



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

May 13, 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 April 8, 2019 Planning Commission meeting

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Amendment of Conditional Use Permit Case No. 466

A request to allow tenant improvements to replace approximately 2,204 sq. ft. of office, classroom, and multi-use area with six (6) new bedrooms and bathrooms within an existing transitional housing facility located at 12000 Washington Boulevard (APN: 8169-001-011), within the M-1-PD, Light Manufacturing – Planned Development, Zone. (The Salvation Army)

7. PUBLIC HEARING

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

A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 609, an existing 58'-6"-tall monopole located at 11606 Washington Boulevard (APN: 8169-011-032) within the M-1, Light Manufacturing, Zone. (Virtual Site Walk for SBA)

8. PUBLIC HEARING

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

A request for a ten-year permit approval and equipment upgrades of the existing monopalm wireless telecommunications facility located at 13704 Firestone Boulevard (APN: 7005-014-052) within the M-2 FOZ, Heavy Manufacturing - Freeway Overlay Zone. (SAC Wireless, on behalf of Sprint)

9. NEW BUSINESS

Exemption – CEQA Guidelines §15061(b)(3) - Activities Covered by General Rule
General Plan Conformity - GPC 2019-01: Consideration of a finding that the sale of a single irregular-shaped parcel (APN: 8007-001-909) measuring approximately

1.26-acres, within the A-1, Light Agricultural, Zone, conforms to the City of Santa Fe Springs General Plan, pursuant to California Government Code Section 65402.

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

A compliance review to allow the continued operation and maintenance of a church facility within an approximately 1,824 sq. ft. tenant space located at 14515 Valley View Avenue, Unit D (APN: 8069-006-042), in the C-4-PD, Community Commercial-Planned Development Overlay zone, and within the Valley View Commerce Center (Shekinah Mission Church)

B. CONSENT ITEM

Conditional Use Permit Case No. 671-3

A compliance review to allow the continued operation and maintenance of an ambulance service use at 14325 Iseli Road (APN: 8069-006-021), in the M-2-PD, Heavy Manufacturing-Planned Development Overlay Zone.
(Jose Casillas for Medcoast Ambulance Service)

11.

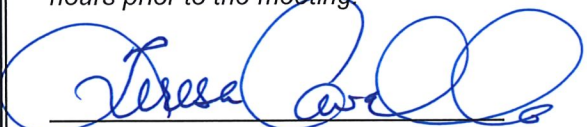
ANNOUNCEMENTS

- ♦ 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 SecretaryMay 9, 2019_____
Date



City of Santa Fe Springs

Planning Commission Meeting

May 13, 2019

APPROVAL OF MINUTES

Minutes of the April 8, 2019 Planning Commission Meetings

RECOMMENDATION

That the Planning Commission take the following action:

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meetings:

- April 8, 2019

Staff hereby submits the minutes for Planning Commissioners' approval.

A handwritten signature in blue ink, reading "Wayne M. Morrell".

Wayne M. Morrell
Director of Planning

Attachment:

Minutes for April 8, 2019



APPROVED:

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

April 8, 2019

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present: Chairperson Aranda
Commissioner Arnold
Commissioner Carbajal
Commissioner Jimenez

Staff: Richard L. Adams, II City Attorney
Wayne Morrell, Director of Planning
Laurel Reimer, Planning Consultant
Teresa Cavallo, Planning Secretary
Claudia Jimenez, Planning Intern

Members absent: Vice Chairperson Ybarra

4. **ORAL COMMUNICATIONS**

None

5. **MINUTES**

Approval of the minutes for the March 11, 2019 Planning Commission meeting

It was moved by Commissioner Arnold, seconded by Commissioner Carbajal to approve the minutes of March 11, 2019 as submitted, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING – Continued from the March 11, 2019 meeting
Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 496-5

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 496-5 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and will be consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 496-5, subject to the conditions of approval as contained within Resolution No. 118-2019; and
- Adopt Resolution No. 118-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Laurel Reimer to present Item No. 6 before the Planning Commission. Present in the audience was David Allen, representative for applicant American Tower and Emily Murray, Legal Counsel for American Tower.

Planning Intern Claudia Jimenez on behalf of Planning Consultant Laurel Reimer distributed various handouts with different versions of the monopole facility located at 10400 Orr & Day Road.

Planning Consultant Laurel Reimer addressed the Planning Commissioners' comments and concerns from the March 11, 2019 meeting and exhibited the various versions of the monopole depicted on the hand-outs.

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

Commissioner Arnold requested clarification on how many additional antennas would be allowed to be added to this monopole. Planning Consultant Laurel Reimer replied that the FCC has adopted a number of rules and regulations regarding co-locating but it mostly likely would not occur at this site since it has not happened in the past 25 years, Ms. Reimer assumed it is likely due to the height of the monopole being too short and the required radio frequencies. Commissioner Arnold inquired if the monopole could increase the height. Planning Consultant Laurel Reimer replied that the monopole could increase the height but the current monopole could not withstand the height increase structurally

and the entire monopole would have to be replaced and at that time the City would require the new monopole to be stealth.

Chair Aranda reopened the Public Hearing at 6:17 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The Applicant's Representative David Allen, approached the podium and introduced his colleague Emily Murray. Mr. Allen thanked Planning Consultant Laurel Reimer for all her hard work on her presentation. Mr. Allen further stated that the simulations presented before the Planning Commission would economically be feasible to satisfy the request of the City without replacing the entire monopole. Representative Emily Murray stepped forward to address the Planning Commission and addressed the letters sent addressing the Federal Law over wireless towers and expressed American Towers legal position on this matter and asked the Planning Commissioners if anyone had any questions regarding her letters.

Commissioner Arnold commented that any color other than the monopole's current color would be obtrusive.

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

It was moved by Commissioner Jimenez to remove Condition No. 2, seconded by Commissioner Arnold to approve Conditional Use Permit Case No. 496-5, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Carbajal, and Jimenez

Nayes: None

Absent: Ybarra

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. 790

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 790, and thereafter close the Public Hearing; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and

- Approve Conditional Use Permit Case No. 790, subject to the conditions of approval as contained with Resolution No. 119-2019; and
- Adopt Resolution No. 119-2019, 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 called upon the Commissioners for questions and/or comments.

Commissioner Arnold commented that the applicant is doing a great job on creating a better looking facility than what is currently present.

Chair Aranda opened the Public Hearing at 6:28 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. 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 6:30 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez to approve Conditional Use Permit Case No. 790, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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. 799

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 799 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's 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. 799, subject to the conditions of approval as contained with Resolution No. 121-2019; and
- Adopt Resolution No. 121-2019, 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 Jenna D'Agostino for J5 Infrastructure Partners for AT&T.

Chair Aranda called upon the Commissioners for questions and/or comments. There being none, Chair Aranda opened the Public Hearing at 6:32 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. 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 questions and/or comments, Chair Aranda closed the Public Hearing at 7:33 p.m. requested a motion and second for Item No. 8.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve Conditional Use Permit Case No. 799, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

9. PUBLIC HEARING

General Rule Exemption - CEQA Guidelines Section 15061(b)(3)

Resolution 120-2019 - Wireless Design Guidelines

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Wireless Design Guidelines, and thereafter close the Public Hearing; and
- Find and determine that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project qualifies for a General Rule Exemption; and
- Adopt Resolution No. 120-2019, which incorporates the Planning Commission's actions regarding this matter.

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

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

Chair Aranda inquired about the Flagpole section within the Wireless Design Guidelines and the requirement to maintain a US Flag on a flagpole.

Commissioner Arnold commented about the requirements of lighting requirements of a US Flag, etc.

A discussion ensued regarding the US Flag Code.

There being no further questions and/or comments, Chair Aranda opened and closed the Public Hearing at 6:47 p.m. and requested a motion and second for Item No. 9.

It was moved by Commissioner Carbajal, with the addition of a Condition for Flags on Flagpoles, seconded by Commissioner Jimenez, Resolution 120-2019 - Wireless Design Guidelines, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

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. 638-4

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a recycling/collection 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. 638-4 be subject to a compliance review in five (5) years, on or before, April 8, 2024, 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. 693-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a meat processing facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 693-3 be subject to a compliance review in five (5) years, on or before April 8, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Chairperson Aranda requested a motion and second for Consent Items Nos. 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 Carbajal requested a letter be sent to the Sister City Committee excusing her absence for the Sister City meeting today since she is attending the Planning Commission meeting.

Commissioner Carbajal also met the new owners of S&P Restaurant who are making positive changes. Commissioner Carbajal also indicated that they would be sponsors of the Art Fest.

Commissioner Jimenez indicated that he is the head coach of SFHS JV Baseball team which is undefeated 8-0 and won today's game.

Staff:

Planning Consultant Laurel Reimer announced that her and her husband just received the keys to their new home.

12. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 6:58 p.m. to the next Planning Commission meeting scheduled for May 13, 2019 at 6:00 p.m.

Ralph Aranda
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1, Section 15302, Class 2, and Section 15303, Class 3

Amendment of Conditional Use Permit Case No. 466

A request to allow tenant improvements to replace approximately 2,204 sq. ft. of office, classroom, and multi-use area with six (6) new bedrooms and bathrooms within an existing transitional housing facility located at 12000 Washington Boulevard (APN: 8169-001-011), within the M-1-PD, Light Manufacturing – Planned Development, Zone. (The Salvation Army)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- 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.

GENERAL INFORMATION

- A. Applicant: The Salvation Army
Attn: Jerry Hill
12000 Washington Boulevard
Whittier, CA 90606
- B. Property Owner: The Salvation Army
12000 Washington Boulevard
Whittier, CA 90606

- C. Subject Property: 12000 Washington Boulevard
APN: 8169-001-011
- D. Existing Zone: M-1-PD, Light Manufacturing – Planned Development
- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt (Class 1, 2 and 3)
- G. Hearing Date: May 13, 2019
- H. Staff Contact: Vince Velasco, Planning Consultant
vincevelasco@santafesprings.org

BACKGROUND

The subject property is approximately 154,884 sq. ft. (3.55-acres) and is located at 12000 Washington Boulevard, in the M-1 PD (Light Manufacturing – Planned Development Overlay) Zone, and within the Washington Boulevard Redevelopment Project Area. The Salvation Army currently owns and occupies the property.

In August of 1990, the Planning Commission approved Conditional Use Permit (CUP) Case No. 466, a request to allow the establishment, operation, and maintenance of a mixed-use facility consisting of administrative and counseling offices, 35 single parent transitional (temporary) housing units, a Hispanic speaking ministry, and an emergency supplies warehouse cache on the subject property. At the same meeting, the Commission also approved a Zone Change (ZC 112) from M-1 BP (Light Manufacturing – Buffer Parking) to M-1 PD (Light Manufacturing – Planned Development Overlay). The PD overlay made it possible for residential and commercial uses to co-locate on the property.

In May of 2010, the Planning Commission approved an amendment to CUP 466 to allow the construction of a new 10-unit apartment building for transitional housing within the rear portion of the site. After obtaining approval, The Salvation Army decided not to pursue the transitional housing project.

In September of 2012, the Planning Commission approved an amendment to CUP 466 to allow tenant improvements within the existing accessory building. The improvements included a sound studio, TV studio, office area, and an area for storage. Normally, a tenant improvement would not trigger the need to amend an existing CUP. However, since the proposed project significantly changed the previously-approved parking layout and modify the parking deficiencies, an amendment was therefore necessary.

AMENDMENT OF CONDITIONAL USE PERMIT (CUP 466):

As stated previously, the applicant is requesting approval to allow tenant improvements to replace approximately 2,204 sq. ft. of office, classroom, and multi-use area with six (6) new bedrooms and bathrooms within an existing transitional housing facility.

Based on increased demand for transitional housing, The Salvation Army is proposing to re-purpose an existing 2,204 sq. ft. area currently used for office space, classrooms, and multi-use as six (6) new bedrooms and bathrooms for the existing Transitional Living Center to help address the homeless crisis. As proposed, the project will add up to 24 transitional beds for homeless single women (six (6) bedrooms with up to four (4) beds in each room). Each bedroom will be provided with a bathroom facility. The property already accommodates transitional housing for homeless families headed by single women, and existing amenities for this population (i.e. commercial kitchen, common areas, office spaces for supportive services provision, etc.) are of sufficient and of appropriate size to accommodate the additional women to be served in the renovated space. The facility currently accommodates up to 28 homeless families headed by a single woman. Therefore, the proposed amendment will allow for the accommodation of the existing 28 homeless families, plus an additional 6 homeless families headed by a single woman, or otherwise up to 24 single women, or combination thereof.

Similarly to the previous amendment in 2012, a tenant improvement would generally not trigger the need to amend an existing CUP; however, since the proposed project intensifies the residential use that was specified within the existing CUP, an amendment is therefore necessary.

Hours of Operation:

Monday – Friday: 8:00 a.m. – 5:00 a.m. (with 24 hour monitoring)

Employees On-Site:

11 existing employees and 2 additional employees associated with the proposed project. Therefore, a total of 13 employees will be on-site at peak levels.

Parking:

The previous amendment in September of 2012 identified that the subject property would require a total of 149 parking stalls and provide a total of 112 parking stalls. As a result, the deficiency was 37 parking stalls or 24.8% of the required number of parking stalls.

As proposed with the current amendment, a total of 147 parking stalls will be required for the subject property. Due to a re-striping on the west side of the property that had occurred since the previous amendment, the subject property will provide a total of 111 parking stalls. As a result, the deficiency associated with the current project is 36 parking stalls or 24.5% of the require number of parking stalls. It should be noted that with the proposed amendment, the deficiency has remained the same. Therefore, the

proposed changes is not anticipated to have an impact on the existing parking conditions. Although, the on-site parking is still considered legal non-conforming, it's currently underused by existing staff and residents of the buildings. Based on a recently conducted parking utilization study, a maximum of 28 parking stalls (25%) are used at any given time by existing residents, staff, and visitors. The majority of residents typically rely on public transportation, easily accessible from the building.

Table 1 – Total Parking Required – September 2012

Area	Parking Ratio Required	Total
Transitional Living Center		
Office & Training Rooms	6,244 sf/300	21
28-Rooms	1 Per Room x 28 Rooms	28
Childcare	Not Less Than 3	3
Church and Offices		
Assembly Area	2,700sf /35	77
Sound Studio and Storage		
Sound Studio	1,782sf/500	3
Studio TV	4,145sf/500	8
Office (1 st Floor)	1,579sf/300	5
Office (2 nd Floor)	977sf/300	3
Storage	246sf/1000	0
OVERALL TOTAL	Total Parking Required	148
	Total Parking Provided	112
36 spaces deficient (or 24.3%)		

Table 2 – Total Parking Required – As Currently Proposed

Area	Parking Ratio Required	Total
Transitional Living Center		
Office & Training Rooms	4,040 sf/300	14
34 -Rooms	1 Per Room x 34 Rooms	34
Childcare	Not Less Than 3	3
Church and Offices		
Assembly Area	2,700sf /35	77
Sound Studio and Storage		
Sound Studio	1,782sf/500	3
Studio TV	4,145sf/500	8
Office (1 st Floor)	1,579sf/300	5
Office (2 nd Floor)	977sf/300	3
Storage	246sf/1000	0
OVERALL TOTAL	Total Parking Required	147
	Total Parking Provided	111
36 spaces deficient (or 24.5%)		

STREETS AND HIGHWAYS

The subject site is located on the south side of Washington Boulevard. Washington Boulevard is designated as a "Major" arterial, within the Circulation Element of the

City's General Plan.

ZONING AND LAND USE

The subject property is currently zoned M-1-PD, Light Manufacturing – Planned Development, with a general plan land use designation of “Industrial”. The Zoning, General Plan and Land Use of the surrounding properties are shown in “Table 3” below:

Table 3 – General Plan Consistency Analysis

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	R-1 (Unincorporated LA County)	Single Family Residential	Single Family Residential
South	M-1	Industrial	12051 Rivera Road– Manufacturing of cylinder sleeves for vehicles (LA Sleeve).
East	M (City of Whittier)	Industrial	12102 Washington Boulevard – Medical Offices (Bright Health Physicians of Presbyterian Intercommunity Hospital).
West	M-1-BP	Industrial	11954 Washington Boulevard – Warehouse/distribution of dairy products (Dairy King).

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 1, 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 1, 2019, and published in a newspaper of general circulation (Whittier Daily News) May 1, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 1, Section 15301 (Existing Facilities), Class 2, Section 15302 (Replacement or Reconstruction), and Class 3, Section 15303 (New

Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). The transitional living facility is an existing use and the proposed changes are simply interior improvements, which will not cause additional square footage. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

AUTHORITY OF PLANNING COMMISSION

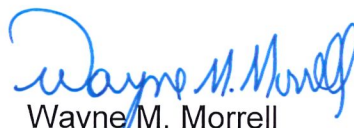
The Planning Commission may grant, conditionally grant or deny approval of a conditional use permit plan based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved.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

STAFF REMARKS

Based on the findings set forth in the attached Resolution (124-2019), Staff finds that the applicant's request meets the criteria set forth in §155.716 of the City's Zoning Regulations, for the granting of a Conditional Use Permit.

CONDITIONS OF APPROVAL

Conditions of approval for ACUP 466 are attached to Resolution 124-2019 as Exhibit A.


Wayne M. Morrell
Director of Planning

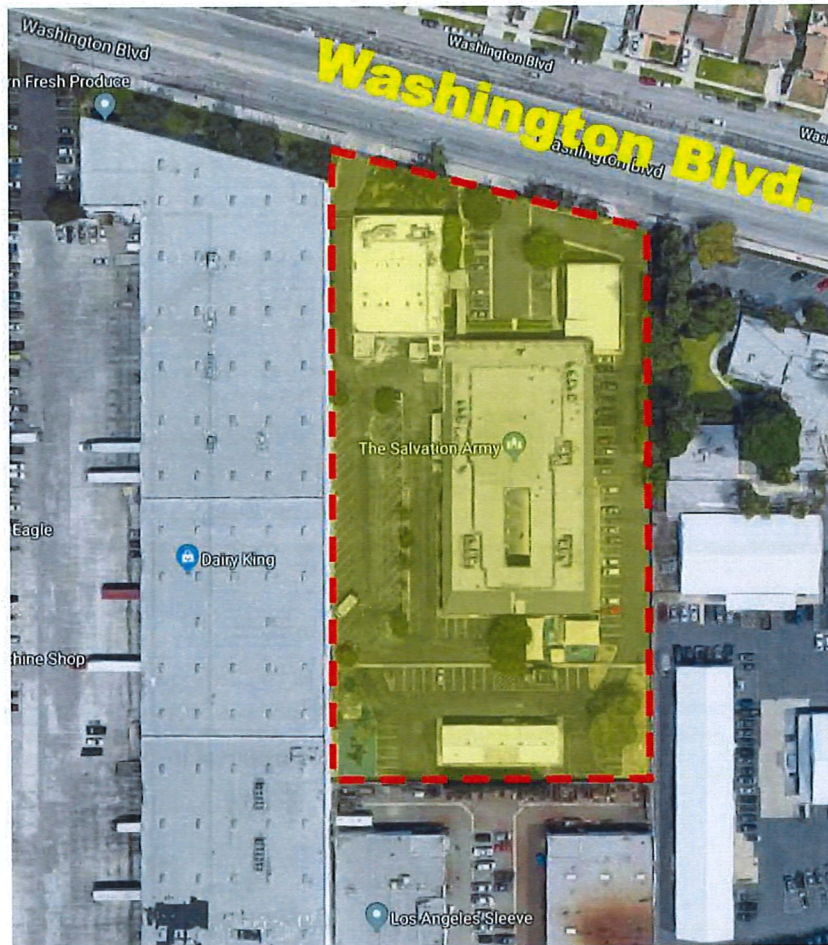
Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Resolution 124-2019
 - a. Exhibit A – Conditions of Approval
5. Full Set of Proposed Plans

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 466



12000 E. Washington Blvd.
(The Salvation Army)

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, May 13, 2019 at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road on the following matter:

Amendment of Conditional Use Permit Case No. 466: A request to allow tenant improvements to replace approximately 2,204 sq. ft. of office, classroom, and multi-use area with six (6) new bedrooms and bathrooms within an existing transitional housing facility.

Applicant: The Salvation Army

Property located at: 12000 Washington Boulevard in the M-1-PD, Light Manufacturing—Planned Development, Zone

CEQA Status: The project is categorically exempt pursuant to Section 15301 Class 1 (existing facilities) of the California Environmental Quality Act (CEQA). The project site is not listed on the Hazardous Waste and Substance Site List (Cortese 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 Vince Velasco at 562-868-0511, Ext. 7353 or vincevelasco@santafesprings.org.



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

NEOPOST

FIRST-CLASS MAIL

05/01/2019

US POSTAGE \$000.00⁹



ZIP 90670
041L11257783

FILE COPY

(NOTICE OF PUBLIC HEARING)

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

Radius Map for Public Hearing Notice



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 124-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 466**

WHEREAS, a request was filed for an Amendment of Conditional Use Permit Case No. 466 to allow tenant improvements to replace approximately 2,204 sq. ft. of office, classroom, and multi-use area with six (6) new bedrooms and bathrooms within an existing transitional housing facility located at 12000 Washington Boulevard, within the M-1-PD, Light Manufacturing – Planned Development, Zone; and

WHEREAS, the subject property is located on the south side of Washington Boulevard, with Accessor's Parcel Number: 8169-001-011, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is The Salvation Army, PO Box 93002, Long Beach CA 90809-3002; and

WHEREAS, the Planning Commission on August 13, 1990, originally approved Conditional Use Permit Case No. 466 to allow the establishment, operation, and maintenance of a mixed-use facility consisting of administrative and counseling offices, 35 single parent transitional (temporary) housing units, a Hispanic speaking ministry, and an emergency supplies warehouse cache; and

WHEREAS, the Planning Commission approved two (2) amendments to Conditional Use Permit Case No. 466 in 2010 and 2012; and

WHEREAS, the proposed development which includes Amendment of Conditional Use Permit Case No. 466 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, Section 15302-Class 2, and Section 15303-Class 3; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on May 1, 2019 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on May 1, 2019 to each property owner within a 500 foot radius of the project site in accordance with state law; and

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

property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on May 13, 2019 concerning Amendment of Conditional Use Permit Case No. 466.

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), Section 15302, Class 2 (Replacement or Reconstruction), and Section 150303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the proposed improvements are to an existing transitional living facility and no additional square footage is proposed. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

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

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

The subject site is located within the M-1-PD (Light Manufacturing – Planned Development) Zone and also has a General Plan land use designation of Industrial. The existing transitional living facility has been consistent with the current zoning and land use designation.

The primary concern would be to ensure that there is sufficient parking to accommodate the transitional housing use. Pursuant to the parameters of the Planned Development Overlay, the applicant has requested to modify the deficiency of required parking stalls. In September 2012, the subject property was deficient 36 required parking stalls (24.3%). As proposed through the current amendment, the subject property is also deficient 36 required parking stalls (24.5%), and therefore, the deficiency in the number of parking stalls has remained unchanged. A majority of residents rely on public transportation and therefore, decreases the overall demand on parking. As a result, the proposed change is not anticipated to have an impact on the existing parking conditions.

Additionally, other typical concerns related to safety, noise, and loitering have been addressed through conditions of approval. The Planning Commission finds that if the

applicant operates in strict compliance with the conditions of approval, the transitional housing facility would continue to 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 applicant is planning to only make interior modifications to the transitional living center building to accommodate their proposed expansion of living space, including six (6) bedrooms and bathrooms. No exterior modifications to the existing building are proposed at this time. The Planning Commission, therefore, finds that the proposed use will continue to preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 124-2019 to approve Amendment of Conditional Use Permit Case No. 466 to allow tenant improvements to replace approximately 2,204 sq. ft. of office, classroom, and multi-use area with six (6) new bedrooms and bathrooms within an existing transitional housing facility located at 12000 Washington Boulevard (APN's: 8169-001-011), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of May, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

Amendment of Conditional Use Permit Case No. 466

12000 Washington Boulevard (APN: 8169-001-011)

The Salvation Army

CONDITIONS OF APPROVAL

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

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-0511 x7545)

1. That the applicant shall design and construct (1) new drive approach along Washington Boulevard per City Standard Plan No. R-6.4C.
2. That applicant shall design and construct new sidewalk uplifted by existing tree along Washington Boulevard per City Standard Plan No. R-2.2.

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact: Raul Diaz 562.868-0511 x3813)

3. 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.
4. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. ~~It should be noted that all new entry gates shall be equipped with Knox boxes or Knox key switches for power activated gates.~~
5. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. ~~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.~~ **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.**
6. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the

City's Fire Chief as established by the 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.

7. **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.**
8. **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.**
9. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

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

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

12. That all vehicles associated with the existing uses 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.
13. That all new fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
14. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be

located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

15. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
16. That ~~442~~ **111** off-street parking spaces shall be made continuously available on the subject site at all times, as shown on the site plan submitted by the applicant, and on file with this case.
17. That the development shall otherwise be substantially in accordance with the plot plan and floor plan submitted by the applicant and on file with the case.
18. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
19. **Conditional Use Permit Case No. 466 shall be subject to a compliance review in one year, on or before May 13, 2020, to ensure that the subject transitional housing facility use is still operating in strict compliance with these conditions of approval.**
20. That the applicant, The Salvation Army, a California corporation, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the Amendment of Conditional Use Permit Case No. 466 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.

21. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall laps.



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 609-2

A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 609, an existing 58'-6"-tall monopole located at 11606 Washington Boulevard (APN: 8169-011-032) within the M-1, Light Manufacturing, Zone. (Virtual Site Walk for SBA)

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. 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.

GENERAL INFORMATION

- A. Applicant: Virtual Site Walk
Attn: Nicole Comach
1533 SE 33rd Ave.
Portland, OR 97214
- B. Facility Owner: SBA 2012 TC Assets, LLC
Attn: Mary Graydon
8051 Congress Ave.
Boca Raton, FL 33487

- C. Property Owner: Melvin A Peters Trust
c/o Charles Dunn Real Estate Services
800 West 6th Street, 6th floor, #600
Los Angeles, CA 90017
- D. Subject Property: 11606 Washington Boulevard
APN: 8169-010-020
- E. Existing Zone: M-1, Light Manufacturing
- F. General Plan: Industrial
- G. CEQA Status: Categorically Exempt (Class 1)
- H. Hearing Date: May 13, 2019
- I. Staff Contact: Laurel Reimer, Planning Consultant
laurelreimer@santafesprings.org

LOCATION AND BACKGROUND

The subject wireless telecommunications facility is located at the rear of a multi-tenant industrial business park. The Planning Commission first approved Conditional Use Permit Case No. 609 on April 14, 2003, which allowed Nextel Communications to construct a monopalm with twelve (12) panel antennas in a planter area and install associated equipment cabinets within the adjacent building. Several changes have occurred since the facility was first approved:

- 2005 – Nextel Communications merged with Sprint.
- November 24, 2008 – The Planning Commission approved the continued operation of the facility (CUP 609-1).
- February 22, 2010 – Clearwire approved to co-locate three (3) antennas and three (3) microwave dishes on the monopalm. To accommodate this new equipment and hide it from view, Clearwire added a faux dead frond skirt below the Sprint antennas and placed their equipment within the frond skirt. Rather than amend the existing conditional use permit to allow for a second carrier, the Planning Commission approved a second conditional use permit, CUP 702.
- Clearwire has since gone out of business and Sprint purchased its remaining assets. Sprint is the only wireless carrier currently located on the facility.
- SBA, an infrastructure company, now owns the lease for the monopalm and is the primary entity responsible for site maintenance and entitlements.

As required by §155.711 and §157.10 of the Municipal Code, SBA has requested a 10-year extension of the conditional use permit. As part of the review, staff inspected the facility to ensure it was in compliance with all conditions of approval. The following

issues were identified and remedied prior to bringing the project back before the Planning Commission:

- All palm fronds were replaced
- Tower-mounted equipment was be painted to match the new palm fronds
- Antennas were covered with FRP palm screens
- Empty concrete equipment pad located west of the tower was removed
- Trampled landscaping was replaced
- Utility h-frame painted to match the building color
- Missing doghouse cover on west side of pole was replaced

Before and after photos of the repairs are provided as attachment 4 of this report.

STREETS AND HIGHWAYS

The wireless telecommunications facility is located almost 1,000 feet south of Washington Boulevard, 300 feet west of Allport Avenue, 370 feet east of Westman Avenue, and over 1,000 feet north of Slauson Avenue. Washington Boulevard and Slauson Avenue are major arterials, and Allport Avenue and Westman Avenue are local streets within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property has a zoning designation of M-1, Light Manufacturing, and a General Plan Land Use Designation of Industrial. The surrounding properties have the following General Plan land use and Zoning Designations:

	General Plan Designation	Zoning Designation
North	Commercial	C-4, Community Commercial
East	Industrial	M-1, Light Manufacturing
South	LA County / Industrial	LA County / M-1, Light Manufacturing
West	LA County	LA County

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail on May 1, 2019 to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property. The legal notice was also posted in Santa Fe Springs City Hall, the City

Library and the City's Town Center kiosk on May 1, 2019, and published in a newspaper of general circulation (Whittier Daily News) on May 2, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

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

ENVIRONMENTAL DOCUMENT

Staff finds that the wireless telecommunications facility conditional use permit extension meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities). Consequently, no further environmental documents are required.

REVISIONS TO CONDITIONS OF APPROVAL

The city adopted a wireless ordinance since CUP 609 last went before the Planning Commission, which established a comprehensive set of regulations and standards for the permitting, placement, design, installation, operation and maintenance of wireless telecommunications facilities in all areas within the city. Three conditions of approval were added (new COAs #4, 6, and 9) and three were removed (old COAs #4, 10, and 13) to better align CUP 609 with the current wireless ordinance. The remaining conditions of approval were reorganized to list all conditions related to site aesthetics and maintenance first, then conditions related to processing and compliance with laws listed later. The previous conditions of approval are included as attachment 3 of this report. All conditions of approval for CUP 609-2 are attached to Resolution 125-2019 as Exhibit A.

AUTHORITY OF PLANNING COMMISSION

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

location, use and maintenance of all land and structures within the development.

STAFF CONSIDERATIONS

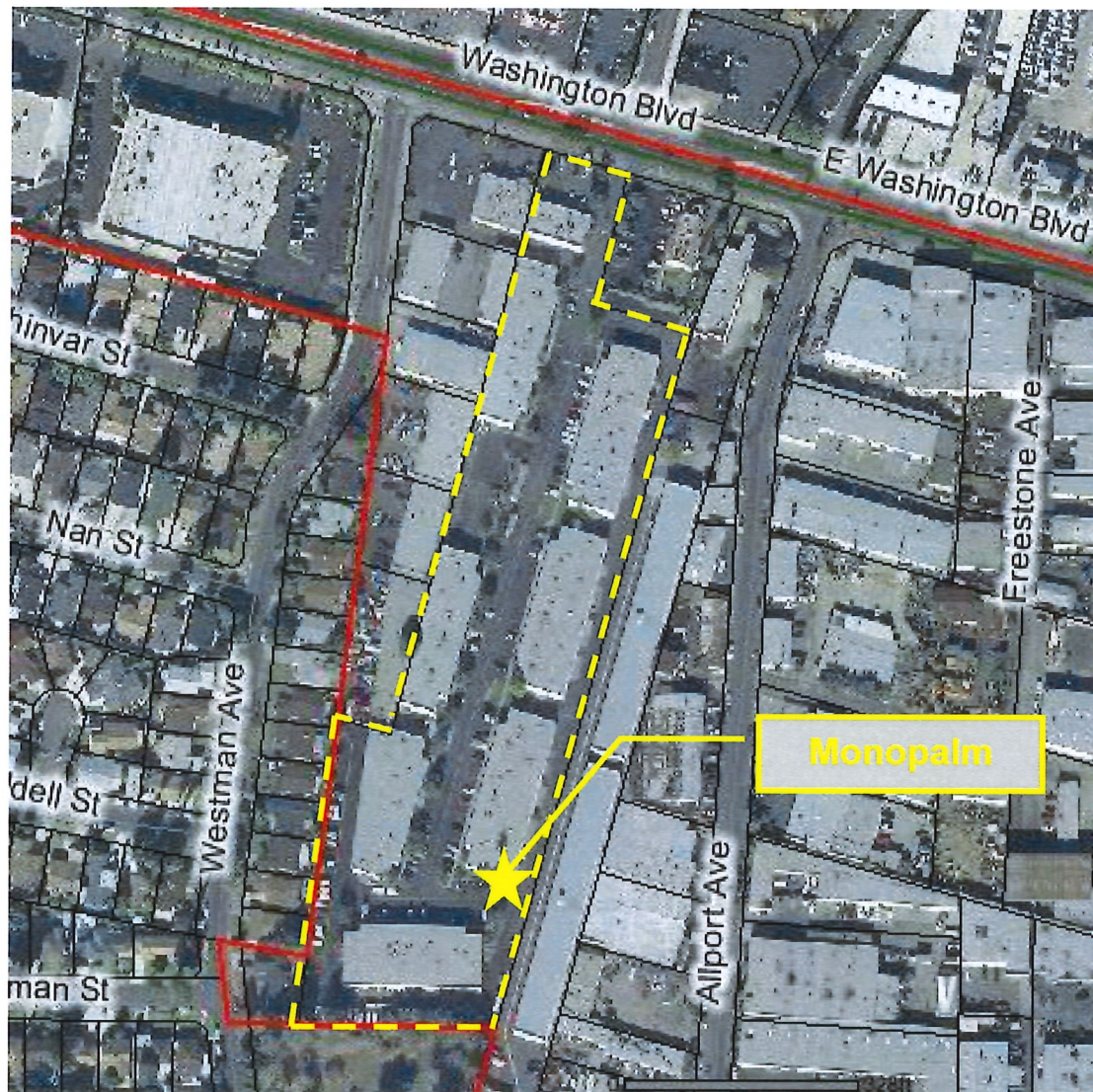
Based on the findings set forth within Resolution 125-2019, staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Therefore, staff recommends approval of Conditional Use Permit Case No. 609-2, subject to the conditions of approval as provided within Exhibit A of Resolution 125-2019.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Previous Conditions of Approval
4. Before & after photos
5. Resolution 125-2019
 - a. Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph



Conditional Use Permit Case No. 609-2

11606 Washington Boulevard

SBA



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, May 13, 2019 at 6:00 p.m.** in the Council Chambers of City Hall located at 11710 Telegraph Road on the following matter:

Conditional Use Permit Case No. 609-2: A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 609-1, an existing 58'-6" tall monopalm.

Applicant: Nicole Comach of Virtual Site Walk for SBA

Property located at: 11606 Washington Blvd., Santa Fe Springs, CA 90606 in the M-1, Light Manufacturing Zone

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

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



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

NEOPOST

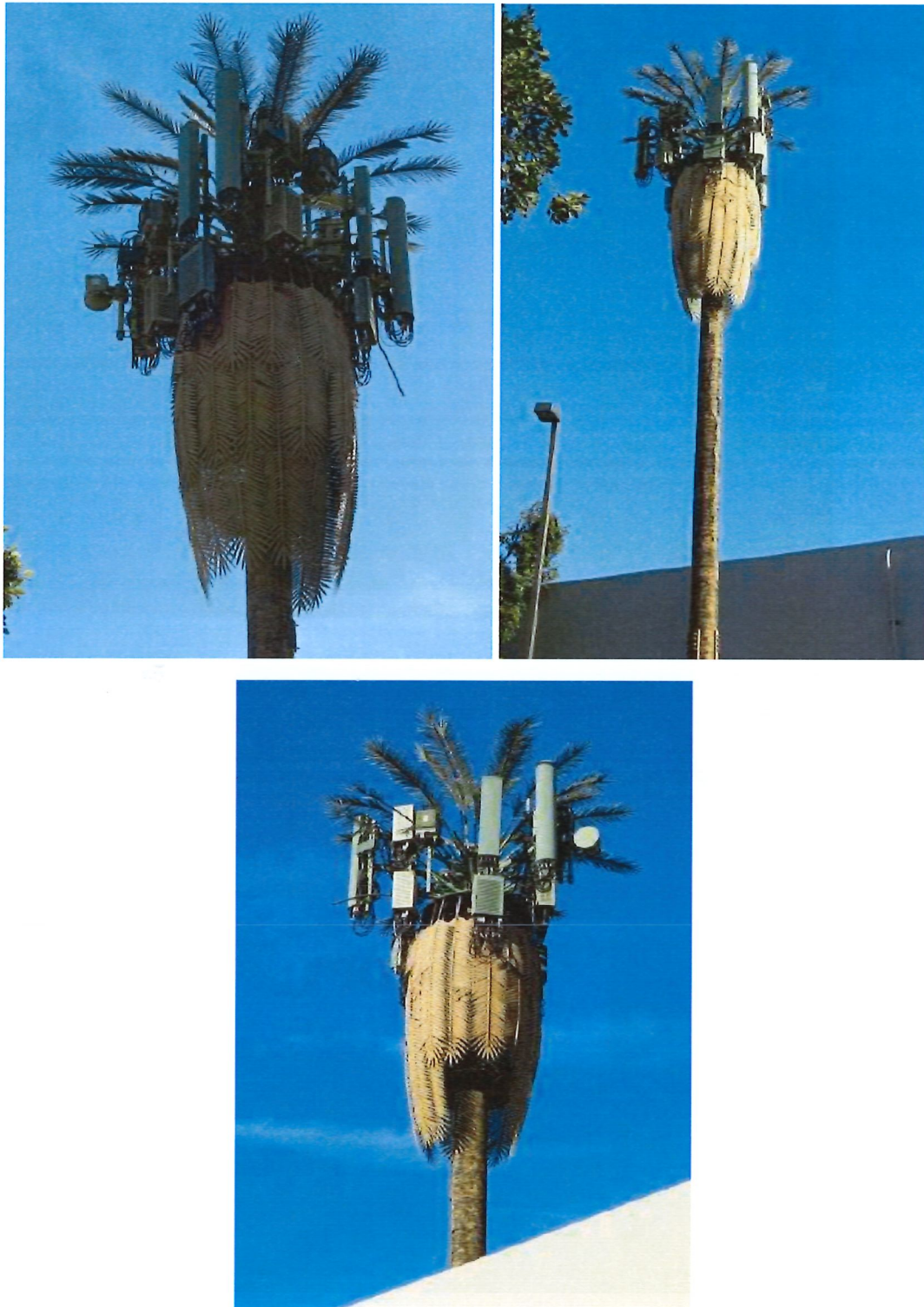
FIRST CLASS MAIL

05/01/2019

US POSTAGE \$000.00⁹ZIP 90670
041L11257783**FILE COPY****(NOTICE OF PUBLIC HEARING)**CARRIER: IF ADDRESSEE HAS MOVED,
PLEASE LEAVE WITH CURRENT OCCUPANT

Attachment 3: Before & After Photos

BEFORE



AFTER



**BEFORE – CONCRETE STEP NEEDING TO BE
REMOVED FROM LEASE AREA**



**AFTER – CONCRETE STEP REMOVED,
GRAVEL SPREAD AROUND AREA DURING
CLEANUP**



**BEFORE – MISSING VEGETATION
NEEDING TO BE RE-PLANTED**



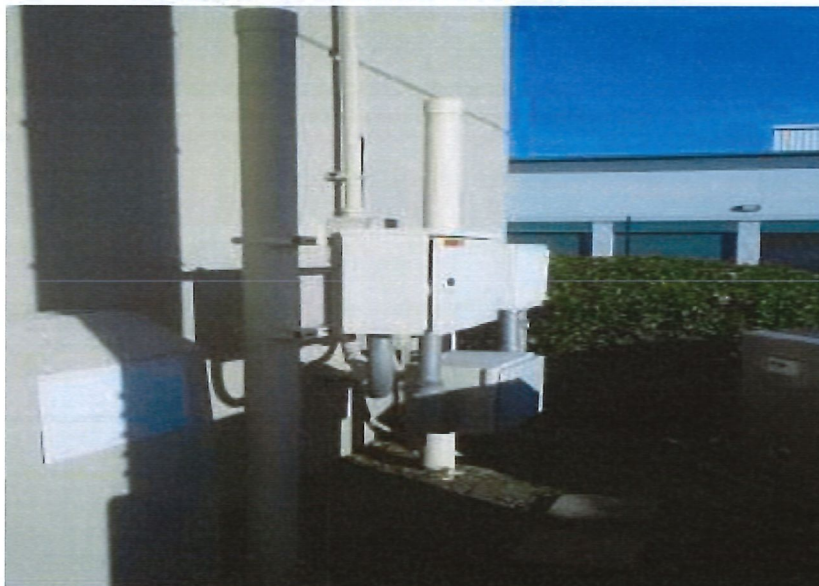
**AFTER – NEW VEGETATION PLANTED
AND WATERED**



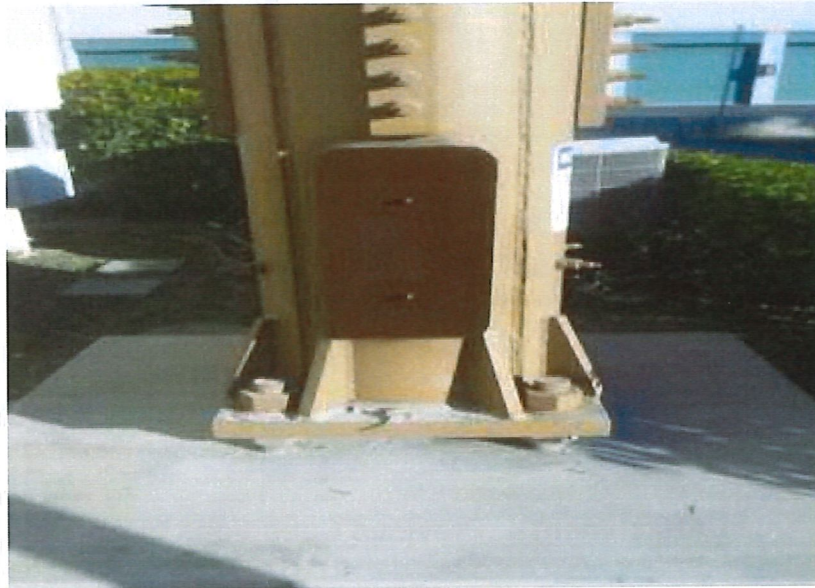
**BEFORE – H FRAME AND SUPPORTS
NEEDING TO BE PAINTED TO MATCH
BUILDING**



**AFTER – H FRAME AND SUPPORTS
PAINTED TO MATCH BUILDING**



ENTRY PLATE INSTALLED ON POLE



Attachment 4: Previous Conditions of Approval

Attachment 5: Resolution 125-2019



City of Santa Fe Springs

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

November 24, 2008

Attn: Allan Herman
6300 Sprint Parkway
Overland Park, KS 66251

Re: **Reconsideration of Conditional Use Permit (CUP) Case No. 609**

Dear Mr. Herman:

The Planning Commission, at their meeting on November 24, 2008, took action on your request for approval to allow the continued operation and maintenance of a 59-foot-high (monopalm) cellular telecommunication antenna and related improvements at 11606 Washington Boulevard, in the M-1, Light Manufacturing, Zone within the Washington Boulevard Redevelopment Project Area.

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

CONDITIONS OF APPROVAL:

POLICE SERVICE DEPARTMENT

[Phillip De Rousse - (562) 868-0511 x 3319]

1. Those Nextel Communications antenna operations shall not interfere with the Police, Fire and City communication system. Nextel Communications shall be strictly liable for interference caused by their facility with city communication systems. Nextel Communications 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. That Nextel Communications shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and 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 Nextel Communications facilities in the City of Santa Fe Springs.
3. That the proposed telecommunication facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by Nextel Communications 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 DEPARTMENT

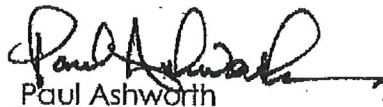
[Henry Esqueda – (562) 868-0511 x 7356]

4. That any addition or alteration to the site, structural design and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.), or the co-location of additional antenna other than by the applicant, shall require reconsideration of the conditional use permit by the Planning Commission. Replacement of like-for-like equipment is exempt from this provision; however, plans and specifications may be required to be submitted to the Building Division of the City.
5. That upon any transfer of ownership or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 609, Nextel Communications and/or the owner of the property shall promptly provide a copy of the conditional use permit to the new ownership or lessee. The Department of Planning and Development shall also be notified in writing of any such transfer of ownership or lease within sixty (60) days of the aforementioned.

6. That Nextel Communications, and the owner of the premises upon which the telecommunication facility is located, shall promptly notify the Director of Planning and Development, in writing, in the event that the use of the telecommunication facility is discontinued or abandoned. Nextel Communications and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at Nextel Communications 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.
7. That any commercial identification signs, advertisements, logos, messages, banners, clocks or similar identification improvements shall not be permitted, except FCC required signage, on the monopalm antenna structure.
8. That the antenna structure and related improvements shall be continuously well maintained, including but not limited to, immediate replacement of any portion of the structure or attachments that show visible signs of wear and tear, discoloration, deterioration and/or fading.
9. That the applicant shall comply with all Federal and local requirements and regulations including but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
10. That the applicant shall permit the City of Santa Fe Springs to install a communication device or equipment on the subject monopalm for the public safety and welfare of the City.
11. That any related equipment on the exterior of the building shall be screened by landscaping or other means approved by the Director of Planning and Development.
12. That Reconsideration of Conditional Use Permit Case No. 609 shall be valid for a period of ten (10) years, until November 24, 2018. Approximately three (3) months before November 24, 2018, the applicant/owner shall request, in writing, an extension of the privileges granted herein, provided

that the use has been continuously maintained in strict compliance with these conditions of approval.

13. That this Permit shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he/she is aware of and accepts all the conditions of this Permit.
14. That a condition for approval of Reconsideration of Conditional Use Permit Case No. 609 the owner and applicant agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City 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 Reconsideration of Conditional Use Permit Case No. 609, 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 the applicant and owner of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
15. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



Paul Ashworth
Director of Planning and Development

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 125-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 609-2**

WHEREAS, a request was filed for Conditional Use Permit Case No. 609-2 to allow a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 609, an existing 58'-6"-tall monopole located at 11606 Washington Boulevard in the M-1, Light Manufacturing, Zone; and

WHEREAS, the subject property is located on the south side of Washington Boulevard with Accessor's Parcel Number 8169-011-032, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Melvin A Peters Trust c/o Charles Dunn Real Estate Services, 800 West 6th Street, 6th floor, #600, Los Angeles, CA 90017; and

WHEREAS, the wireless telecommunications facility owner is SBA 2012 TC Assets, LLC, Attn: Mary Graydon, 8051 Congress Ave, Boca Raton, FL 33487; and

WHEREAS, the proposed Conditional Use Permit Case No. 609-2 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 2, 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 1, 2019 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission meeting on May 13, 2019 concerning Conditional Use Permit Case No. 609-2.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

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

SECTION II. CONDITIONAL USE PERMIT FINDINGS

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

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

The 58'-6"-tall monopalm was constructed in 2003 and the Conditional Use Permit request is to extend the permit period of this existing wireless telecommunications facility for an additional ten (10) years. The subject site is located within the M-1, Light Manufacturing, Zone and has a General Plan land use designation of Industrial. As stated in § 157.06, manufacturing zones are the top preferred locations for wireless telecommunications facilities, therefore the request is consistent with the current zoning and land use designation. The wireless telecommunications facility is unmanned and does not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding area. The facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. The radio frequency emissions produced by the facility fall within the Federal Communications Commission limits.

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

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

The conditional use permit request is to extend the permit period of an existing wireless facility. The monopole facility is located almost 1,000 feet south of Washington Boulevard, 300 feet west of Allport Avenue, 370 feet east of Westman Avenue, and over 1,000 feet north of Slauson Avenue. These large distances from public streets mitigate the facility's visual impact.

The facility is designed as a palm tree, which helps blend the facility with the natural environment. Conditions of approval also require that the facility be properly maintained. The monopalm was re-fronded in early 2019 to bring the facility back into compliance with the original conditions of approval. The equipment associated with the facility is located within the adjacent building, which completely screens the cabinets from view. The distance from the streets, faux palm tree design, and location of equipment mitigate the visual impact. Therefore, the Planning Commission finds that the proposed use will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 125-2019 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 approve Conditional Use Permit Case No. 609-2 to allow a ten-year extension of an existing 58'-6"-tall monopalm located at 11606 Washington Boulevard, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of May, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 609-2 CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

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

1. The SBA antenna operations shall not interfere with the Police, Fire and City communication system. SBA shall be strictly liable for interference caused by their facility with city communication systems. SBA 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 shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and 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 SBA facilities in the City of Santa Fe Springs.
3. The wireless telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by SBA 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: Laurel Reimer 562-868-0511 x7354)

4. The facility shall comply with the code requirements pursuant to Chapter 157 of the Santa Fe Springs Zoning Ordinance.
5. The antenna structure and related improvements shall be continuously well maintained, including but not limited to, immediate replacement of any portion of the structure or attachments that show visible signs of wear and tear, discoloration, deterioration and/or fading.
6. The antenna array shall be located within the length of the palm fronds, shall not project beyond the full length of the palm fronds, and shall be designed to be camouflaged within the palm fronds.
7. Any related equipment on the exterior of the building shall be screened by landscaping or other means approved by the Director of Planning and

Development.

8. No commercial identification signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, walls, or equipment.
9. SBA shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all maintenance or interference issues. The name, telephone number, fax number and e-mail address of that person shall be provided to the Department of Planning and Development no later than 60 days from the date of approval by the Planning Commission.
10. Upon any transfer of ownership or lease of the wireless telecommunications facility during the term of Conditional Use Permit Case No. 609-2, SBA and/or the owner of the property shall promptly provide a copy of the conditional use permit to the new ownership or lessee. The Department of Planning and Development shall also be notified in writing of any such transfer of ownership or lease within sixty (60) days of the aforementioned.
11. SBA and the owner of the premises upon which the wireless telecommunications facility is located shall promptly notify the Director of Planning and Development, in writing, in the event that the use of the wireless telecommunications facility is discontinued or abandoned. SBA and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at SBA's and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
12. The applicant shall comply with all Federal and local requirements and regulations including but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
13. Conditional Use Permit Case No. 609-2 shall be valid for a period of ten (10) years, until May 13, 2029. Approximately three (3) months before May 13, 2029, SBA 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.
14. SBA 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. 609-2, 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.

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



City of Santa Fe Springs

Planning Commission Meeting

May 13, 2019

PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 798

A request for a ten-year permit approval and equipment upgrades of the existing monopalm wireless telecommunications facility located at 13704 Firestone Boulevard (APN: 7005-014-052) within the M-2 FOZ, Heavy Manufacturing - Freeway Overlay Zone. (SAC Wireless, 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. 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.

GENERAL INFORMATION

A. Applicant: SAC Wireless
Attn: Michael Pech
540 W. Madison, 9th Floor
Chicago, IL 60661
(312) 895- 4977 x 7905
Michael.pech@sacw.com

B. Facility Owner: Sprint
Attn: Ryan Tyson

Report Submitted By: Claudia Jimenez
Planning and Development Department

Date of Report: May 7, 2019

ITEM NO. 8

- 6591 Irvine Center Drive, Suite 100
Irvine, CA 92618
- C. Property Owner: Le Fiell Manufacturing Co.
Attn: Margaret Chang
13700 Firestone Boulevard
Santa Fe Springs, CA 90670
- D. Subject Property: 13704 Firestone Boulevard
aka 13700 Firestone Boulevard
Santa Fe Springs, CA 90670
APN: 7005-014-052
- E. Existing Zone: M-2- FOZ (Heavy Manufacturing-Freeway Overlay Zone)
- F. General Plan: Industrial
- G. CEQA Status: Categorically Exempt (Class 1)
- H. Hearing Date: May 13, 2019
- I. Staff Contact: Claudia Jimenez, Planning Intern
claudiajimenez@santafesprings.org
(562) 868-0511 x7356

LOCATION AND BACKGROUND

The subject property houses three wireless telecommunications facilities: a 63'-6"-tall slim line pole that supports AT&T equipment, a 62'-tall monopalm that supports Verizon equipment, and a 50'-tall monopalm (55' to top of palm fronds) that supports Sprint equipment. The first facility to be installed was AT&T's slim line pole, which was approved via Conditional Use Permit Case No. 532 on August 26, 1996. Sprint's monopalm was the second facility to be approved and installed. Rather than assigning a separate CUP number, Sprint's facility was approved as a Reconsideration to Conditional Use Permit Case No. 532 on April 26, 1999. The third facility installed was the 62'-tall monopalm (to top of fronds) for use by Verizon, which was approved via Conditional Use Permit Case No. 661 on July 9, 2007.

Ordinance 1090, passed September 28, 2017, added Chapter 157 (Wireless Telecommunications Facilities) to the city's Code of 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 required to have an individual, unique Conditional Use Permit.

Sprint is seeking approval to remove: (12) panel antennas, (3) RRHs, equipment racks, junction box, inner duct, and cables; and to install: (12) MIMO antennas, (6) 800/1900 MHz antennas, (6) 800 MHz RRH w/type 1 notch filter, (3) 1900 MHz RRh w/ solar shield, (1) 19' rack and (3) MIMO NSB cables at the existing monopalm facility. In order to process this request, a new CUP number is being assigned to the Sprint monopalm facility in order to differentiate it from the AT&T slim line pole facility. Moving forward, CUP 532 will only be used for requests related to the slim line pole facility and CUP 798 will only be used for requests related to the monopalm facility used by Sprint. CUP 661 will continue to be used for requests related to the monopalm facility used by Verizon.



Sprint (subject)

AT&T

Verizon

The existing Sprint monopalm has not been properly maintained and several improvements will be required in order to accommodate the proposed modification. The conditions of approval require Sprint to replace all faux palm fronds, remove the (2) leaning live palm trees and replace them with (2) new live palm trees, remove all overgrown vegetation within the lease area, shorten the length of the pipe mounts to match the length of the new equipment mounted upon them, hide exposed cables behind the antennas, replace weathered slats around the fenced area, and all antennas, tower-mounted equipment and mounting hardware must be painted to match the new palm fronds.

STREETS AND HIGHWAYS

The property has frontage on the Firestone Boulevard, which is classified as a local

road in the General Plan. The property is located between the Santa Ana Freeway to the north and the South Pacific Railroad right-of-way to the south. For permitting purposes the City Inspector has assigned the address 13704 Firestone Boulevard to the Sprint monopalm.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property, as well as the surrounding properties to the north (across the freeway), west, and east are zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone with a General Plan land use designation of Industrial. The property to the south (across the railroad right-of-way) is zoned M-2, Heavy Manufacturing 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 1, 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 1, 2019, and published in a newspaper of general circulation (Whittier Daily News) on May 2, 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

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 122-2019 (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. 798, subject to the conditions of approval as provided within Exhibit A of Resolution 122-2019.

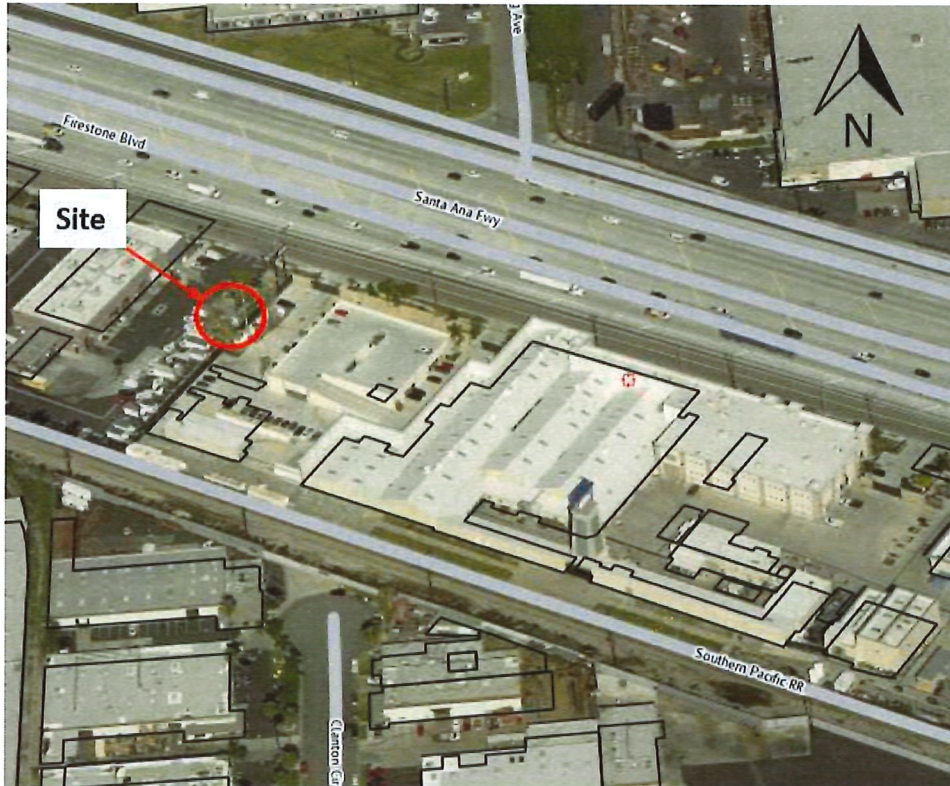


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Photo Simulations
4. Site Photos
5. Project Plans
6. Resolution 122-2019
 - Exhibit A – Conditions of Approval

Attachment 1: Aerial View



**Conditional Use Permit Case No. 798
13704 Firestone Blvd.
SAC Wireless, on behalf of Sprint PCS**

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, May 13, 2019** at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road on the following matter:

Applicant: Michael Pech of SAC Wireless for Sprint
Property located at: 13704 Firestone Blvd., in the M-2-FOZ, Heavy Manufacturing - Freeway Overlay Zone (APN 7005-014-052)

Conditional Use Permit Case No. 798: A request for a ten-year approval and equipment upgrades of the existing monopalm 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 562-862-0511, Ext. 7356 or claudiajimenez@santafesprings.org.

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

NEOPOST
05/01/2019
US POSTAGE \$000.00²

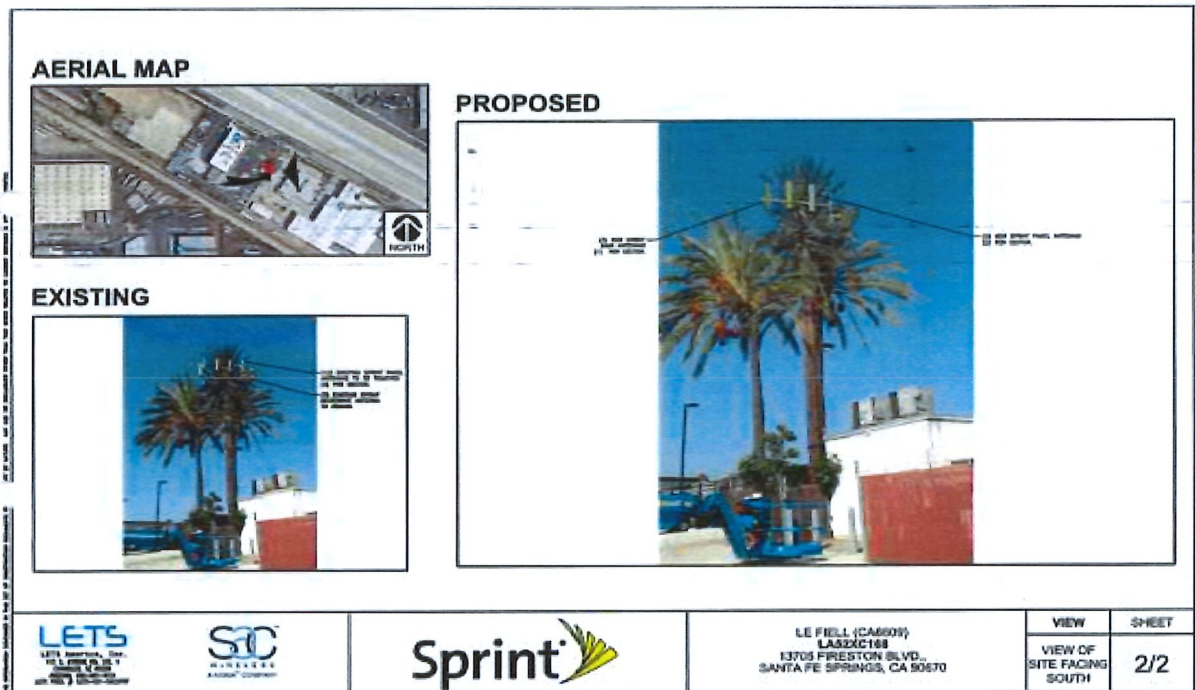
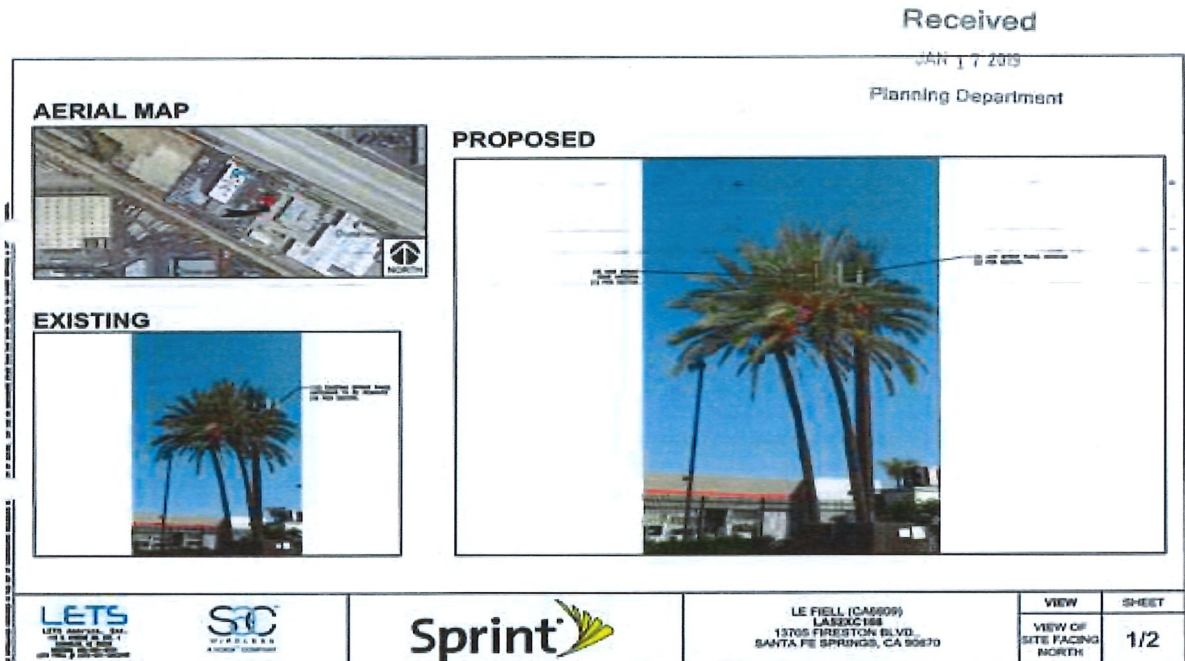
ZIP 90670
041111257783

FILE COPY

(NOTICE OF PUBLIC HEARING)

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

Attachment 3: Photo Simulations



Attachment 4: Site Photos



Attachment 5: Project Plans

PROJECT INFORMATION:

SITE INFORMATION

LAT: 33.889961°
LONG: -118.04164°
GROUND ELEV: 75.2' ASML
SITE TYPE: MONOPALM
COUNTY: LOS ANGELES
JURISDICTION: CITY OF SANTA FE SPRINGS
CONSTRUCTION TYPE: V-B
PARCEL #: 7005-014-052
ZONING: MANUFACTURING
OCCUPANCY GROUP: S-2

APPLICANT

SPRINT
6591 IRVINE CENTER DRIVE, SUITE 100
IRVINE, CA 92618

PROJECT MANAGER

RYAN TYSON
PROGRAM MANAGER II
DESK: 949-242-9568
MOBILE:949-433-9902
EMAIL: Ryan.Tyson@Sprint.com

A&E FIRM

FULLERTON ENGINEERING
1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, IL 60173
PHONE: 847-908-8400

TOWER OWNER

LE FIELL MANUFACTURING CO
13700 FIRESTONE BLVD
SANTA FE SPRINGS, CA 90670
MARGARET CHANG
(949) 689-9627

PROJECT DESCRIPTION

- REPLACEMENT OF ALL FRONDS.
- SHORTEN THE LENGTH OF THE PIPE MOUNTS SO THEY ARE ONLY BE AS LONG AS THE EQUIPMENT MOUNTED UPON THEM.
- HIDE EXPOSED CABLES BEHIND ANTENNAS.
- REPLACE WEATHERED SLATS AROUND EXISTING SHELTER.
- TWO (2) LIVE DATE PALMS NEED TO BE IRRIGATED
- REMOVE ALL OVERGROWN VEGETATION AROUND THE SITE.
- ALL ANTENNAS, TOWER-MOUNTED EQUIPMENT AND MOUNTING HARDWARE SHALL BE PAINTED TO MATCH THE PALM FRONDS.
- (12) PANEL ANTENNAS AND (3) RRH TO BE REMOVED
- EQUIPMENT RACKS, JUNCTION BOX, INNERDUCT, AND CABLES TO BE REMOVED

NEW EQUIPMENT TO BE INSTALLED

(3) MIMO ANTENNAS, (6) 800/1900 MHz ANTENNAS
(6) 800 MHz RRH W/TYPE 1 NOTCH FILTER
(3) 1900 MHz RRH W/ SOLAR SHIELD
(1) 19" RACK, (3) MIMO NSB CABLES

CONTRACTOR SHALL FURNISH ALL MATERIAL WITH THE EXCEPTION OF SPRINT SUPPLIED MATERIAL.
ALL MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR

PROJECT:
DO MACRO UPGRADE

SITE CASCADE ID:
LA52XC168/CA-LOS6226

SITE NAME:
LE FIELL (CA6609)

SITE ADDRESS:
13704 FIRESTONE BLVD
SANTA FE SPRINGS, CA 90670

SITE TYPE:
MONOPALM

PLANS PREPARED FOR:

Sprint

PROJECT MANAGER:

S&C™

WIRELESS

540 W MADISON, 9TH FLOOR
CHICAGO, IL 60661

PLANS PREPARED BY:

FULLERTON

ENGINEERING • DESIGN

1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
www.FullertonEngineering.com

ENGINEERING LICENSE & SEAL:

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

DRAWING NOTICE:

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:

DESCRIPTION	DATE	BY	REV
REV 1	2/22/19	MB	1
REV 0	7/10/18	MH	0
REV C	6/19/18	PD	C
REV B	3/2/18	JS	B
REV A	1/18/18	JS	A

SITE CASCADE:

LA52XC168/CA-LOS6226

SITE NAME:

LE FIELL (CA6609)

SITE ADDRESS:

13704 FIRESTONE BLVD
SANTA FE SPRINGS, CA 90670

PROJECT:

DO MACRO UPGRADE

SHEET DESCRIPTION:

COVER SHEET

DWG INFORMATION:

DRAWN BY: MB
CHECKED BY: ST

SHEET NUMBER:

T-1

PROJECT# 2017.0229. 0067

SHEET INDEX:

SHEET NUMBER	SHEET DESCRIPTION	REVISION	SHEET NUMBER	SHEET DESCRIPTION	REVISION
T-1	COVER SHEET	1	SP-1	SPRINT SPECIFICATIONS	1
C-1	SITE PLAN	1	SP-2	SPRINT SPECIFICATIONS	1
C-2	EQUIPMENT PLANS	1			
C-3	ELEV. & EQUIP. DETAILS	1			
C-4	EQUIPMENT DETAILS	1			
C-5	EQUIPMENT DETAILS	1			
C-6	RACK DETAILS	1			
E-1	ELECTRICAL DETAILS	1			
E-2	GROUNDING DETAILS	1			

CODE COMPLIANCE:

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.

2017 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26)
2017 COUNTY OF LOS ANGELES ELECTRICAL CODE (TITLE 27)
2017 COUNTY OF LOS ANGELES PLUMBING CODE (TITLE 28)
2017 COUNTY OF LOS ANGELES MECHANICAL CODE (TITLE 29)
2017 COUNTY OF LOS ANGELES RESIDENTIAL CODE (TITLE 30)
2017 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31)
2017 COUNTY OF LOS ANGELES EXISTING BUILDING CODE (TITLE 33)

811

Know what's below.
Call before you dig.

- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
- ADA ACCESS REQUIREMENTS ARE NOT REQUIRED.
- THIS FACILITY DOES NOT REQUIRE POTABLE WATER AND WILL NOT PRODUCE ANY SEWAGE

DRIVING DIRECTIONS:

SCAN QR CODE
FOR LINK TO SITE
LOCATION MAP

DRAWING SCALES ARE FOR 22"x34" SHEETS

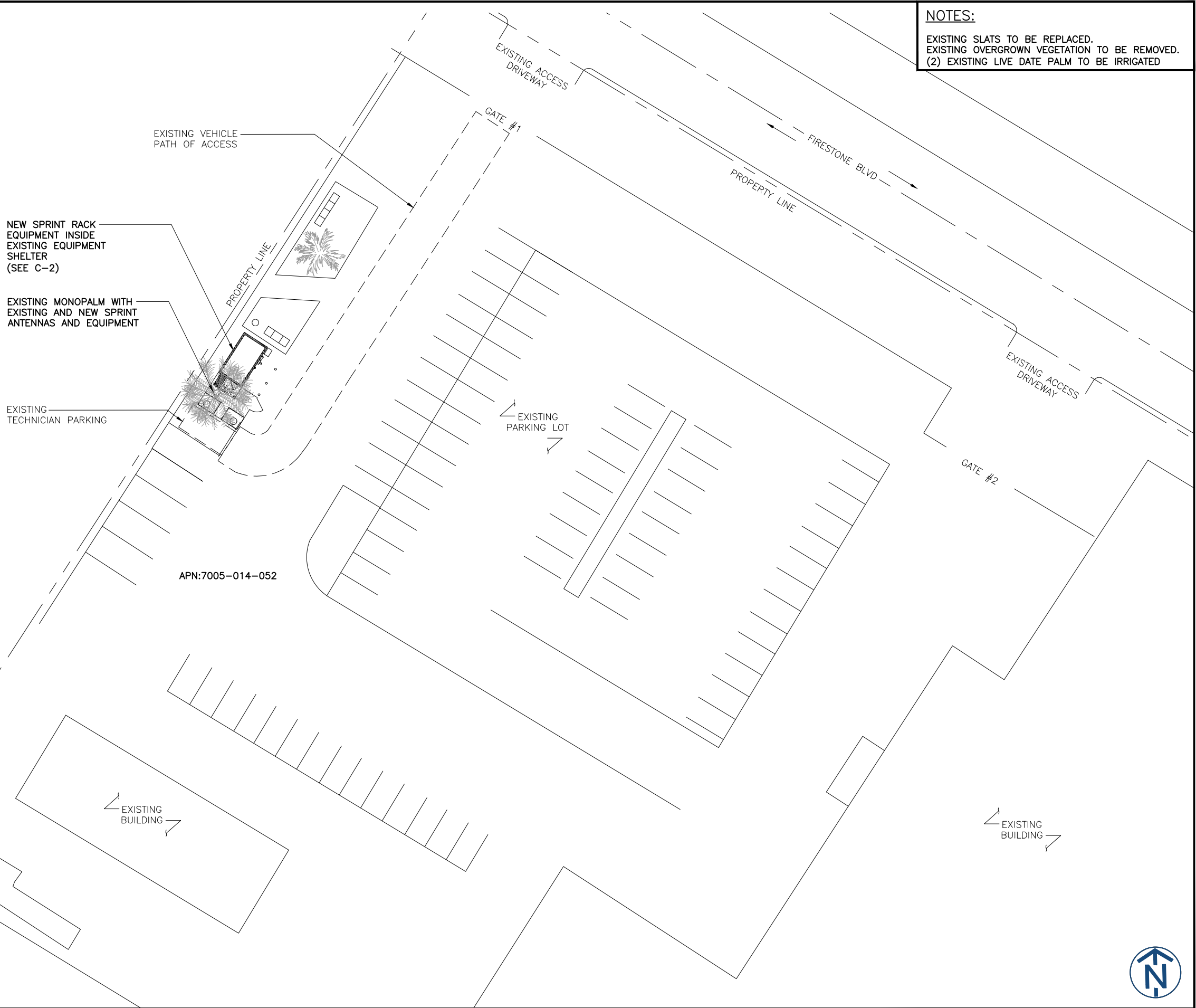
VICINITY MAP:

AERIAL MAP:

GENERAL ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
C	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CND	CONDUIT
DIA	DIAMETER
DWG	DRAWING
FT	FOOT(FEET)
EGB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ELEV	ELEVATION
EQUIP	EQUIPMENT
(E)	EXISTING
EXT	EXTERIOR
FND	FOUNDATION
F	FIBER
GA	GAUGE
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
LP	LIQUID PROPANE
MAX	MAXIMUM
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
MTS	MANUAL TRANSFER SWITCH
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OE/OT	OVERHEAD ELECTRIC/TELCO
PPC	POWER PROTECTION CABINET
PL	PROPERTY LINE
RGS	RIGID GALVANIZED STEEL
IN	INCH(ES)
INT	INTERIOR
LB(S), #	POUND(S)
SF	SQUARE FOOT
STL	STEEL
TYP	TYPICAL
UE/UT	UNDERGROUND ELECTRIC/TELCO
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
XFMR	TRANSFORMER

TELECOM ABBREVIATIONS	
BBS	BATTERY BACKUP STATION
BBU	BASE BAND UNIT
MMBS/MMBTS	MULTIMODE BASE STATION
MW	MICROWAVE
NV	NETWORK VISION
ODU	OUTDOOR UNIT
RBS	RADIO BASE STATION
RET	REMOTE ELECTRIC TILT
RRH/RRU	REMOTE RADIO HEAD
TMA	TOWER MOUNTED AMPLIFIER

SYMBOLS	
	REVISION
	WORK POINT
	UTILITY POLE
	BRICK
	COMPRESSED STONE
	CONCRETE
	EARTH
	GRAVEL
	CENTERLINE
	PROPERTY LINE
	LEASE LINE
	EASEMENT LINE
	FENCE
	CHAINLINK
	WOOD
	WROUGHT IRON
	ELECTRIC
	OVERHEAD
	UNDERGROUND
	FIBER
	OVERHEAD
	UNDERGROUND
	TELEPHONE
	OVERHEAD
	UNDERGROUND
	DCPOWER



NOTES:
EXISTING SLATS TO BE REPLACED.
EXISTING OVERGROWN VEGETATION TO BE REMOVED.
(2) EXISTING LIVE DATE PALM TO BE IRRIGATED

PLANS PREPARED FOR:



PROJECT MANAGER:



WIRELESS
540 W MADISON, 9TH FLOOR
CHICAGO, IL 60661

PLANS PREPARED BY:



1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
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REV 0	7/10/18	MH	0	
REV C	6/19/18	PD	C	
REV B	3/2/18	JS	B	
REV A	1/18/18	JS	A	

SITE CASCADE:

LA52XC168/CA-LOS6226

SITE NAME:

LE FIELL (CA6609)

SITE ADDRESS:

13704 FIRESTONE BLVD
SANTA FE SPRINGS, CA 90670

PROJECT:

DO MACRO
UPGRADE

SHEET DESCRIPTION:

SITE PLAN

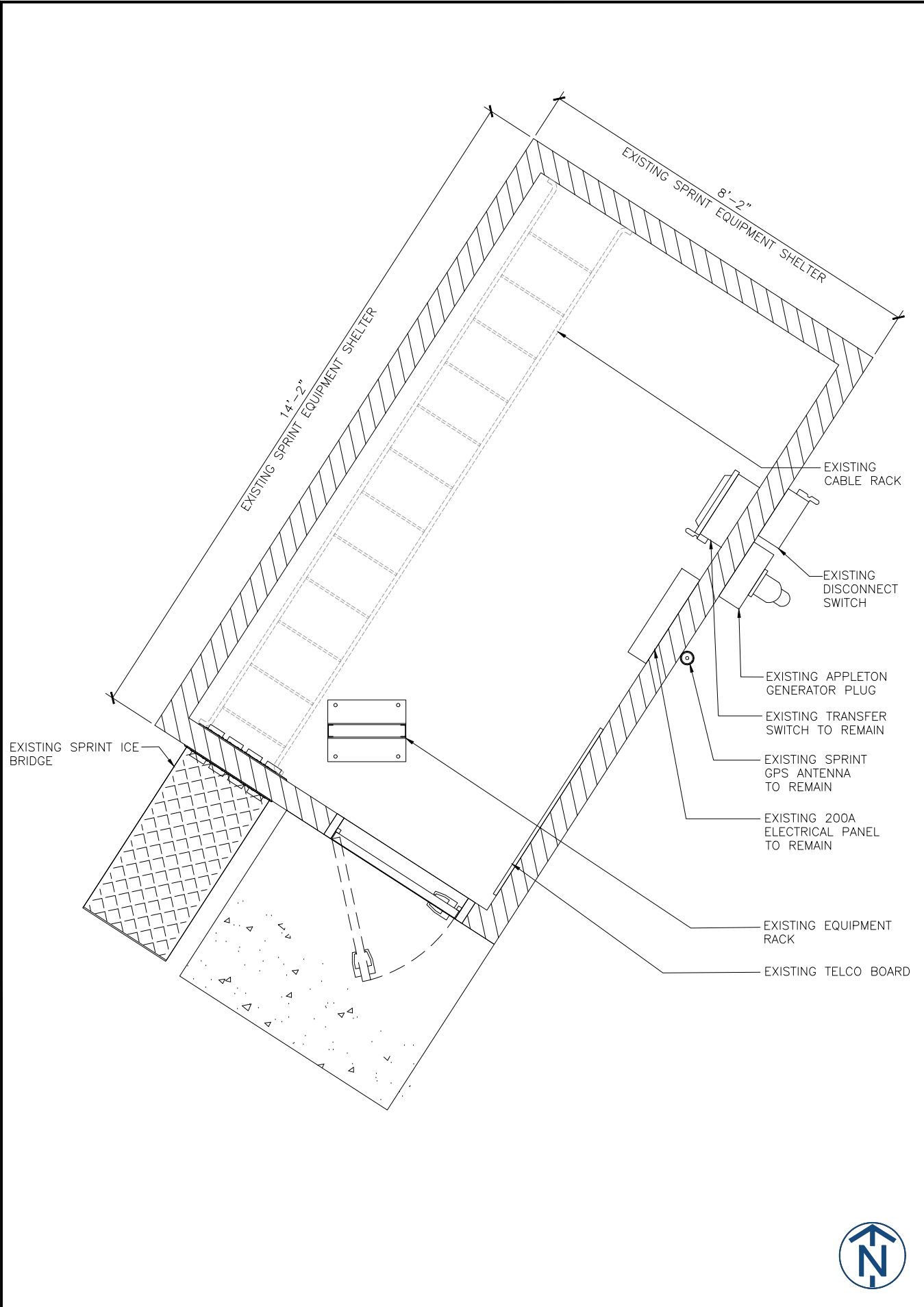
DWG INFORMATION:

DRAWN BY:	MB
CHECKED BY:	ST

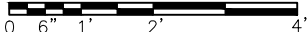
SHEET NUMBER:

C-1

PROJECT# 2017.0229.0067



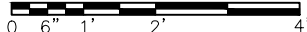
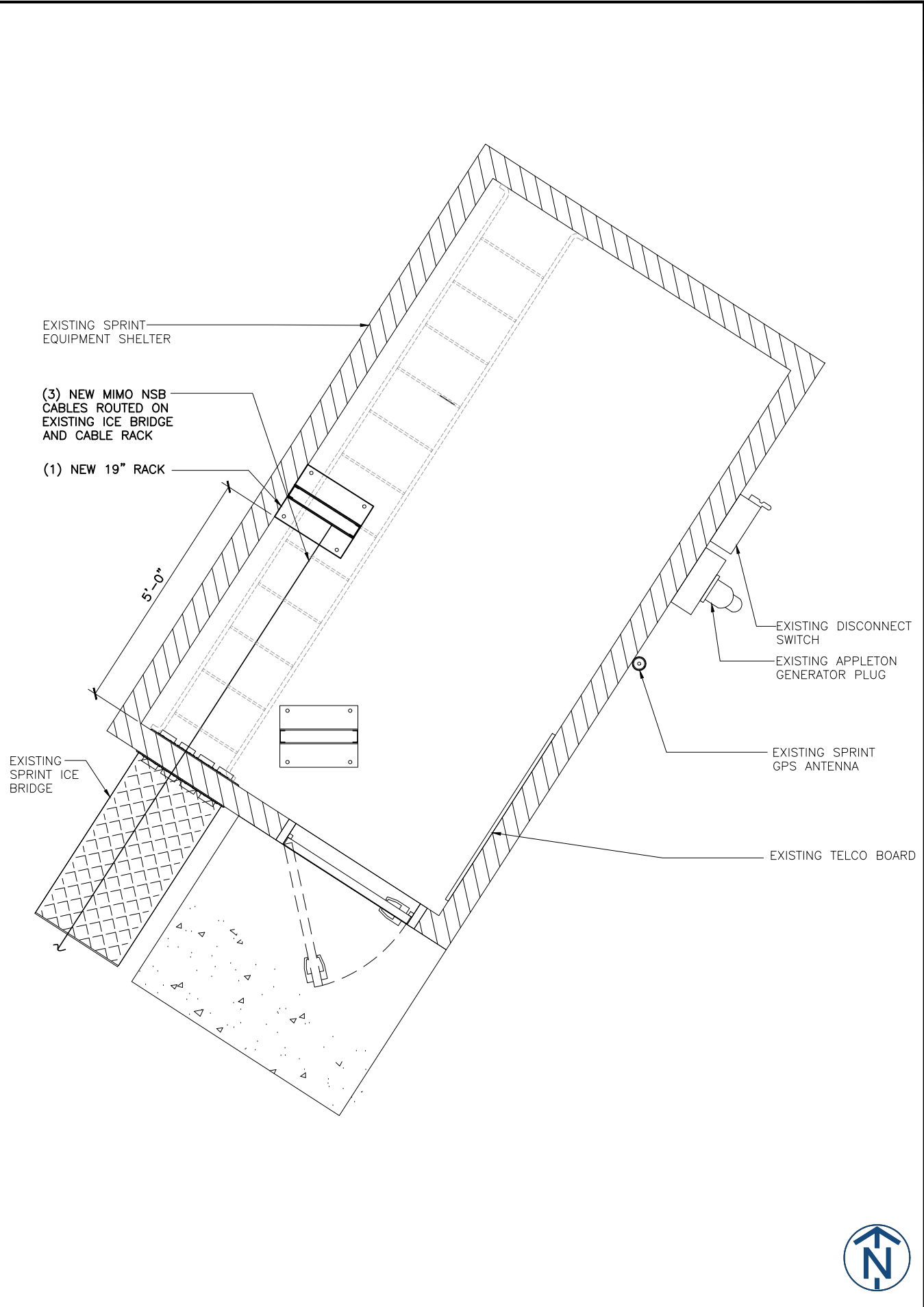
EXISTING EQUIPMENT PLAN



SCALE:
3/4" = 1'-0"

1

NEW EQUIPMENT PLAN



SCALE:
3/4" = 1'-0"

2

PLANS PREPARED FOR:



PROJECT MANAGER:



540 W MADISON, 9TH FLOOR
CHICAGO, IL 60661

PLANS PREPARED BY:



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REV B	3/2/18	JS	B
REV A	1/18/18	JS	A

SITE CASCADE:

LA52XC168/CA-LOS6226

SITE NAME:

LE FIELL (CA6609)

SITE ADDRESS:

13704 FIRESTONE BLVD
SANTA FE SPRINGS, CA 90670

PROJECT:

DO MACRO
UPGRADE

SHEET DESCRIPTION:

EQUIPMENT PLANS

DWG INFORMATION:

DRAWN BY: MB
CHECKED BY: ST

SHEET NUMBER:

C-2

PROJECT# 2017.0229. 0067

PAINT NOTES:

ALL NEW AND EXISTING ANTENNAS, EQUIPMENT, AND MOUNTING HARDWARE TO BE PAINTED TO MATCH THE COLORS AND/OR SIMULATE THE MATERIALS OF THE STRUCTURE ON WHICH THEY ARE MOUNTED, ADD ANTENNA CAMOUFLAGE SOCKS AS REQUIRED

NOTES:

1. EXISTING FRONDS TO BE REPLACED AS NEEDED. FRONDS SHALL EXTEND BETWEEN AND BEYOND THE ANTENNA FACES AND EQUIPMENT

2. EXISTING ANTENNA MOUNTING PIPES TO BE REPLACED, REUSED, OR RELOCATED AS REQUIRED.

3. ALL PIPE MOUNTS SHALL BE CUT TO THE LENGTH OF THE ANTENNA/EQUIPMENT MOUNTED UPON THEM

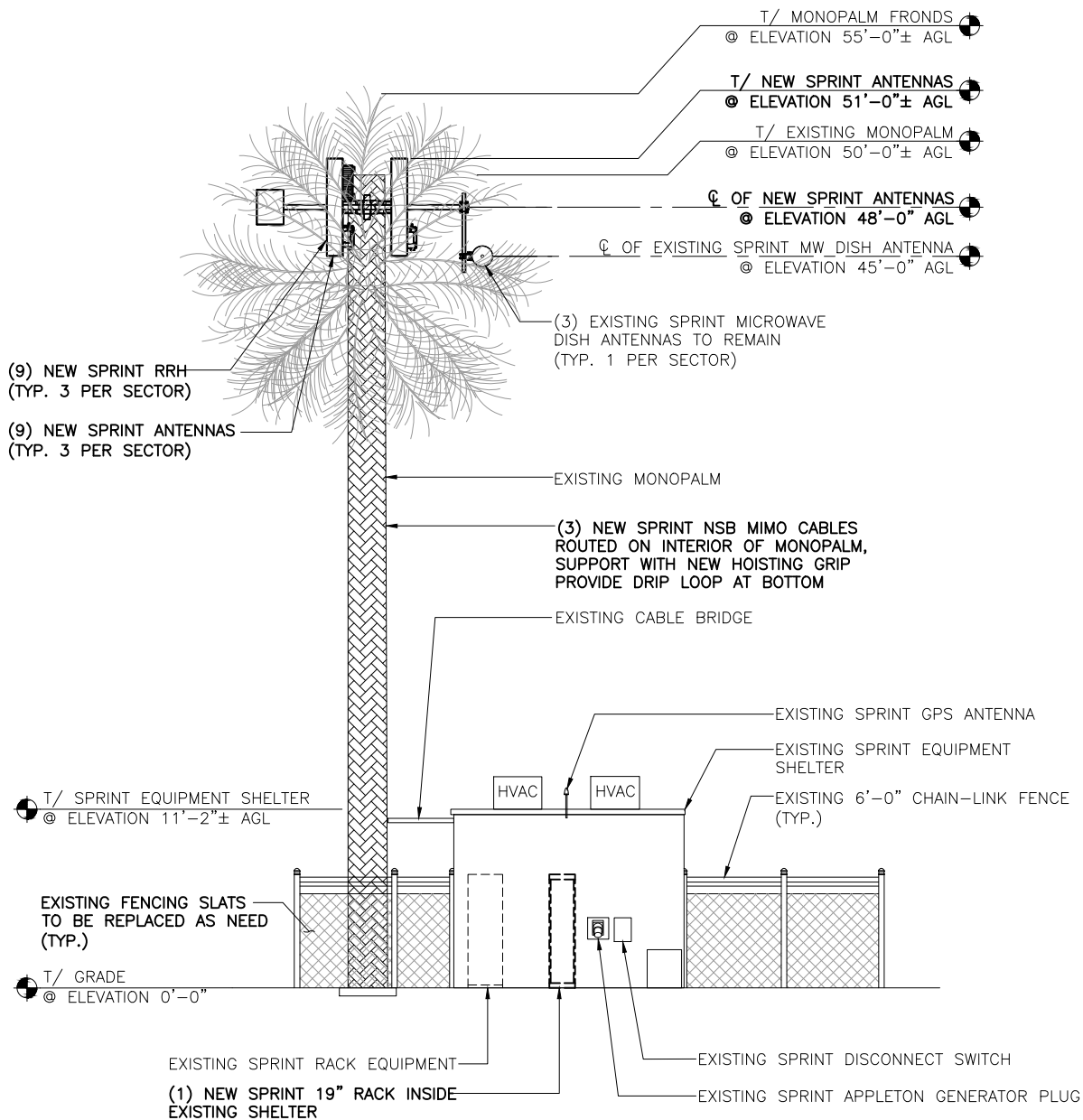
NOTES:

EXISTING FENCE PROVACY SLATS TO BE REPLACED.
EXISTING OVERGROWN VEGETATION TO BE REMOVED.
(2) EXISTING LIVE DATE PALM TREES TO BE IRRIGATED

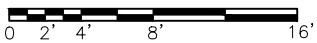
NOTES:

1. CALCULATIONS FOR THE STRUCTURE AND ANTENNA MOUNTS WERE PREPARED BY OTHERS AND THOSE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT

2. CABLES NOT SHOWN FOR CLARITY



SOUTHEAST ELEVATION



SCALE:
3/16" = 1'-0"

1

NEW ANTENNA AND EQUIPMENT LAYOUT

NOTES:

1. EXISTING ANTENNA MOUNTING PIPE TO BE REUSED, RELOCATED OR REPLACED AS REQUIRED

2. IF REQUIRED INSTALL NEW GALV. MOUNTING PIPE(S) 2.5 STD. (2-7/8" O.D.)

3. ALL PIPES MOUNTS SHALL BE CUT TO THE LENGTH OF THE ANTENNA/EQUIPMENT MOUNTED UPON THEM

4. REMOVE EXCESS PIPE MOUNT LENGTHS.

(3) NEW SPRINT MIMO ANTENNAS
(TYP. 1 PER SECTOR)

(6) NEW 800 MHz RRH
(TYP. 2 PER SECTOR)

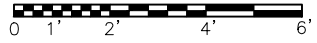
(3) NEW 1900 MHz RRH
(TYP. 1 PER SECTOR)

(6) NEW SPRINT 800/1900 MHz
ANTENNAS
(TYP. 2 PER SECTOR)

SECTOR 3
AZIMUTH 240°

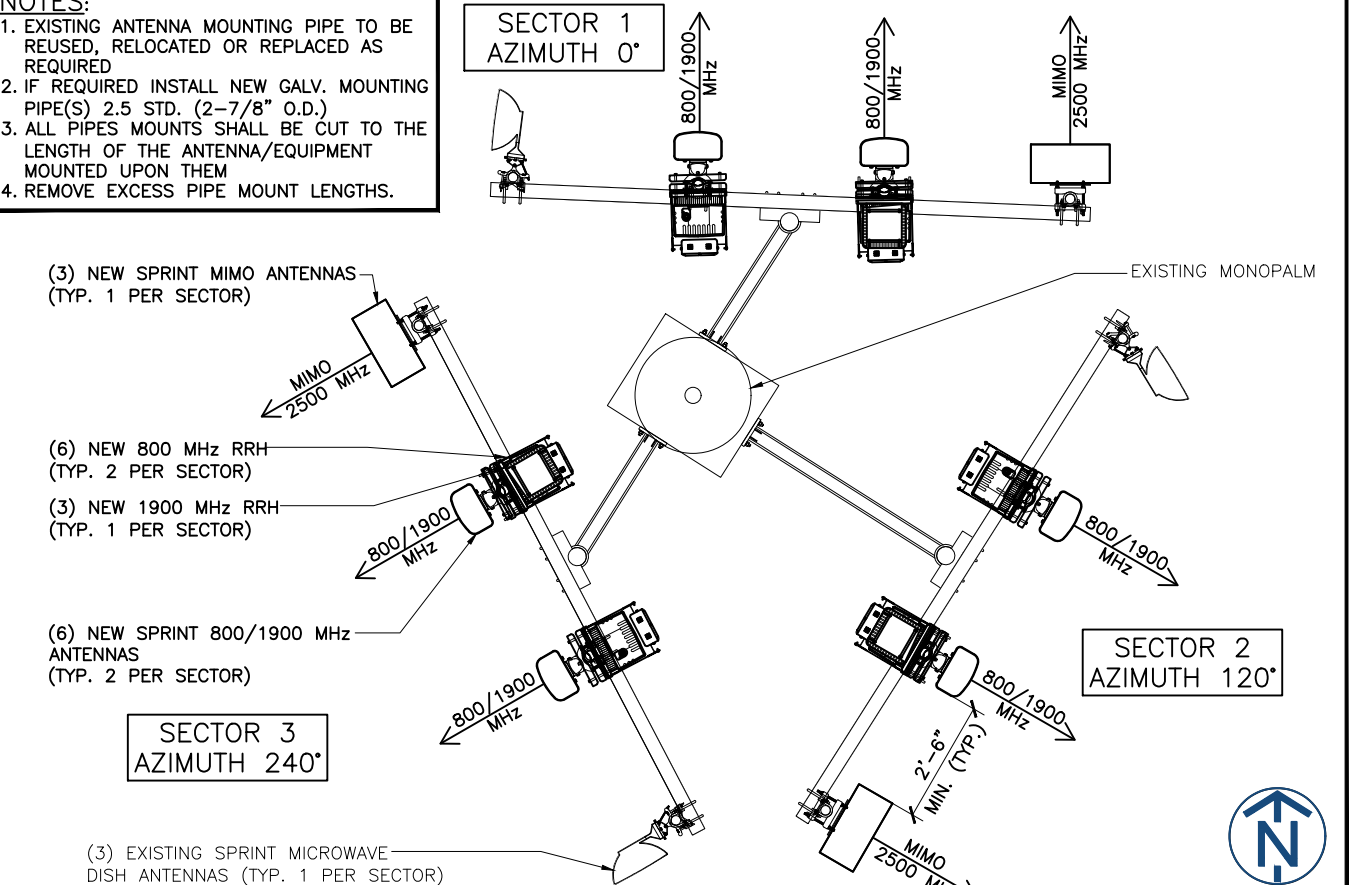
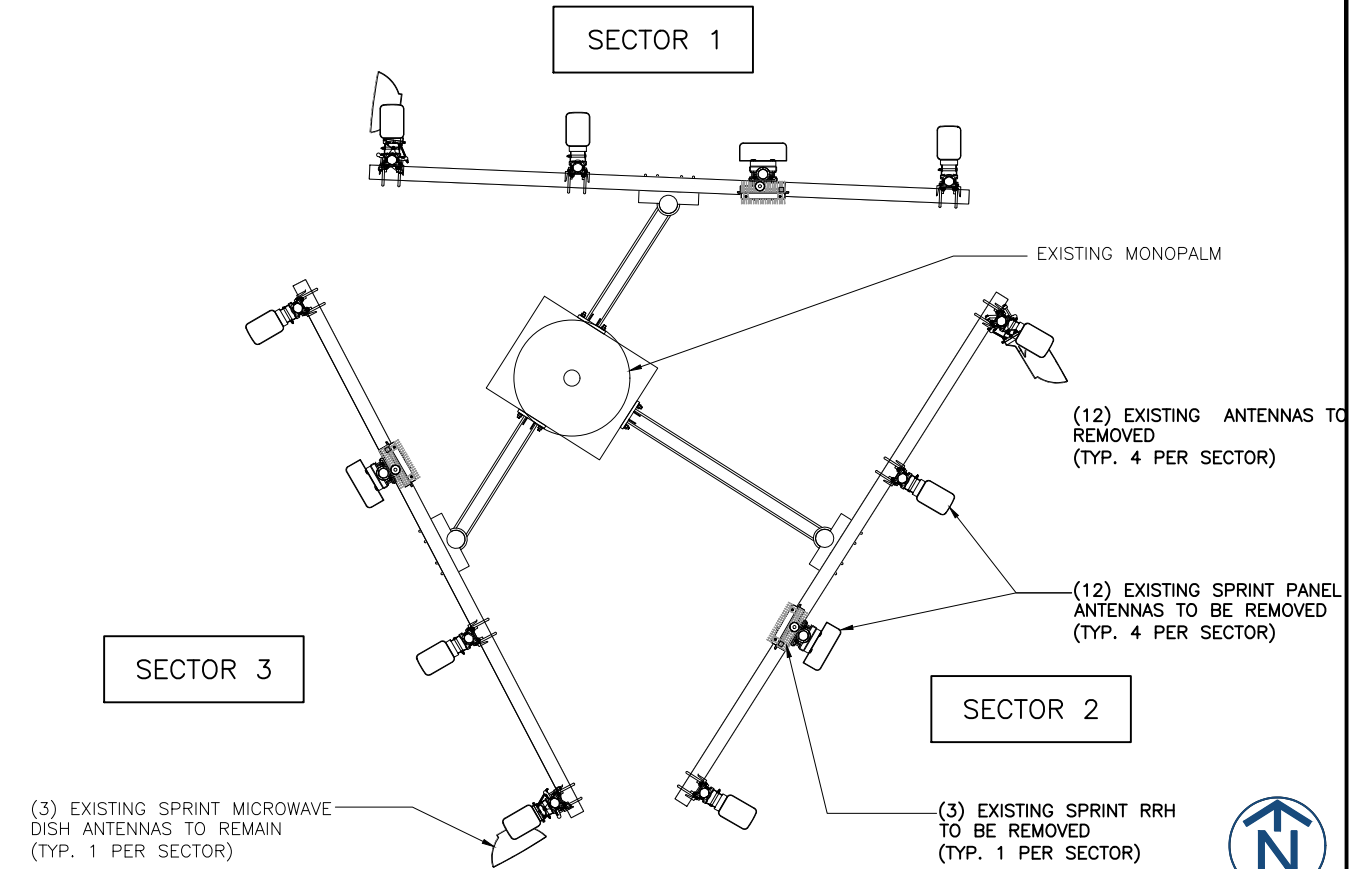
(3) EXISTING SPRINT MICROWAVE
DISH ANTENNAS (TYP. 1 PER SECTOR)

EXISTING ANTENNA AND EQUIPMENT LAYOUT



SCALE:
1/2" = 1'-0"

2



SCALE:
1/2" = 1'-0"

3

PLANS PREPARED FOR:

Sprint

PROJECT MANAGER:

SAC
WIRELESS

540 W MADISON, 9TH FLOOR
CHICAGO, IL 60661

PLANS PREPARED BY:

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REV A	1/18/18	JS	A	

SITE CASCADE:

LA52XC168/CA-LOS6226

SITE NAME:

LE FIELL (CA6609)

SITE ADDRESS:

13704 FIRESTONE BLVD
SANTA FE SPRINGS, CA 90670

PROJECT:

**DO MACRO
UPGRADE**

SHEET DESCRIPTION:

**ELEVATION AND
EQUIPMENT DETAILS**

DWG INFORMATION:

DRAWN BY: MB
CHECKED BY: ST

SHEET NUMBER:

C-3

PROJECT# 2017.0229.0067

SECTOR	NEW OR EXIST	ANTENNA MFR	ANTENNA MODEL NUMBER	ANTENNA DIM HxWxD (IN)	ANT QTY	AZIMUTH (DEG)	RAD CENTER (FT)	FREQ (MHZ)	RRH MFR	RRH MODEL	RRH DIM HxWxD (IN)	RRH QTY	CABLE TYPE	CABLE QTY	CABLE DIA (IN)	CABLE LENGTH + 10% (FT)
1	NEW	NOKIA	MIMO	25.63 x 19.72 x 9.65	1	0	60	N/A	N/A	N/A	N/A	N/A	HB114-13U4M24	1	1.250	75
	NEW	RFS	APXVSP18-C	72.0 x 11.8 x 7.0	1	0	60	800	ALU	RRH 2x50-800	15.7 x 13.0 x 9.8	1				
	NEW	RFS	APXVSP18-C	72.0 x 11.8 x 7.0	1	0	60	1900	ALU	RRH 4X45-1900	25.0 x 12.4 x 12.2	1				
2	NEW	NOKIA	MIMO	25.63 x 19.72 x 9.65	1	120	60	N/A	N/A	N/A	N/A	N/A	HB114-13U4M24	1	1.250	75
	NEW	RFS	APXVSP18-C	72.0 x 11.8 x 7.0	1	120	60	800	ALU	RRH 2x50-800	15.7 x 13.0 x 9.8	1				
	NEW	RFS	APXVSP18-C	72.0 x 11.8 x 7.0	1	120	60	1900	ALU	RRH 4X45-1900	25.0 x 12.4 x 12.2	1				
3	NEW	NOKIA	MIMO	25.63 x 19.72 x 9.65	1	240	60	N/A	N/A	N/A	N/A	N/A	HB114-13U4M24	1	1.250	75
	NEW	RFS	APXVSP18-C	72.0 x 11.8 x 7.0	1	240	60	800	ALU	RRH 2x50-800	15.7 x 13.0 x 9.8	2				
	NEW	RFS	APXVSP18-C	72.0 x 11.8 x 7.0	1	240	60	1900	ALU	RRH 4X45-1900	25.0 x 12.4 x 12.2	1				
								800	ALU	RRH 2x50-800	16.0 x 13.0 x 10.0	2				
1	EXISTING	MICROWAVE DISH		EXISTING	3	-	EXISTING	N/A	N/A	N/A	N/A	N/A	COAX	1	EXISTING	EXISTING

ANTENNA & EQUIPMENT SCHEDULE

SCALE: N.T.S.

1

TABLE 20-5 HYBRID CABLE ID COLOR CODE				
SECTOR	CABLE	FIRST RING	SECOND RING	THIRD RING
1 ALPHA	1	GREEN	NO TAPE	NO TAPE
1	2	BLUE	NO TAPE	NO TAPE
1	3	BROWN	NO TAPE	NO TAPE
1	4	WHITE	NO TAPE	NO TAPE
1	5	RED	NO TAPE	NO TAPE
1	6	GREY	NO TAPE	NO TAPE
1	7	PURPLE	NO TAPE	NO TAPE
1	8	ORANGE	NO TAPE	NO TAPE
2 BETA	1	GREEN	GREEN	NO TAPE
2	2	BLUE	BLUE	NO TAPE
2	3	BROWN	BROWN	NO TAPE
2	4	WHITE	WHITE	NO TAPE
2	5	RED	RED	NO TAPE
2	6	GREY	GREY	NO TAPE
2	7	PURPLE	PURPLE	NO TAPE
2	8	ORANGE	ORANGE	NO TAPE
3 GAMMA	1	GREEN	GREEN	GREEN
3	2	BLUE	BLUE	BLUE
3	3	BROWN	BROWN	BROWN
3	4	WHITE	WHITE	WHITE
3	5	RED	RED	RED
3	6	GREY	GREY	GREY
3	7	PURPLE	PURPLE	PURPLE
3	8	ORANGE	ORANGE	ORANGE

TABLE 20-6 HYBRID FREQUENCY COLOR CODE		
FREQUENCY	INDICATOR (1ST RING)	ID (SECOND RING)
800-1	YEL	GRN
800-1	YEL	ORG
1900-1	YEL	RED
1900-2	YEL	BRN
1900-3	YEL	BLU
2500-1	YEL	WHT
2500-2	YEL	PPL
2500-3	YEL	GREY

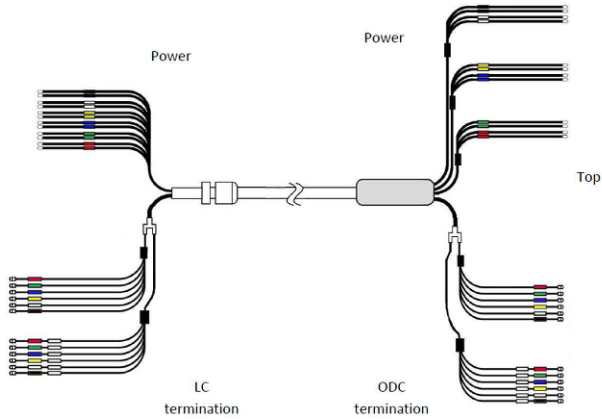
TABLE 20-7 HYBRID FIBER/DC COUNT CODE	
HYBRID	COLOR
1	GRN
2	BLU
3	BRN
4	WHT
5	RED
6	GREY
7	PPL
8	ORG

INFORMATION TAKEN FROM SPRINT'S TECHNICAL SPECIFICATIONS "ANTENNA TRANSMISSION LINE ACCEPTANCE STANDARDS, TS-0200, ISSUE 6, SEPTEMBER 2015, COPYRIGHT© 2015 SPRINT CORPORATION

NOTES:

- HYBRID CABLE WILL BE MARKED IN A SIMILAR MANNER AS COAX CABLE DESCRIBED IN NOTES 2-9. THE MAIN TRUNK OF THE HYBRID CABLE WILL NOT BE MARKED WITH THE FREQUENCY CODE AS THE HYBRID CABLE CAN CONTAIN ALL FREQUENCIES. THE MAIN TRUNK OF THE HYBRID CABLE WILL BE MARKED TO INDICATE THE SECTOR IT SERVES. THE INDIVIDUAL POWER PAIRS AND FIBER CABLE PAIRS WILL BE LABELED WITH DISTINCT COLOR BAND SECTIONS: THE CABLE ID BANDS (DETERMINED BY TERMINATING RADIO), THE FREQUENCY/RADIO ID BANDS (ALSO DETERMINED BY TERMINATING RADIO) AND FIBER/DC COUNT BANDS (SEE FIGURES 20-3, 20-4 AND 20-5). TO ACCOMMODATE THE INCREASED NUMBER OF COLOR BANDS, BAND WIDTH AND SPACING CAN BE PROPORTIONALLY REDUCED FROM THE STANDARDS DESCRIBED IN NOTE 2-9 AS SHOWN IN FIGURE 20-3.
- ALL CABLES SHALL BE MARKED AT THE TOP AND BOTTOM WITH COLORED TAPE, OR COLORED HEAT SHRINK TUBING
- COLORED TAPE (2, 1, 3/4 AND 1/2 IN) MAY BE OBTAINED FROM GRAYBAR ELECTRONIC. UV STABILIZED TAPE OR HEAT SHRINK ARE PREFERRED.
- THE FIRST COLOR BAND SHALL BE 2 IN FROM THE WEATHERPROOFING AT THE END OF THE CABLE, AND THERE SHALL BE 1 IN SPACES BETWEEN EACH COLOR BAND FOR FEEDERS AND 1/2 IN SPACES FOR JUMPERS.
- THE CABLE COLOR CODE SHALL BE APPLIED IN ACCORDANCE TO TABLE 20-5. (TABLE 20-5 ONLY SHOWS 3 SECTORS, BUT ADDITIONAL SECTORS ARE EASILY SUPPORTED BY ADDING THE APPROPRIATE NUMBER OF COLORED BANDS TO THE CABLE COLOR CODE.)
- AFTER THE CABLE COLOR CODE IS APPLIED, THE FREQUENCY BAND/RADIO COLOR CODE, TABLE 20-6, MUST BE APPLIED FOR THE SPECIFIC FREQUENCY BAND/RADIO IN USE ON A GIVEN LINE.
- A 2 IN GAP SHALL SEPARATE THE CABLE COLOR CODE FROM THE FREQUENCY COLOR CODE. THIS GAP SHALL BE 1 IN ON JUMPERS.
- THE 2" COLOR BANDS FOR THE FREQUENCY/RADIO CODE SHALL BE PLACED NEXT TO EACH OTHER WITH NO SPACES. THE COLOR BANDS SHALL BE 1 IN FOR JUMPERS.
- WRAP COLORED TAPE A MINIMUM OF 3 TIMES AROUND THE CABLE AND KEEP THE TAPE IN THE SAME AREA AS MUCH AS POSSIBLE. THIS WILL ALLOW REMOVAL OF TAPE THAT FADES OR DISCOLORS DUE TO WEATHER.

CABLE TYPE	HYBRIFLEX
SIZE	0'-1 1/4"
ARMOR TYPE	COPPER WRAP
F/O CABLE TYPE	MULTI-MODE
NUMBER OF F/O PAIRS	24
FIBER TERMINATION END 1	IP-LC
FIBER TERMINATION END 2	LC-D
NUMBER OF DC PAIRS	4



RFS - HB114-13U4M24
HYBRIFLEX RRH HYBRID FEEDER CABLING SOLUTION

HB114-13U4M24-60F	60' LENGHT
HB114-13U4M24-80F	80' LENGHT
HB114-13U4M24-100F	100' LENGHT
HB114-13U4M24-120F	120' LENGHT

COLOR CODING

SCALE: N.T.S.

2

CABLE DESCRIPTION TABLE

SCALE: N.T.S.

3

PLANS PREPARED FOR:



PROJECT MANAGER:



WIRELESS
540 W MADISON, 9TH FLOOR
CHICAGO, IL 60661

PLANS PREPARED BY:



1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
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LA52XC168/CA-LOS6226

SITE NAME:

LE FIELL (CA6609)

SITE ADDRESS:

13704 FIRESTONE BLVD
SANTA FE SPRINGS, CA 90670

PROJECT:

DO MACRO
UPGRADE

SHEET DESCRIPTION:

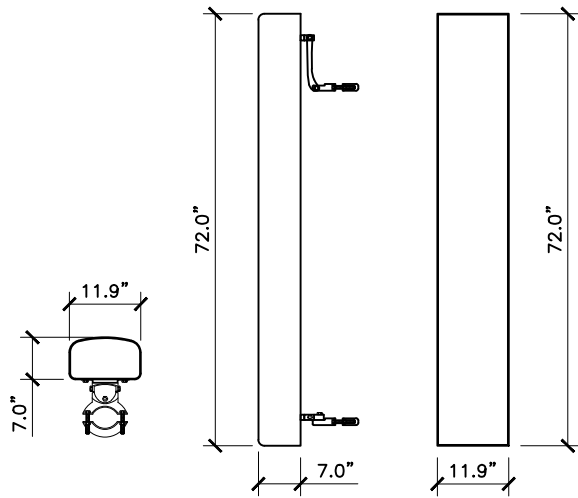
EQUIPMENT DETAILS

DWG INFORMATION:

DRAWN BY: MB
CHECKED BY: ST

SHEET NUMBER:

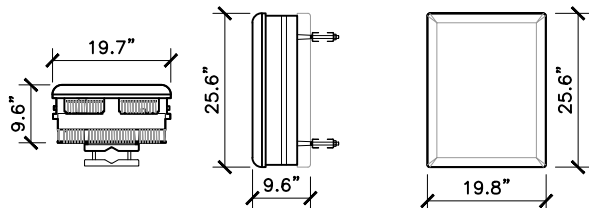
C-4



PLAN VIEW SIDE VIEW FRONT VIEW

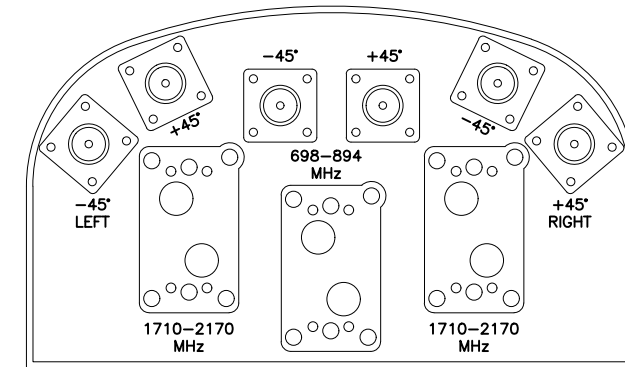
RFS APXVSPP18-C
TRIPLE BAND DUAL POLARIZED ANTENNA

FREQUENCY RANGE	806-869 MHz
	1850-1995 MHz
ANTENNA	57.0 lb
BRACKET	7.5 lb
TOTAL WEIGHT	64.5 lb

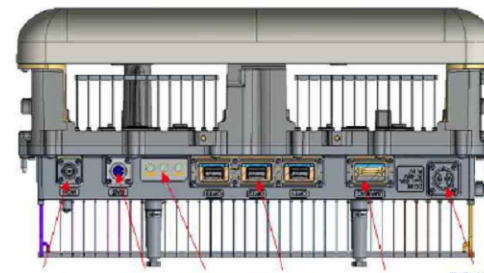


PLAN VIEW SIDE VIEW FRONT VIEW
NOKIA - MASSIVE MIMO ADAPTIVE
ANTENNA (MAA) - AAHC
2.5G MAA-AAHC (64T64R)

FREQUENCY RANGE	2496-2690 MHz
WIEGHT	104 Lbs



RFS - APXVSPP18-C



NOKIA - MASSIVE MIMO ADAPTIVE ANTENNA

PLANS PREPARED FOR:



PROJECT MANAGER:



WIRELESS
540 W MADISON, 9TH FLOOR
CHICAGO, IL 60661

PLANS PREPARED BY:



1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
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REV A	1/18/18	JS	A	

SITE CASCADE:

LA52XC168/CA-LOS6226

SITE NAME:

LE FIELL (CA6609)

SITE ADDRESS:

13704 FIRESTONE BLVD
SANTA FE SPRINGS, CA 90670

PROJECT:

DO MACRO
UPGRADE

SHEET DESCRIPTION:

EQUIPMENT DETAILS

DWG INFORMATION:

DRAWN BY:	MB
CHECKED BY:	ST

SHEET NUMBER:

C-5

PROJECT# 2017.0229.0067

ANTENNA DETAILS

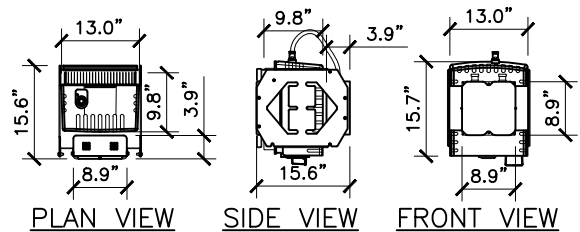
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1

PORT CONFIGURATIONS

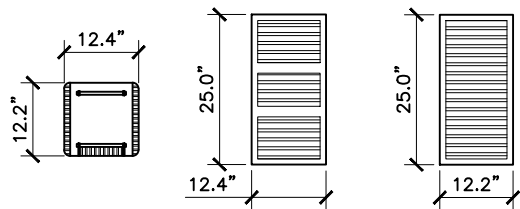
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2



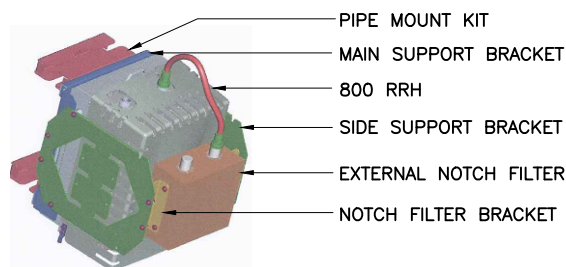
ALU - 800MHz RRH w/NOTCH FILTER

FREQUENCY RANGE	862.125-864.125 TX / 817-824 RX
UNIT WEIGHT	53 Lbs
NOTCH FILTER	11 Lbs
TOTAL WEIGHT	64 Lbs

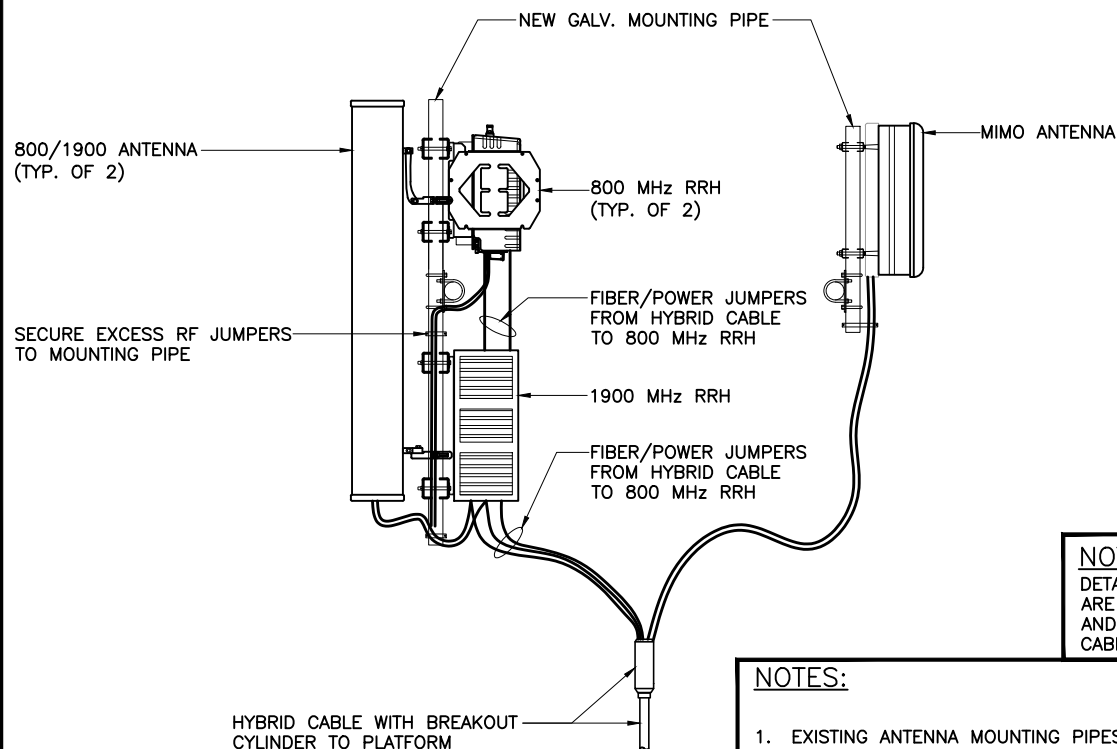


PLAN VIEW FRONT VIEW SIDE VIEW
ALCATEL-LUCENT 1900 4x45 65MHz
W/SOLAR SHIELD

DIMENSIONS (WxDxH)	12.4" x 12.2" x 25.0"
WEIGHT	60 lbs



ALU - 800 MOUNTING BRACKET



NOTE:
DETAILS FOR RRH(S) SHOWN
ARE GENERAL IN NATURE
AND DEPICT GENERAL
CABLING SCHEMATIC LAYOUT

NOTES:

- EXISTING ANTENNA MOUNTING PIPES TO BE REPLACED, REUSED, OR RELOCATED AS REQUIRED.
- ALL PIPE MOUNTS SHALL BE CUT TO THE LENGTH OF THE ANTENNA/EQUIPMENT MOUNTED UPON THEM

RRH DETAILS

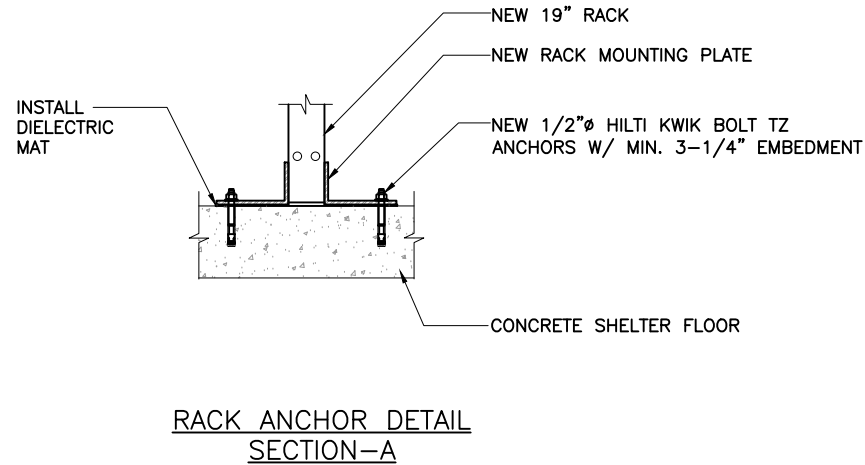
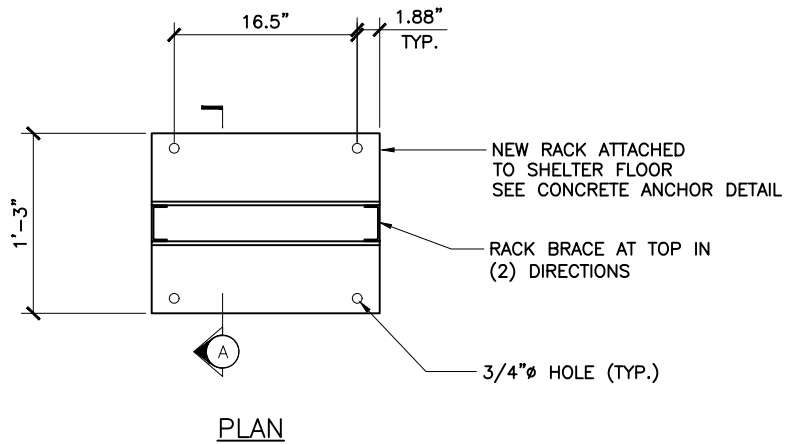
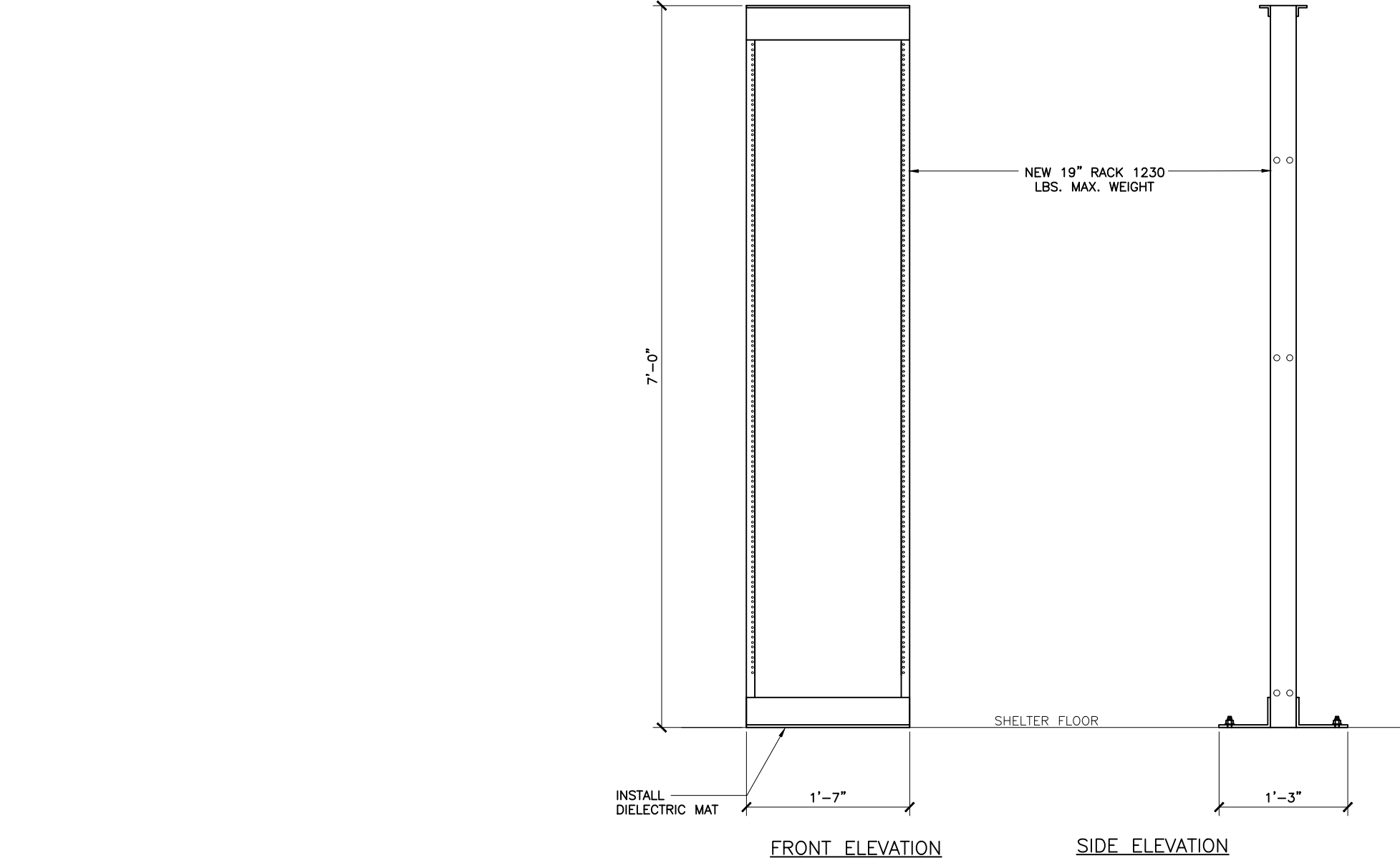
SCALE: N.T.S.

3

TYPICAL ANTENNA ELEVATION

SCALE: N.T.S.

4



PLANS PREPARED FOR:



PROJECT MANAGER:



540 W MADISON, 9TH FLOOR
CHICAGO, IL 60661

PLANS PREPARED BY:



1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
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REV A	1/18/18	JS	A

SITE CASCADE:

LA52XC168/CA-LOS6226

SITE NAME:

LE FIELL (CA6609)

SITE ADDRESS:

13704 FIRESTONE BLVD
SANTA FE SPRINGS, CA 90670

PROJECT:

DO MACRO
UPGRADE

SHEET DESCRIPTION:

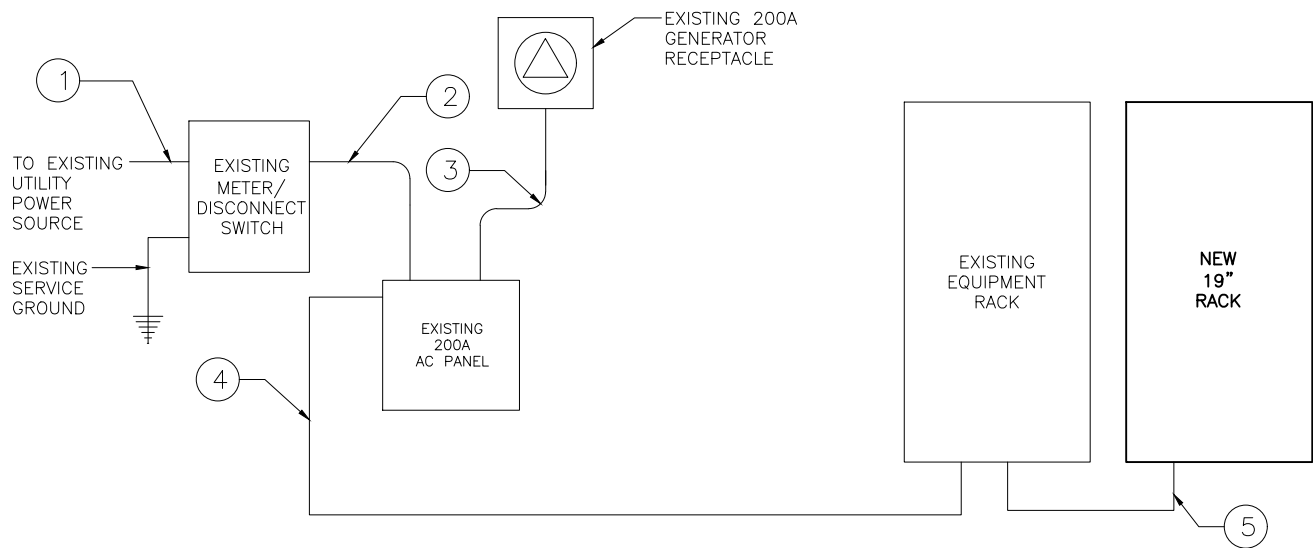
RACK DETAILS

DWG INFORMATION:

DRAWN BY: MB
CHECKED BY: ST

SHEET NUMBER:

C-6



CIRCUIT SCHEDULE			
NO	FROM	TO	CONFIGURATION
①	UTILITY SOURCE	METER/DISCONNECT	EXISTING
②	METER/DISCONNECT	TRANSFER & LOAD CENTER	EXISTING
③	TRANSFER SWITCH & LOAD CENTER	GENERATOR RECEPTACLE	EXISTING
④	TRANSFER & LOAD CENTER	EXISTING MMBTS CABINET	EXISTING
⑤	EXISTING RACK	NEW 19" RACK	(3) #10 AWG, (1) #10 GND IN 1" CONDUIT

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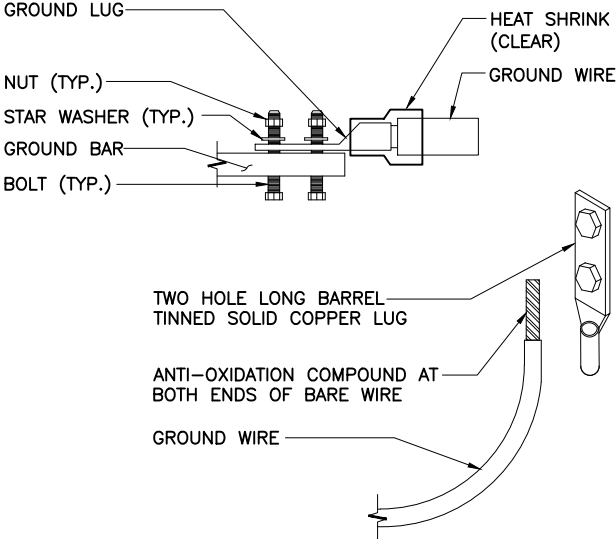
ELECTRICAL DETAILS

DWG INFORMATION:

DRAWN BY:	MB
CHECKED BY:	ST

SHEET NUMBER:

E-1



NOTES:

- 1. ALL HARDWARE SUCH AS BOLTS, NUTS, STAR WASHERS SHALL BE 18-8 STAINLESS STEEL.
- 2. APPLY ANTI-OXIDATION COMPOUND TO MATING SURFACE OF LUG AND BETWEEN DISSIMILAR METALS. WIPE CLEAN EXCESS COMPOUND.
- 3. ALL LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

LEGEND

COPPER GROUND BAR

INTERNAL GROUND BAR

EXOTHERMIC CONNECTION ●

MECHANICAL CONNECTION ▲

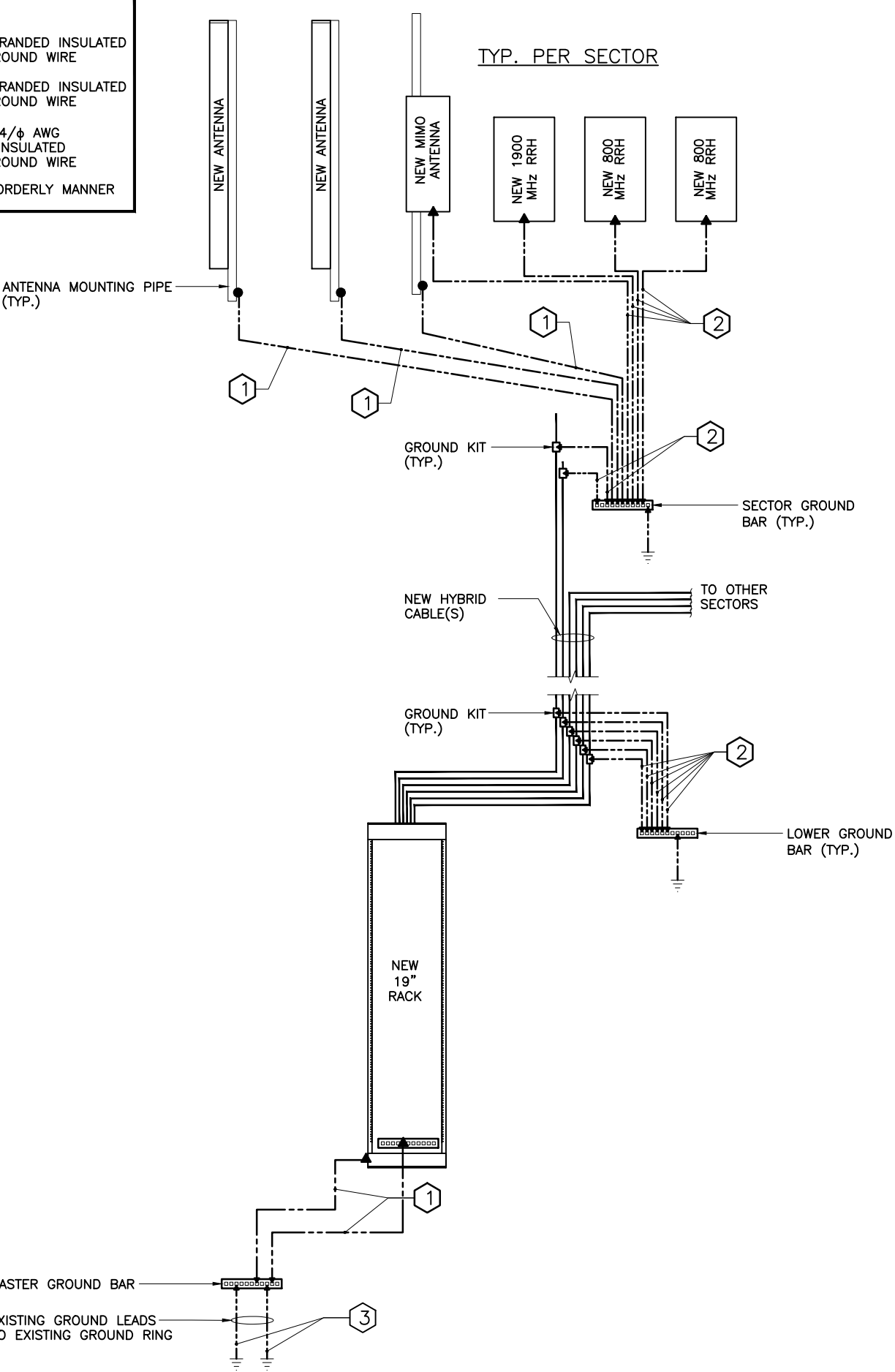
1 #2 AWG STRANDED INSULATED COPPER GROUND WIRE

2 #6 AWG STRANDED INSULATED COPPER GROUND WIRE

3 1-1/4" C #4/φ AWG STRANDED INSULATED COPPER GROUND WIRE

ALL GROUND WIRES SHALL BE INSTALLED IN A NEAT ORDERLY MANNER

NOTE:
GROUND WIRES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL INSTALL GROUND WIRES IN A NEAT ORGANIZED AND NON-OBSTRUCTIVE MANNER



PLANS PREPARED FOR:

Sprint

PROJECT MANAGER:

SAC
WIRELESS
540 W MADISON, 9TH FLOOR
CHICAGO, IL 60661

PLANS PREPARED BY:

FULLERTON
ENGINEERING • DESIGN
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www.FullertonEngineering.com

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REGISTERED PROFESSIONAL ENGINEER
JASON E. PALMER
E 20363
ELECTRICAL
STATE OF CALIFORNIA

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SITE NAME:

LE FIELL (CA6609)

SITE ADDRESS:

13704 FIRESTONE BLVD
SANTA FE SPRINGS, CA 90670

PROJECT:

DO MACRO UPGRADE

SHEET DESCRIPTION:

GROUNDING DETAILS

DWG INFORMATION:

DRAWN BY:	MB
CHECKED BY:	ST

SHEET NUMBER:

E-2

PROJECT# 2017.0229.0067

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SECTION 01 100 – SCOPE OF WORK

THE WORK:
SHALL COMPLY WITH APPLICABLE NATIONAL CODES AND STANDARDS, LATEST EDITION, AND PORTIONS THEREOF.

PRECEDENCE:
SHOULD CONFLICTS OCCUR BETWEEN THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES INCLUDING THE STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE CONSTRUCTION DRAWINGS, INFORMATION ON THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE.

SITE FAMILIARITY:
CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

ON-SITE SUPERVISION:
THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE:
THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS AT THE JOBSITE FROM MOBILIZATION THROUGH CONSTRUCTION COMPLETION.

- A. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- B. CONTRACTOR SHALL NOTIFY SPRINT CONSTRUCTION MANAGER OF ANY VARIATIONS PRIOR TO PROCEEDING WITH THE WORK.DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- C. MARK THE FIELD SET OF DRAWINGS IN RED, DOCUMENTING ANY CHANGES FROM THE CONSTRUCTION DOCUMENTS.

METHODS OF PROCEDURE (MOPS) FOR CONSTRUCTION:
CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN

- A. COAX COLOR CODING SWEEPS AND FIBER TESTING TS-0200 AND EL-0568
- B. CABLE LABELING EN-2012-00
- C. APPLICABLE INSTALLATION MOPS IDENTIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS
- D. SPRINT GROUNDING SPECIFICATION NE-312-201
- E. SPRINT INTEGRATED CONSTRUCTION STANDARDS VERSION 4.0

SECTION 01 200 – COMPANY FURNISHED MATERIAL AND EQUIPMENT

COMPANY FURNISHED MATERIAL AND EQUIPMENT IS IDENTIFIED ON THE RF DATA SHEET IN THE CONSTRUCTION DRAWINGS.

CONTRACTOR IS RESPONSIBLE FOR SPRINT PROVIDED MATERIAL AND EQUIPMENT TO ENSURE IT IS PROTECTED AND HANDLED PROPERLY THROUGHOUT THE CONSTRUCTION DURATION.

CONTRACTOR RESPONSIBLE FOR RECEIPT OF SPRINT FURNISHED EQUIPMENT AT CELL SITE OR CONTRACTORS LOCATION. CONTRACTOR TO COMPLETE SHIPPING AND RECEIPT DOCUMENTATION IN ACCORDANCE WITH COMPANY PRACTICE.

SECTION 01 300 – CELL SITE CONSTRUCTION

NOTICE TO PROCEED:
NO WORK SHALL COMMENCE PRIOR TO COMPANY’S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF WORK ORDER.

SITE CLEANLINESS:
CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE SITE ALL REMAINING RUBBISH, IMPLEMENTS, TEMPORARY FACILITIES, AND SURPLUS MATERIALS.

ALTERNATES:SECTION 01 400 – SUBMITTALS & TESTS

AT THE COMPANY’S REQUEST, ANY ALTERNATIVES TO THE MATERIALS OR METHODS SPECIFIED SHALL BE SUBMITTED TO SPRINTS CONSTRUCTION MANAGER FOR APPROVAL. SPRINT WILL REVIEW AND APPROVE ONLY THOSE REQUESTS MADE IN WRITING. NO VERBAL APPROVALS WILL BE CONSIDERED,

TESTS AND INSPECTIONS:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTS, INSPECTIONS AND PROJECT DOCUMENTATION.
- B. CONTRACTOR SHALL ACCOMPLISH TESTING INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - 1. COAX SWEEPS AND FIBER TESTS PER THE CURRENT VERSION OF SPRINT TS-0200 ANTENNA LINE ACCEPTANCE STANDARDS.
 - 2. AGL, AZIMUTH AND DOWNTILT PROVIDE AN AUTOMATED REPORT UPLOADED TO SITERRA USING A COMMERCIAL MADE-FOR THE PURPOSE ELECTRONIC ANTENNA ALIGNMENT TOOL (AAT). INSTALLED AZIMUTH, CENTERLINE AND DOWNTILT MUST CONFORM WITH RF CONFIGURATION DATA
 - 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIONS TO ANY WORK IDENTIFIED AS UNACCEPTABLE IN SITE INSPECTION ACTIVITIES AND/OR AS A RESULT OF TESTING.
 - 4. ALL TESTING REQUIRED BY APPLICABLE INSTALLATION MOPS.
- C. REQUIRED CLOSEOUT DOCUMENTATION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING;
 - 1. AZIMUTH, DOWNTILT, AGL FROM SUNSIGHT INSTRUMENTS – ANTENNALIGN ALIGNMENT TOOL (AAT)
 - 2. SWEEP AND FIBER TESTS
 - 3. SCALABLE BARCODE PHOTOGRAPHS OF TOWER TOP AND INACCESSIBLE SERIALIZED EQUIPMENT
 - 4. ALL AVAILABLE JURISDICTIONAL PERMIT AND OCCUPANCY INFORMATION
 - 5. PDF SCAN OF REDLINES PRODUCED IN FIELD
 - 6. A PDF SCAN OF REDLINE MARK-UPS SUITABLE FOR USE IN ELECTRONIC AS-BUILT DRAWING PRODUCTION
 - 7. LIEN WAIVERS
 - 8. FINAL PAYMENT APPLICATION
 - 9. REQUIRED FINAL CONSTRUCTION PHOTOS
 - 10. CONSTRUCTION AND COMMISSIONING CHECKLIST COMPLETE WITH NO DEFICIENT ITEMS
 - 11. APPLICABLE POST NTP TASKS INCLUDING DOCUMENT UPLOADS COMPLETED IN SITERRA (SPRINTS DOCUMENT REPOSITORY OF RECORD).
 - 12. CLOSEOUT PHOTOGRAPHS AND CLOSEOUT CHECKLIST: SPRINT WILL PROVIDE SEPARATE GUIDANCE

SECTION 11 700 – ANTENNA ASSEMBLY, REMOTE RADIO UNITS AND CABLE INSTALLATION SUMMARY:

THIS SECTION SPECIFIES INSTALLATION OF ANTENNAS, RRU’S, AND CABLE EQUIPMENT, INSTALLATION, AND TESTING OF COAXIAL FIBER CABLE.

ANTENNAS AND RRU’S:
THE NUMBER AND TYPE OF ANTENNAS AND RRU’S TO BE INSTALLED IS DETAILED ON THE CONSTRUCTION DRAWINGS.

HYBRID CABLE:
HYBRID CABLE WILL BE DC/FIBER AND FURNISHED FOR INSTALLATION AT EACH SITE. CABLE SHALL BE INSTALLED PER THE CONSTRUCTION DRAWINGS AND THE APPLICABLE MANUFACTURER’S REQUIREMENTS.

JUMPERS AND CONNECTORS:
FURNISH AND INSTALL 1/2” COAX JUMPER CABLES BETWEEN THE RRU’S AND ANTENNAS. JUMPERS SHALL BE TYPE LDF 4, FLC 12-50, CR 540, OR FXL 540. SUPER-FLEX CABLES ARE NOT ACCEPTABLE. JUMPERS BETWEEN THE RRU’S AND ANTENNAS OR TOWER TOP AMPLIFIERS SHALL CONSIST OF 1/2 INCH FOAM DIELECTRIC, OUTDOOR RATED COAXIAL CABLE, MIN LENGTH FOR JUMPER SHALL BE 10”-0”.

REMOTE ELECTRICAL TILT (RET) CABLES:

MISCELLANEOUS:
INSTALL SPLITTERS, COMBINERS, FILTERS PER RF DATA SHEET, FURNISHED BY SPRINT.

ANTENNA INSTALLATION:
THE CONTRACTOR SHALL ASSEMBLE ALL ANTENNAS ONSITE IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. ANTENNA HEIGHT, AZIMUTH, AND FEED ORIENTATION INFORMATION SHALL BE A DESIGNATED ON THE CONSTRUCTION DRAWINGS.

- A. THE CONTRACTOR SHALL POSITION THE ANTENNA ON TOWER PIPE MOUNTS SO THAT THE BOTTOM STRUT IS LEVEL. THE PIPE MOUNTS SHALL BE PLUMB TO WITHIN 1 DEGREE.
 - B. ANTENNA MOUNTING REQUIREMENTS: PROVIDE ANTENNA MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS.
- HYBRID CABLE INSTALLATION:**
- A. THE CONTRACTOR SHALL ROUTE, TEST, AND INSTALL ALL CABLES AS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDATIONS.
 - B. THE INSTALLED RADIUS OF THE CABLES SHALL NOT BE LESS THAN THE MANUFACTURER’S SPECIFICATIONS FOR BENDING RADII.
 - C. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE CABLES DURING HANDLING AND INSTALLATION.

- 1. FASTENING MAIN HYBRID CABLES: ALL CABLES SHALL BE INSTALLED INSIDE MONOPOLE WITH CABLE SUPPORT GRIPS AS REQUIRED BY THE MANUFACTURER.
- 2. FASTENING INDIVIDUAL FIBER AND DC CABLES ABOVE BREAKOUT ENCLOSURE (MEDUSA), WITHIN THE MMBS CABINET AND ANY INTERMEDIATE DISTRIBUTION BOXES:
 - a. FIBER: SUPPORT FIBER BUNDLES USING ½” VELCRO STRAPS OF THE REQUIRED LENGTH @ 18” OC. STRAPS SHALL BE UV, OIL AND WATER RESISTANT AND SUITABLE FOR INDUSTRIAL INSTALLATIONS AS MANUFACTURED BY TEXTOL OR APPROVED EQUAL.
 - b. DC: SUPPORT DC BUNDLES WITH ZIP TIES OF THE ADEQUATE LENGTH. ZIP TIES TO BE UV STABILIZED, BLACK NYLON, WITH TENSILE STRENGTH AT 12,000 PSI AS MANUFACTURED BY NELCO PRODUCTS OR EQUAL.
- 3. FASTENING JUMPERS: SECURE JUMPERS TO THE SIDE ARMS OR HEAD FRAMES USING STAINLESS STEEL TIE WRAPS OR STAINLESS STEEL BUTTERFLY CLIPS.
- 4. CABLE INSTALLATION:
 - a. INSPECT CABLE PRIOR TO USE FOR SHIPPING DAMAGE, NOTIFY THE CONSTRUCTION MANAGER.
 - b. CABLE ROUTING: CABLE INSTALLATION SHALL BE PLANNED TO ENSURE THAT THE LINES WILL BE PROPERLY ROUTED IN THE CABLE ENVELOP AS INDICATED ON THE DRAWINGS. AVOID TWISTING AND CROSSEOVERS.
 - c. HOIST CABLE USING PROPER HOISTING GRIPS. DO NOT EXCEED MANUFACTURES RECOMMENDED MAXIMUM BEND RADIUS.
- 5. GROUNDING OF TRANSMISSION LINES: ALL TRANSMISSION LINES SHALL BE GROUNDED AS INDICATED ON DRAWINGS.
- 6. HYBRID CABLE COLOR CODING: ALL COLOR CODING SHALL BE AS REQUIRED IN THE CURRENT VERSION OF SPRINT TS-0200.
- 7. HYBRID CABLE LABELING: INDIVIDUAL HYBRID AND DC BUNDLES SHALL BE LABELED ALPHA-NUMERICALLY ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE – EN 2012-001, REV 1

WEATHERPROOFING EXTERIOR CONNECTORS AND HYBRID CABLE GROUND KITS:

- A. ALL FIBER & COAX CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED.
- B. WEATHERPROOFED USING ONE OF THE FOLLOWING METHODS. ALL INSTALLATIONS MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDATIONS AND INDUSTRY BEST PRACTICES.
 - 1. COLD SHRINK: ENCOMPASS CONNECTOR IN COLD SHRINK TUBING AND PROVIDE A DOUBLE WRAP OF 2” ELECTRICAL TAPE EXTENDING 2” BEYOND TUBING. PROVIDE 3M COLD SHRINK CXS SERIES OR EQUAL.
 - 2. SELF-AMALGAMATING TAPE: CLEAN SURFACES. APPLY A DOUBLE WRAP OF SELF-AMALGAMATING TAPE 2” BEYOND CONNECTOR. APPLY A SECOND WRAP OF SELF-AMALGAMATING TAPE IN OPPOSITE DIRECTION. APPLY DOUBLE WRAP OF 2” WIDE ELECTRICAL TAPE EXTENDING 2” BEYOND THE SELF-AMALGAMATING TAPE.
 - 3. 3M SLIM LOCK CLOSURE 716: SUBSTITUTIONS WILL NOT BE ALLOWED.
 - 4. OPEN FLAME ON JOB SITE IS NOT ACCEPTABLE

PLANS PREPARED FOR:



PROJECT MANAGER:



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13704 FIRESTONE BLVD
SANTA FE SPRINGS, CA 90670

PROJECT:

DO MACRO
UPGRADE

SHEET DESCRIPTION:

SPRINT
SPECIFICATIONS

DWG INFORMATION:

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CHECKED BY:	ST

SHEET NUMBER:

SP-1

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SECTION 11 800 – INSTALLATION OF MULTIMODAL BASE STATIONS (MMBS) AND RELATED EQUIPMENT

SUMMARY:

- A. THIS SECTION SPECIFIES MMBS CABINETS, POWER CABINETS, AND INTERNAL EQUIPMENT INCLUDING BY NOT LIMITED TO RECTIFIERS, POWER DISTRIBUTION UNITS, BASE BAND UNITS, SURGE ARRESTORS, BATTERIES, AND SIMILAR EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFCI).
- B. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND PROVIDE ALL LABOR REQUIRED FOR INSTALLATION EQUIPMENT IN EXISTING CABINET OR NEW CABINET AS SHOWN ON DRAWINGS AND AS REQUIRE BY THE APPLICABLE INSTALLATION MOPS.
- C. COMPLY WITH MANUFACTURERS INSTALLATION AND START–UP REQUIREMENTS

DC CIRCUIT BREAKER LABELING

- A. NEW DC CIRCUIT IS REQUIRED IN MMBS CABINET SHALL BE CLEARLY IDENTIFIED AS TO RRU BEING SERVICED

SECTION 26 100 – BASIC ELECTRICAL REQUIREMENTS

SUMMARY:
THIS SECTION SPECIFIES BASIC ELECTRICAL REQUIREMENTS FOR SYSTEMS AND COMPONENTS.

QUALITY ASSURANCE:

- A. ALL EQUIPMENT FURNISHED UNDER DIVISION 26 SHALL CARRY UL LABELS AND LISTINGS WHERE SUCH LABELS AND LISTINGS ARE AVAILABLE IN THE INDUSTRY.
- B. MANUFACTURERS OF EQUIPMENT SHALL HAVE A MINIMUM OF THREE YEARS EXPERIENCE WITH THEIR EQUIPMENT INSTALLED AND OPERATING IN THE FIELD IN A USE SIMILAR TO THE PROPOSED USE FOR THIS PROJECT.
- C. MATERIALS AND EQUIPMENT: ALL MATERIALS AND EQUIPMENT SPECIFIED IN DIVISION 26 OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER AND SHALL BE NEW, OF THE BEST QUALITY AND DESIGN, AND FREE FROM DEFECTS

SUPPORTING DEVICES:

- A. ALL EQUIPMENT FURNISHED UNDER DIVISION 26 SHALL CARRY UL LABELS AND LISTINGS WHERE SUCH LABELS AND LISTINGS ARE AVAILABLE IN THE INDUSTRY.
- B. MANUFACTURERS OF EQUIPMENT SHALL HAVE A MINIMUM OF THREE YEARS EXPERIENCE WITH THEIR EQUIPMENT INSTALLED AND OPERATING IN THE FIELD IN A USE SIMILAR TO THE PROPOSED USE FOR THIS PROJECT.
- C. MATERIALS AND EQUIPMENT: ALL MATERIALS AND EQUIPMENT SPECIFIED IN DIVISION 26 OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER AND SHALL BE NEW, OF THE BEST QUALITY AND DESIGN, AND FREE FROM DEFECTS

SUPPORTING DEVICES:

- A. MANUFACTURED STRUCTURAL SUPPORT MATERIALS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:
 - 1. ALLIED TUBE AND CONDUIT
 - 2. B–LINE SYSTEM
 - 3. SUNISTRUT DIVERSIFIED PRODUCTS
 - 4. THOMAS & BETTS
- B. FASTENERS: TYPES, MATERIALS, AND CONSTRUCTION FEATURES AS FOLLOWS:
 - 1. EXPANSION ANCHORS: CARBON STEEL WEDGE OR SLEEVE TYPE.
 - 2. POWER–DRIVEN THREADED STUDS: HEAT–TREATED STEEL, DESIGNED SPECIFICALLY FOR THE INTENDED SERVICE.
 - 3. FASTEN BY MEANS OF WOOD SCREWS ON WOOD.
 - 4. TOGGLE BOLTS ON HOLLOW MASONRY UNITS.
 - 5. CONCRETE INSERTS OR EXPANSION BOLTS ON CONCRETE OR SOLID MASONRY.
 - 6. MACHINE SCREWS, WELDED THREADED STUDS, OR SPRING–TENSION CLAMPS ON STEEL.
 - 7. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE SHALL NOT BE PERMITTED.
 - 8. DO NOT WELD CONDUIT, PIPE STRAPS, OR ITEMS OTHER THAN THREADED STUDS TO STEEL STRUCTURES.
 - 9. IN PARTITIONS OF LIGHT STEEL CONSTRUCTION, USE SHEET METAL SCREWS.

SUPPORTING DEVICES:

- A. INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC.
- B. COORDINATE WITH THE BUILDING STRUCTURAL SYSTEM AND WITH OTHER TRADES.
- C. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, FASTEN ELECTRICAL ITEMS AND THEIR SUPPORTING HARDWARE SECURELY TO THE STRUCTURE IN ACCORDANCE WITH THE FOLLOWING:
- D. ENSURE THAT THE LOAD APPLIED BY ANY FASTENER DOES NOT EXCEED 25 PERCENT OF THE PROOF TEST LOAD.
- E. USE VIBRATION AND SHOCK–RESISTANT FASTENERS FOR ATTACHMENTS TO CONCRETE SLABS.

ELECTRICAL IDENTIFICATION:

- A. UPDATE AND PROVIDE TYPED CIRCUIT BREAKER SCHEDULES IN THE MOUNTING BRACKET, INSIDE DOORS OF AC PANEL BOARDS WITH ANY CHANGES MADE TO THE AC SYSTEM.
- B. BRANCH CIRCUITS FEEDING AVIATION OBSTRUCTION LIGHTING EQUIPMENT SHALL BE CLEARLY IDENTIFIED AS SUCH AT THE BRANCH CIRCUIT PANELBOARD.

SECTION 26 200 – ELECTRICAL MATERIALS AND EQUIPMENT

CONDUIT:

- A. RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL BE USED FOR EXTERIOR LOCATIONS ABOVE GROUND AND IN UNFINISHED INTERIOR LOCATIONS AND FOR ENCASED RUNS IN CONCRETE. RIGID CONDUIT AND FITTINGS SHALL BE STEEL, COATED WITH ZINC EXTERIOR AND INTERIOR BY THE HOT DIP GALVANIZING PROCESS. CONDUIT SHALL BE PRODUCED TO ANSI SPECIFICATIONS C80.1, FEDERAL SPECIFICATION WW–C–581 AND SHALL BE LISTED WITH THE UNDERWRITERS’ LABORATORIES. FITTINGS SHALL BE THREADED – SET SCREW OR COMPRESSION FITTINGS WILL NOT BE ACCEPTABLE. RGS CONDUITS SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND.
- B. UNDERGROUND CONDUIT IN CONCRETE SHALL BE POLYVINYLCHLORIDE (PVC) SUITABLE FOR DIRECT BURIAL AS APPLICABLE. JOINTS SHALL BE BELLED, AND FLUSH SOLVENT WELDED IN ACCORDANCE WITH MANUFACTURER’S INSTRUCTIONS. CONDUIT SHALL BE CARLON ELECTRICAL PRODUCTS OR APPROVED EQUAL.
- C. TRANSITIONS BETWEEN PVC AND RIGID (RGS) SHALL BE MADE WITH PVC COATED METALLIC LONG SWEEP RADIUS ELBOWS.
- D. EMT OR RIGID GALVANIZED STEEL CONDUIT MAY BE USED IN FINISHED SPACES CONCEALED IN WALLS AND CEILINGS. EMT SHALL BE MILD STEEL, ELECTRICALLY WELDED, ELECTRO–GALVANIZED OR HOT–DIPPED GALVANIZED AND PRODUCED TO ANSI SPECIFICATION C80.3, FEDERAL SPECIFICATION WW–C–563, AND SHALL BE UL LISTED. EMT SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND, OR APPROVED EQUAL. FITTINGS SHALL BE METALLIC COMPRESSION. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE.
- E. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED FOR FINAL CONNECTION TO EQUIPMENT. FITTINGS SHALL BE METALLIC GLAND TYPE COMPRESSION FITTINGS, MAINTAINING THE INTEGRITY OF CONDUIT SYSTEM. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE. MAXIMUM LENGTH OF FLEXIBLE CONDUIT SHALL NOT EXCEED 6–FEET. LFMC SHALL BE PROTECTED AND SUPPORTED AS REQUIRE BY NEC. MANUFACTURERS OF FLEXIBLE CONDUITS SHALL BE CAROL, ANACONDA METAL HOSE OR UNIVERSAL METAL HOSE, OR APPROVED EQUAL.
- F. MINIMUM SIZE CONDUIT SHALL BE 3/4 INCH (21MM).

HUBS AND BOXES:

- A. AT ENTRANCES TO CABINETS OR OTHER EQUIPMENT NOT HAVING INTEGRAL THREADED HUBS PROVIDE METALLIC THREADED HUBS OF THE SIZE AND CONFIGURATION REQUIRED. HUB SHALL INCLUDE LOCKNUT AND NEOPRENE O–RING SEAL. PROVIDE IMPACT RESISTANT 105 DEGREE C PLASTIC BUSHINGS TO PROTECT CABLE INSULATION.
- B. CABLE TERMINATION FITTINGS FOR CONDUIT
 - 1. CABLE TERMINATORS FOR RGS CONDUITS SHALL BE TYPE CRC BY O–Z/GEDNEY OR EQUAL BY ROX TEC.
 - 2. CABLE TERMINATORS FOR LFMC SHALL BE ETCO – CL2075; OR MADE FOR THE PURPOSE PRODUCTS BY ROXTEC.
- C. EXTERIOR PULL BOXES AND PULL BOXES IN INTERIOR INDUSTRIAL AREAS SHALL BE PLATED CAST ALLOY, HEAVY DUTY, WEATHERPROOF, DUST PROOF, WITH GASKET, PLATED IRON ALLOY COVER AND STAINLESS STEEL COVER SCREWS, CROUSE–HINDS WAB SERIES OR EQUAL.
- D. CONDUIT OUTLET BODIES SHALL BE PLATED CAST ALLOY WITH SIMILAR GASKETED COVERS. OUTLET BODIES SHALL BE OF THE CONFIGURATION AND SIZE SUITABLE FOR THE APPLICATION. PROVIDE CROUSE–HINDS FORM 8 OR EQUAL.
- E. MANUFACTURER FOR BOXES AND COVERS SHALL BE HOFFMAN, SQUARE ”D”, CROUSE–HINDS, COOPER, ADALET, APPLETON, O–Z GEDNEY, RACO, OR APPROVED EQUAL.

SUPPLEMENTAL GROUNDING SYSTEM

- A. FURNISH AND INSTALL A SUPPLEMENTAL GROUNDING SYSTEM TO THE EXTENT INDICATED ON THE DRAWINGS. SUPPORT SYSTEM WITH NON–MAGNETIC STAINLESS STEEL CLIPS WITH RUBBER GROMMETS. GROUNDING CONNECTORS SHALL BE TINNED COPPER WIRE, SIZES AS INDICATED ON THE DRAWINGS. PROVIDE STRANDED OR SOLID BARE OR INSULATED CONDUCTORS EXCEPTED AS OTHERWISE NOTED.
- B. SUPPLEMENTAL GROUNDING SYSTEM: ALL CONNECTIONS TO BE MADE WITH CAD WELDS, EXCEPT AT EQUIPMENT USE LUGS OR OTHER AVAILABLE GROUNDING MEANS AS REQUIRED BY MANUFACTURER; AT GROUND BARS USE TWO HOLE SPADES WITH NO OX.
- C. STOLEN GROUND–BARS: IN THE EVENT OF STOLEN GROUND BARS, CONTACT SPRINT CM FOR REPLACEMENT INSTRUCTION USING THREADED ROD KITS.

EXISTING STRUCTURE:

- A. EXISTING EXPOSED WIRING AND ALL EXPOSED OUTLETS, RECEPTACLES, SWITCHES, DEVICES, BOXES, AND OTHER EQUIPMENT THAT ARE NOT TO BE UTILIZED IN THE COMPLETED PROJECT SHALL BE REMOVED OR DE–ENERGIZED AND CAPPED IN THE WALL, CEILING, OR FLOOR SO THAT THEY ARE CONCEALED AND SAFE. WALL, CEILING, OR FLOOR SHALL BE PATCHED TO MATCH THE ADJACENT CONSTRUCTION.

CONDUIT AND CONDUCTOR INSTALLATION:

- A. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON–PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
- B. CONDUCTORS SHALL BE PULLED IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE.

PLANS PREPARED FOR:



PROJECT MANAGER:



WIRELESS

540 W MADISON, 9TH FLOOR
CHICAGO, IL 60661

PLANS PREPARED BY:



1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
www.FullertonEngineering.com

ENGINEERING LICENSE & SEAL:

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.



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REVISIONS:				
DESCRIPTION	DATE	BY	REV	
REV 1	2/22/19	MB	1	
REV 0	7/10/18	MH	0	
REV C	6/19/18	PD	C	
REV B	3/2/18	JS	B	
REV A	1/18/18	JS	A	

SITE CASCADE:

LA52XC168/CA-LOS6226

SITE NAME:

LE FIELL (CA6609)

SITE ADDRESS:

13704 FIRESTONE BLVD
SANTA FE SPRINGS, CA 90670

PROJECT:

DO MACRO
UPGRADE

SHEET DESCRIPTION:

SPRINT
SPECIFICATIONS

DWG INFORMATION:

DRAWN BY:	MB
CHECKED BY:	ST

SHEET NUMBER:

SP-2

**Attachment: 6: Resolution 122-2019
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 122-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 798**

WHEREAS, a request was filed for Conditional Use Permit Case No. 798 to allow a ten-year approval of an existing monopalm wireless telecommunications facility located at 13704 Firestone Boulevard in the M-2, FOZ Heavy Manufacturing- Freeway Overlay, Zone; and

WHEREAS, the subject property is located south of Firestone Boulevard with Accessor's Parcel Number of 7005-014-052, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Le Fiell, Margaret Chang, 13700 Firestone Boulevard, Santa Fe Springs; and

WHEREAS, the wireless telecommunications facility owner is Sprint PCS, 6591 Irvine Center Drive, Suite # 100, Irvine, CA 92602; and

WHEREAS, the proposed Conditional Use Permit Case No. 798 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 2, 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 1, 2019 to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission meeting on May 13, 2019 concerning Conditional Use Permit Case No. 798.

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 monopalm wireless telecommunications facility was constructed in 1999 and the Conditional Use Permit request is to approve 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 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 facility. The wireless telecommunications facility is designed as a palm tree, which helps blend the facility with the natural environment. Conditions of approval require that all fronds on the monopalm be replaced and that the facility be properly maintained. The equipment associated with the facility is located within an equipment shelter, which completely screens the cabinets from view. The faux palm tree design and location of equipment mitigate the visual impact. Therefore, the Planning Commission finds that the proposed use will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 122-2019 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. 798 to allow a ten-year approval of an existing monopalm wireless telecommunications facility located at 13704 Firestone Boulevard in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of May, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 798 CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

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

1. Sprint 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. Sprint 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. Sprint 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 Sprint 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. All palm fronds shall be replaced with new palm fronds. Palm fronds shall extend a minimum of five feet (5') above the highest point of the antennas and related equipment at all times.

7. All tower-mounted equipment shall be located completely within the length of the palm fronds. The palm fronds shall extend above, between, and below the antennas at all times. Frond tips shall be used to help achieve sufficient equipment coverage. Additional palm fronds and/or tips shall be installed if it is determined that the antennas and tower-mounted equipment are not sufficiently camouflaged.
8. The antennas, RRHs, junction boxes and all other tower-mounted equipment shall be painted to match the palm fronds.
9. The two (2) existing live date palm trees shall be removed and replaced with two (2) new live date palm trees. Replacement trees shall be a minimum 30" box size.
10. All overgrown vegetation within the lease area shall be removed.
11. Pipe mounts shall be shortened to match the length of the equipment mounted upon them.
12. Weathered fence slats shall be replaced.
13. 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.
14. 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. Under this condition, if the faux fronds and/or bark, among others, fade in color or deteriorate due to outdoor exposure, the applicant shall replace such components within 90 days of written notice by the Planning Director.
15. Insofar as is feasible, Sprint 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.
16. Upon any transfer or lease of the wireless telecommunications facility during the term of Conditional Use Permit Case No. 798, Sprint 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.
17. Sprint 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. Sprint 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 Sprint's and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.

18. If applicable, Sprint shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
19. 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.
20. 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.
21. 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.
22. Sprint 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. 798, 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.
23. Conditional Use Permit Case No. 798 shall be valid for a period of ten (10) years, until May 13, 2029. Approximately three (3) months before May 13, 2029, Sprint 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.
24. 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.



City of Santa Fe Springs

Planning Commission Meeting

May 13, 2019

NEW BUSINESS

Exemption – CEQA Guidelines §15061(b)(3) - Activities Covered by General Rule
General Plan Conformity - GPC 2019-01: Consideration of a finding that the sale of a single irregular-shaped parcel (APN: 8007-001-909) measuring approximately 1.26-acres, within the A-1, Light Agricultural, Zone, conforms to the City of Santa Fe Springs General Plan, pursuant to California Government Code Section 65402.

RECOMMENDATIONS

That the Planning Commission take the following actions:

- 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.

BACKGROUND

The subject property is a single irregular-shaped parcel measuring approximately 1.26-acres and is generally located at the southwest corner of Cedardale Drive and Telegraph Road. The property is zoned A-1, Light Agricultural with a General Plan Land Use Designation of Open Space. Existing on-site improvements consists of a concrete block restroom and perimeter fencing along the easterly perimeter.

In May 1991, the City purchased the property from the Rio Hondo Council of Camp Fire Girls, Inc. In September 1999, the City entered into an Agreement to lease an approximately .40-acre portion of the property to the Horizon Nursery, located immediately adjacent to the site on the Southern California Edison (SCE) property, to provide access to the nursery from Cedardale Drive. In April 2015, the City entered into an Agreement to lease the balance of the property to Horizon Nursery to allow them to expand their current operations. The current lease is for a term of five (5) years with an option to extend the term for an additional five (5) years, commencing on April 23, 2015.

The owners of the Horizon Nursery, Mr. and Mrs. Rosalez, are both long-time business owners and residents of Santa Fe Springs. Mr. and Mrs. Rosalez recently expressed an interest in acquiring the property from the City. Although they have no immediate plans for the property, other than continuing to use it for their nursery, they may eventually construct a single-family home on the property so they could be even closer to their business.

Report Submitted By: Cuong Nguyen, Senior Planner
Planning Department

Date of Report: May 9, 2019
ITEM NO. 9

An independent appraisal report was recently conducted to help establish the market value of the subject parcel. However, before the subject property may be sold, pursuant to Section 65402 of the California Government Code, the Planning Commission must first make a finding that the proposed sale of the subject 1.26-acre parcel conforms to the provisions of the City's General Plan.

§5.7.100: CALIFORNIA GOVERNMENT CODE SECTION 65402 REQUIREMENT.

Pursuant to the requirement of California Government Code Section 65402, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the Planning Commission as to its conformity with the City's adopted General Plan. The Planning Commission shall render its report as to conformity within forty (40) days after the matter is submitted to it, or such longer period of time as may be designated by the City Council.

General Plan Consistency Analysis

The property is zoned A-1, Light Agricultural, with a General Plan Land Use Designation of Open Space. *Pursuant to § 155.036(A) of the City's Zoning Regulations, a plant nursery is considered a principal permitted use in the A-1 Zone.* Selling the property will not change its current zoning of A-1, Light Agricultural nor change the existing General Plan land use designation of Open Space. Should the potential buyer decide to construct a single-family residence on the subject property, such use would also be consistent with the property's zoning and general plan designation.

Additionally, the sale of the property would also promote a number of specific General Plan Goals and Policies as described in Table I below:

Table I

General Plan Element	Policy	Project Consistency
Land Use	Goal 9, Policy 9.1(a): Consideration of providing an adequate tax base from property tax or sales tax income.	Because the property is government owned, there is currently no payment of property taxes related to the subject parcel. If the property is sold to a non-government party, the property will then be placed on the tax roll and the City will thereafter receive a portion of the annual property tax that is assessed.

	Goal 9, Policy 9.4: Encourage the grouping of adjoining small or odd-shaped parcels in order to create a more viable development.	The subject parcel is irregular-shaped, thus its development and use potential as a stand-alone parcel is limited. However, when combined with the adjacent SCE site, the site becomes a more viable option with sufficient area needed for a thriving nursery business to succeed.
	Goal 11, Policy 11.1: Assist and encourage all small businesses throughout the City.	Selling the subject parcel to the Horizon Nursery (a long-standing small business within the community), will help ensure ongoing use of the property as a nursery.
	Goal 16: Generally maintain a low-density character in the residential area of the City.	The property will remain as A-1, Light Agricultural. As such, the property must continue to be used for open or agricultural land. A living quarter and/or a single family dwelling is permitted, however, neither would change the density or character of the adjacent residential neighborhood.
Open Space	Goal 2: Protect and preserve the City's air quality.	The buyer intends to continue utilizing the property for their nursery business. The plants and trees associated with such business thus will help to preserve and improve the air quality in the general area

Based on the reasons enumerated above, Staff believes that City's sale of the parcel conforms to the stated provisions of the City's General Plan.

ENVIRONMENTAL DOCUMENT-NOTICE OF EXEMPTION

Pursuant to the California Environmental Quality Act (CEQA), Staff has determined that the sale of the subject 1.26-acre parcel constitutes a City administrative activity that can be seen with certainty that there is no possibility that the proposed action will have any significant adverse effect on the environment and is therefore considered to be exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3)-Activities Covered by General Rule. A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062-Notice of Exemption. If the Planning Commission agrees and the project is approved, the Notice of Exemption will be filed with the county clerk of Los Angeles County within 5 days from the date the Planning Commission approves the proposed project.

FISCAL IMPACT

Proceeds of the sale of the single parcel will be deposited into the City's General Funds.

INFRASTRUCTURE IMPACT

There will be no infrastructure impacts.



Wayne M. Morrell
Director of Planning

Attachment

1. Location Aerial
2. Resolution No. 123-2019

Location Aerial



CITY OF SANTA FE SPRINGS

AERIAL PHOTOGRAPH



ASSESSORS PARCEL NUMBER

8007-001-909

PROJECT

General Plan Conformity (GPC 2019-01)

APPLICANT

Horizon Nursery



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 123-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS FINDING THAT THE
SALE OF A SINGLE IRREGULAR-SHAPED PARCEL (APN:
8007-001-909) MEASURING 1.26-ACRES CONFORMS TO
THE CITY OF SANTA FE SPRINGS GENERAL PLAN
PURSUANT TO CALIFORNIA GOVERNMENT CODE
SECTION §65402**

WHEREAS, the subject property is a single irregular-shaped parcel measuring approximately 1.26-acres and is generally located at the southwest corner of Cedardale Drive and Telegraph Road, in the City of Santa Fe Springs, California. The property is zoned A-1, Light Agricultural with a General Plan Land Use Designation of Open Space; and

WHEREAS, the subject parcel (APN: 8007-001-909) of 1.26-acres, is commonly referred to as the Camp Fire Girls parcel, because it was previously owned by the Rio Hondo Council of Camp Fire Girls, Inc.; and

WHEREAS, existing on-site improvements consists of a concrete block restroom and perimeter fencing along the easterly perimeter; and

WHEREAS, the property is currently leased to the Horizon Nursey for their nursery operations and also access along Cedardale Drive; and

WHEREAS, the current lease is for a term of five (5) years with an option to extend the term for an additional five (5) years, commencing on April 23, 2015; and

WHEREAS, the owners of the Horizon Nursery, Mr. and Mrs. Rosalez, are interested in acquiring the property from the City for the estimated market value and continue to use it for their nursery business; and

WHEREAS, pursuant to Section 65402 of the Government Code, before the property may be sold, the Planning Commission must first make a finding that the proposed sale of the subject 1.26-acre parcel conforms to the provisions of the City's General Plan ; and

WHEREAS, the City of Santa Fe Springs Planning Commission, at their meeting on May 13, 2019, considered information provided by City staff and public testimony, regarding the proposed sale and reasons it conforms to the City's General Plan (GPC 2019-01); and

WHEREAS, this Resolution, and its findings, are made based upon the evidence presented to the Planning Commission at its May 13, 2019, meeting including, without limitation, the staff report; and

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The sale of the 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*, in that the action constitutes a City administrative activity that will not result in significant changes to the environments; and

SECTION II. GENERAL PLAN CONSISTENCY ANALYSIS

The property is zoned A-1, Light Agricultural, with a General Plan Land Use Designation of Open Space. *Pursuant to § 155.036(A) of the City's Zoning Regulations, a plant nursery is considered a principal permitted use in the A-1 Zone.* Selling the property will not change its current zoning of A-1, Light Agricultural nor change the existing General Plan land use designation of Open Space. Should the potential buyer decide to construct a single-family residence on the subject property, such use would also be consistent with the property's zoning and general plan designation.

Additionally, the sale of the property would also promote a number of specific General Plan Goals and Policies as described in *Table I* below.

Table I

General Plan Element	Policy	Project Consistency
Land Use	Goal 9, Policy 9.1(a): Consideration of providing an adequate tax base from property tax or sales tax income.	Because the property is government owned, there is currently no payment of property taxes related to the subject parcel. If the property is sold to a non-government party, the property will then be placed on the tax roll and the City will thereafter receive a portion of the annual property tax that is assessed.
	Goal 9, Policy 9.4: Encourage the grouping of adjoining small or odd-shaped parcels in order to create a more viable development.	The subject parcel is irregular-shaped, thus its development and use potential as a stand-alone parcel is limited. However, when combined with the adjacent SCE site, the site becomes a more viable option with sufficient area needed for a thriving nursery business to succeed.

	Goal 11, Policy 11.1: Assist and encourage all small businesses throughout the City.	Selling the subject parcel to the Horizon Nursery (a long-standing small business within the community), will help ensure ongoing use of the property as a nursery.
	Goal 16: Generally maintain a low-density character in the residential area of the City.	The property will remain as A-1, Light Agricultural. As such, the property must continue to be used for open or agricultural land. A living quarter and/or a single family dwelling is permitted, however, neither would change the density or character of the adjacent residential neighborhood.
Open Space	Goal 2: Protect and preserve the City's air quality.	The buyer intends to continue utilizing the property for their nursery business. The plants and trees associated with such business thus will help to preserve and improve the air quality in the general area

SECTION III. *Approval.* Based on the foregoing, the Planning Commission finds that the sale of the subject 1.26-acre single irregular-shaped parcel, conforms to the City of Santa Fe Spring's General Plan.

SECTION IV. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Resolution for any reason is held to be invalid or unconstitutional by the decision of, any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission hereby declares that it would have adopted this Resolution, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION V. *Reliance On Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION VI. *Limitations.* The Planning Commissions' analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commissions' lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions.

SECTION VII. The Commission Secretary shall certify to the adoption of this Resolution.

ADOPTED and APPROVED this 13th day of May 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

ATTEST:

Ralph Aranda, Chairperson

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Planning Commission Meeting

May 13, 2019

CONSENT ITEM

Conditional Use Permit Case No. 611-4

A compliance review to allow the continued operation and maintenance of a church facility within an approximately 1,824 sq. ft. tenant space located at 14515 Valley View Avenue, Unit D (APN: 8069-006-042), in the C-4-PD, Community Commercial-Planned Development Overlay zone, and within the Valley View Commerce Center (Shekinah Mission Church)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- 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.

BACKGROUND

In accordance with Section 155.153(Z) of the City's Zoning Regulations, church uses are required to obtain a Conditional Use Permit prior to commencement of such activities.

On January 27, 2003, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 611 to allow the operation and maintenance of a church use on the subject property. The applicant has been granted three compliance reviews since the original approval.

STAFF CONSIDERATIONS

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

Planning Department:

- Obtain a sign permit for the existing wall sign

Staff recently verified that the applicant has completed the aforementioned items. Staff, therefore, finds that if the operation and maintenance of the church use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 611-4 be subject to a compliance review in ten (10) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Claudia Jimenez 562.868-0511 x7356)

1. That all vehicles associated with the church use be parked on the subject site; off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. **(Ongoing)**
2. That congregational or public assembly meeting activities shall be limited to Wednesdays and Fridays from 7:45 p.m. to 9:00 p.m. and Sunday mornings from 8:00 a.m. to 12:30 p.m.; Bible Speed Reading activities shall be limited to Monday through Wednesday and Saturdays from 4:00 p.m. to 6:00 p.m. Any deviation from or proposed addition to these hours shall be subject to the prior written approval of the Director of Planning and Development. **(Ongoing)**
3. That all church activities shall be conducted within the subject unit at all times. **(Ongoing)**
4. That all other requirements of the City's Zoning Ordinance, Property Maintenance Ordinance, and all other applicable Federal, State and local regulations shall be complied with. **(Ongoing)**
5. That any changes to the approved floor plan and any other improvements to the church facility shall be subject to the prior written approval of the Director of Planning and Development. **(Ongoing)**
6. That portable signs are prohibited; any future signage for the church use shall comply with Section 155.515 of the City Code of Ordinance and the related Sign Guidelines of the City. **(Ongoing)**

7. That the owner/applicant shall strictly adhere to the maximum occupancy of 49 persons during all hours of operation. Any increase in maximum occupancy will require the installation of emergency preparedness hardware to meet Building code requirements and be subject to the prior approval of the City Fire Marshall. **(Ongoing)**
8. That Conditional Use Permit Case No. 611-4 shall be subject to a compliance review in ten (10) years, on or before ~~January 21, 2019~~ **May 13, 2029** to ensure the church use is still operating in strict compliance with the attached conditions of approval. **(Revised)**
9. The applicant agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the indoor badminton use and from any CEQA challenges relating to the environmental review and determination for the project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
10. 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 hereunder shall lapse. **(Ongoing)**



Wayne M. Morrell
Director of Planning

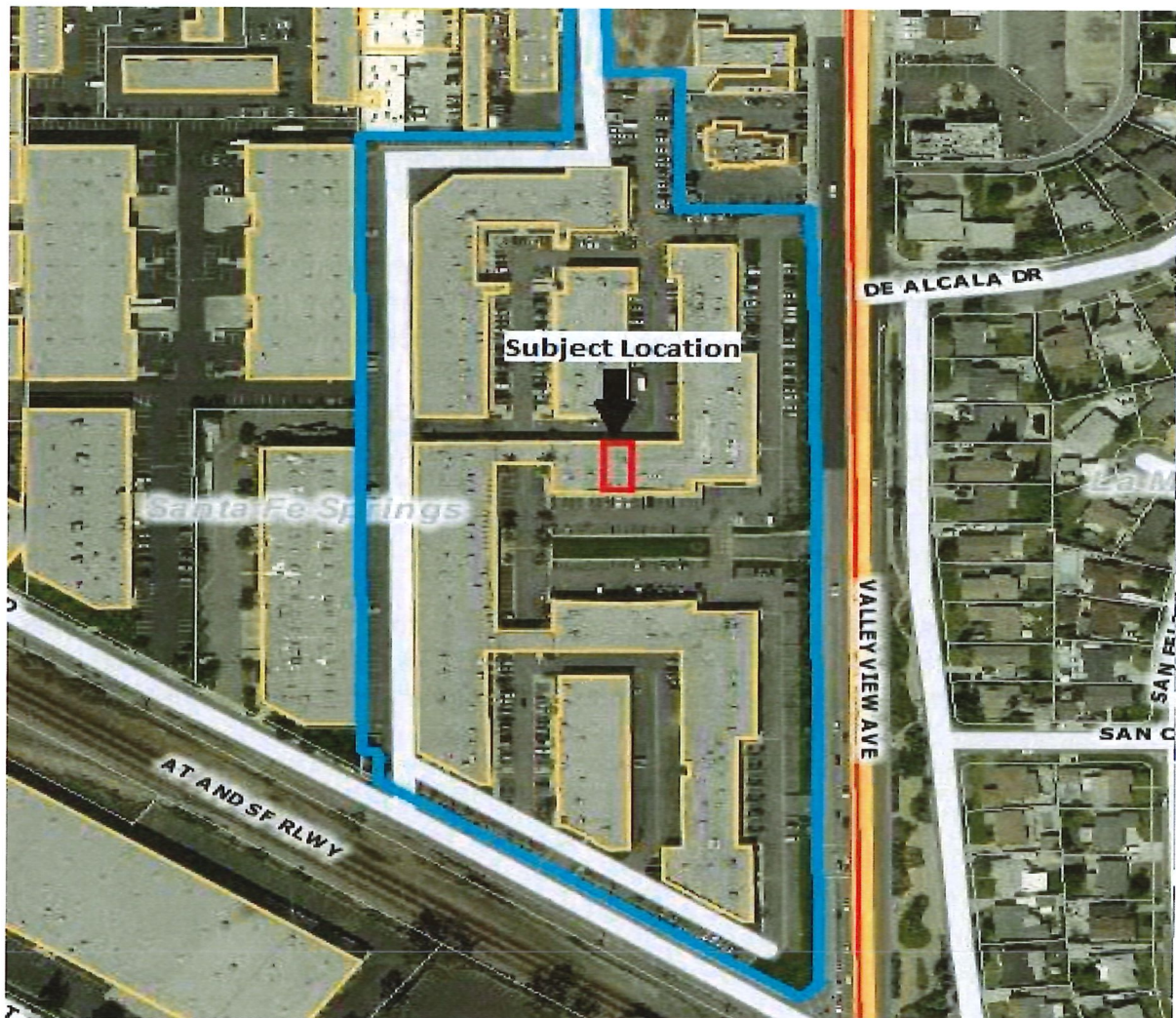
Attachment(s)

1. Aerial Photograph
2. Current Site Photos
3. Compliance Review Request Letter

AERIAL PHOTOGRAPH



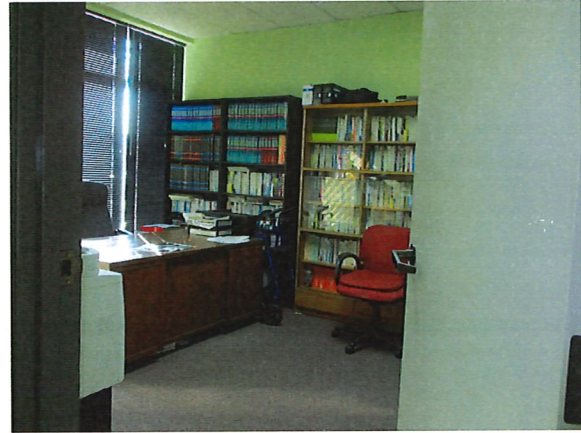
CITY OF SANTA FE SPRINGS



Conditional Use Permit Case No. 611

14515 Valley View, Unit D (APN: 8069-006-042)

CURRENT SITE PHOTOS



COMPLIANCE REVIEW REQUEST LETTER

December 12, 2018

Received

DEC 17 2018

Planning Department

**Re: Conditional Use Permit (CUP) Case No. 611-4
14515 Valley View Ave. Unit # D, Santa Fe Springs, CA 90670**

Ms. Jimenez,

The purpose of this letter is to request a review for compliance of our Conditional Use Permit (CUP Case No. 611-4).

There has been no notable changes in our activities since the last review. Here is a list of our current activities :

- Congregational Assemblies on Wednesday and Friday nights(7:45PM~9:00PM), as well as Sunday mornings (8:00AM~12:30PM)
- Regular office hours (no assembly)

Please contact me if you need any more information.

Thank you.

Daniel Ko



909)993-7999
Shekinah Mission Church
14515 Valley View Ave. #D
Santa Fe Springs, CA 90670



City of Santa Fe Springs

Planning Commission Meeting

May 13, 2019

CONSENT ITEM

Conditional Use Permit Case No. 671-3

A compliance review to allow the continued operation and maintenance of an ambulance service use at 14325 Iseli Road (APN: 8069-006-021), in the M-2-PD, Heavy Manufacturing-Planned Development Overlay Zone.

(Jose Casillas for Medcoast Ambulance Service)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- 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.

BACKGROUND

In according with Section 155.243 (J)(1) of City's Zoning Regulations, ambulance service uses are required to obtain a Conditional Use Permit prior to commencement of such activities. At its meeting on July 23, 2007, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 671, to allow the operation and maintenance of an ambulance service use at 14325 Iseli Road. The use was subsequently reconsidered by the Planning Commission at its November 12, 2013 meeting.

STAFF CONSIDERATIONS

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

1. Demolish all unpermitted interior additions or obtain proper building permits.
2. Beds to be removed from the unpermitted additions.

Staff recently verified that the applicant has completed the aforementioned items; consequently, the applicant is now in full compliance with the existing conditions of

approval. Staff, therefore, finds that if the ambulance service 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 approval of CUP 671-3, subject to compliance review in three (3) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

1. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(Ongoing)**
2. That the building and all structures, including any lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

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

3. That no portion of the required off-street parking and loading areas shall be used for outdoor storage or the parking of inoperative vehicles at any time. **(Ongoing)**
4. That no more than seven (7) ambulance vehicles shall be parked on site at any given time. The remainder of parking spaces shall be reserved for employee and/or visitor parking. **(Ongoing)**

5. That the applicant shall not repair or service ambulance vehicles outside the building. Additionally, no washing of the vehicles shall occur on site at any time. **(Ongoing)**
6. That the Department of Planning and Development shall first review and approve all future 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, and shall comply with Section 155.515 of the City Code of Regulations and the City's Sign Guidelines. **(Ongoing)**
7. That the parking lot shall continue to be maintained in a state of good appearance at all times. **(Ongoing)**
8. That the applicant shall continue to maintain the required landscaped areas in a neat, clean, orderly, and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(Ongoing)**
9. That the ambulance service use shall be continually maintained in accordance with the site plan and floor plan submitted by the applicant and on file with the case. Failure to do so will result in the revocation of all privileges granted herein. **(Ongoing)**
10. **All improvements, including sleeping quarters, require approval by the Planning and Building Departments. Any unpermitted improvements shall be demolished. (New)**
11. That the applicant shall continually maintain a current business license for the duration of its operation. **(Ongoing)**
12. That all new fences, walls, gates and similar improvements on the subject site shall be subject to the approval of the Department of Fire Rescue and the Department of Planning and Development. **(Ongoing)**
13. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall continue to be complied with. **(Ongoing)**
14. That Conditional Use Permit Case No. 671-3 shall be subject to a compliance review in three (3) years, ~~until November 13, 2018,~~ **until May 13, 2021** to

ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**

15. That the applicant, MedCoast Ambulance Service, 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. 671-3, when action is brought within the time period provided for in the City's Zoning Regulations, 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. **(Ongoing)**
16. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**

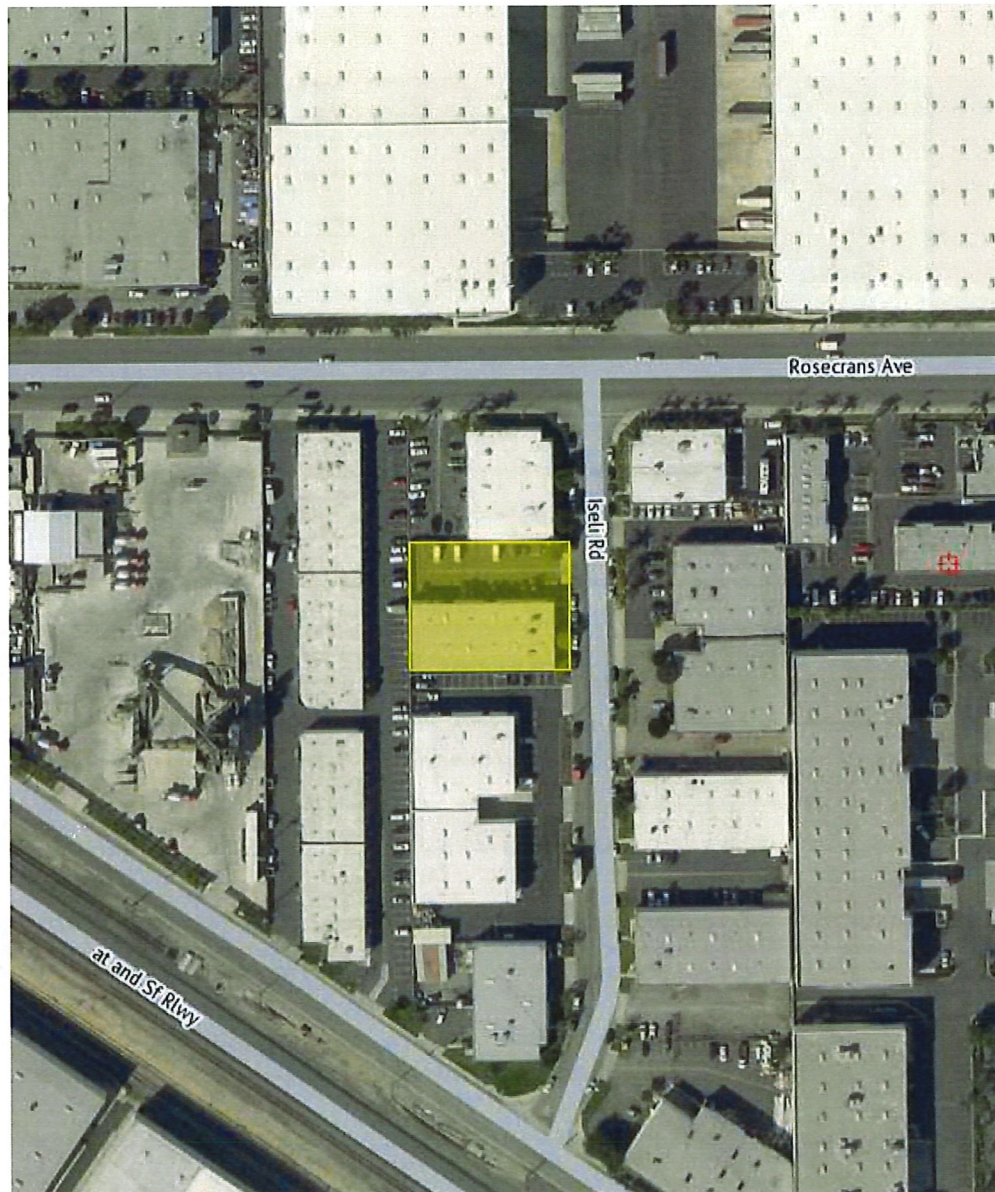


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Pictures
3. Floor Plan
4. Request for Compliance Review

Attachment 1: Aerial Photograph

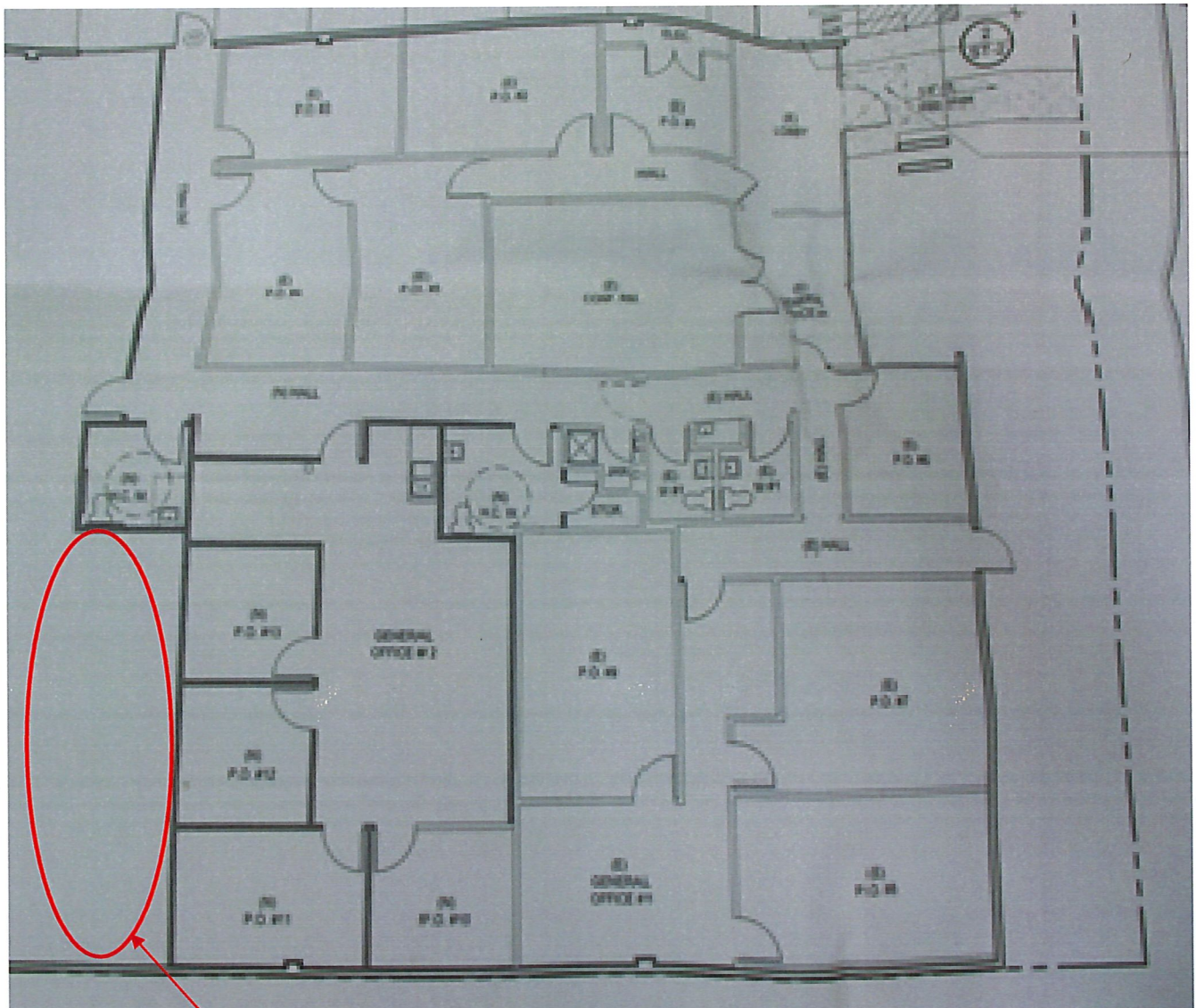


**Conditional Use Permit Case No. 671-3
14325 Iseli Road
APN: 8069-006-021
MedCoast Ambulance Service**

Attachment 2: Site Pictures



Attachment 3: Floor Plan



**Unpermitted addition and
dormitories removed.**

Attachment: 4 Letter Requesting Reconsideration



October 11th, 2018

City of Santa Fe Springs
Attn: Department of Planning and Development
11710 Telegraph Road
Santa Fe Springs, CA 90670

Regarding: Conditional Use Permit Renewal.

To Whom it May Concern,

MedCoast Ambulance has operated out of this location since 2007. The facility houses two 24-hour non-emergency ambulance shifts, and five 10-hour non-emergency ambulance shifts. Additionally, the facility houses a dispatch center staffed by an average of 2 employees at any given point in a 24-hour period. The building also houses administrative staff conducting human resources and billing functions. There is a secured area inside the warehouse in which supplies for the ambulances are stored.

There have been no changes or alterations to the usage of this facility since the last review and renewal of our conditional use permit. MedCoast Ambulance respectfully requests a renewal of our permit under the same guidelines and conditions previously established and granted.

Thank you for your time and consideration.

Sincerely,



Joe Casillas, Director of Operations
MedCoast Ambulance

14325 Iseli Road • Santa Fe Springs, CA 90670 • (866) 926-9990 • Fax (562) 926-8520
Corporate Headquarters: (562) 802-3765
www.MedCoastAmbulance.com