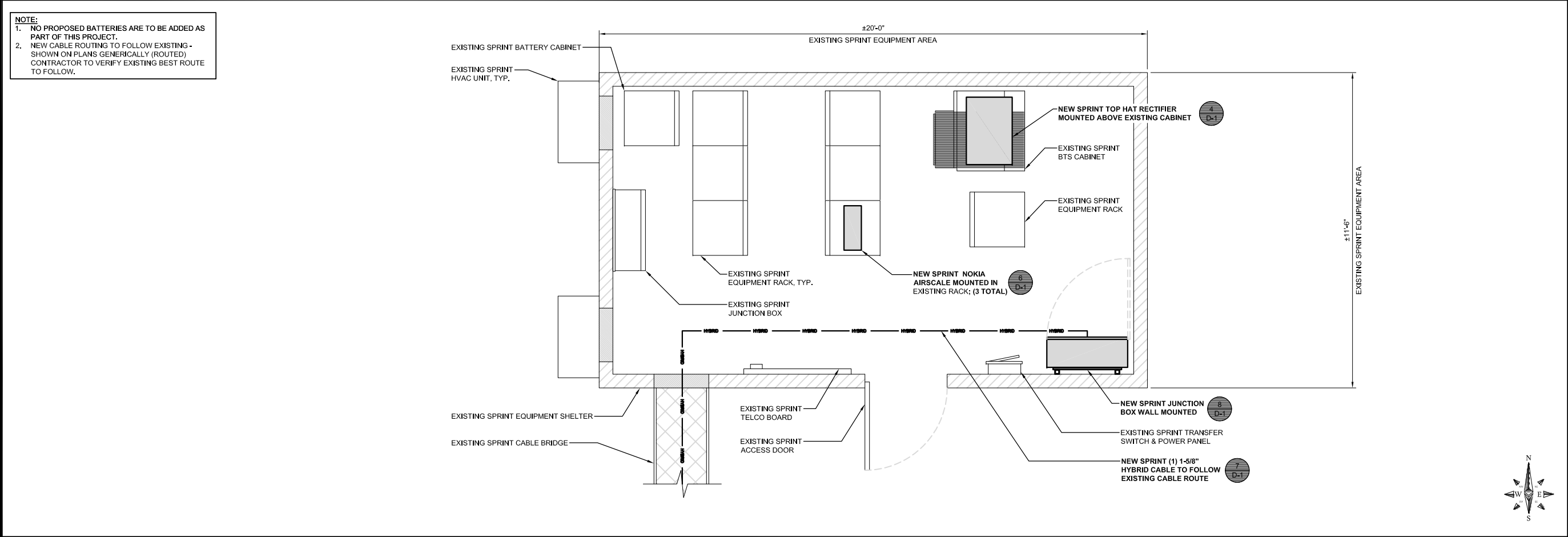
A-1

SITE PLAN



EXISTING EQUIPMENT LAYOUT 24"x36" SCALE: 1/2" = 1'-0" 11"x17" SCALE: 1/4" = 1'-0" 0' 1' 2' 4' 1

NOTE:
1. NO PROPOSED BATTERIES ARE TO BE ADDED AS PART OF THIS PROJECT.
2. NEW CABLE ROUTING TO FOLLOW EXISTING - SHOWN ON PLANS GENERICALLY (ROUTED) CONTRACTOR TO VERIFY EXISTING BEST ROUTE TO FOLLOW.



NEW EQUIPMENT LAYOUT 24"x36" SCALE: 1/2" = 1'-0" 11"x17" SCALE: 1/4" = 1'-0" 0' 1' 2' 4' 2

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REGISTERED PROFESSIONAL ENGINEER
LOYAL A. WHARTON
C50547
CIVIL
STATE OF CALIFORNIA

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EQUIPMENT LAYOUT

SHEET NUMBER
A-2

NEW OPTIMAL ANTENNA & TRANSMISSION CABLES REQUIREMENTS (VERIFY WITH CURRENT RFDS)				ANTENNA MAKE AND MODEL				RAD CENTER		AZIMUTH		TRANSMISSION LINE			REMOTE RADIO HEADS			
ANTENNA POSITION	TECHNOLOGY		EXISTING		FINAL		EXISTING	FINAL	EXISTING	FINAL	*QTY	CABLE LENGTH	FEEDER TYPE	EXISTING RRHS MAKE AND MODEL	RRHS COUNT	FINAL RRHS MAKE AND MODEL	RRHS COUNT	
	EXISTING	FINAL	MODEL	SIZE	MODEL	SIZE												
SECTOR A	1	2500MHz	-	KATHREIN 840-10054 (TO BE REMOVED)	42"x12.7"x2.8"	-	-	48'-0"	-	110°	-	-	-	-	-	-	-	
	2	-	2500Mhz	-	-	CCI TPA65R-KE6D	71.2"x21.0"x7.8"	-	48'-0"	-	0°	3 ±60'	(E) 1-1/4" HYBRID	ALU 1900MHz RRH	2	(N) ALU 800MHz RRH	2	
	3	800/1900Mhz	800/1900Mhz	RFS APXSPP18-C-A20 (TO BE REMOVED)	72"x11.8"x7"	NOKIA TD LTE 2.5 MASSIVE MIMO-AAHC	25.6"x19.7"x9.6"	48'-0"	48'-0"	0°	0°	3 ±60'	(E) 1/2" COAX	ALU 800MHz RRH	1	(E) ALU 1900MHz RRH	2	
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SECTOR B	1	2500MHz	-	KATHREIN 840-10054 (TO BE REMOVED)	42"x12.7"x2.8"	-	-	48'-0"	-	220°	-	-	-	-	-	-	-	
	2	-	2500Mhz	-	-	CCI TPA65R-KE6D	71.2"x21"x7.8"	-	48'-0"	-	110°	3 ±60'	(E) 1-1/4" HYBRID	ALU 1900MHz RRH	2	(N) ALU 800MHz RRH	2	
	3	800/1900Mhz	800/1900Mhz	RFS APXSPP18-C-A20 (TO BE REMOVED)	72"x11.8"x7"	NOKIA TD LTE 2.5 MASSIVE MIMO-AAHC	25.6"x19.7"x9.6"	48'-0"	48'-0"	110°	110°	3 ±60'	(E) 1/2" COAX	ALU 800MHz RRH	1	(E) ALU 1900MHz RRH	2	
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SECTOR C	1	2500MHz	-	KATHREIN 840-10054 (TO BE REMOVED)	42"x12.7"x2.8"	-	-	48'-0"	-	0°	-	-	-	-	-	-	-	
	2	-	2500Mhz	-	-	CCI TPA65R-KE6D	71.2"x21"x7.8"	-	48'-0"	-	220°	3 ±60'	(E) 1-1/4" HYBRID	ALU 1900MHz RRH	2	(N) ALU 800MHz RRH	2	
	3	800/1900Mhz	800/1900Mhz	RFS APXSPP18-C-A20 (TO BE REMOVED)	72"x11.8"x7"	NOKIA TD LTE 2.5 MASSIVE MIMO-AAHC	25.6"x19.7"x9.6"	48'-0"	48'-0"	220°	220°	3 ±60'	(E) 1/2" COAX	ALU 800MHz RRH	1	(E) ALU 1900MHz RRH	2	
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL															9	TOTAL		12

MICROWAVE ANTENNA				RAD CENTER		RAD CENTER		TRANSMISSION LINE	
EXISTING		NEW		EXISTING	NEW	EXISTING	NEW	LENGTH	FEEDER TYPE
ANTENNA POSITION	MAKE AND MODEL	ANTENNA POSITION	MAKE AND MODEL	AZIMUTH	AZIMUTH	EXISTING	NEW		
A	1	ANDREW VHLP2	1	ANDREW VHLP2	160°	70°	46'-0"	46'-0"	±80' (E) MW CABLE
B	-	-	1	ANDREW VHLP2	-	160°	-	46'-0"	±80' (E) MW CABLE
C	1	ANDREW VHLP2	-	-	70°	-	46'-0"	-	-

*TRANSMISSION LINES ARE SHARED ACROSS ALL SECTORS;
(3) EXISTING 1-1/4" HYBRID CABLE TOTAL, (3) EXISTING 1/2" COAX CABLES, & (1) NEW 1-5/8" HYBRID CABLE TOTAL

NOTES TO CONTRACTOR:

- CONTRACTOR IS TO REFER TO SPRINT'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION
- CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK
- CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM
- FINAL STRUCTURAL DESIGN, ANALYSIS AND APPROVAL PROVIDED BY OTHERS. CONTRACTOR TO VERIFY EQUIPMENT INSTALLED IS PER FINAL STRUCTURAL ANALYSIS:
BY: TOWER ENGINEERING SOLUTIONS
DATED: 07/26/2018
- FINAL MOUNT DESIGN, ANALYSIS, AND APPROVAL PROVIDED BY OTHERS. CONTRACTOR TO VERIFY EQUIPMENT INSTALLED IS PER FINAL ANTENNA MOUNT ANALYSIS:
BY: TOWER ENGINEERING SOLUTIONS
DATED: 07/18/2018

NOTE:

- (E) ANTENNA AZIMUTHS ARE ESTIMATED AND ARE TO BE VERIFIED BY RF.
- NEW PANEL ANTENNAS AND ALL MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING STRUCTURE IF REQUIRED, VERIFY PAINT MANUFACTURER AND FINISH WITH OWNER

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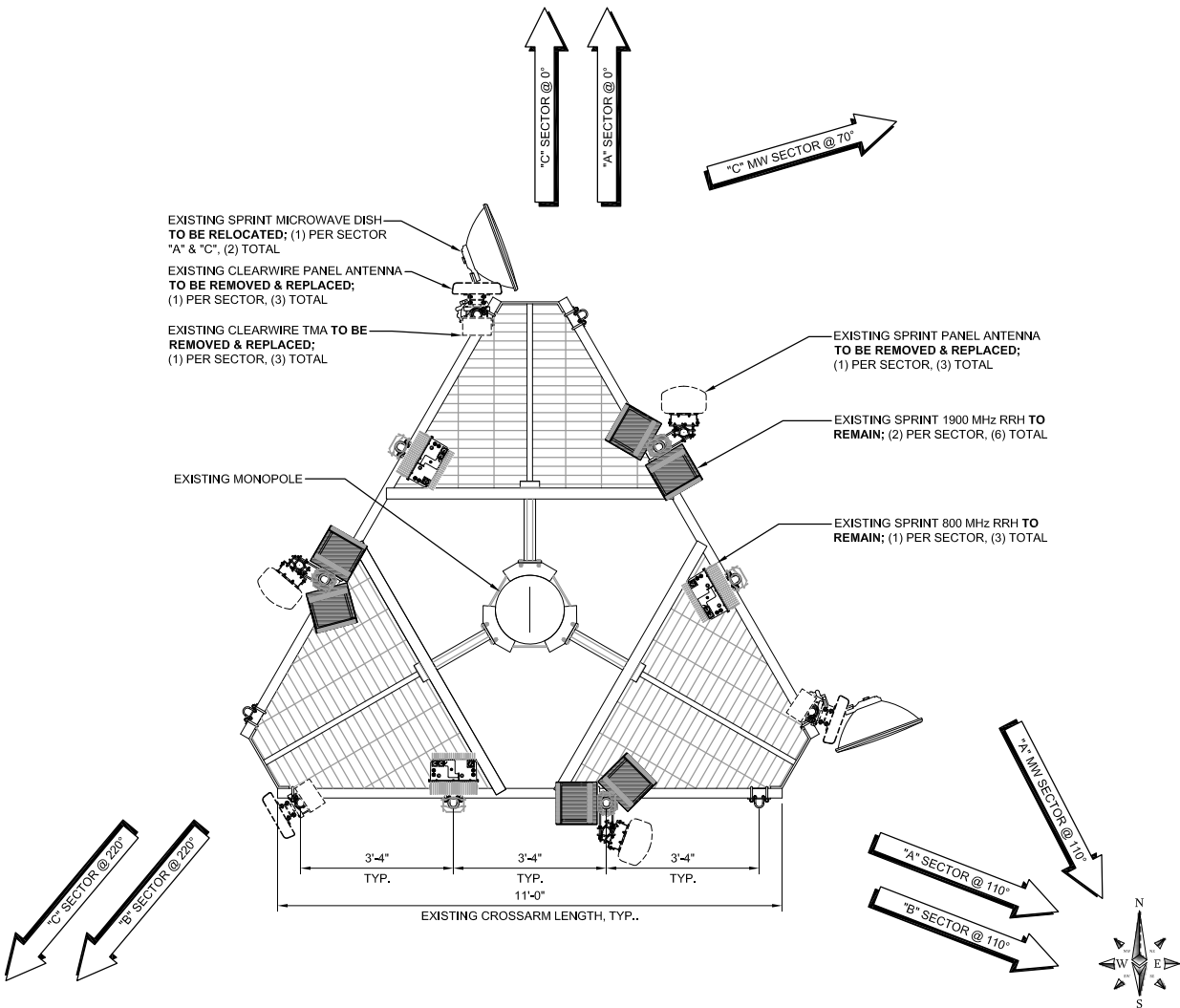
ANTENNA LAYOUT

SHEET NUMBER

A-3

ANTENNA & EQUIPMENT SCHEDULE

3

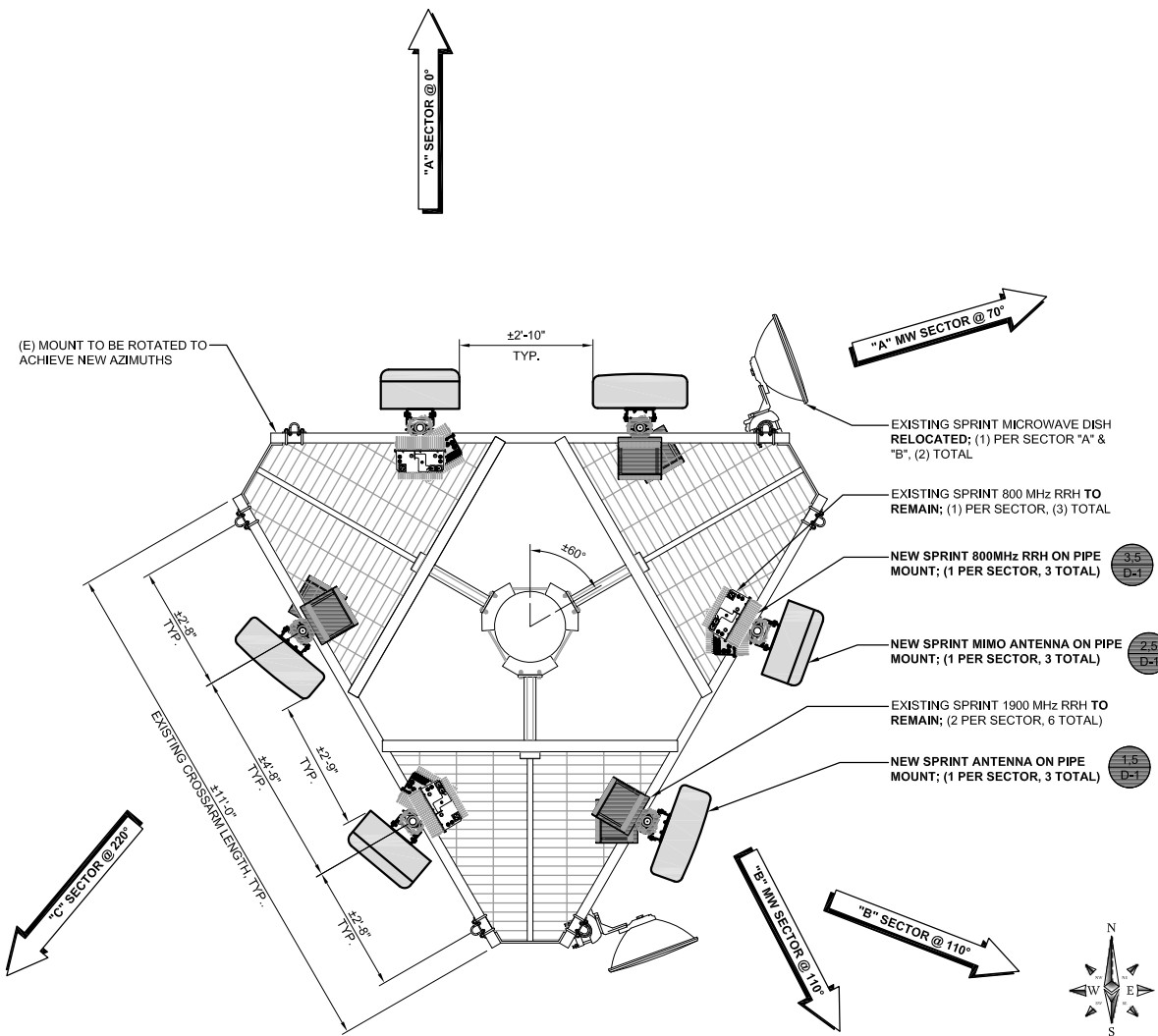


EXISTING ANTENNA PLAN

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



1



24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



2

NEW ANTENNA PLAN



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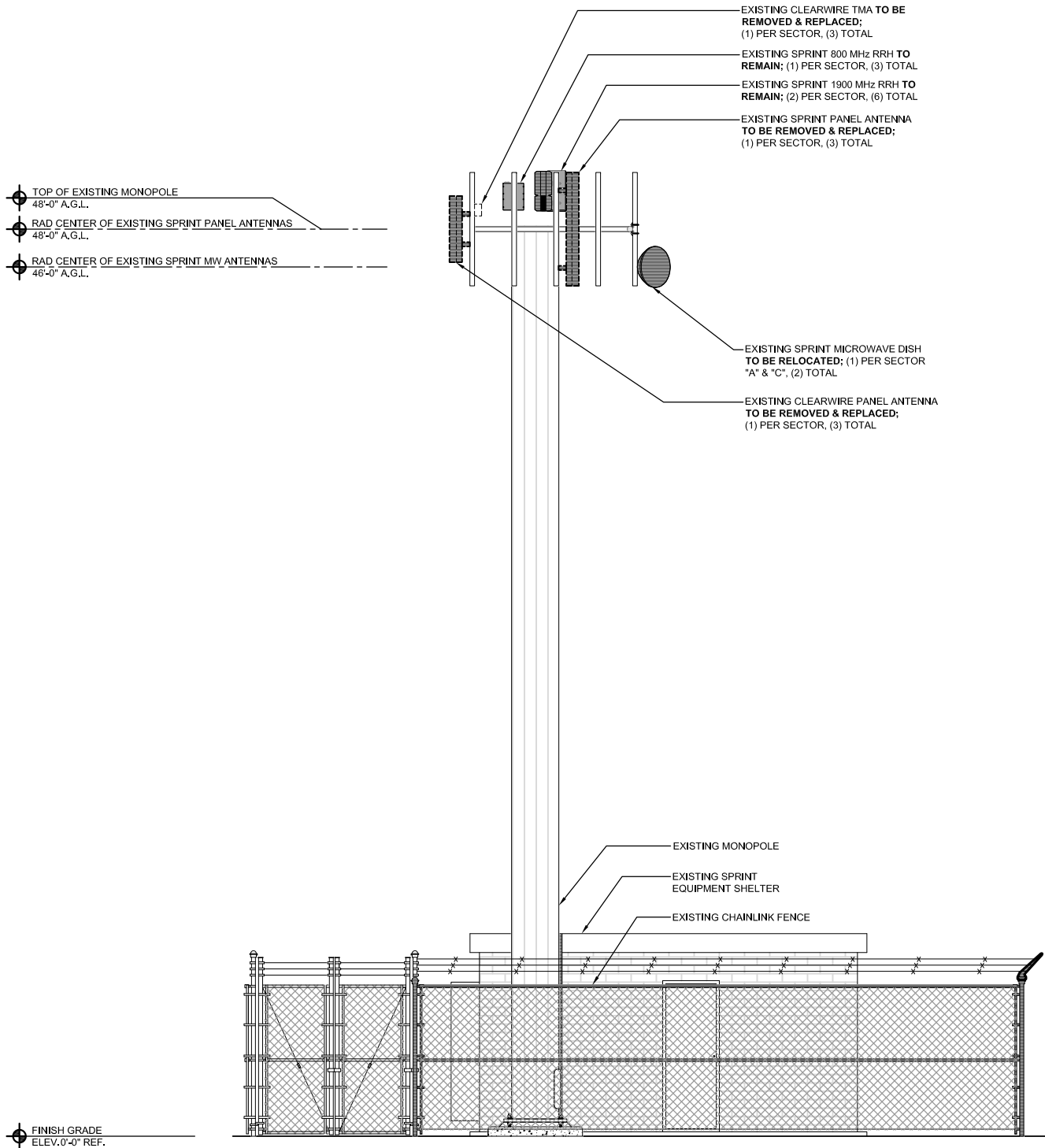
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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

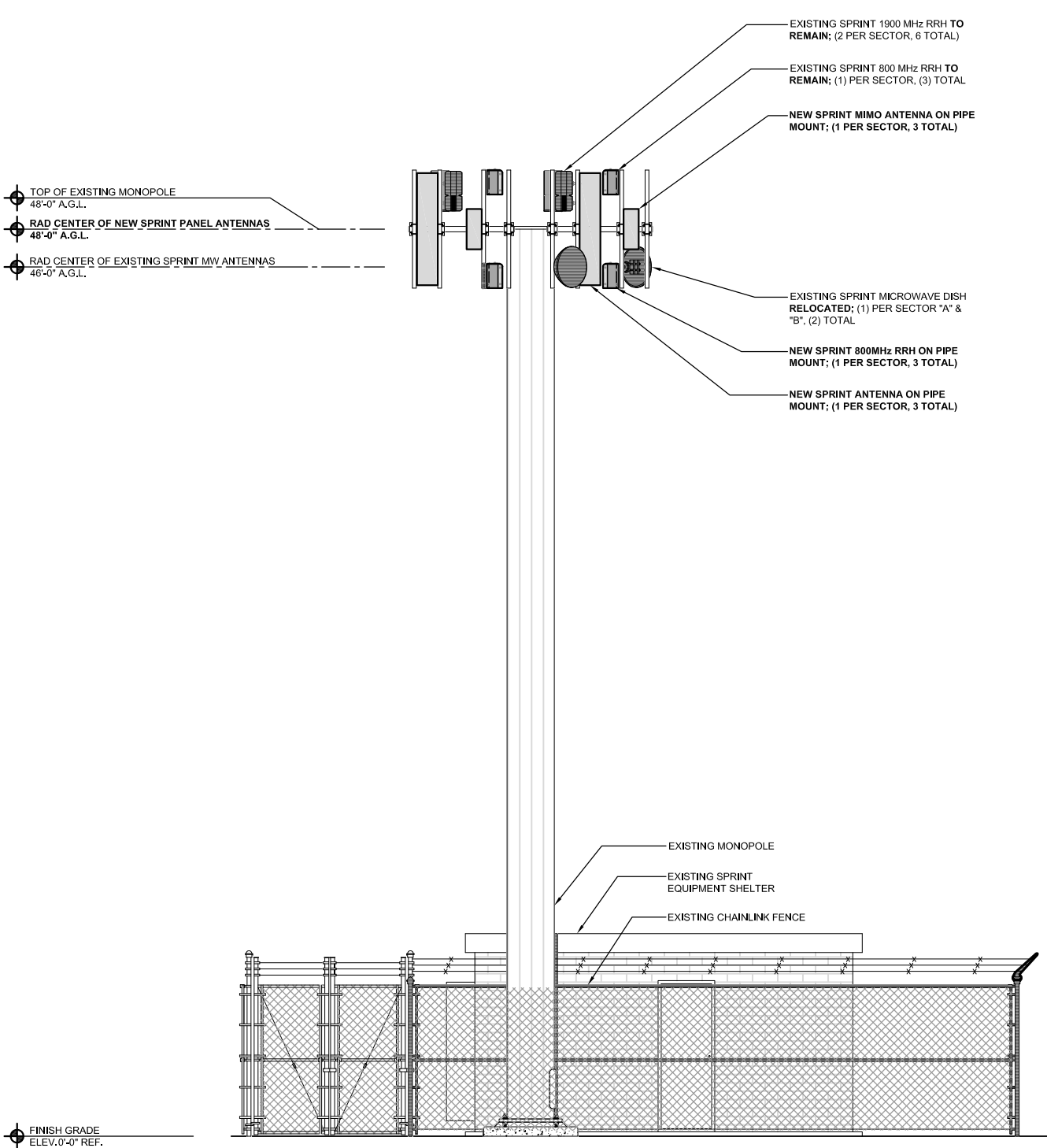


EXISTING SOUTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



1

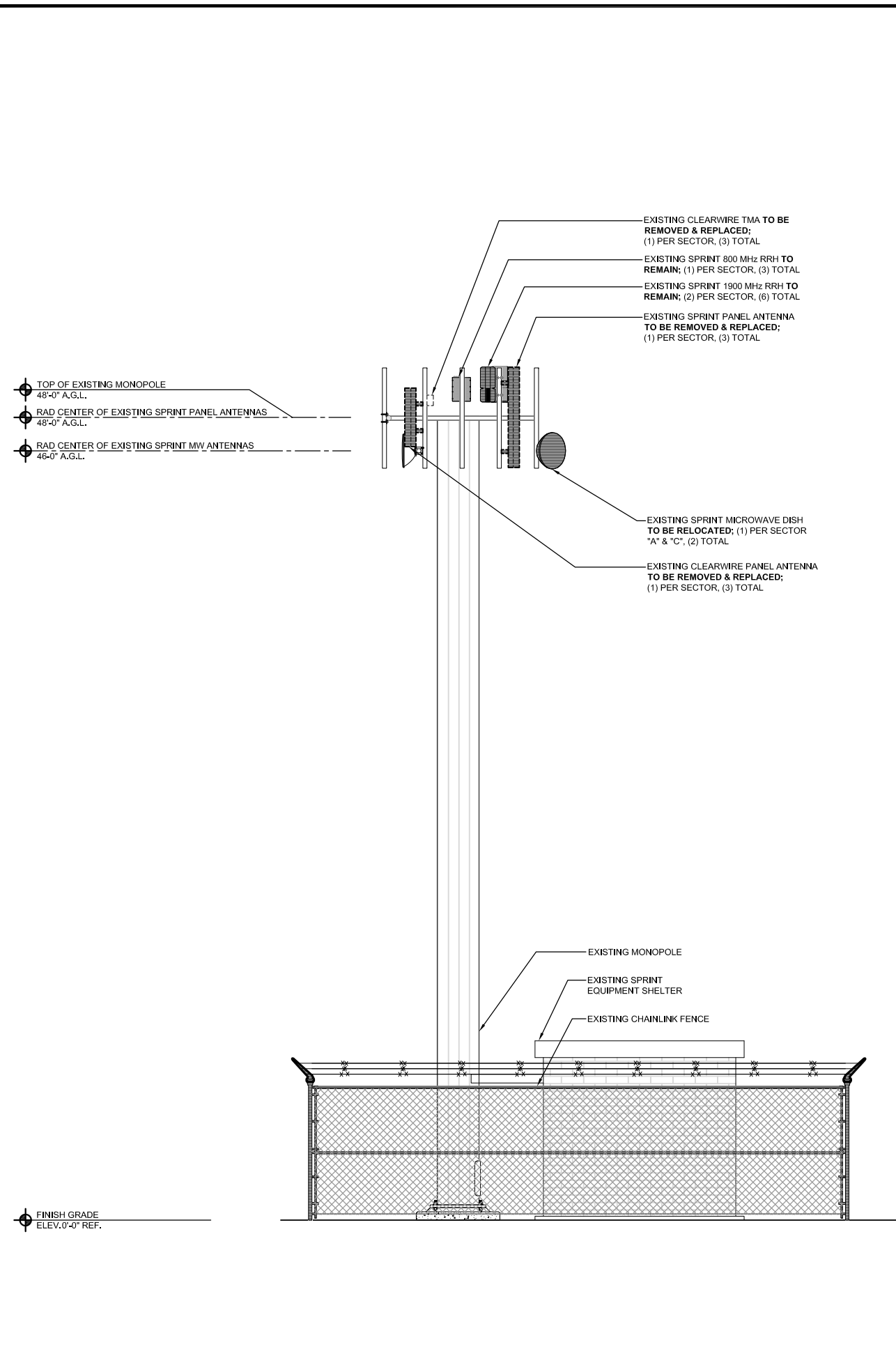


NEW SOUTH ELEVATION

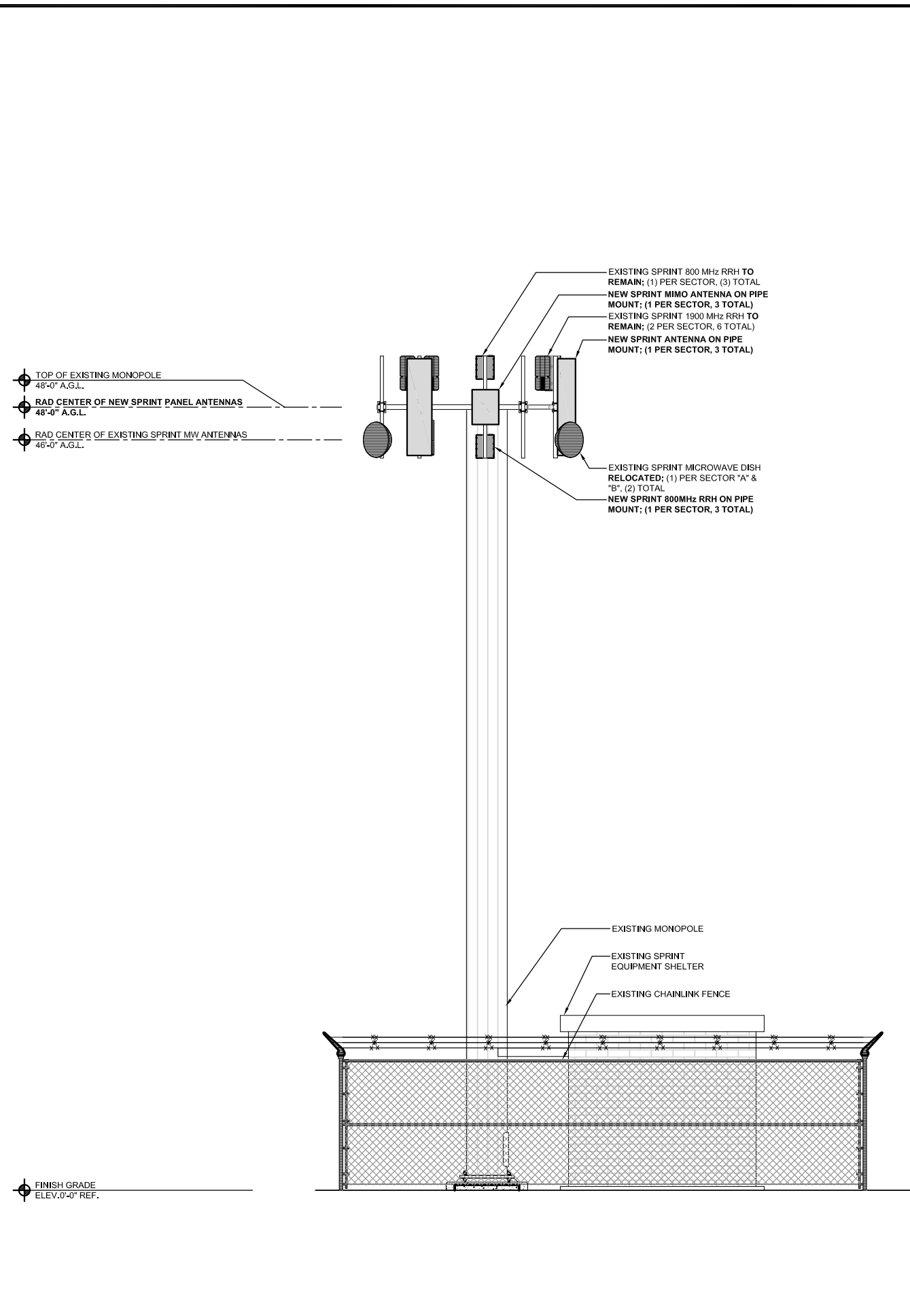
24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



2



EXISTING EAST ELEVATION 24"x36" SCALE: 1/4" = 1'-0" 11"x17" SCALE: 1/8" = 1'-0" 0" 2' 4' 8' 1



NEW EAST ELEVATION 24"x36" SCALE: 1/4" = 1'-0" 11"x17" SCALE: 1/8" = 1'-0" 0" 2' 4' 8' 2

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A	08/14/2018	90% CD'S FOR SUBMITTAL	DV
REV	DATE	DESCRIPTION	BY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

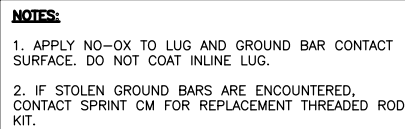
SPRINT SITE CASCADE: LA73XC714
CA7655 OCCY
11908 BLOOMFIELD AVE
SANTA FE SPRINGS, CA
MONOPOLE
SBA SITE ID: CA45707-A-01

SHEET TITLE

ELEVATIONS

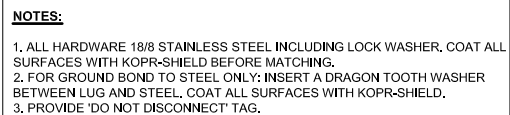
SHEET NUMBER

A-5



3

1



G-1



PUBLIC HEARING

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

Zoning Text Amendment – Required Parking

Ordinance No. 1103: An ordinance of the City Council of the City of Santa Fe Springs, amending Sections 155.062 (Accessory Uses) and 155.481 (Required Parking) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to garage conversions and existing option for a carport in the A-1, Light Agricultural, and R-1, Single-Family Residential, Zones. (City of Santa Fe Springs)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- 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.

BACKGROUND

History

The City of Santa Fe Springs was incorporated on May 15, 1957. Four years later on September 14, 1961, Ordinance No. 172, the City's first Zoning Ordinance was adopted. Ordinance No. 172 regulated and restricted the use of land and the locations of buildings and structures, restricted the height and bulk of buildings and structures, determined the area of yards, courts, and other places surrounded them, regulated and restricted the density of population, divided the City into districts, and adopted a map of the City showing the boundaries and classification of such districts. Within said ordinance were regulations establishing parking standards for various uses.

Since 1961, there have been five (5) amendments to the parking standards: Ordinance No. 358 in 1969, Ordinance No. 501 in 1976, Ordinance No. 700 in 1986, Ordinance No. 884 in 1998, and Ordinance No. 1063 in 2015. Although several amendments have occurred since 1961, the changes were mainly to update the parking requirements for industrial uses and introduce requirements for new land uses not yet recognized by the existing Zoning Regulations.

Concerns

Approximately 17.4% of Santa Fe Springs homes with a zoning designation of R-1, Single-Family Residential, are currently constructed as 1-2 bedroom homes. For these residents, it becomes difficult to expand their household size with limited livable space. Although adding additional square footage is often permissible through the Zoning Regulations, it's not always financially practical for all homeowners. In Los Angeles County, approximately 75% of homes are currently using their garages to store old furniture, household goods, and not vehicles. With rising home prices in California, homeowners have found it more cost efficient to convert their existing garage from an area once used for storage and transform it into a habitable space.

Since the City's incorporation, replacement parking has been required for all garage conversions. Currently, replacement parking is accepted in the form of a new garage or carport. Although many carports have been selected as replacement parking, it has been increasingly difficult for homeowners to construct a carport that is architecturally compatible with the main dwelling, yet stay within their budget. Staff agrees that carports, if not well-designed, create a negative focal point to the property. In addition, a flat roof proposes several challenges from the Building Code requirements. For these reasons, a flat roof carport is no longer permissible. An owner who decides to construct a carport as replacement parking must now integrate the roof pitch with the existing home which adds significant cost to the overall project.

The rules for replacement parking is entirely different when a garage is converted to an Accessory Dwelling Unit (ADU). If a property owner proposes an ADU, however, replacement parking is accepted in the aforementioned forms, as well as, uncovered side-by-side or tandem spaces within an existing driveway. The main features that classifies a conversion as an ADU include: permanent provisions for living, sleeping, eating, cooking and sanitation. If such features are not proposed, then a standard garage conversion must provide covered spaces in the form of another garage or carport.

Recommendation

Staff continues to receive numerous inquiries from interested residents looking to convert their garage to habitable living space. While we understand the need for residents with smaller, 1-2 bedroom, homes to find a more economical way to expand their livable area to accommodate a growing household. Staff, however, is trying to be mindful to not create standards that would affectively negate the State of California's efforts to gain additional housing units through ADU's.

After reviewing our existing standards and also looking through existing ADU files, staff believes a viable solution would be to only allow single-family homes, with either one (1) or two (2) bedrooms, to convert their garage to provide an additional bedroom. It would also be limited to homes in the A-1 and R-1 zones. Replacement parking for such conversions could be met by providing covered parking in a garage or otherwise

uncovered parking as either tandem or side-by-side configuration on an existing driveway. It is staff's opinion that said changes to the required parking for garage conversions provide the desired flexibility to smaller sized homes without impacting the overall potential for ADUs since most ADUs are generally proposed for three (3) bedroom homes or larger.

Additionally, based on the design challenges mentioned previously and also the reluctance of many homeowners towards providing a carport as replacement parking, staff is recommending the removal of carports as an acceptable form of covered parking in the A-1 and R-1 zone. Moreover, the removal of carports will also help maintain the visual characteristics with existing architecture throughout the City. It should be noted that pursuant to Section 155.478 of the City's Zoning Regulations, all legal nonconforming carports shall remain, so long as the use is not intensified beyond 60%.

PROPOSED CHANGES

The main purpose of the proposed Zone Text Amendment is to accomplish the following:

1. Allow residents with 1-2 bedroom homes to convert their existing garage to a habitable living space (not an ADU) yet allow replacement parking similar to ADU's.
2. Removal of carports as an acceptable form of required parking.

Having new standards will address the challenges to expand existing households with the limited livable space provided by 1-2 bedroom homes. Households that are currently greater than two (2) bedrooms will still be required to provide covered parking in the form of a garage.

PROPOSED ZONING TEXT AMENDMENT

The changes to the Santa Fe Springs Municipal Code, as described in the previous sections, involves amending Sections 155.062 (Accessory Uses) and 155.481 (Required Parking) within Chapter 155 (Zoning) of Title 15 (Land Use) relating to garage conversions and existing options for carports in the A-1, Light Agricultural and R-1, Single-Family Residential, Zones.

NOTE: Proposed changes are shown as strikethrough and underlined text. All other requirements related to required parking will remain unchanged.

SANTA FE SPRINGS MUNICIPAL CODE **Chapter 155 – Zoning**

§ 155.062 ACCESSORY USES.

The following accessory uses are permitted in the R-1 Zone:

- (B) ~~Garages or carports~~, housing not more than three automobiles on any

one lot.

§ 155.481 REQUIRED PARKING.

(A) Agricultural uses.

(1) *Dwellings.* ~~One~~ Two parking spaces in a garage or carport for each dwelling unit.

(B) Residential uses.

(1) *Dwelling, single-family.* Two parking spaces in a garage or carport for each dwelling unit.

(a) In the event that a one or two bedroom dwelling unit transforms their garage to create one additional bedroom, the two required parking spaces may be provided as either uncovered side-by-side or tandem parking on an existing driveway.

(4) *Rooming house, fraternity house and sorority house.* Two parking spaces, in a garage or carport, for each three guest rooms. In dormitories each 100 square feet shall be considered equivalent to a guest room.

GENERAL PLAN CONSISTENCY

The amendments are consistent with the objectives, principles, and standards of the General Plan. The following table (Table 1) illustrates how the proposed Zone Text Amendment will be consistent with the goals and policies of the General Plan.

Table 1
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Goal 1: Provide for attractive, efficient, and productive use of land in Santa Fe Springs by maintaining a balance within the City to emphasize local identity, preserve the single family nature of the community, maintain a high quality of life, and create an efficient yet pleasing environment.	Consistent: The proposed Zoning Text Amendment will help preserve the single-family nature of the community by limiting carports to multi-family residential areas and limit garage conversions to smaller homes and Accessory Dwelling Units.
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: Generally, carports are considered unattractive. The removal of carports as an acceptable form of covered parking will increase the overall appearance of the A-1 and R-1 Zones.
	Policy 18.1: Appropriate ordinances, codes and other regulations should be enforced to maintain and improve the quality of land use.	Consistent: If approved, the proposed Zoning Text Amendment will be adopted by Ordinance to prohibit carports and improve the attractiveness of the A-1 and R-1 Zones. In addition, the proposed ordinance will maintain the quality of land use by limiting standard garage conversions, which typically increase congested street parking.

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.

The legal notice was posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk on May 30, 2019 and published in a newspaper of general circulation (Whittier Daily News) May 30, 2019 as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

ENVIRONMENTAL DOCUMENT

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Section 15061(b)(3) "Common Sense Rule" of the California Environmental Quality Act (CEQA). This exemption is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority to recommend that all or any part of a request for a Zone Text Amendment be either granted or denied by the City Council. The Commission's recommendation shall be set forth in a resolution and shall be carried by vote of not less than two-thirds of the total voting members.



Wayne M. Morrell
Director of Planning

Attachments:

1. Public Hearing Notice
2. Resolution No. 126-2019
3. Proposed Ordinance No. 1103

Public Hearing Notice

Advertising Order Confirmation

Ad Number
0011275528-01

Ad Size
4 X 77 Li

Color

Production Color

External Ad Number

Pick Up

Ad Type
Legal Liner

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
ZONE TEXT AMENDMENT – ORDINANCE NO. 1103
(Required Parking)**

NOTICE IS HEREBY GIVEN: that a Public Hearing will be held before the City of Santa Fe Springs Planning Commission on **Monday, June 10, 2019 at 6:00 p.m.** to consider the following:

ZONE TEXT AMENDMENT – Required Parking: An ordinance of the City Council of the City of Santa Fe Springs, amending Sections 155.062 (Accessory Uses), 155.481 (Required Parking), and 155.635.1 (Cottage Foods) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to garage conversions and existing options for carports in the A-1, Light Agricultural and R-1, Single-Family Residential, Zones.

ENVIRONMENTAL DOCUMENT: The introduction of an Ordinance is not a "project" subject to CEQA, pursuant to CEQA Guidelines, section 15378 (b)(2) and (5), in that they deal with general policy and procedural activities or organizational and administrative activities and do not involve commitment to any specific project that may result in a potentially significant physical impact on the environment. The Ordinance is also exempt from CEQA because it falls within the common sense exemption, pursuant to CEQA Guidelines, section 15061(b)(3), which indicates that CEQA only applies to projects that have a "significant effect on the environment" as defined in Public Resources Code section 21068 and in CEQA Guidelines, section 15382, as being a substantial, or potentially substantial, adverse change in the environment.

PROJECT SITE: Citywide, Santa Fe Springs, CA 90670

HEARING LOCATION will be in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, CA 90670

ALL INTERESTED PERSONS are invited to attend the Public Hearings and express their opinion on the subject items listed above. You should note that if you challenge the afore-mentioned Zoning Text Amendment in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the City of Santa Fe Springs Planning Commission or City Council at, or prior to, the Public Hearings.

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670, by telephone: (562) 868-0511, extension 7353, or e-mail: vincevelasco@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Ad#11275528

Publish: May 30, 2019 Whittier Daily News

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SGV Newspapers:Whittier

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CITY OF SANTA FE SPRINGS

RESOLUTION NO. 126-2019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPT AN ORDINANCE TO AMEND SECTIONS 155.062 (ACCESSORY USES) AND 155.481 (REQUIRED PARKING) WITHIN CHAPTER 155 (ZONING) OF TITLE 15 (LAND USE) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO GARAGE CONVERSIONS AND EXISTING OPTION FOR A CARPORT IN THE A-1, LIGHT AGRICULTURAL, AND R-1, SINGLE-FAMILY RESIDENTIAL, ZONES.

WHEREAS, the City of Santa Fe Springs has reviewed and considered the proposed amendments to the text of the City's Zoning Regulations with the intention of amending Sections 155.062 (Accessory Uses) and 155.481 (Required Parking) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to garage conversions and existing options for carports in the A-1, Light Agricultural, and R-1, Single-Family Residential, Zones; and

WHEREAS, after study and deliberations by the Department of Planning and Development, the City has prepared for adoption of these amendments to the text of the City's Zoning Regulations; and

WHEREAS, notice of the Public Hearing was given as required by law; and

WHEREAS, the Planning Commission held a Public Hearing on June 10, 2019 in regard to the proposed amendments to the text of the City's Zoning Regulations.

NOW, THEREFORE, IT BE RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:

SECTION I. The Planning Commission, based on the staff report and testimony received during the public hearing, finds that the facts in this matter are as follows:

1. That the facts in this matter are as stated in the staff report regarding the proposed amendments to the text of the City's Zoning Regulations.
2. That the Planning Commission finds that pursuant to Section 15061 (b)(3) of the California Environmental Quality Act (CEQA), the proposed amendments to the text of the City's Zoning Regulations is exempt from

CEQA as a “common sense” rule, which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.. The Planning Commission finds that it can see with certainty that the proposed Zoning Code text amendment will not have a significant effect on the environment.

3. That the Planning Commission finds that the proposed amendments to the text of the City’s Zoning Regulations are consistent with the City’s General Plan.
4. That the Planning Commission hereby recommends that the City Council approve and adopt Ordinance No. 1103, to effectuate the proposed amendments to the text of the City’s Zoning Regulations.

PASSED and ADOPTED this 10th day of June, 2019.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

CITY OF SANTA FE SPRINGS

ORDINANCE NO. 1103

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, AMENDING SECTIONS 155.062 (ACCESSORY USES) AND 155.481 (REQUIRED PARKING) WITHIN CHAPTER 155 (ZONING) OF TITLE 15 (LAND USE) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO GARAGE CONVERSIONS AND EXISTING OPTION FOR A CARPORT IN THE A-1, LIGHT AGRICULTURAL, AND R-1, SINGLE-FAMILY RESIDENTIAL, ZONES.

WHEREAS, on June 10, 2019 the Planning Commission of the City of Santa Fe Springs held and public hearing and reviewed and considered the proposed amendments to the text of the City's Zoning Regulations with the intention of amending Sections 155.062 (Accessory Uses) and 155.481 (Required Parking) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to garage conversions and existing options for carports in the A-1, Light Agricultural, and R-1, Single-Family Residential, Zones; and

WHEREAS, after the public hearing and deliberations by the Planning Commission the Commission recommends that the City Council adopt an the herein ordinance to amend the City's Zoning Regulations; and

WHEREAS, notice of the Public Hearing was given as required by law; and

WHEREAS, the City Council held a Public Hearing on _____ in regard to the proposed amendments to the text of the City's Zoning Regulations.

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, BASED ON THE PLANNING COMMISSION RECOMMENDATION, THE STAFF REPORT AND THE TESTIMONY RECEIVED AT THE PUBLIC HEARING, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The City Council finds that Section 15061(b)(3) "Common Sense Rule" of the California Environmental Quality Act (CEQA) applies to the passage of the herein ordinance amendment. This exemption provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA. The City Council finds that it can see with certainty that the proposed Zoning Code text amendments will not have a significant effect on the environment.

Section 2. Section 155.062 (B) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code is hereby amended so that said section reads as follows:

§ 155.062 ACCESSORY USES.

(B) Garages, housing not more than three automobiles on any one lot.

Section 3. Section 155.481 (A) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code is hereby amended to provide a change to subsection (1) so that said section reads as follows:

§ 155.481 REQUIRED PARKING.

(A) Agricultural uses.

(1) *Dwellings.* Two parking spaces in a garage for each dwelling unit.

Section 4. Section 155.481 (B) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code is hereby amended with various changes to read as follows:

§ 155.481 REQUIRED PARKING.

(B) Residential uses.

(1) *Dwelling, single-family.* Two parking spaces in a garage for each dwelling unit.

(a) In the event that a one or two bedroom dwelling unit transforms their garage to create one additional bedroom, the two required parking spaces may be provided as either uncovered side-by-side or tandem parking on an existing driveway.

(4) *Rooming house, fraternity house and sorority house.* Two parking spaces, in a garage, for each three guest rooms. In dormitories each 100 square feet shall be considered equivalent to a guest room.

Section 4. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 5. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof.

Except as amended above, all other provisions of the Zoning Regulations in the City Code shall remain in full force and effect.

PASSED and ADOPTED this ____ day of _____, 2019,
by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

Juanita Trujillo, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk



City of Santa Fe Springs

Planning Commission Meeting

June 10, 2019

CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 5

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 5 to allow the continued operation and maintenance of an alcoholic beverage sales use for the off-site consumption at 11770 E. Washington Boulevard within the Community Commercial Zone. (G & M Oil Company)

RECOMMENDATIONS

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 5, and request that this matter be brought back in five-years, before June 10, 2024, for another compliance review report.

BACKGROUND

The subject property is located on the southwest corner of Washington Boulevard and Sorensen Avenue. The 16,988 sq ft parcel is developed with a 1,161 sq ft building that houses the Chevron Gas Station payment register and a convenient store commonly known as "The ExtraMile". The gas station has been at the location under the ownership and management of G&M Oil Company since 1997.

The convenience store portion provides coffee, snacks, and other quick and convenient food amenities. In 1998, their management decided to sell alcoholic beverages (beer and wine) to its customers for off-site customer consumption. The alcoholic beverage sales are consistent with the majority of their stores in California.

In compliance with Section 155.628 of the City's Zoning Regulations, G&M Oil Company applied for and was granted Alcohol Sales Conditional Use Permit Case No. 5 by the Planning Commission and the City Council at their respective meetings of September 28, and October 8, 1998.

This matter is before the Planning Commission because as part of the conditions of approval, a compliance review report is to be provided to the Planning Commission to determine if the Applicant is in compliance with the conditions of approval and the City's laws. This Permit has had several favorable compliance reviews since it was initially approved in 1998.

CALLS FOR SERVICE

There have been 7 calls for service to this location within the past year. The calls were related to petty thefts and public disturbances, but the calls were not generated as a direct result of the sale of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As part of the permit review process, Staff conducted a walk-through of the subject site and found it to be in compliance with all regulatory ordinances, conditions and codes. Staff also contacted the manager for the adjacent mobile park to the south who stated that they have not had any negative impacts or have witnessed any unusual circumstances as a result of the gas station activities or the sale of alcoholic beverages.

Staff has not received any complaints stemming from the use or from the sale of alcoholic beverages. Staff checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations and there has not been any incidents to require further ABC investigations. The premises maintains a Type 20 Off-Sale Beer and Wine license with ABC.

While ABC restricts the sale of alcoholic beverages from 2:00 a.m. to 6:00 a.m., the store has a self-imposed policy to cease all alcoholic beverage sales at 10:00 p.m. and resume the sales at 7:30 a.m. the following day. During this time, the doors which secure the refrigerators for the alcoholic beverages are manually locked by key.

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

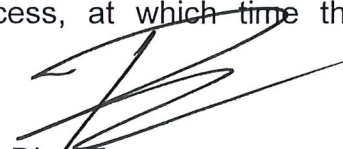
CONDITIONS OF APPROVAL

The conditions listed below are from the original approval of this Permit; changes are shown in ***bold and italic***.

1. Alcohol sales shall be limited to 6:00 a.m. to 2:00 a.m. The sale of alcoholic beverages shall conform to the sale hours as prescribed by the State Alcoholic Beverage Commission.
2. That the Alcoholic Beverage Control license shall be restricted for the sale of alcoholic beverages for off-site consumption and as specified by the Department of Alcoholic Beverage Control.
3. That it shall be the responsibility of the ownership and/or his employees to ensure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent properties.

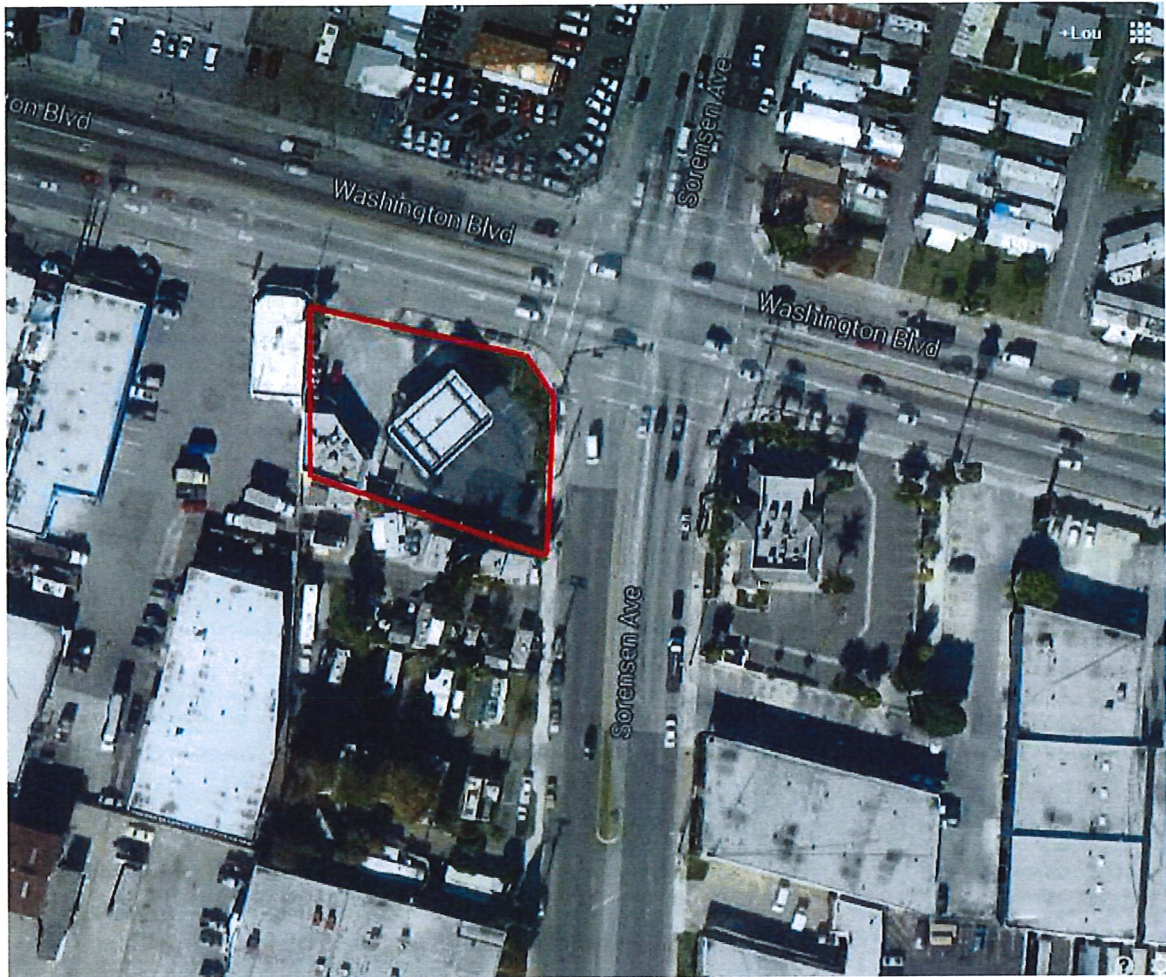
4. That the applicant shall be responsible for maintaining control of litter on the subject property.
5. That the applicant shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
6. That the applicant shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
7. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.
8. That the applicant and/or his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
9. That the Applicant shall not allow any person to loiter on the subject premises, shall report all such instances to the Whittier Police Department, and shall post signs, approved by the Department of Police Services, prohibiting loitering.
10. That upon request by the Department of Police Services, an updated security plan shall be submitted to address the following for the purposes of minimizing risks to the public's health, welfare and safety:
 - (A) A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities and the actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications

11. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
12. That donation bins, vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors visible from the street or adjacent properties.
13. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate, or move in the breeze shall be prohibited unless written authorization is granted by the Director of Planning and Development.
14. That there shall be no window displays or advertising banners in the area of the cashier that will restrict the view, or restrict the view of passing police patrols.
15. That a copy of these conditions be posted and maintained with a copy of the City's Business License and Fire Department Permits, in a place conspicuous to all employees of the location.
16. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell, lease or sublease.
17. ***That this Permit shall be subject to a compliance review in five years, no later than June 10, 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.***
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 subject to the revocation process, at which time the privileges granted hereunder shall be terminated.



Dino Torres
Director of Police Services

Attachment(s): Location Map



City of Santa Fe Springs

Location Map

G&M Oil Company
11770 Washington Boulevard



City of Santa Fe Springs

Planning Commission Meeting

June 10, 2019

CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 6

Compliance review for Alcohol Sales Conditional Use Permit Case No. 6 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the serving of beer and wine for on-site customer consumption at the restaurant known as Pescado Dorado located within the Santa Fe Springs Promenade in the Community Commercial Zone at 11530 Telegraph Road, within the Consolidated Redevelopment Project. (Victor Covarrubias, 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. 6, and request that this matter be brought back in five-years, before June 10, 2024, for another compliance review report.

BACKGROUND

Pescado Dorado is a seafood themed restaurant serving exquisite Sinaloa-style seafood dishes and fish stews. The family restaurant has operated within the Santa Fe Springs Promenade since 1998. The restaurant provides on-site seating and take-out services. The restaurant also provides alcoholic beverages for on-site consumption.

In accordance with Section 155.628, the applicant requested and was approved for an Alcohol Sales Conditional Use Permit (ASCUP) by the Planning Commission and the City Council at their respective meetings of March 8, and March 11, 1999.

The Applicant has had several past favorable compliance reviews and is now before the Planning Commission because another five-year compliance review is now due. The compliance review report is to determine if the business and the alcoholic beverage use have been conducted in compliance with the conditions of approval and all applicable laws.

CALLS FOR SERVICE

Within the past year there has not been calls for service to the location as a direct result of the sale of alcoholic beverages.

STAFF CONSIDERATIONS

As part of the permit review process, staff conducted an inspection of the subject alcohol sales use to ensure compliance with regulatory ordinances and codes. Staff found that the restaurant operation and/or its alcohol sales has not posed a problem or

a negative impact on the commercial shopping center or the residential townhomes to the south of the shopping center.

The shopping center provides an outdoor seating area outside of the subject restaurant. As part of the conditions of approval, the Applicant and/or his employees are responsible to prohibit customers from consuming alcoholic beverages outside of the premises. Moreover, alcoholic beverages are only to be sold to dine-in customers. Take-out customers and delivery services are prohibited from purchasing alcoholic beverages.

Staff believes that the continued on-site sale of alcoholic beverages will not pose a significant risk or nuisance to patrons or the public in general if conducted in strict compliance with the conditions of approval.

CONDITIONS OF APPROVAL

The conditions listed below are from the original approval of this Permit; changes are shown in ***bold and italic***.

1. That the sale of alcoholic beverages shall not be permitted between the hours of 10:00 p.m. and 9:00 a.m., or as required by the Alcohol Beverage Code.
2. That the ABC Type 41 allowing on-site sale of beer and wine in connection with a public 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.
3. That the consumption of alcoholic beverages is only permitted inside the restaurant and is prohibited outside in the parking lot or the adjacent outdoor eating area. It shall be the responsibility of the owner and/or his employees to monitor these areas and immediately notify the Whittier Police Department of any violators. Signs shall be placed within the said areas notifying customers that the consumption of alcoholic beverages outside of the restaurant is prohibited.
4. That the owner and/or his employees shall not allow any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
5. That there will be a corporate officer or manager, twenty-five years of age or older, on the licensed premises during all public business hours, who will be responsible for activities and business operations. The general manager and any newly/subsequently hired manager(s) of the licensed premise shall obtain an ABC Manager's Permit.

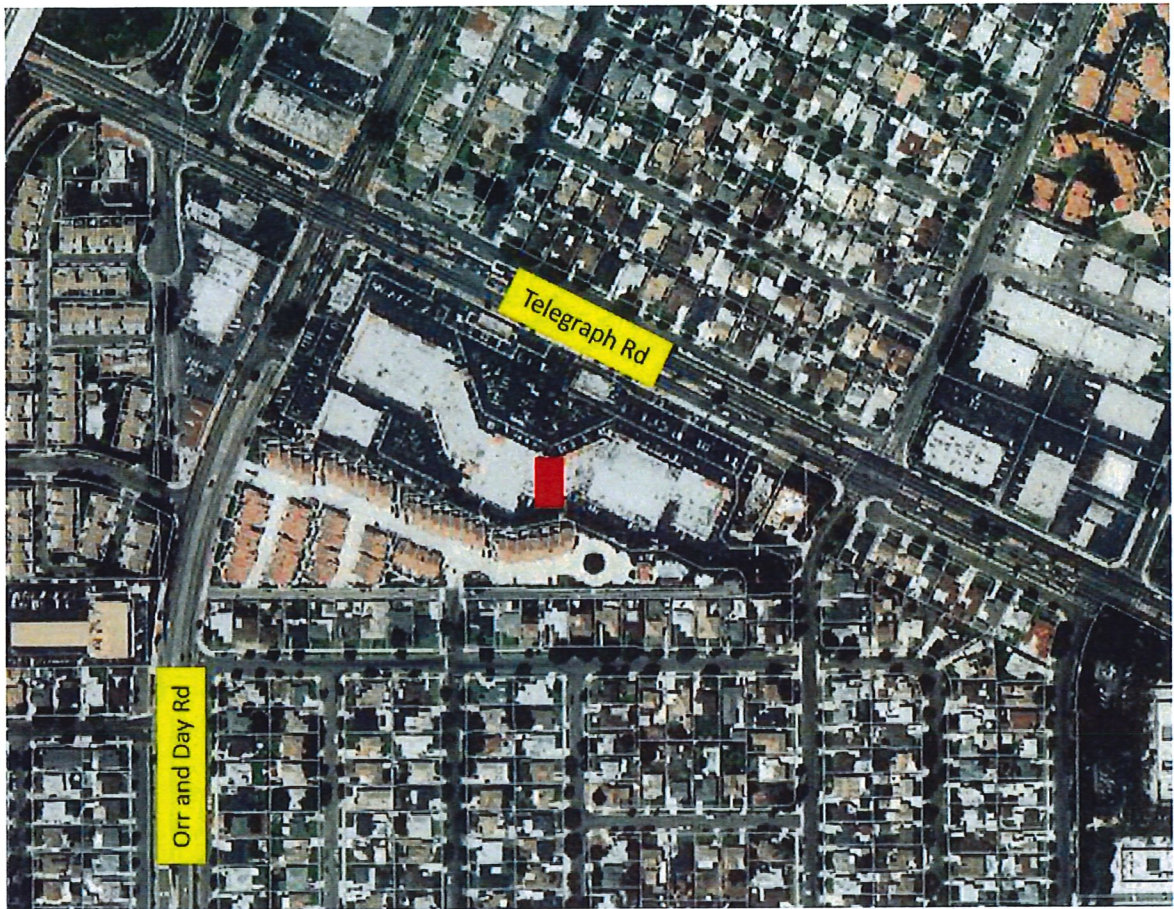
6. That the owner and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously intoxicated person as set forth in Section 25602 (a) of the State Business and Professions Code.
7. That the owner and/or his employees shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license as set forth in Section 25607 (a) of the State Business and Professions Code.
8. That the owner and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age as set forth in Section 25658 (a) of the State Business and Professions Code.
9. That the owner and/or applicant shall not permit any person under 21 years of age to sell alcoholic beverages.
10. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic drinks from customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.
11. That the Applicant shall be responsible for maintaining control of litter on the subject property and the adjacent properties as a result of the business.
12. That the Applicant shall not allow any person to loiter on the subject premises, shall report all such instances to the Whittier Police Department and shall post signs, as approved by the Department of Police Services, prohibiting loitering.
13. That all buildings, structures, walls, fences and similar appurtenances shall be maintained in good appearance and condition at all times.
14. 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.
15. That security personnel shall not perform any law enforcement functions; instead, 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.
16. That security personnel, as well as the owner, corporate officers and managers shall cooperate fully with all city officials and law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

17. That the applicant shall continue to maintain video surveillance cameras overlooking the perimeter of the parking lot. Video surveillance cameras shall be high quality capable of video taping during the day and night. Video surveillance cameras shall be maintained at all times and replaced as needed by the owner. The on-duty manager and owner/operator shall be proficient in the use of such video surveillance equipment.
18. That the owner/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.
19. ***That this Permit shall be subject to a compliance review in five years, no later than June 10, 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.***
20. ***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.).***
21. 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.
22. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachments: Location Map



City of Santa Fe Springs

Location Map

Pescado Mojado
11530 Telegraph Rd



City of Santa Fe Springs

Planning Commission Meeting

June 10, 2019

CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 58

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 58 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption at 11426 Telegraph Road, within the C-4, Community Commercial, Zone. (Chevron Stations, Inc.)

RECOMMENDATION

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. 58, and request that this matter be brought back in five-years, before June 10, 2024, for another compliance review report.

BACKGROUND

Chevron Stations, Inc. operates and maintains a Chevron gas service station and mini-mart at the south west corner of Telegraph Road and Orr and Day Road. The gas station and mini-mart (commonly known as the ExtraMile) are both corporately owned and operated by Chevron Stations, Inc.

The Chevron Station has operated from the same location for many years. In 2008, the property went through a full remodel which eliminated the old buildings and added a new building with an attached convenience store. In 2012, the Chevron executives decided to stock and sell alcoholic beverages (beer and wine) to their customers in addition to the snacks and other convenience fast food. Pursuant to the City Codes, the Applicants filed for an Alcohol Sales Conditional Use Permit.

The Planning Commission and the City Council, at their respective meetings of July 9, and July 12, 2012, approved the applicant's request to sell alcoholic beverages at the site for off-site consumption and approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 58. Thereafter, Chevron Station obtained a Type 20 (Off-Sale Beer and Wine) with the Alcohol Beverage Control (ABC), which is the state government authority over alcohol sales.

This matter is before the Planning Commission because as part of the conditions of approval, a compliance review report is to be provided to the Planning Commission to determine if the Applicant is in compliance with the conditions of approval and the City's laws. This is the third compliance report since the initial approval of ASCUP

Case No. 58, with satisfactory results.

CALLS FOR SERVICE

Within the past year, there has not been any calls for service to the location as a direct result of the sale of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As part of the permit review process, Staff conducted a walk-through inspection of the subject site and found that the business is being operated and maintained in compliance with all of the related regulatory ordinances, conditions and codes.

It should be noted that the service station and convenience store stay open 24-hours a day. It should also be noted that the doors to the refrigerator which houses the alcoholic beverages are locked at 2:00 a.m. and unlocked at 6:00 a.m. pursuant to the regulations imposed by ABC.

Staff has not received any complaints stemming from the mini-mart use or from the on-site sale of alcoholic beverages. Staff checked with ABC and found that the establishment is in full compliance with all of the ABC regulations and that there has not been any incident or reports requiring any type of investigation. Staff also checked with the neighboring businesses and the residential units to the south and did not receive any negative comments or concerns from the residents.

Based on Staff's findings, and the applicant's compliance with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review of Alcohol Sales Conditional Use Permit Case No. 58 in five-years, before June 10, 2024.

CONDITIONS OF APPROVAL

The conditions listed below are from the original approval of this Permit; changes are shown in ***bold and italic***.

1. Alcohol sales shall be limited to 6:00 a.m. to 2:00 a.m. The sale of alcoholic beverages shall conform to the sale hours as prescribed by the State Alcoholic Beverage Commission.
2. That the Alcoholic Beverage Control license shall be restricted for the sale of alcoholic beverages for off-site consumption and as specified by the Department of Alcoholic Beverage Control.
3. That it shall be the responsibility of the ownership and/or his employees to ensure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent properties.

4. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
5. That the applicant and/or his employees shall not allow any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensee's premises as set forth in Section 25602(a) of the State Business and Professions Code.
6. That the applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
7. That the applicant shall not have upon the licensed premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the Alcohol Beverage Control license that is issued to the subject site, as set forth in Section 25607(a) of the State Business and Professions Code.
8. That the applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.
9. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall immediately report all such instances to the Police Department and shall post signs, approved by the Department of Police Services, prohibiting loitering.
10. That upon request by the Department of Police Services, an updated security plan shall be submitted to address the following for the purposes of minimizing risks to the public's health, welfare and safety:
 - (A) A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities and the actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on

the subject premises and the procedures for such notifications.

11. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
12. That donation bins, vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors visible from the street or adjacent properties.
13. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate, or move in the breeze shall be prohibited unless written authorization is granted by the Director of Planning and Development.
14. That there shall be no window displays or advertising banners in the area of the cashier that will restrict the view, or restrict the view of passing police patrols.
15. That a copy of these conditions shall be maintained along with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
16. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
17. ***That this Permit shall be subject to a compliance review in five (5) years, no later than June 10, 2024, to ensure the alcohol sales activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
18. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 10 and all other applicable regulations shall be strictly complied with.
19. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, this Permit shall be subject to procedures for revocation and the privileges granted hereunder shall be terminated.

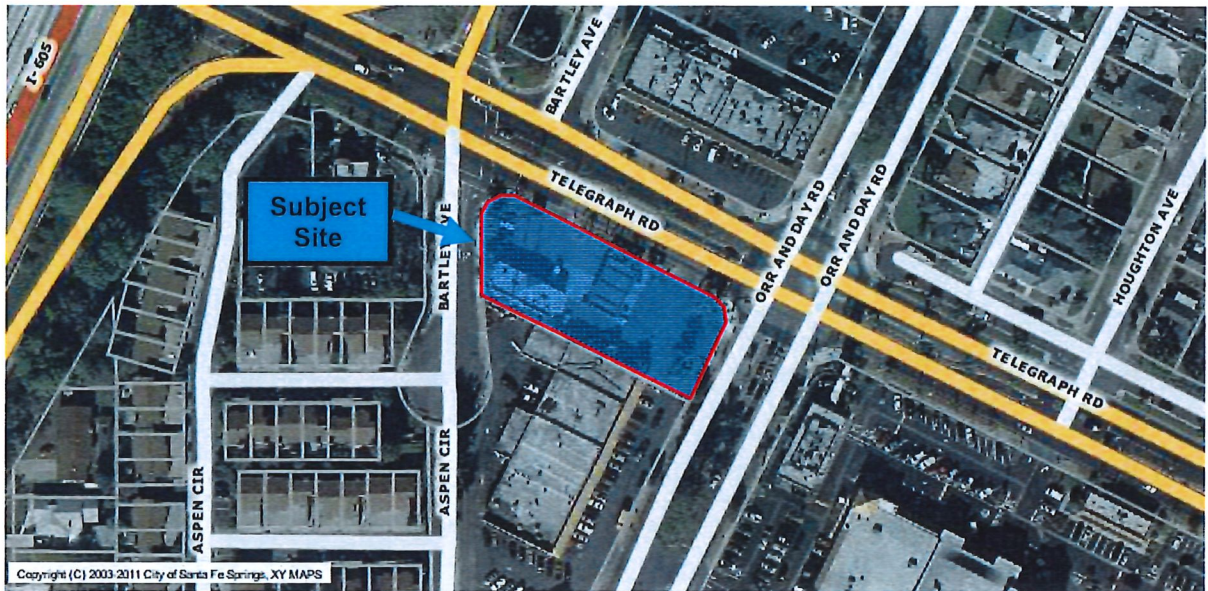


Dino Torres
Director of Police Services

Attachment(s)

1. Location Map

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 58
Chevron Stations, Inc.
11426 Telegraph Road



CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 61

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 61 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption at 13352 Imperial Highway within the Heavy Manufacturing (M-2) Zone (Thrifty Oil for Sierra Foods)

RECOMMENDATION

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. 61, and request that this matter be brought back in five-years, before June 10, 2024, for another compliance review report.

BACKGROUND

The service station property, located at 13352 Imperial Highway, is owned by Thrifty Oil Company which leases the property to Sierra Foods. The property contains a gas station with its standard gas-filling apparatus, canopy, and equipment. Sierra Foods operates the filling station under the name of USA Gasoline.

In the early part of 2012, the property went through a remodel which provided the installation of new gas filling equipment, a new façade upgrade, and the reactivation of the newly re-designed mini-mart. In addition to the physical property modifications. At the end of the modifications, Sierra Foods management decided to provide beer to its customers and, accordingly, applied to the City for a conditional use permit and to ABC for a Type 20 ABC license.

The Planning Commission and the City Council, at their respective meetings of December 10, 2012, and January 10, 2013, approved the applicant's request to sell alcoholic beverages at the site for off-site consumption and approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 58. Thereafter, Chevron Station obtained a Type 20 (Off-Sale Beer and Wine) with the Alcohol Beverage Control (ABC), which is the state government authority over alcohol sales

This matter is before the Planning Commission because as part of the conditions of approval, a compliance review report is to be provided to the Planning Commission to determine if the Applicant is in compliance with the conditions of approval and the City's laws. This will be the third favorable compliance review for the location.

CALLS FOR SERVICE

As part of the review process, staff checked the calls for service and found that no calls were generated as a result of the alcohol beverage activities.

COMPLIANCE REVIEW REPORT

Staff conducted a walk-through inspection of the subject site and found the premises to be operating in compliance with all of the related regulatory ordinances, conditions and codes.

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

Based on Staff's findings, and the applicant's compliance with all of the conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review of Alcohol Sales Conditional Use Permit Case No. 61 in five-years, before June 10, 2024.

CONDITIONS OF APPROVAL

The conditions listed below are from the original approval of this Permit. Changes are illustrated in ***bold and italic*** text.

1. That the sales of alcoholic beverages shall only be permitted during the normal business hours or as specifically required by the California State Department of Alcohol Beverage Control (ABC).
2. That the ABC License Type 20, allowing off-site sale of beer and wine, shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.
3. That customer accessible storage coolers containing alcoholic beverages shall continue to be maintained with locking mechanisms to restrict customer access between the hours of 2:00 a.m. and 6:00 a.m. or as indicated by ABC.
4. That parking lighting shall continue to be maintained at all times; all burned out light bulbs and/or inoperative light fixtures shall be replaced and/or repaired within 72 hours from when they become defective.
5. That the Applicant shall continue to maintain digital motion video cameras at all times, and provide training to all employees on retrieving recorded video footage. Video footage shall be made available to all Police Department Officers, and/or City Officials upon request.

6. That it shall be the responsibility of the ownership and/or his employees to continue to assure that no alcoholic beverages shall be consumed on the site. Such actions shall include, but not be limited to, placing signs at prominent locations on the subject site indicating that alcoholic beverages purchased on the subject site shall not be consumed on site or on any adjacent site, and requiring applicant's employees to immediately notify the Santa Fe Springs Police Services Center if consumption of alcohol on the subject or adjacent site occurs in violation of this provision.
7. That the Applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
8. That the Applicant shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
9. That the Applicant shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
10. That the Applicant shall not have upon the subject premises any other alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.
11. That the Applicant shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
12. That the Applicant and/or his employees shall not permit any person less than 21 years of age to sell alcoholic beverages.
13. That the Applicant shall not allow any person to loiter on the subject premises, shall report all such instances to the Whittier Police Department, and shall post signs, prohibiting loitering.
14. That donation bins, vending machines, water machines, newspaper racks, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
15. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited at all times.

16. That all exterior advertisements, displays and other marketing devices shall comply with the City's Codes and regulations. Roof mounted advertisements, balloons, signs, etc., are strictly prohibited.
17. That only beer and wine is to be sold at the subject premises, as set forth in Section 25607 (a) of the Business and Professions Code.
18. That upon request by the Department of Police Services, an updated security plan shall be submitted to address the following for the purposes of minimizing risks to the public's health, welfare and safety:
 - (A) A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
 - (C) A description of how the permittee plans to educate employees on their responsibilities and the actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
19. That the Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
20. That the Applicant, 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.
21. That a copy of these conditions be posted and maintained with a copy of the City's Business License and Fire Department Permits, in a place conspicuous to all employees of the location.
22. ***That this Permit shall be subject to a compliance review in five (5) years, no later than June 10, 2024, to ensure the alcohol sales activity is still operating in strict compliance with the original conditions of approval. At***

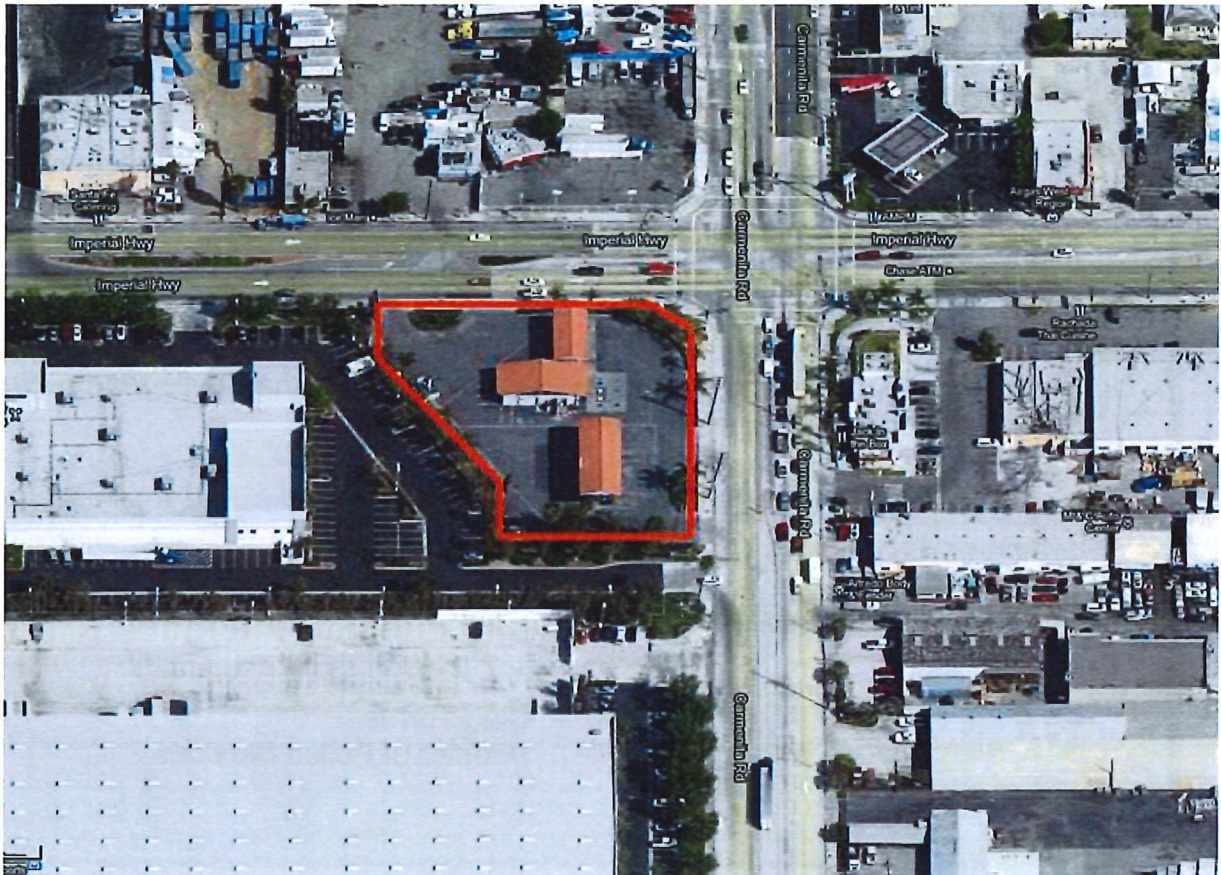
which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

23. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 18 and all other applicable regulations shall be strictly complied with.
24. That failure to comply with the foregoing conditions shall be cause for the revocation process of this permit, at which time, the privileges granted under this permit shall become permanently terminated.

A handwritten signature in black ink, appearing to read 'Dino Torres', with a stylized, sweeping flourish extending from the bottom right.

Dino Torres
Director of Police Services

Attachment: Location Map



SANTA FE SPRINGS

LOCATION MAP

Alcohol Sales Conditional Use Permit Case No. 61
USA Gas
13352 Imperial Highway



City of Santa Fe Springs

Planning Commission Meeting

June 10, 2019

CONSENT ITEM

Conditional Use Permit Case No. 593-4

A compliance review of an open storage yard use involving storage of heavy construction vehicles, construction equipment, and construction materials located at 13546 Imperial Highway, in the M-2, Heavy Manufacturing.

(Thomas Pack, Sequel Contractors, Inc.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of an open storage yard use involving the storage of heavy construction vehicles, construction equipment, and construction material, 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. 593-4 be subject to a compliance review in five (5) years, on or before June 10, 2024, 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 155.639 of City's Zoning Regulations, open storage yard uses are required to obtain a Conditional Use Permit prior to commencement of such activities. At its meeting of June 11, 2001, the Planning Commission initially approved CUP Case No. 593 to allow the operation and maintenance of an open storage yard use at 13546 Imperial Highway. The use was subsequently reconsidered by the Planning Commission at its August 27, 2012 meeting.

STAFF CONSIDERATIONS

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

- Obtain a sign permit for the un-permitted sign or remove sign in order to comply with the City's Zoning Ordinance.

Staff recently conducted a follow-up inspection and verified that the applicant completed the aforementioned item; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff, therefore, finds that if the open storage yard use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 593-4 be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

DEPARTMENT OF FIRE/FIRE PREVENTION

(Contact: Raul Diaz. 562.944.9713 x 0511)

1. That the standard aisle width for onsite emergency vehicle maneuvering of 26 feet with a minimum clear height of 13 feet 6 inches, shall be maintained at all times. **(Ongoing)**

DEPARTMENT OF FIRE-RESCUE/ENVIRONMENTAL DIVISION:

(Tom Hall: 562.868.0511 x 3715)

2. That the owner/developer shall comply with all Federal, State, and local requirements and regulations including, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Claudia Jimenez 562.-868.0511 x 7356)

3. That the property shall be maintained free of dust, weeds, dirt, and debris at all times. **(Ongoing)**
4. That the outdoor contractor's storage yard use shall continue to be maintained on a neat and orderly manner and that all construction equipment, construction trailers, and all other vehicles related to the construction business shall be parked or stored in an organized manner at all times. **(Ongoing)**
5. That all fences, walls, signs, and similar improvements shall be subject to the approval of the Planning and Development Director. **(Revised)**

6. That the subject site shall not be subleased, sublet, sold or otherwise assigned for use by any other entity other than the applicant on file without prior written approval by the Director of Planning and Development. **(Revised)**
7. That the applicant shall comply with all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, Federal, State, or local Fire Codes and all other applicable regulations. **(Ongoing)**
8. That Conditional Use Permit Case No. 593-4 shall be subject to a compliance review in five (5) years, on or before ~~August 27, 2017~~ May 13, 2024 to ensure the use has been continuously in strict compliance with these conditions of approval. **(Revised)**
9. The applicant, Sequel Contractors 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 the City or its agents, officers or employees to attack, set aside, void or annul an approval for the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit No. 593-4, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agent, officers or employees receive notice of 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 **(Ongoing)**
10. It is hereby declare to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**



Wayne Morrell
Director of Planning

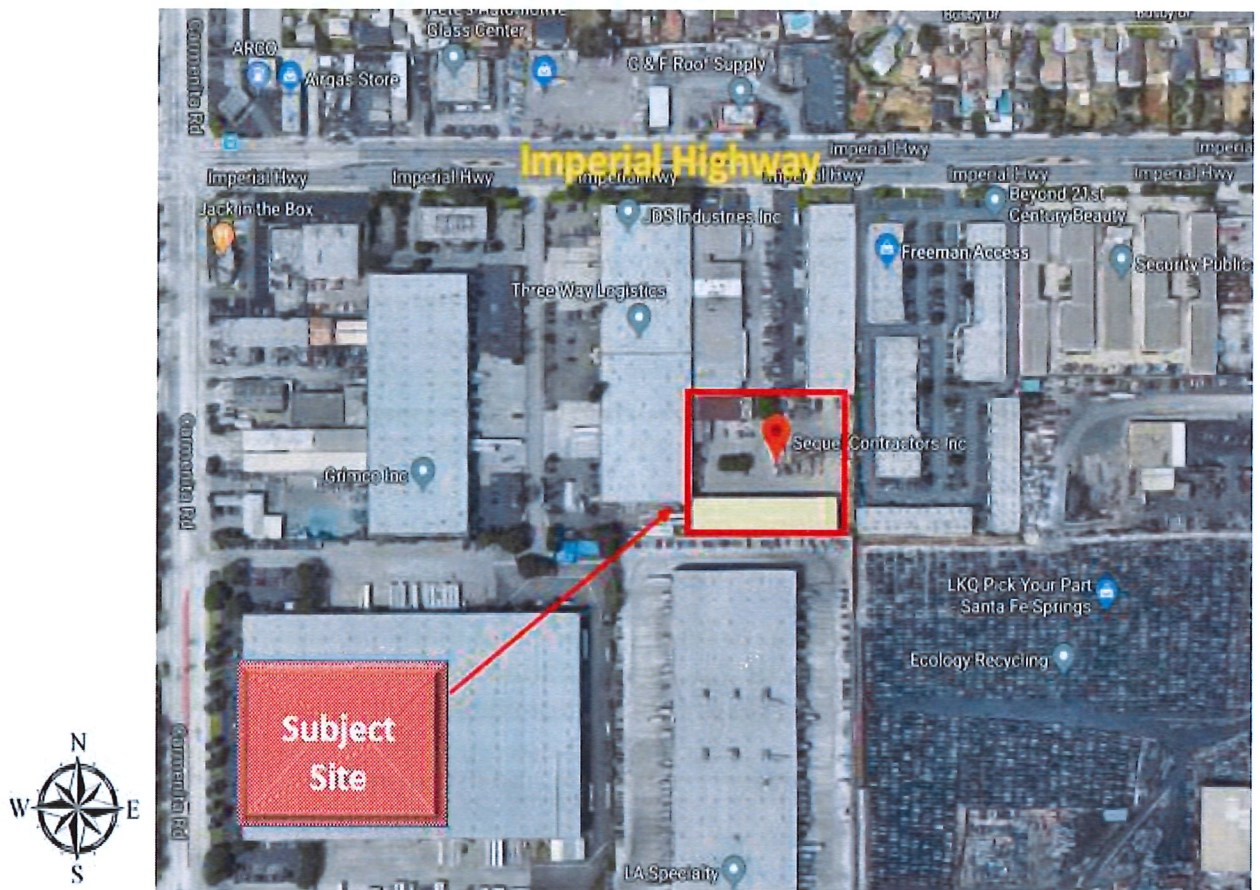
Attachment(s)

1. Aerial Photograph
2. Site Pictures
3. Picture of Sign Removal
4. Letter Requesting Reconsideration

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS

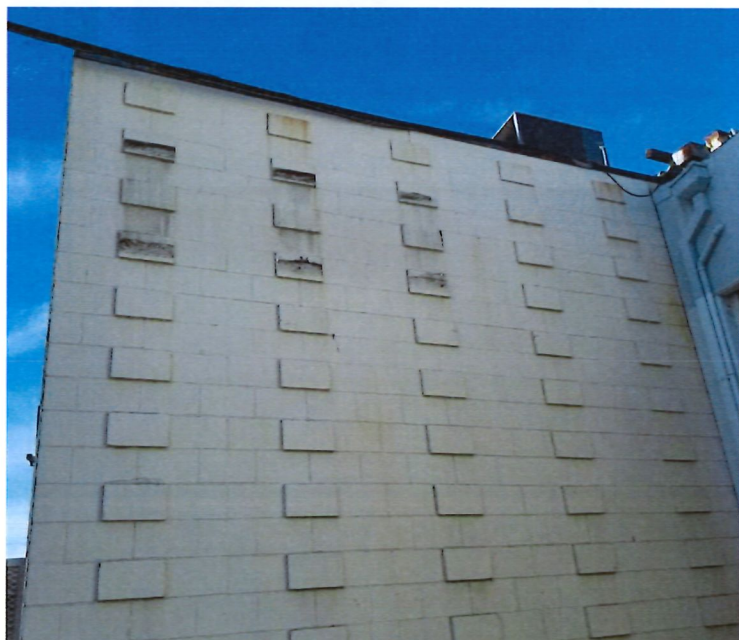


**13546 Imperial Highway
Sequel Contractors Inc.
Conditional Use Permit Case No. 593-4**

Attachment 2: Site Pictures



Attachment 3: Picture of Removed Un-Permitted Sign



Attachment 4: Letter Requesting Reconsideration

SEQUEL CONTRACTORS, INC.

ST. LIC. # 610600A

**13546 Imperial Highway
Santa Fe Springs, CA 90670**

Fax (562) 802-7499

Office (562) 802-7227

August 8, 2017

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

Attn: Department of Planning and Development

Re: Conditional Use Permit No. 593

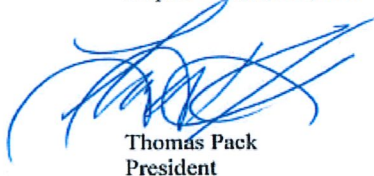
Subj: Permit Reconsideration / Extension

To Whom It May Concern,

It has come to our attention that our Conditional Use Permit is about to expire. Please consider this letter as our request for reconsideration and extension of our current permit. The use of the property has not changed from that stated in the original permit. It is for conducting business as a public works general contractor specializing in the construction and repair of public streets, with maintenance and shop facilities for minor equipment up keep and repair. Provided with this reconsideration letter is our permit extension fee of \$563.00.

Feel free to contact me if you have any questions or if you require additional information.

Sincerely,
Sequel Contractors, Inc.



Thomas Pack
President

