



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

July 8, 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 June 10, 2019 Planning Commission meeting

6. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Conditional Use Permit Case No. 748-4

Modification Permit Case No. 1248-1

CUP Case No. 748-4: A request to amend the existing Conditional Use Permit to re-locate an existing satellite parking site at 12017 Greenstone Avenue (Lot 6), currently used for the storage of empty trailers related to an existing FedEx Ground distribution facility, to a new site located at 12211 Greenstone Avenue (APN: 8026-041-035) within the M-2, Heavy Manufacturing Zone; and MOD Case No. 1248-1: A request to amend the existing Modification Permit to allow the subject satellite parking site to further exceed the 400 foot limitation set forth in the City's Zoning Regulations (from 870 feet to approximately 1,680 feet away from the principal use located at 11688 Greenstone Avenue).

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

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

Zoning Text Amendment – Required Parking

Ordinance No. 1103: An ordinance of the City Council of the City of Santa Fe Springs, amending Sections ~~155.062 (Accessory Uses)~~ **155.480 (Parking Spaces Required)** and 155.481 (Required Parking) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to garage conversions ~~and existing option for a carport~~ in the A-1, Light Agricultural, and R-1, Single-Family Residential, Zones. (City of Santa Fe Springs)

8. CONSENT ITEMS

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

A. CONSENT ITEMConditional Use Permit Case No. 232-8

A compliance review of a truck storage facility with ancillary outdoor equipment storage located at 13625 Excelsior Drive (8069-002-080), in the M-2, Heavy Manufacturing. (Dimas Diaz, Jesse Diaz Trucking, Inc.)

B. CONSENT AGENDAConditional Use Permit Case No. 501-9

A compliance review of an open storage yard use involving empty truck trailers on property located at 11401 Greenstone Avenue (APN:8026-018-023), in the M-2, Heavy Manufacturing Zone. (Coastal Property Holdings, LP)

C. CONSENT AGENDAConditional Use Permit Case No. 553-7

A compliance review to allow the continued operation and maintenance of a 60-bed, 10,925 sq. ft. live-in residential substance abuse treatment center with related administrative office functions on property located at 10425 Painter Avenue (APN: 8011-014-024), in the M-2, Heavy Manufacturing Zone. (LACADA)

D. CONSENT AGENDAConditional Use Permit Case No. 661-1

A compliance review of Conditional Use Permit (CUP) Case No. 661 to allow the continued operation and maintenance of an unmanned wireless telecommunications facility (62'-high monopalm) located at 13700 Firestone Boulevard (APN 7005-014-052) within the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone. (American Tower Corporation)

E. CONSENT AGENDAConditional Use Permit Case No. 771-3

A compliance review to allow the continued operation and maintenance of a tire recycling facility and open storage of trailers on the subject property at 15605 Cornet Street (APN: 7005-003-061), in the M-2, Heavy Manufacturing, Zone. (Lakin Tire Company)

F. CONSENT AGENDAConditional Use Permit Case No. 400-7

A compliance review of an automobile dismantling and salvage yard on the 0.67-acre property located at 12643 Imperial Highway, in the M-2, Heavy Manufacturing, Zone. (George Gonzalez for Santa Fe Springs Auto Salvage, Inc.)

9. ELECTION OF OFFICERS FOR 2019-2020

The bylaws require the election of Commission Officers.

10. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

11. **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.

W. Murrell for
Teresa Cavallo
Planning Secretary

July 3, 2019
Date



APPROVED:

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

June 10, 2019

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

Chairperson Aranda
Vice Chairperson Ybarra
Commissioner Carbajal
Commissioner Jimenez

Staff:

Richard L. Adams, II City Attorney
Cuong Nguyen, Senior Planner
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Claudia Jimenez, Planning Intern
Luis Collazo, Code Enforcement Officer

Members absent:

Commissioner Arnold

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the May 13, 2019 Planning Commission meeting

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve the minutes of May 13, 2019 as submitted, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 800

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 800 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 800, subject to the conditions of approval as contained with Resolution No. 127-2019; and
- Adopt Resolution No. 127-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Jimmy Wong to present Item No. 6 before the Planning Commission. Present in the audience on behalf of the applicant, was Iron Mountain's architect, Manuel Fuentes.

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

Commissioner Carbajal inquired if there would be an increase in traffic and if new employees would be hired or transferred from their current location. Planning Consultant Jimmy Wong referred to the counts provided by traffic consultant and deferred the business operations plan to the applicant.

Chair Aranda opened the Public Hearing at 6:11 p.m. and asked if the Applicant's Representative would like to approach the podium to address the Planning Commission. The Applicant's representative, Manuel Fuentes, approached the podium and responded to Commissioner Carbajal's question regarding the operations of the business. Mr. Fuentes indicated that Iron Mountain was relocating from an existing facility in the City of Pico Rivera to the subject property in Santa Fe Springs.

A discussion ensued regarding Iron Mountain's business operations and the type of materials being handled.

Chair Aranda inquired about the overall number of trucks used and the number of trucks that will be stored at the Santa Fe Springs location. Mr. Fuentes replied that Iron Mountain has 40 different locations and the Santa Fe Springs location will only handle the materials

portions of the operations and 24 trucks are designated to be stored at the Santa Fe Springs location.

Mr. Fuentes thanked Planning and Building staff for all their assistance and expediting their project.

There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:15 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez to approve Conditional Use Permit Case No. 800, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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. 801

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 801 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 801, subject to the conditions of approval as contained with Resolution No. 128-2019; and
- Adopt Resolution No. 128-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Intern Claudia Jimenez to present Item No. 7 before the Planning Commission. Present in the audience on behalf of the applicant, was Representative Gerald Ko, of SBA Communication Corporation on behalf of Sprint.

Chair Aranda opened the Public Hearing at 6:20 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. Mr. Gerald Ko

approached the podium and introduced himself.

There being no one wishing to speak and having no questions, Chair Aranda closed the Public Hearing at 6:21 p.m. and requested a motion and second for Item No. 7.

It was moved by Vice Chair Ybarra, seconded by Commissioner Jimenez to approve Conditional Use Permit Case No. 801, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

8. PUBLIC HEARING

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

Zoning Text Amendment – Required Parking

Recommendation: That the Planning Commission:

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

Chair Aranda called upon Planning Consultant Vince Velasco to present Item No. 8 before the Planning Commission.

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

Commissioner Jimenez inquired about a three-bedroom home converting their garage and the need for another garage. Planning Consultant Vince Velasco explained that the subject ZTA only related to one and two bedroom homes. For three bedroom homes or greater, the homeowner will need to build a new garage in its place.

Commissioner Carbajal inquired about the two-bedroom homes in her surrounding area and the existing garage conversions that may be affected by this code change.

A discussion ensued regarding the proposed changes to the City code and how it will affect two-bedroom homeowners and homes with existing garage conversions throughout the City.

Commissioner Aranda inquired about the possibility of contacting and/or reaching out to two-bedroom homeowners. Senior Planner Cuong Nguyen replied that the City does have a list of the one and two bedroom homes and can provide noticing to said homeowners but also suggest the consideration for placing a similar notice within the City newsletter as an alternative.

A discussion ensued regarding the noticing of residents, ADU's, parking requirements for ADU's and legal non-confirming carports.

Senior Planner Cuong Nguyen explained the reason for the code change to allow garage conversions for one and two bedroom homes and also why the City is proposing to eliminate the existing option for carports.

Vice Chair Ybarra inquired about the statistics for this code change.

Chair Aranda opened the Public Hearing at 6:58 p.m. and asked if anyone would like to speak in this matter. There being no one to speak and having no further questions and/or comments, Chair Aranda closed the Public Hearing at 6:58 p.m. and requested a motion and second for Item No. 8.

It was moved by Vice Chair Ybarra to recommend that the City Council deny the proposed Ordinance No. 1103 as presented. Vice Chair Ybarra's motion initially died for lack of a second.

After further discussion ensued, it was moved again by Vice Chair Ybarra, seconded by Commissioner Carbajal to recommend that the City Council deny the Zoning Text Amendment and the recommendations related to this matter, which was called by the following roll call vote:

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

At the direction of the City Attorney, Commissioner Aranda re-opened the Public Hearing at 7:00 p.m. so that the Planning Commissioners may provide direction to Planning Staff regarding the Zoning Text Amendment.

Chair Aranda requested a motion to continue Item No. 8 to the July 8, 2019 Planning Commission meeting, which was moved by Commissioner Carbajal and seconded by Vice Chair Ybarra, which was approved with the following vote:

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

CONSENT ITEMS

9. CONSENT ITEMS

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 5

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

B. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 6

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 6, and request that this matter be brought back in five-years, before June 10, 2024, for another compliance review report.

C. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 58

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 58, and request that this matter be brought back in five-years, before June 10, 2024, for another compliance review report.

D. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 61

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 61, and request that this matter be brought back in five-years, before June 10, 2024, for another compliance review report.

E. CONSENT AGENDA

Conditional Use Permit Case No. 593-4

- Find that the continued operation and maintenance of an open storage yard use involving the storage of heavy construction vehicles, construction equipment, and construction material, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs

of the City's General Plan.

- Require that Conditional Use Permit Case No. 593-4 be subject to a compliance review in five (5) years, on or before June 10, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Chairperson Aranda requested a motion and second for Consent Items Nos. 9A through 9E.

It was moved by Commissioner Arnold, seconded by Commissioner Carbajal to approve Consent Item Nos. 9A through 9E and the recommendations regarding this item, which passed by the following vote:

Ayes: Aranda, Carbajal, Jimenez, and Ybarra

Nays: None

Absent: Arnold

10. ANNOUNCEMENTS

Commissioners:

Chair Aranda announced that he has taken a Consulting Position with Goals Soccer to seek locations for expansion.

Staff:

Senior Planner Cuong Nguyen notified the Commissioners that staff was awarded a grant for the City's active transportation plan and will be formulating a committee and will be seeking assistance from any commissioners express an interest to serve on such committee.

11. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:10 p.m. to the next Planning Commission meeting scheduled for July 8, 2019 at 6:00 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Ralph Aranda
Chairperson

Date



PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Conditional Use Permit Case No. 748-4

Modification Permit Case No. 1248-1

CUP Case No. 748-4: A request to amend the existing Conditional Use Permit to re-locate an existing satellite parking site at 12017 Greenstone Avenue (Lot 6), currently used for the storage of empty trailers related to an existing FedEx Ground distribution facility, to a new site located at 12211 Greenstone Avenue (APN: 8026-041-035) within the M-2, Heavy Manufacturing Zone; and *MOD Case No. 1248-1*: A request to amend the existing Modification Permit to allow the subject satellite parking site to further exceed the 400 foot limitation set forth in the City's Zoning Regulations (from 870 feet to approximately 1,680 feet away from the principal use located at 11688 Greenstone Avenue).

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. 748-4, Modification Permit Case No. 1248-1 and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the requested amendment to the existing CUP meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find that the requested amendment to the existing MOD meets the criteria set forth in §155.695 of the Zoning Regulations, for the granting of a Modification Permit; and
- Approve and adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve Conditional Use Permit Case No. 748-4 and Modification Permit Case No. 1248-1, subject to the conditions of approval as contained with Resolution No. 129-2019; and

RECOMMENDATIONS (Cont.)

- Adopt Resolution No. 129-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: FedEx Ground Package Systems, Inc.
Attn: James Kondos
1000 FedEx Drive
Mood Township, PA 15108
(412) 859-2025
james.kondos@fedex.com
- B. Property Owner: Greenstone Investments – 12211, LLC.
Attn: Ann Lewis
23728 NE Twinberry Way
Redmond, WA 98053
cannlewiscpa@yahoo.com
- C. Subject Property: 12211 Greenstone Avenue
Santa Fe Springs, CA 90670
APN: 8026-041-035
- D. Existing Zone: M-2 (Heavy Manufacturing Zone)
- E. General Plan: Industrial
- F. CEQA Recommendation: Mitigated Negative Declaration
- G. Hearing Date: July 8, 2019
- H. Staff Contact: Cuong Nguyen
cuongnguyen@santafesprings.org
(562) 868-0511 x7359

LOCATION AND BACKGROUND

The subject property, located at 12211 Greenstone Avenue, is comprised of a single parcel (APN: 8026-041-035) measuring approximately 216,888 square feet (4.97 acres). The property is located on the west side of Greenstone Avenue, south of Sunshine Avenue, and is zoned M-2 (Heavy Manufacturing). The subject property is part of a former landfill (Kalico Dump No. 3) and therefore has remain undeveloped and mainly utilized by various outdoor storage uses.

On August 11, 2014, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 748 to allow the establishment, operation and maintenance of a new parcel delivery service/ground distribution facility use at 11688 Greenstone Avenue. The distribution facility is operated by FedEx Ground who had consolidated their operations from two nearby locations in Whittier and Pomona. Since FedEx Ground signed a long-term lease, they understandably needed some assurance that the new facility will be able to accommodate their anticipated growth throughout the term of the lease. On September 22, 2014, after securing additional leases on nearby properties, FedEx Ground amended their CUP to include the use of six (6) satellite parking locations (totaling approximately 6.91-acres) to help accommodate peak season demands, as well as future growth.

A Modification Permit (MOD 1248) was concurrently approved since one of the satellite parking location (Lot 6 at 12017 Greenstone Avenue) was located more than 400 feet from the primary site as required by the City's Zoning regulations. Their lease at 12017 Greenstone Avenue (Lot 6), however, is set to expire in August of this year. FedEx has thus been actively searching for a replacement site nearby to help fill the impending void that would otherwise be left by the expiring lease. FedEx believes that they have found the ideal replacement site. The new site at 12211 Greenstone Avenue not only replaces the satellite parking stalls currently utilized at 12017 Greenstone Avenue (Lot 6), but is large enough to accommodate additional future growth if needed.

Details of New Satellite Parking Site

As shown on the provided plans, the subject 5-acre site at 12211 Greenstone Avenue may be designed to accommodate a total of approximately 130 trailer parking stalls, while the previous 2-acre site had only accommodated 65 trailers stalls. Nevertheless, as explained in the environmental document and related traffic analysis, a larger satellite parking site would not result in increased shipping and distribution activities since the square footage of the ground distribution center at 11688 Greenstone Avenue remains unchanged. Furthermore, the trailers will only be delivered and/or picked up two at a time. This would help avoid any potential queuing issues or significant increase to existing traffic volumes along Greenstone Avenue.

The new satellite parking site will function as Lot 6 has during the past four (4) years. As such, the site will only be exclusively used by FedEx to park their empty trailers. Trucks will only be loaded at the distribution facility at 11688 Greenstone Avenue, thus no loading or unloading of trailers will occur at the subject site. Project trips related to the subject satellite parking site will travel exclusively on Greenstone Avenue, to and from the distribution center. And as with the previous satellite parking site, the new site will be available 24 hours a day, seven days a week, and will also be unmanned.

In addition to re-grading the entire site, FedEx is planning to pave the site and install a vinyl fence and new landscaping along the front portion of the site to upgrade the site's curb appeal and help screen the truck yard. FedEx will also install lighting, security cameras, and an automated entry gate for security measures.

If the subject request is approved, the six satellite parking locations will be as follows:

- 11720 Greenstone Ave. (APN: 8026-018-015) – *also referred to as Lot 1;*
- 11801–11829 Shoemaker Ave. (APN 8026-020-038,024,022,048 & 049) – *also referred to as Lot 2;*
- 11813 Shoemaker Ave. (APN: 8026-020-037) – *also referred to as Lot 3;*
- 11741 Shoemaker Ave. (APN: 8026-020-009) – *also referred to as Lot 4;*
- 11735 Shoemaker Ave. (APN: 8026-020-081) – *also referred to as Lot 5;*
and
- **12211 Greenstone Ave. (APN: 8026-041-035) – *also referred to as Lot 6;***

STREETS AND HIGHWAYS

The subject site has frontage on Greenstone Avenue. Greenstone Avenue is a local industrial street.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property, as well as the surrounding properties to the north, east south and west are 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 June 27, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on June 27, 2019, and published in a newspaper of general circulation (Whittier Daily News) on June 27, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

In accordance with Section 155.243(J)(20) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of a parcel delivery service use when such use is conducted within a completely enclosed building and

primarily consisting of step vans, parcel trucks or similar non-trailer vehicles. However, since FedEx Ground primarily utilizes large trucks with trailers, staff had classified the ground distribution facility as a trucking facility in accordance with Section 155.243(I)(4) of the City's Zoning Regulations. Nevertheless, a Conditional Use Permit (CUP) is still required for the establishment of a trucking facility.

Code Section:	Conditional Uses
155.243 (I)	<u>Section 155.243</u> Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (I) Trucking, transit and transportation facilities of the following kinds: (4) Trucking facilities, except where incidental to a permitted use servicing only such permitted use and on the same premises of such permitted use.

As noted previously, FedEx Ground has already obtained a CUP to allow the operation and maintenance of a parcel delivery service/ground distribution facility use on the subject property. However, because FedEx is seeking to modify the existing operations as they were originally approved, FedEx must obtain approval for an amendment to their existing CUP (CUP 748).

Additionally, in consideration of the proposed change, FedEx must also obtain approval to amend the existing Modification Permit to allow the subject satellite parking site at 12211 Greenstone Avenue to further exceed the 400 foot limitation set forth in the City's Zoning Regulations (*from 870 feet to approximately 1,680 feet away from the principal use located at 11688 Greenstone Avenue*). In accordance with Section 155.483 (B)(1), satellite parking must be within 400 feet of a principal use.

Code Section:	Conditional Uses
155.483 (B)	<u>Section 155.483</u> (B) In cases of practical difficulty, the Director of Planning and Development may approve substitute parking which meets the following conditions: (1) That all or part of substitute parking location within 400 feet of the principal use for which parking is being provided. Said distance shall be measured as walking distance along a public street or sidewalk.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that although the proposed project could have a significant effect on the environment, revisions have

been made or mitigation measures have been included which will reduce potential impacts to less-than-significant effects. Therefore, the City caused to be prepared and proposes to adopt a Mitigated Negative Declaration (MND) for the proposed project. The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, Blodgett/Baylosis Environmental Planning, as to the potential environmental impacts of the proposed project on the environment.

On May 15, 2019, the City released the Draft IS/MND along with the accompanying technical studies. These materials were made available to the public throughout the 20-day review and comment period. The public comment period for the Draft IS/MND ended June 3, 2019 and, to date, no comments were received. All materials were made available for review at the following locations:

- Planning Department Counter - City Hall (11710 Telegraph Road)
- The City of Santa Fe Springs Library
- Los Angeles County Recorder's Office
- On the City's Website:
<https://www.santafesprings.org/civicax/filebank/blobdload.aspx?BlobID=12401>

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

Mitigation Monitoring:

The monitoring and reporting on the implementation of these measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation Monitoring and Reporting Program (attachment #9).

AUTHORITY OF PLANNING COMMISSION**Conditional Use Permit**

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

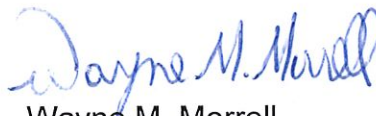
applicants, their successors and assigns; run with the land; limit and control the issuance and validity of certificates of occupancy; and restrict and limit the construction, location, use and maintenance of all land and structures within the development.

Modification Permit

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

STAFF REMARKS

Based on the findings set forth within Resolution 129-2019 (see attachment 7), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit and also meets the criteria set forth in §155.695 and §155.696 for the granting of a Modification Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 748-4, Modification Permit Case No. 1248-1 and related environmental documents, subject to the conditions of approval as provided within Exhibit A of Resolution 129-2019.

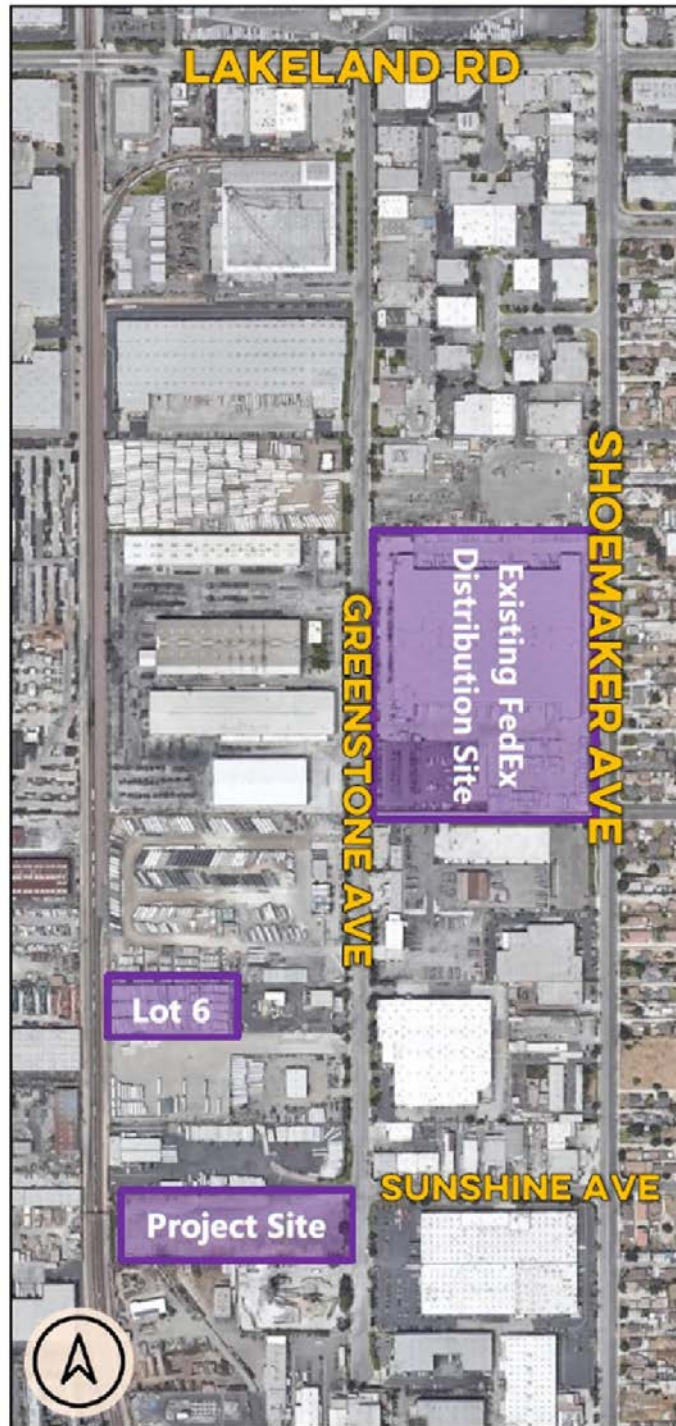


Wayne M. Morrell
Director of Planning

Attachments:

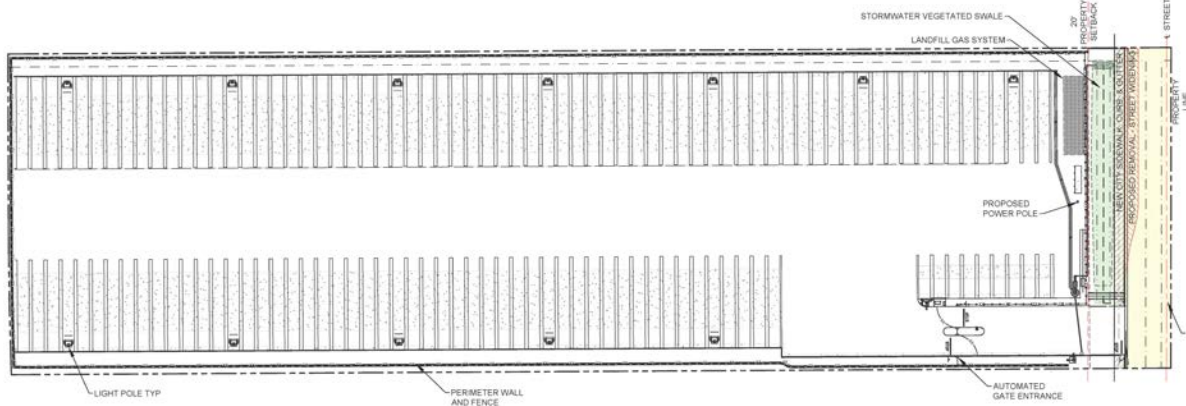
1. Aerial Photograph
2. Project Plans
 - a. Site Plan
 - b. Enlarged Site Plan
 - c. Line-of-Sight Drawing
3. Radius Map for Public Hearing Notice
4. Public Hearing Notice
5. Conditional Use Permit Application
6. Modification Permit Application
7. Resolution 129-2019
 - Exhibit A – Conditions of Approval
8. Draft IS/Mitigated Negative Declaration (previously delivered to PC on 6/21/2019)
9. Mitigation Monitoring and Reporting Program – Table 4-1 (previously delivered to PC on 6/21/2019)

Attachment 1: Aerial Photograph

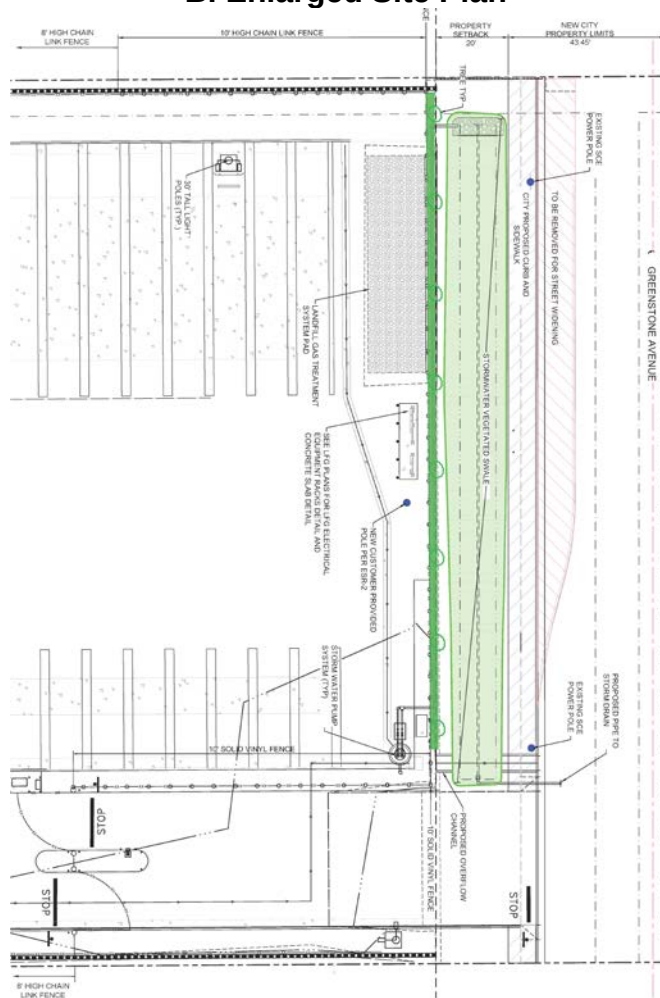


Attachment 2: Project Plans

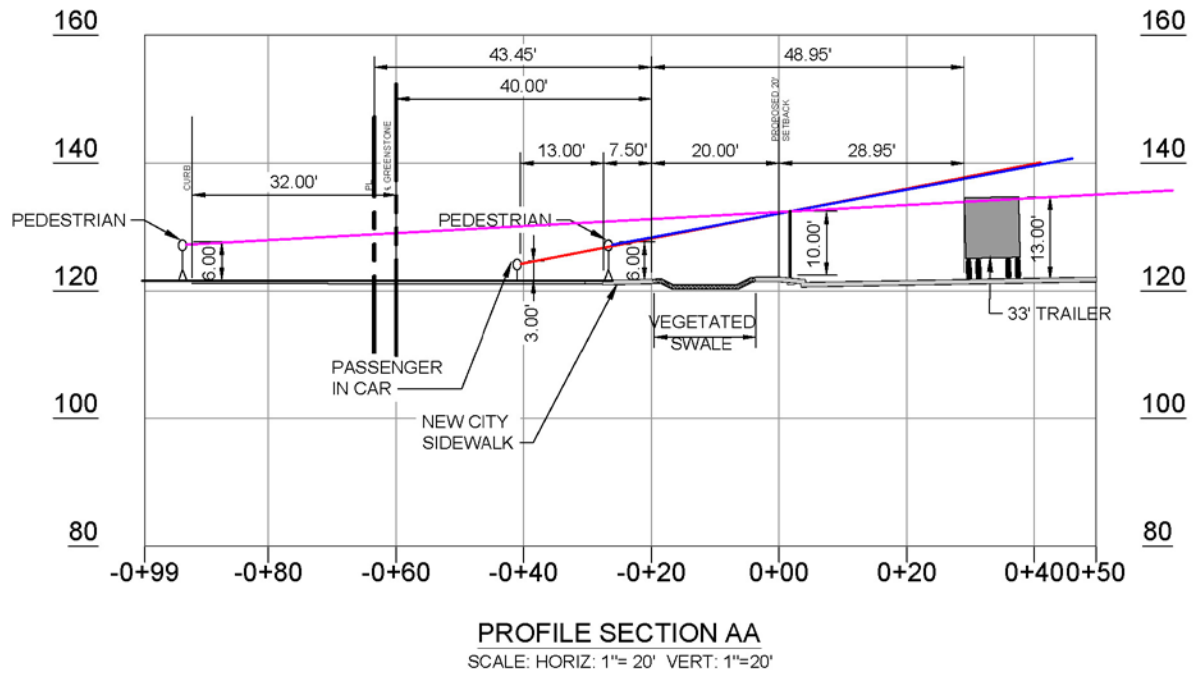
A. Site Plan



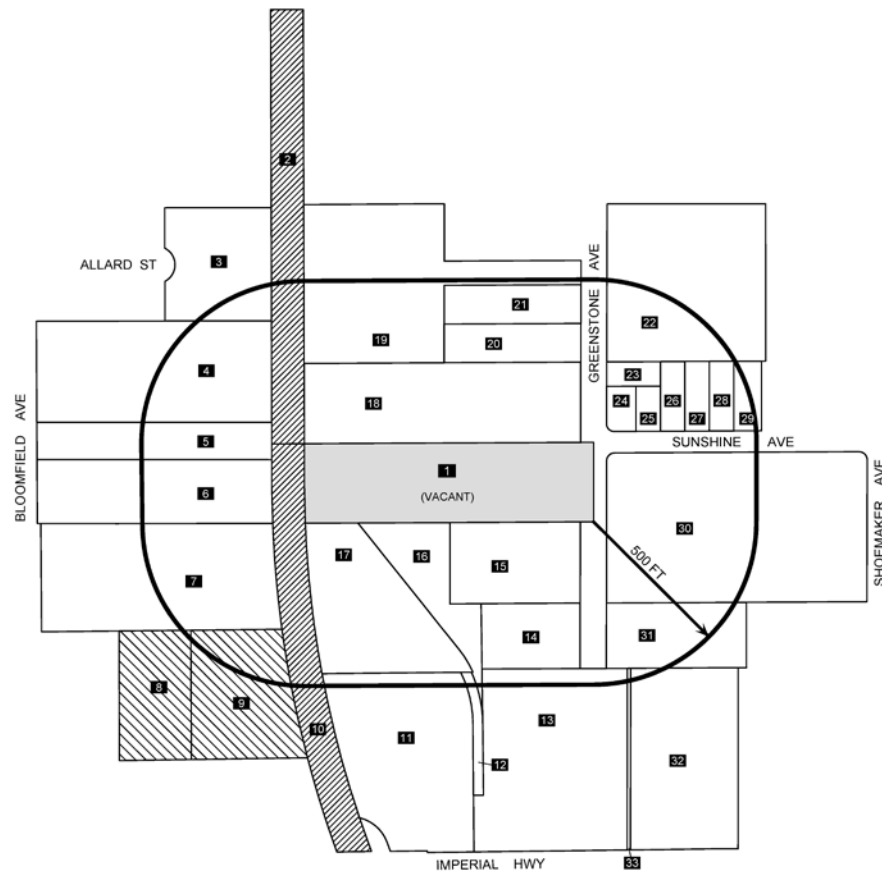
B. Enlarged Site Plan



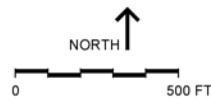
C. Light-of-Sight



Attachment 3: Radius Map for Public Hearing Notice



LEGEND		LAND USE	
	PROJECT SITE		INDUSTRIAL
	500 FT RADIUS		OFFICE
	MAILING LIST KEY		RAILROAD



RADIUS MAP 500 FT ON ASSESSOR'S PARCEL BASE	PROJECT SITE 12211 GREENSTONE AVE SANTA FE SPRINGS, CA 90670 APN: 8026-041-035	APPLICANT GREENSTONE INVESTMENTS 12211 LLC	REQUESTING AGENCY CITY OF SANTA FE SPRINGS	2/28/19	PREPARED BY CITY RADIUS MAPS ROBERT SIMPSON 818-850-3382 P 19116 Copyright CRM
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Attachment 4: Public Hearing Notice



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

NEOPOST
06/27/2019
US POSTAGE \$000.00

FIRST-CLASS MAIL

ZIP 90670
041L11257783

FILE COPY

(NOTICE OF PUBLIC HEARING)

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

**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, July 8, 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. 748-4: A request to amend the existing Conditional Use Permit to re-locate an existing satellite parking site at 12017 Greenstone Avenue (Lot 6), currently used for the storage of empty trailers related to an existing FedEx Ground distribution facility, to a new site located at 12211 Greenstone Avenue (APN: 8026-041-035) within the M-2, Heavy Manufacturing, Zone; **AND MODIFICATION PERMIT CASE NO. 1248-1:** A request to amend the existing Modification Permit to allow the subject satellite parking site to further exceed the 400 foot limitation set forth in the City's Zoning Regulations (from 870 feet to approximately 1,680 feet away from the principal use located at 11688 Greenstone Avenue).

CEQA Status: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed project. An NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on May 15, 2019 and ended on June 3, 2019. The findings of the IS/MND, indicated that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment that could not be mitigated. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

*All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact **Cuong Nguyen** at 562-858-0511, Ext. 7359 or cuongnguyen@santafesprings.org.*

Attachment 5: Conditional Use Permit Application

City of Santa Fe Springs
Application for
CONDITIONAL USE PERMIT (CUP)

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street):

12211 Greenstone Ave., Santa Fe Springs, CA 90670

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary)

See Attachment A - ALTA Map for 12211 Greenstone Ave., Santa Fe Springs, CA and Title Report.

Record Owner of the property: Greenstone Investments - 12211, LLC

Name: c/o C. Ann Lewis Phone No: (425) 896-8566

Mailing Address: 23728 NE Twinberry Wy, Redmond, WA 98053 Date of Purchase: March 29, 2016

Fax No: _____ E-mail: cannlewiscpa@yahoo.com

Is this application being filed by the Record Owner? No, Lessee, FedEx Ground Package System
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:

Name: FedEx Ground Package System, Inc. Phone No: (412) 859-2025

Mailing Address: 1000 FedEx Drive, Moon Township, PA

Fax No: (412) 859-9393 E-mail: james.kondos@fedex.com

Describe any easements, covenants or deed restrictions controlling the use of the property:

See Attachment A - ALTA Map for 12211 Greenstone Ave., Santa Fe Springs, CA, and Title report.

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):

This Conditional Use Permit Amendment is requested to replace a Satellite Parking site approved under CUP Case No. 748-2. Specifically, the site referred to as Lot 6 or Area F located at 12017 Greenstone Ave. (APN: 8026-020-080) will be replaced by the proposed new site located at 12211 Greenstone Ave. (APN: 8026-041-0356). See Attached Figures 1- 5. No buildings or other operations, other than the parking and storage of unloaded trailers will occur at the new site, identical to the existing Lot 6 use now.

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Conditional Use Permits."

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT

1. Explain why the proposed use is essential or desirable in the location requested.
See Attachment B.
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.
See Attachment B.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?
See Attachment B.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
See Attachment B.
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
See Attachment B.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
**FedEx Ground Package System, Inc.
1000 FedEx Drive
Moon Township, PA 15108**

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

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

Name (please print): See Attachment C.
 Mailing Address: _____
 Phone No: _____
 Fax No: _____ E-mail: _____
 Signature: [Signature] 3-4-19

Name (please print): Robert Ranallo
 Mailing Address: 1060 FEDEX DRIVE, PITTSBURGH, PA 15
 Phone No: 412-269-1000
 Fax No: _____ E-mail: ROBERT.RANALLO@FEDEX.COM
 Signature: [Signature] 3-4-19

CERTIFICATION

STATE OF Pennsylvania)
 COUNTY OF ALLEGHENY) ss.

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

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

(seal)

On 3/4/19 before me, Jennifer L. Brositz,
 Personally appeared Robert Ranallo,
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Commonwealth of Pennsylvania - Notary Public
 Jennifer L. Brositz, Notary Public
 Allegheny County
 My commission expires March 1, 2022
 Commission number 1187527
 Member, Pennsylvania Association of Notaries

FOR DEPARTMENT USE ONLY

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

PRELIMINARY REPORT
YOUR REFERENCE:

Chicago Title Company
ORDER NO.: 00038381-994-X49

EXHIBIT "A"

LEGAL DESCRIPTION

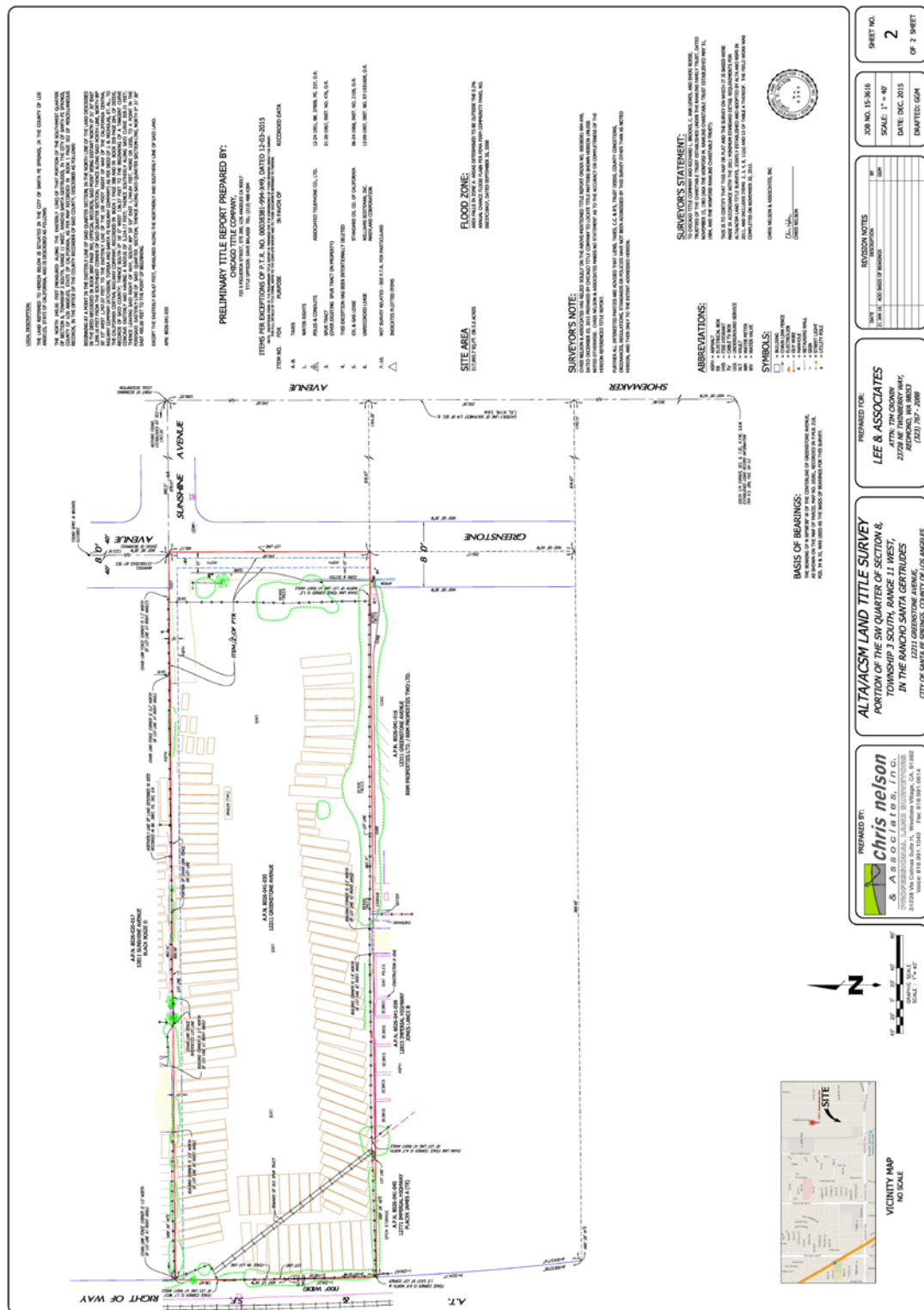
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 245.00 FEET (MEASURED ALONG THE EASTERLY LINE) OF THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID QUARTER SECTION, IN THE NORTH LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN [BOOK 3897 PAGE 393, OFFICIAL RECORDS](#), SAID POINT BEING DISTANT NORTH 0° 31' 30" EAST 1,299.16 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE ALONG SAID NORTH LINE, NORTH 89° 50' 53" WEST 1,767.07 FEET TO THE EASTERLY LINE OF THE 100 FOOT RIGHT OF WAY OF THE CALIFORNIA CENTRAL RAILWAY COMPANY (ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY) AS PER DEED OF J. B. NICHOLAS, ET. AL., TO THE CALIFORNIA CENTRAL RAILWAY COMPANY, RECORDED IN [BOOK 1 PAGE 388](#) AND IN [BOOK 359 PAGE 284, OF DEEDS](#), RECORDS OF SAID COUNTY; THENCE SOUTH 0° 16' 0" WEST 136.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3,224.17 FEET; THENCE SOUTHERLY ALONG SAID CURVE 359.21 FEET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 89° 50' 53" EAST 1,744.84 FEET, MORE OR LESS, TO A POINT IN THE FORESAID EASTERLY LINE OF SAID QUARTER SECTION; THENCE ALONG SAID QUARTER SECTION LINE, NORTH 0° 31' 30" EAST 495.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 876.67 FEET, MEASURED ALONG THE NORTHERLY AND SOUTHERLY LINE OF SAID LAND.

APN: 8026-041-035



ATTACHMENT B

1. Explain why the proposed use is essential or desirable in the location requested.

The existing FedEx Facility located at 11688 Greenstone Ave. is in full operation, 24 hours a day. In support of its operations, CUP Amendment 748-2 was approved in 2015 (See Attached), which allowed for six (6) satellite parking areas near the facility. These parking areas accommodated the anticipated growth of the Facility. One of the original six lots (Lot 6 or Area F) will be replaced with the new proposed site (Sunshine Lot). The existing Lot 6 is limited in space and the ability of installing site improvements, such as area lighting, security cameras, paving, and surface water drainage. Currently the empty trailers parked on Lot 6 are up to three deep and require significant more effort to move and reuse. The new proposed parking area is twice the size of the existing Lot 6 and will allow only two deep parking, and is located only 500 feet south on Greenstone Ave. There are no other available lots of this size and ready for use under a long-term lease within one-mile of the Facility. The new proposed Sunshine Lot is about 1,000 feet south from the ground distribution facility.

The existing Owner of the Sunshine Lot has agreed to a long-term lease and is in the process of constructing site improvements, such as regrading the site for drainage purposes, better stormwater control/treatment, and installing a landfill gas extraction system per California regulatory regulations. FedEx will further improve the site with impervious paving, perimeter fencing, site wide lighting, security cameras, and an automated entrance/exit gate that will operate 24 hours a day.

In summary, the development and use of the new Sunshine Lot will provide:

- a. Much better security with fencing, lighting and cameras,
- b. Better control and treatment of stormwater,
- c. Better controls on access, and
- d. Improve the environmental conditions of the existing closed landfill.

2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

This proposed CUP Amendment related to the satellite parking areas is believed to be within the scope of the Initial Study/Mitigated Negative Declaration which was previously prepared for the now existing ground distribution facility. Activities associated with the ground distribution facility use will remain unchanged. The areas for sorting, loading and unloading packages will not change.

The new Sunshine Lot will only be used as an empty trailer parking area. It is planned that only two trailers at a time will be delivered at the new lot to avoid any possible queuing issues at the entrance. The site plan has an entrance that can accommodate two trailers at a time. A 2018 traffic study (See Attached) has been prepared for this new parking area. Its conclusion is as follows.

"Based on the existing traffic and roadway conditions at the proposed project site, and the current traffic patterns at the distribution facility, the proposed project is not expected to result

in a significant impact to the traffic flows on Greenstone Avenue. Furthermore, the project is proposed as a replacement for the existing storage facility known as Lot 6 in CUP 748-2, approved in 2015, which would mean no net change in truck activity following the project's completion. Existing traffic conditions on Greenstone Avenue indicate that it typically operates well below capacity in the peak hours and would be able to accommodate any additional project trips traveling between the proposed storage lot and the existing distribution facility, in the worst-case scenario that both it and Lot 6 may remain in operation."

3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?

No additional noise or odors will be generated as a result of utilizing the new Sunshine Lot. There is four years of operational history in the use of the existing Lot 6 and there has not been any noticeable adverse impacts. It is also expected that dust will be reduced, because the new Sunshine Lot will be basically 100% paved, except for the bioswale and vegetated area that is used to treat stormwater runoff.

4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

The proposed use of the Sunshine Lot is consistent with the land use and types of industry in this area of the City of Santa Fe Springs. It is planned that the sidewalk and the landscaping adjacent to Greenstone will be consistent with the landscaping at 11688 Greenstone Ave, with the some limitations due to the site being a closed landfill and is subject to minor settlement.

5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.

As the 2018 Traffic Study states:

"Based on the observed activity at the FedEx Ground distribution center, the proposed project is expected to have less than sixty trips daily, with most of the shipping truck activity taking place during the early morning hours, between 2:00 am and 5:00 am. Due to the low existing traffic volumes on Greenstone Avenue and the expected FedEx activity taking place outside of typical peak commute time periods, it is not expected that there would be significant impacts to the traffic flows on Greenstone Avenue resulting from this project's completion and operation.

Furthermore, with the planned future closure of Lot 6 and the relocation of Lot 6 activity to the project, in the long-term future, traffic conditions are expected to be similar to existing conditions. By replacing Lot 6 with the proposed project, existing truck trips to pick up and drop off empty trailers for storage would neither increase nor decrease, but lengthen slightly by several hundred feet."

Attachment 6: Modification Permit Application

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

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

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection): 12211 GREENSTONE AVENUE,
SANTA FE SPRINGS, CA 90670

Legal description of property: SEE ATTACHMENT A

Record Owner of Property: GREENSTONE INVESTMENTS - 12211, LLC
Name: C/O C. ANN LEWIS Phone No: (425) 896-8566
Mailing Address: 23728 NE TWINBERRY WY, REDMOND, WA 98053

Fax No: _____ E-mail: CANNLEWISCPA@YAHOO.COM

The application is being filed by:

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

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): LESSEE,
FEDEX GROUND PACKAGE SYSTEM

Describe the modification requested: WE ARE REQUESTING RELIEF FROM SECTION 155.483
(LOCATION OF PARKING FACILITIES IN RELATION TO THE PARCEL THEY ARE INTENDED TO SERVE).
THIS WILL BE AN AMENDMENT TO AN EXISTING MODIFICATION PERMIT CASE NO. 1248, DATED
SEPTEMBER 22, 2014.

NOTE

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

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

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

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

N/A

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

N/A

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

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

SEE ATTACHMENT B

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

SEE ATTACHMENT B

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

SEE ATTACHMENT B

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

SEE ATTACHMENT B

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

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

Name (please print): See Attachment C.
 Mailing Address: _____
 Phone No: _____
 Fax No: _____ E-mail: _____
 Signature: [Signature]
 Name (please print): Robert Ranallo
 Mailing Address: 1000 FEDER DRIVE, PITTSBURGH, PA 15
 Phone No: 412-269-1000
 Fax No: _____ E-mail: ROBERT.RANALLO@FEDEX.COM
 Signature: [Signature]

CERTIFICATION

STATE OF ~~CALIFORNIA~~)
 COUNTY OF ~~LOS ANGELES~~) ss.

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

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

(seal)

On 3/4/19 before me, Jennifer L. Brositz,
 Personally appeared Robert Ranallo
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Commonwealth of Pennsylvania - Notary Public
 Jennifer L. Brositz, Notary Public
 Allegheny County
 My commission expires March 1, 2022
 Commission number 1187527
 Member, Pennsylvania Association of Notaries

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

ATTACHMENT A

1. Legal Description from *Title Report for 12211 Greenstone Ave. – 2018**

*Full document attached to CUP Application

ATTACHMENT B**JUSTIFICATION STATEMENT**

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

There is an existing MOD Permit (MOD 1248) approved for Lot 6, an existing satellite parking lot located approximately 870 ft south and 500 feet west of the existing FedEx Distribution Facility, as seen in Figure 1. The Distribution Facility is located at 11688 Greenstone Avenue, Santa Fe Springs, CA. The proposed new parking property, called the Sunshine Lot, will replace in kind the existing Lot 6, also serving as an empty trailer satellite parking lot. The distance from the Distribution Facility to the subject property (Sunshine Lot) is approximately 1,680 ft from driveway to driveway. As the existing regulations limit the maximum distance of a satellite parking site to 400 ft, the subject property is more than 400 ft from the Distribution Facility it serves, and it could only be considered for a satellite parking location under existing regulations with a modification approval. The proposed use of the site is parking of empty trailers only with no buildings; trailers would be delivered and picked up by dedicated FedEx tractors, resulting in little to no pedestrian traffic between the facility and the subject parking property.

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

FedEx's existing satellite parking area Lot 6 is limited in space and the ability of installing site improvements, such as area lighting, security cameras, paving, and surface water drainage. Currently, the empty trailers parked on Lot 6 are up to three deep and require significant more effort to move and reuse. FedEx seeks a larger site that offers more space and opportunity for installing site improvements. The new proposed parking area is twice the size of the existing Lot 6 and will allow only two deep parking. The Sunshine Lot is located approximately 810 feet south of the Lot 6 driveway on Greenstone Ave (see Figure 1). There are no other available lots of this size and ready for use under a long-term lease within one-mile of the Facility. The new proposed Sunshine Lot is about 1,680 ft south from the existing FedEx Ground Distribution Facility driveway. In comparison, Lot 6 parking is 1370 feet away from the Distribution Facility driveway.

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

There are no other appropriate lots identified of this size and ready for use under a long-term lease within one-mile of the Facility. FedEx currently uses five existing sites within 400 ft of the Existing FedEx Distribution Facility. One of FedEx's existing trailer parking sites, Lot 6, is located more than 400 ft from the Distribution Facility. This site will be replaced by the proposed parking site (Sunshine Lot) at 12211 Greenstone Avenue. Satellite parking is permitted within 400 ft of any business and satellite parking agreements of greater than 400 ft have been granted in the past.

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

The proposed site plan includes the construction of a sidewalk on the Eastern border of the site. The site will be properly fenced, secured, paved and lighted. The Sunshine Lot will only be used as parking area for empty trailers. It is planned that only two trailers at a time will be delivered at the new lot to avoid possible queuing issues at the entrance.

The site plan has an entrance gate area that can accommodate two trailers at a time. A 2018 traffic study (part of the amendment CUP Application Package) has been prepared for this new parking area. Its conclusion is as follows.

"Based on the existing traffic and roadway conditions at the proposed project site, and the current traffic patterns at the distribution facility, the proposed project is not expected to result in a significant impact to the traffic flows on Greenstone Avenue. Furthermore, the project is proposed as a replacement for the existing storage facility known as Lot 6 in CUP 748-2, approved in 2015, which would mean no net change in truck activity following the project's completion. Existing traffic conditions on Greenstone Avenue indicate that it typically operates well below capacity in the peak hours and would be able to accommodate any additional project trips traveling between the proposed storage lot and the existing distribution facility, in the worst-case scenario that both it and Lot 6 may remain in operation."

**Attachment: 7: Resolution 129-2019 &
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 129-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 748-4; AND
MODIFICATION PERMIT CASE NO. 1248-1**

WHEREAS, a request was filed for Conditional Use Permit (CUP) Case No. 748-4 to amend the existing CUP to re-locate an existing satellite parking site at 12017 Greenstone Avenue (Lot 6), currently used for the storage of empty trailers related to an existing FedEx Ground distribution facility, to a new site located at 12211 Greenstone Avenue (APN: 8026-041-035); and

WHEREAS, a request was concurrently filed for Modification Permit (MOD) Case No. 1248-1 to amend the existing MOD to allow the subject satellite parking site to further exceed the 400 foot limitation set forth in the City's Zoning Regulations (from 870 feet to approximately 1,680 feet away from the principal use located at 11688 Greenstone Avenue); and

WHEREAS, the subject property is located at 12211 Greenstone Avenue (APN: 8026-041-035), as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Greenstone Investments – 12211, LLC, 23728 NE Twinberry Way Redmond, WA 98053; and

WHEREAS, the applicant is FedEx Ground Package Systems, Inc. - 1000 FedEx Drive, Mood Township, PA 15108; and

WHEREAS, the proposed project which includes Conditional Use Permit (CUP) Case No. 748-4 and Modification Permit (MOD) Case No. 1248-1 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project will not have a significant adverse effect on the environment with the recommended mitigation measures imposed; therefore, the City caused to be prepared and proposed to adopt an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (IS/MND and MMRP) for the proposed project; and

WHEREAS, On June 27, 2019, the City of Santa Fe Springs Planning and Development Department 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 June 27, 2019 to each property owner within a 500 foot radius of the project site in accordance with the local ordinance and 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 July 8, 2019 concerning Conditional Use Permit (CUP) Case No. 748-4 and Modification Permit (MOD) Case No. 1248-1.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

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

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

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

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

- A mitigation monitoring and reporting program will be required; and,

- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

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

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 findings in their review and determination of the subject Conditional Use Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

- 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.*

Activities associated with the parcel delivery service/ground distribution facility use will remain unchanged. The area designated for the sorting, loading and unloading of packages will not change. Shipping and distribution activities will still take place on the primary site and within the existing 328,378 sq. ft. ground distribution center building at 11688 Greenstone Avenue.

The subject satellite parking site (Lot 6) will be exclusively used to store empty trailers. Trucks will only be loaded at the ground distribution center, thus no loading or unloading of trailers will occur on the subject property. Project trips related to the subject satellite parking site will travel exclusively on Greenstone Avenue, to and from the distribution center. According to FedEx, the trailers will only be delivered and/or picked up two at a time. This would help avoid any potential queuing issues or significant increase to existing traffic volumes along Greenstone Avenue. In addition, FedEx is planning to pave the site and install a vinyl fence and new landscaping along the front portion of the site to upgrade the site's curb appeal and help screen the truck yard. FedEx will also install lighting, security cameras, and an automated entry gate for security measures.

Therefore, if conducted in strict compliance with proposed conditions of approval, staff finds that the new satellite parking site (Lot 6) will be harmonious with adjoining properties and surrounding uses in the area and thus will not be detrimental to persons or property in the immediate vicinity.

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

As mentioned previously, in addition to re-grading the entire site, FedEx is planning to pave and stripe the site and install a vinyl fence and new landscaping along the front portion of the site to upgrade the site's curb appeal and help screen the truck yard. FedEx will also install lighting, security cameras, and an automated entry gate for security measures. For the reason mentioned, staff finds that the considerations made to enhance the overall appearance and visual impact of new satellite parking site will preserve the general appearance and welfare of the community.

SECTION III. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.695 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall satisfy itself that the applicant has shown that all of the following conditions apply; therefore, based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

- (A) That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.

The Planning Commission would not be granting special privileges to the applicant since other satellite parking agreements have been granted in the past. In fact, FedEx had already obtained approval of a Modification Permit (MOD 1248) for the existing satellite parking site at 12017 Greenstone Avenue since it was located approximately 870 feet from the ground distribution center at 11688 Greenstone Avenue.

Their lease at 12017 Greenstone Avenue (Lot 6), however, is set to expire in August of this year. FedEx has thus been actively searching for a replacement site nearby to help fill the impending void that would otherwise be left by the expiring lease. FedEx believes that they have found the ideal replacement site. The new site at 12211 Greenstone Avenue not only replaces the satellite parking stalls currently utilized at 12017 Greenstone Avenue (Lot 6), but is large enough to accommodate potential future growth.

The subject request will amend the existing MOD to allow the satellite parking site to further exceed the 400 foot limitation set forth in the City's Zoning Regulations (from 870 feet to approximately 1,680 feet away from the principal use located at 11688 Greenstone Avenue).

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

Given that the distance from the primary FedEx ground distribution facility is approximately 1,600 feet from the subject property, applying the existing regulations and limitation of 400 maximum distance would take the subject property out of consideration as a satellite parking site.

When considering the allowable distance for satellite parking, however, consideration should be given to the type of use involved. Unfortunately, the current zoning regulations do not appear to take that into consideration. Staff agrees that it makes sense to limit certain uses such as schools, retail, restaurants, offices, etc. to a maximum of 400 feet because of the amount of pedestrian traffic associated with such uses. However, staff feels that placing the same limitation on an outdoor storage use, whereby there is no pedestrian traffic involved, would be unreasonable.

The extent of traffic related to this subject satellite parking site is solely from the movement of trucks/trailers to and from the main distribution center at 11688 Greenstone Avenue. As a result, no pedestrians or drivers will need to walk from one site to the other.

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

The unique circumstance related to this project is the history and development challenges related to the existing contamination on-site. The site was a former landfill site thus would need extensive clean-up before it could be suitable for development. As a result, the site has been historically utilized for various above surface uses and outdoor storage activities.

(D) *That the modification, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.*

Although FedEx is simply using the lot to store empty trailers, they still plan to spend a significant amount of money to make improvements throughout their lease area. As previously stated, FedEx is planning to pave the entire site, install a vinyl fence to help screen the truck storage activities, and install new landscaping along the front setback area. FedEx will also install lighting, security cameras, and an automated entry gate for security measures. Said improvements will not only add value to the subject property, but should also indirectly increase the value of nearby properties. As a result, granting the modification would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

SECTION V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 129-2019 to approve Conditional Use Permit (CUP) Case No. 748-4 to amend the existing CUP to re-locate an existing satellite parking site at 12017 Greenstone Avenue (Lot 6), currently used for the storage of empty trailers related to an existing FedEx Ground distribution facility, to a new site located at 12211 Greenstone Avenue (APN: 8026-041-035); Modification Permit (MOD) Case No. 1248-1 to amend the existing MOD to allow the subject satellite parking site to further exceed the 400 foot limitation set forth in the City's Zoning Regulations (from 870 feet to approximately 1,680 feet away from the principal use located at 11688 Greenstone Avenue); and also to approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND and MMRP) for the subject project, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 8th day of July, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A

Conditional Use Permit Case No. 748-4 & Modification Permit Case No. 1248-1 **Conditions of Approval**

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

1. That the applicant shall pay a flat fee of \$ 18,234.00 to reconstruct/resurface the existing street frontage to centerline for Greenstone Avenue.
2. Street right-of-way dedication on Greenstone Avenue along the existing street frontage shall be dedicated to the City of Santa Fe Springs. The dedicated easement shall be shown on the Parcel/Tract Map. The objective is to have a uniform street width from curb to curb. In the street widening area, the applicant shall construct a new pavement structural section consisting of 9 inches of Portland cement concrete over 6 inches of new crushed miscellaneous base.
3. That the applicant shall design and construct the removal and replacement of driveway approach, curb, and gutter per City standard R-6.4C on southernmost driveway approach along Greenstone Avenue.
4. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$ 1200.00 (6) new signs.
6. That the applicant shall pay to the City, \$ 30,000.00 the entire cost of design, engineering, installation and inspection of (2) street lights on Greenstone Avenue. The City will design and cause construction of said street light(s).
7. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
8. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Greenstone Avenue. Storm drain plans shall be approved by the City Engineer.
9. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.

10. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
11. The applicant shall connect in a closed system (pipe) all storm water exiting property to the storm drain lateral located on Greenstone Avenue.
12. That the landscape irrigation system shall be connected to reclaimed water, if available, on Greenstone Avenue. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.
13. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
14. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.
15. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
16. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
17. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
18. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
19. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
20. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm

water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

21. The applicant and/or developer shall construct Portland cement concrete drive approach satisfactory to the City Engineer for the entire width of the driveway for a minimum distance of 50 feet from the back of the driveway.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

22. That the Applicant acknowledges and accepts that the subject parcel is strictly for the parking of trailers and diesel trucks, and shall not be used to store inoperative vehicles, or other items and/or equipment.
23. That the Applicant shall not allow the queuing of trailers on the street and acknowledges that trailers left on the street unhitched will be cited pursuant to the City Codes.
24. That the Applicant shall maintain the parking areas and the surrounding landscaping areas in compliance with Section 155.493 of the Zoning Code and Section 95.03 of the Property Maintenance Ordinance.
25. That the Applicant shall submit a Site Photometric plan to the Department of Police Services for review and approval. A PDF formatted site plan (a.k.a. computer generated site plan) may be submitted to luiscollazo@santafesprings.org
26. That outhouses, portable toilets, or the like shall not be located or otherwise placed on the subject site at any time.
27. That the parking areas shall be maintained at all times and any pot-holes, asphalt/concrete cracking and other similar deterioration shall be fixed within 72-hours from the time of identifying the deficiency.
28. That the Applicant shall post the number address on the property with a minimum of 18" font. The letters shall be visible from the public street and white in color.
29. That the Applicant shall receive written approval by the Director of Police Services and all other applicable Departments for the location and installation of any guard shelter(s).
30. That the applicant shall maintain digital video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.

31. That the Applicant shall not install razor or barbed wire on the any part of walls, fences or other structures.
32. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.

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

33. 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.
34. 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.
35. 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.
36. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.
37. The owner/developer shall comply with the following conditions if a building or structure is constructed on this property:
 - a) 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.
 - b) That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
 - c) 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.

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

38. The owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
39. A hazardous waste determination must be made for any leaking containers of hazardous material discovered at this location. If the material is determined to be a hazardous waste, the owner/operator must comply with all hazardous waste generator requirements, including transportation by registered hazardous waste haulers. Transporting hazardous waste to a central hub for processing and disposal is prohibited.

WASTE MANAGEMENT:
(Contact: Teresa Cavallo 562.868.0511 x7309)

40. 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.
41. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Cuong Nguyen 562.868-0511 x7359)

42. The applicant understands that all other applicable conditions described in the original CUP (*approval letter dated August 12, 2014*) shall remain affective.
43. This approval allows the applicant, FedEx Ground Package Systems, Inc., to replace one of the six existing satellite parking sites (Lot 6 or Area F) with a new site (at 12211 Greenstone Avenue) located approximately 1,680 feet from the main FedEx Facility at 11688 Greenstone Avenue. The six satellite parking sites will now be as follows:
 - 11720 Greenstone Avenue (APN: 8026-018-015) – also referred to as Lot 1 or Area B;
 - 11801–11829 Shoemaker Avenue (APN 8026-020-038,024,022,048 & 049) – also referred to as Lot 2 or Area C;
 - 11813 Shoemaker Avenue (APN: 8026-020-037) – also referred to as Lot 3 or Area D;
 - 11741 Shoemaker Avenue (APN: 8026-020-009) – also referred to as Lot 4 or Area D;

- 11735 Shoemaker Avenue (APN: 8026-020-081) – also referred to as Lot 5 or Area D; and
 - 12211 Greenstone Avenue (APN: 8026-041-035) – also referred to as Lot 6 or Area F;
44. The applicant understands that the use of property located at 12211 Greenstone Avenue (APN: 8026-041-035), because it is located more than 400 feet from the distribution facility at 11688 Greenstone Avenue, is also subject to approval of an Amendment to the existing Modification Permit (MOD Case No. 1248) from the City's Planning Commission.
 45. The applicant understands that all employees and contractors parking will be limited to the project site and associated satellite parking sites identified in condition #43. Any changes to the satellite parking parcel (identified in condition #43) shall require prior approval from the City's Planning Commission.
 46. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for Conditional Use Permit Case No. 748-4. The Mitigation Monitoring and Reporting Program is listed as an attachment to the staff report.
 47. The applicant shall obtain all necessary permits from and comply with all applicable requirements of the Local Enforcement Agency, Regional Water Quality Control Board, and all other applicable local, State, and Federal agencies prior to occupying the site.
 48. The applicant understands that trucks shall not be parked or otherwise stored on the new satellite parking areas until they have been improved and striped substantially in accordance with the site plan submitted by the applicant and on file with the case.
 49. All trucks shall only be parked in designated stalls that are large enough to accommodate the dimensions of such vehicles. Said vehicles shall not be parked in a manner whereby they will impact existing driveways, parking areas, or on-site circulation.
 50. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. No on-street parking by employees or patrons is permitted on either Greenstone Avenue or Shoemaker Avenue and that violations to this rule may result in the restriction or revocation of privileges granted under this Permit.
 51. The applicant shall not allow vehicles to queue on Greenstone Avenue, use said street as a staging area, or to back up onto the street from the subject property. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. The applicant understands that violations to this rule may result in the restriction or revocation of privileges granted under this Permit.

52. A minimum 10' high vinyl fence shall be installed immediately following the front setback area (*measured 20' from the front property line following any required street dedications*). Said fence shall continue along the northerly side property line up to the existing front gate for the adjacent neighbor to the north. Said fence shall also continue along the north side of the new driveway up to the proposed security gate.
53. The applicant agrees to work with the City to find an acceptable type and color for the proposed vinyl fence.
54. A minimum 8' high fence shall be provided around the remaining perimeter of the subject site. Also, the proposed security gate shall be a minimum 8' high. No razor wire shall be used.
55. The applicant understands that all trucks stored on the subject site shall be substantially screened from public view. Prior to occupancy, the applicant shall provide necessary plans to the Planning Department to demonstrate that all trucks stored on-site will be adequately screened from public view.
56. No portion of the off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Planning Director, Director of Police Services, and the Fire Marshall.
57. The applicant understands that the proposed storm water pump, LFG electrical equipment racks, and landfill gas treatment system pad shall be located behind the new vinyl fence. The applicant therefore acknowledge that, because of the required dedication, the location of these items may need to be setback further than they are currently depicted.
58. The design of the sidewalk, parkway landscape, and any landscape proposed within the front setback area for new satellite parking site (at 12211 Greenstone Avenue) shall be reviewed and approved by the Planning Department prior to installation.
59. The location and type of lighting proposed for the subject site shall be reviewed and approved by the Planning Department prior to installation.
60. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
61. The applicant shall ensure that the site and all satellite parking areas are continually maintained free of trash, junk, debris, etc., and in an otherwise neat and orderly manner.
62. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.

63. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
64. The Conditional Use Permit Case No. 748-4, shall be subject to a compliance review in five (5) years, on or before June 10, 2024, to verify continued compliance with the established conditions and also analyze the current parking demands to ensure adequate parking for employee and contractors, and related trucks, trailers and vans, still remains available. Regardless of the above date, the applicant understands that at any point that the city finds and determines that parking related to the parcel delivery use has become an issue, the applicant shall immediately begin working with the planning staff to mitigate the problem as expeditiously as possible. Solutions may include, but is not limited to, the following potential mitigation measures:
- a. Adjust shift change times so that the parking demand during the peak periods (during shift changes) is lessened.
 - b. Provide carpool incentives for the employees.
 - c. Hold a local job fair must be held to facilitate the hiring of local residents as a means to reduce worker commutes and further reduce potential parking demand.
 - d. Purchase and provide bus passes for workers to promote the use public transit.
 - e. Initiate vanpool program as an alternative means for employees and contractors to commute to work.
 - f. Secure other additional satellite parking sites.
 - g. Reduction of workforce (employees and/or contractors).
65. The applicant, FedEx Ground Package Systems, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit (CUP) or Modification Permit (MOD), or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
66. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. Upon such review, if the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject use permit.

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



PUBLIC HEARING (Continued from Planning Commission Meeting of June 10, 2019) **Categorically Exempt - CEQA Guidelines Section 15061(b)(3)**

Zoning Text Amendment – Required Parking

Ordinance No. 1103: An ordinance of the City Council of the City of Santa Fe Springs, amending Sections ~~155.062 (Accessory Uses)~~ **155.480 (Parking Spaces Required)** and 155.481 (Required Parking) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to garage conversions and ~~existing option for a carport~~ in the A-1, Light Agricultural, and R-1, Single-Family Residential, Zones. (City of Santa Fe Springs)

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

RECOMMENDATIONS

That the Planning Commission take the following actions:

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

BACKGROUND

At the June 10, 2019 Planning Commission meeting, the subject Zone Text Amendment (ZTA) was presented by staff for the commissioners' consideration. After opening the public hearing, the audience had an opportunity to express their concerns towards the subject entitlement; however, no audience member spoke on this matter. After closing the public hearing, each Commissioner had an opportunity to ask questions and present their concerns regarding the proposal. Staff answered all questions and concerns posed by the Commission. Commissioner Ybarra then made an initial motion to recommend that the City Council deny the proposed ZTA as presented, but the motion did not receive a second vote. After a brief follow-up discussion, Commissioner Carbajal made a motion to second Commissioner Ybarra's recommendation of denial. Although the motion did receive a second vote, it had failed to receive the majority vote from all present Commissioners. As a result, staff recommended that the Commissioners continue the item until the next meeting and

staff would provide statistical information and a more in-depth response to their questions and concerns. Therefore, it was determined that all related items would be continued to the next scheduled Planning Commission Meeting on July 8, 2019 at 6:00 p.m.

It was mentioned by City Attorney, Richard Adams II, that if the absent commissioner wanted to take action on these items at the next scheduled meeting, he would need to listen to the audio recording for the June 10, 2019 meeting, prior to the meeting. The audio recording of the June 10, 2019 meeting was sent via email to Commissioner Arnold on June 18, 2019.

It should be noted that after listening to the audio recording, Commissioner Arnold spoke with staff at the Planning Department counter on June 20, 2019. Although, staff responded to Commissioner Arnold's questions at the counter, the City Attorney has recommended that Commissioner Arnold present any questions or comments he wants to have addressed at the July 8, 2019 Planning Commission meeting.

Following careful deliberation, staff believes that the two components of this amendment should be considered separately to allow staff to present the facts for each component individually. Doing so would maximize the Commissioners understanding of each component. At this time, staff is proposing to continue with the changes related to garage conversions, and therefore, will present the changes related to carports at a future Planning Commission meeting. At that time, staff will provide the requested data on carports and also address the concerns that have been expressed by the Commission.

COMMENTS/QUESTIONS RECEIVED BY THE COMMISSION

This section below provides a brief description of the specific issues raised by the Planning Commissioners, along with staff's response.

As mentioned previously, carports will be addressed at a future Planning Commission Meeting. Therefore, the issues presented below are strictly those related to garage conversions.

Issue/Concern Raised:

1. How would we address a garage conversion that is proposed as one (1) bedroom with multiple beds?

Staff Response:

Although this would be highly discouraged, the possibilities of multiple beds being added to any garage conversion is the same as multiple beds being added to existing bedrooms. When an applicant submits a formal request to convert their garage, staff will ensure that only one (1) bedroom is being proposed. Unfortunately, once constructed, staff would not have any control of how many beds are being placed into

the bedroom, unless a complaint is received by a neighbor. It should be noted, however, that the Building Code does not provide a limit to the number of beds in a bedroom.

Issue/Concern Raised:

2. How often is staff receiving proposals to convert an existing garage?

Staff Response:

All building permits issued since 2009 has been entered into an electronic database throughout Los Angeles County. Staff requested this inquiry be filtered through their system to provide the statistics; however, we have yet to receive this data. Since most carports are a result of garage conversions and intensification of use, an alternative solution is to evaluate the number of carports the City has approved. As previously mentioned, we did not receive the requested data from the County; however, we do have entitlement information related to carports that can provide an estimation. According to our Planning records, in the last 25 years, the City has approved three (3) carports through a Modification Permit. Based on setback and dimension requirements, it's common for a carport to require a Modification Permit, and therefore, staff believes that the actual permitted number of carports should be fairly close.

Furthermore, Ordinance No. 1084 was adopted in March of 2017 to identify and regulate Accessory Dwelling Units (ADU). As an option, a garage conversion is currently permissible, subject to the requirements set forth in said Ordinance. Since its passage, the City has approved 12 ADU proposals. Of these 12 approved units, 9 are garage conversions and 3 are newly constructed, detached structures. Although 12 units out of the thousands of residents who live in the City is not a high percentage, the data does reveal that a majority of homeowners are converting their garage, rather than building a new addition. The most likely reason being the overall cost and existing property configuration. Either residents have determined that a new addition is more costly than a garage conversion or a new addition would be too challenging to conform to all development standards.

Issue/Concern Raised:

3. Knowing there are homes with illegal garage conversions, could staff send a letter to all property owners affected by these changes to: 1) inform them of the code changes; and 2) encourage those with illegal conversions to seek information for legalization?

Staff Response:

If the Planning Commission approves the proposed ZTA, staff will send a written notice to all property owners affected by the changes. The notice would detail the new provisions, explain the permit process, encourage any illegal conversions to seek information for legalization, and provide details of necessary alterations for various scenarios.

Issue/Concern Raised:

4. Why would home owners need to convert their garage when they have additional space to expand?

Staff Response:

It's a clear understanding that additional square footage is the preferred method for growing a household. However, we understand that each household has a unique living situation and all properties have various configurations. The intent of this code amendment is not to say that an expansion of the existing home is not possible, but rather to provide approximately 17% of property owners in Santa Fe Springs with an alternative and economical method for expanding their habitable area.

PROPOSED CHANGES

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

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

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

PROPOSED ZONING TEXT AMENDMENT

The changes to the Santa Fe Springs Municipal Code, as described in the previous sections, involves amending Sections ~~155.062 (Accessory Uses)~~ **155.480 (Parking Spaces Required)** and 155.481 (Required Parking) within Chapter 155 (Zoning) of Title 15 (Land Use) relating to garage conversions ~~and existing options for carports~~ in the A-1, Light Agricultural and R-1, Single-Family Residential, Zones.

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

SANTA FE SPRINGS MUNICIPAL CODE
Chapter 155 – Zoning**§ 155.480 PARKING SPACES REQUIRED.**

The number of off-street parking spaces required for each use shall be no less than the number set forth in this subchapter. Where so specified, the required space shall be in a garage or carport. No tandem parking shall be provided, except as allowed per §155.644 **and §155.481(B)(1)(a)**.

§ 155.481 REQUIRED PARKING.

(A) Agricultural uses.

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

(B) Residential uses.

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

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

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



Wayne M. Morrell
Director of Planning

Attachments:

1. June 10, 2019 Staff Report
2. Resolution 126-2019
 - a. Exhibit A – Conditions of Approval
3. Copy of Ordinance No. 1103

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 126-2019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPT AN ORDINANCE TO AMEND SECTIONS 155.480 (PARKING SPACES REQUIRED) AND 155.481 (REQUIRED PARKING) WITHIN CHAPTER 155 (ZONING) OF TITLE 15 (LAND USE) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO GARAGE CONVERSIONS IN THE A-1, LIGHT AGRICULTURAL, AND R-1, SINGLE-FAMILY RESIDENTIAL, ZONES.

WHEREAS, the City of Santa Fe Springs has reviewed and considered the proposed amendments to the text of the City's Zoning Regulations with the intention of amending Sections 155.480 (Parking Spaces Required) and 155.481 (Required Parking within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to garage conversions in the A-1, Light Agricultural, and R-1, Single-Family Residential, Zones; and

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

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

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a public hearing on June 10, 2019, at which time it received public testimony concerning the proposed Zone Text Amendment. At said meeting, it was determined that the Zone Text Amendment, and all related items would be continued to the next regularly scheduled Planning Commission Meeting on July 8, 2019 at 6:00 p.m.

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a public hearing on the continued item on July 8, 2019, at which time it received additional testimony concerning the proposed Zone Text Amendment.

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

SECTION I. The Planning Commission finds that the facts in this matter are as follows:

1. That the facts in this matter are as stated in the June 10th and July 8th staff reports regarding the proposed amendments to the text of the City's Zoning Regulations.
2. That the Planning Commission find that pursuant to Section 15061 (b)(3) of the California Environmental Quality Act (CEQA), the proposed amendments to the text of the City's Zoning Regulations is exempt from CEQA as a "common sense" rule.
3. That the Planning Commission finds that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan.
4. That the Planning Commission recommend that the City Council approve and adopt Ordinance No. 1103, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

PASSED and ADOPTED this 8th day of July, 2019.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

CITY OF SANTA FE SPRINGS

ORDINANCE NO. 1103

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, AMENDING SECTIONS 155.480 (PARKING SPACES REQUIRED) AND 155.481 (REQUIRED PARKING) WITHIN CHAPTER 155 (ZONING) OF TITLE 15 (LAND USE) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO GARAGE CONVERSIONS IN THE A-1, LIGHT AGRICULTURAL, AND R-1, SINGLE-FAMILY RESIDENTIAL, ZONES.

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Section 155.480 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended so that said section reads as follows:

§ 155.480 PARKING SPACES REQUIRED.

The number of off-street parking spaces required for each use shall be no less than the number set forth in this subchapter. Where so specified, the required space shall be in a garage or carport. No tandem parking shall be provided, except as allowed per §155.644 and §155.481(B)(1)(a).

Section 2. Section 155.481 (A) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code is hereby amended to provide a change to subsection (1) so that said section reads as follows:

§ 155.481 REQUIRED PARKING.

(A) Agricultural uses.

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

Section 3. Section 155.481 (B) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code is hereby amended with various changes to read as follows:

§ 155.481 REQUIRED PARKING.

(B) Residential uses.

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

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

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

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

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

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

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

Juanita Trujillo, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk



City of Santa Fe Springs

Planning Commission Meeting

July 8, 2019

CONSENT ITEM

Conditional Use Permit Case No. 232-8

A compliance review of a truck storage facility with ancillary outdoor equipment storage located at 13625 Excelsior Drive (8069-002-080), in the M-2, Heavy Manufacturing. (Dimas Diaz, Jesse Diaz Trucking, Inc.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

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

BACKGROUND

In accordance with Section 155.243 (l) (7) of City's Zoning Regulations, truck, truck trailer or truck tractor storage uses are required to obtain a Conditional Use Permit prior to commencement of such activities. In July of 1976, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 232, a request to allow the establishment, operation, and maintenance of a trucking facility with ancillary outdoor equipment storage at 13625 Excelsior Drive. The first compliance review for the subject property was conducted in December 1976, followed by subsequent compliance reviews.

STAFF CONSIDERATIONS

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. During the recent inspection on June 11, 2019, staff found the truck storage facility with ancillary outdoor equipment storage was operating in full compliance with the existing conditions of approval.

Staff, therefore, finds that if the truck storage facility with ancillary outdoor equipment storage continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is recommending

Report Submitted By: Claudia Jimenez

Date of Report: July 3, 2019

Planning Department

ITEM NO. 8A

that CUP 232-8 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 x 7356)

1. That a sufficient number of legal off-street parking spaces shall be maintained for all employees and for all trucks, vans, trailers, and other similar vehicles being parked or stored on the subject property. No trucks, trailers or other vehicles used in connection with the use shall be parked or stored on the adjoining public streets. **(Ongoing)**
2. 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)**
3. That the subject property shall be continuously maintained in a state of good appearance and conditions at all times. All trucks, tractors or other similar vehicles used in connection with the use shall be parked in a neat and orderly manner; that no wrecked, salvaged, abandoned or inoperative vehicles of any kind shall be parked or stored on the subject property. **(Ongoing)**
4. That the owner shall not sublease any part of portion of the subject property without prior approval from the Director of Planning. ~~and Development.~~ **(Revised)**
5. That the owner shall be responsible for maintaining control of litter on the subject property. **(Ongoing)**
6. That the landscaping and automatic irrigation system shall be maintained in proper order at all times, and the owner shall change out any dead foliage with new landscaping to match the existing surrounding material on a continued basis. **(Ongoing)**
7. That Conditional Use Permit Case No. 232-8 shall be subject to a compliance review in ten (10) years, on or before ~~April 14, 2019~~ July 8, 2029 to ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**

8. ~~That the time extension of Conditional Use Permit No. 232 shall not be effective for any purpose until the owner has filed an affidavit with the City of Santa Fe Springs stating awareness and acceptance of all the conditions of approval.~~
(Satisfied)
9. The owner shall agree to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface, and reconstruct the street frontage on regular intervals (5, 10, and 20 year intervals respectively, as determined by the City Engineer). The owner shall retain the right to challenge the costs and method of spreading future assessments. **(Ongoing)**
10. That the owner shall comply with all Federal, State, and local requirements and regulations included, but not limited to the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations. **(Ongoing)**
11. That the owner shall comply with the Regional Water Quality Control Board's Stormwater Pollution Prevention Plan permit requirements. **(Ongoing)**
12. That the owner shall be responsible for the clean-up of any tracking of dirt, debris or trash on Excelsior Drive as a result of the operation and activities of the use. **(Ongoing).**
13. That the applicant, Jesse Diaz Trucking, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers, or employees from any claim, action or proceeding against or annual an approval of the City or any of its councils, commissions, committees, or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers, or employees receive notice of any such claims, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**


Wayne Morrell
Director of Planning

Attachment(s)

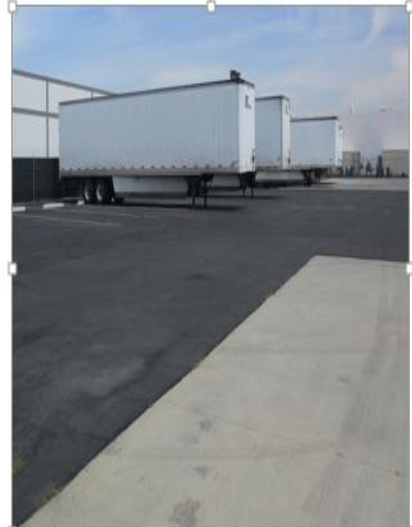
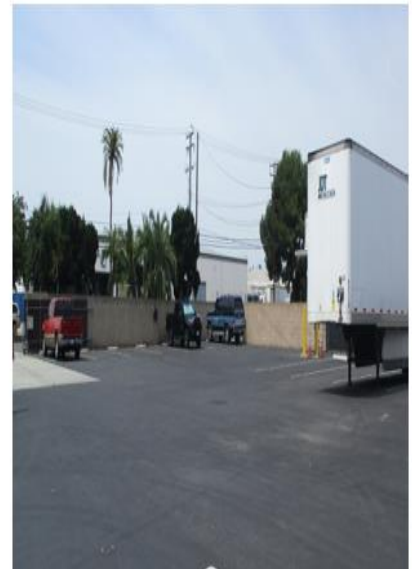
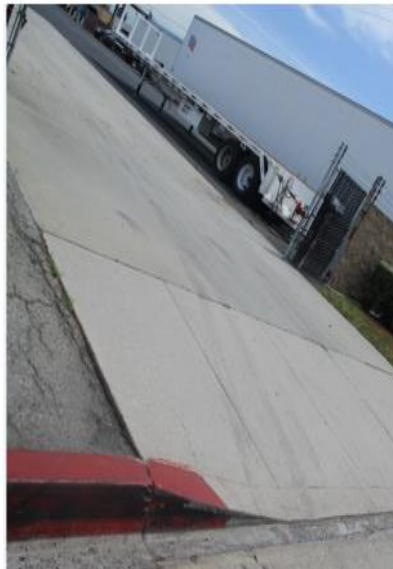
1. Aerial Photograph
2. Site Pictures
3. Letter Requesting Reconsideration

Attachment 1: Aerial Photograph



**13625 Excelsior Drive
Jesse Diaz Trucking, Inc.
Conditional Use Permit No. 232-8**

Attachment 2: Site Pictures



Attachment 3: Letter Requesting Reconsideration

June 3, 2019

CITY OF SANTA FE SPRINGS
11710 Telegraph Rd.
Santa Fe Springs, CA 90670

RE: Conditional Use Permit, CASE # 232-8
13625 Excelsior Dr. Santa Fe Springs, CA 90670

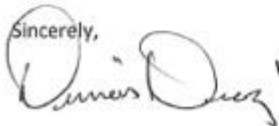
To Whom It May Concern:

We are requesting review for compliance of the subject permit. We also reviewed the terms of the existing Conditional Use Permit 232-8 for the property and agree to comply with all conditions. There are no changes or alterations to the use since the last review.

Most of our business consists of the storage and distribution of paper products for our customers. We distribute products via tractor trailers to various customers' locations. We do not use flammable or hazardous materials.

Within the large concrete fenced yard we park our fleet of trucks and trailers.

Please feel free to contact me if you have any questions. We look forward to our ongoing success in the city of Santa Fe Springs.

Sincerely,


Dimas Diaz
President
Jess Diaz Trucking



City of Santa Fe Springs

Planning Commission Meeting

July 8, 2019

CONSENT ITEM

Conditional Use Permit Case No. 501-9

A compliance review of an open storage yard use involving empty truck trailers on property located at 11401 Greenstone Avenue (APN:8026-018-023), in the M-2, Heavy Manufacturing Zone. (Coastal Property Holdings, LP)

RECOMMENDATIONS

That the Planning Commission take the following actions:

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

BACKGROUND

In accordance with Section 155.243 (J) (18) of City's Zoning Regulations, open storage yards, except those listed as a principal use, are required to obtain a Conditional Use Permit prior to commencement of such activities.

In May of 1993, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 501 to allow for an outdoor storage use of pipes and pipe supplies, as well as the parking of trucks and heavy equipment used to handle and transport said pipes on property measuring 6.9-acres, located at 11401 Greenstone Avenue, in the M-2, Heavy Manufacturing Zone.

In September of 2004 the Planning Commission approved a modification of the use to establish, operate and maintain an open storage use involving empty truck trailers. Concurrently, the Planning Commission approved Zone Variance Case No. 66, which allowed deviation from Zoning Regulation Section 155.639 which restricts open storage yards to one acre.

The subject open storage use of empty truck trailers has received several time extensions since and has now operated on the subject site for over 15 consecutive years. However, the last time extension granted on September 2, 2008 recently expired. The applicant is therefore seeking approval for a compliance review of the subject CUP to allow the continued operation and maintenance of the open storage of

Report Submitted By: Claudia Jimenez

Date of Report: June 25, 2019

Planning Department

ITEM NO. 8B

empty truck trailers on the subject site.

STAFF CONSIDERATIONS

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. During the recent inspection on June 13, 2019 staff found the open storage yard use involving empty truck trailers was operating in full compliance with the existing conditions of approval.

Staff finds that if the open storage yard use involving empty truck trailers 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. Therefore, staff recommends that CUP 501-9 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.

POLICE SERVICES DEPARTMENT

(Contact: Luis Collazo (562) 409-1850 x3320)

1. That the proposed facility, 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 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. **(ongoing)**

FIRE DEPARTMENT – FIRE PREVENTION DIVISION

(Contact: Raul Diaz (562) 868-0511 x3813)

2. That the owner shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study. **(ongoing)**
3. That interior gates or fences are not permitted across required Fire Department access roadways. **(ongoing)**
4. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be approved at 2500 gpm with 1,500 gpm flowing from the most remote hydrant. **(ongoing)**

5. 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 drive ways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. **(ongoing)**
6. That prior to submitting plans to the Building Department or Planning Commission, a, preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 and 40 feet per inch. Include on plan all entrance gates that will be installed. **(ongoing)**
7. 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. **(ongoing)**
8. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways. **(ongoing)**

FIRE DEPARTMENT - ENVIRONMENTAL DIVISION**(Contact: Tom Hall (562) 868-0511 x 3715)**

9. Permits and approvals. Owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity. **(ongoing)**
10. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(ongoing)**
11. That the owner/operator shall submit an Industrial Wastewater Discharge Permit Application prior to generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. **(ongoing)**
12. That the owner shall comply with the Regional Water Quality Control Board's Stormwater Pollution Prevention Plan permit requirements. **(ongoing)**

ENGINEERING / PUBLIC WORKS DEPARTMENT
(Contact: Noe Negrete (562) 868-0511 x 7611)

13. That **within 90 days from the date of this compliance review approval**, the owner shall executed an affidavit agreeing to the addition of a cost-of-living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County and will not exceed 3% per year. **(revised condition)**
14. That **within 90 days from the date of this compliance review approval**, the owner shall executed an affidavit agreeing to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface and reconstruct the street frontage on the regular intervals (5-year, 10-year and 20-year intervals, respectively, as determined by the Civil Engineer). The owner shall retain the right to challenge the costs and method of spreading future assessments. **(revised condition)**
15. That **prior to paving the site, the owner/applicant shall provide** a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional engineer registered in the State of California shall prepare the grading plan. **(revised condition – ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT
(Contact: Claudia Jimenez (562) 868-0511 x 7356)

16. That Conditional Use Permit Case No. 501-~~8-9~~ shall be subject to a compliance review in ten (10) years, prior to ~~October 13, 2019~~ **July 8, 2029**, to ensure the open storage activity is still operating in strict compliance with the original conditions of approval. Approximately 3 months prior to ~~October 13, 2019~~ **July 8, 2029**, the applicant shall request in writing a compliance review of the privileges granted herein. **(revised condition)**
17. The applicant shall be responsible for the clean-up of any trackage of dirt, debris, or trash on Greenstone Avenue as a result of the operation and activities of the proposed. **(ongoing)**
18. That the applicant shall continue to maintain the existing landscape throughout the front yard setback area. **(ongoing)**
19. That the applicant shall ensure that the slats on the front gate and all fencing on the subject sites are continually being maintained in good condition at all times. **(ongoing)**
20. That the parking of all vehicles shall be maintained in accordance with the site

- plan originally submitted by the applicant and on file with this case with a maximum of 80 trailers on the site at any given time; further, the parking of all vehicles shall be maintained on a neat and orderly manner at all times. Any deviation from or proposed addition to said parking layout shall be subject to the approval of the Director of Planning. **(ongoing)**
21. That all vehicles shall be parked on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this permit. **(ongoing)**
22. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to use Greenstone Avenue to queue on, to use as a staging area or to backup into the subject property. **(ongoing)**
23. That the applicant shall not sublease, sublet, or otherwise assign any part of portion of the subject site for any outdoor storage purpose unless prior written approval is granted by the Director of Planning. **(ongoing)**
24. That the hours of operation shall be limited to Sunday through Friday from 12:00 p.m. to 9:00 p.m. Any deviation from or proposed addition to these hours shall be subject to the approval of the Director of Planning. **(ongoing)**
25. That a minimum of seven (7) off street parking spaces shall be made continuously available for employee and visitor use on the subject site at all times. **(ongoing)**
26. That all other requirements of the City Zoning Ordinance, Building Code, Property Maintenance Ordinance, Uniform Fire Code and all other applicable regulations shall be complied with. **(ongoing)**
27. That the owner, Coastal Property Holdings, L.P., 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 this approval 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 type owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(ongoing)**
28. It is hereby declared to be the intent that is any provisions of this approval is violated or held to be invalid, or if any law, statute or ordinance is violated, the approval shall be void and the privileges granted hereunder shall lapse. **(ongoing)**



Wayne Morrell
Director of Planning

Attachment(s)

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

Attachment 1: Aerial Photograph



11401 Greenstone Avenue

Conditional Use Permit Case No. 501-9
Applicant: Coastal Property Holding, LP (JB Hunt)

Attachment 2: Site Pictures



Attachment 4: Letter Requesting Reconsideration

May 26, 2019

Received

JUN 03 2019

Planning Department

City of Santa Fe Springs
Planning Department
11710 Telegraph Rd.
Santa Fe Springs, Ca. 90670

Attn: Mr. Cuong Nguyen
Re: CUP #501

Dr. Mr. Nguyen,

Per our telephone conversation I am requesting an early renewal of my Conditional Use Permit CUP #501 for property at 11401 Greenstone Ave. The reason for the early request is that I am currently in negotiations to sell the property to a developer who is planning to construct a distribution warehouse on the site. As you know this property has ongoing environmental remediation that is now much closer to being completed. Because of this the buyer would very much prefer to have a 5 year CUP in place to allow my current tenant to remain through the remainder of the cleanup process and also give the developer adequate time to obtain permits and complete the design.

Thank you for your consideration on this matter.

Sincerely,



William Helm
Coastal Property Holdings
17 Sommet
Newport Coast Ca. 92657

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City of Santa Fe Springs

Planning Commission Meeting

July 8, 2019

CONSENT ITEM

Conditional Use Permit Case No. 553-7

A compliance review to allow the continued operation and maintenance of a 60-bed, 10,925 sq. ft. live-in residential substance abuse treatment center with related administrative office functions on property located at 10425 Painter Avenue (APN: 8011-014-024), in the M-2, Heavy Manufacturing Zone (LACADA)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a 60-bed, 10,925 sq. ft. live-in residential substance abuse treatment center with related administrative office functions, 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. 553-7 be subject to a compliance review in five (5) years, on or before July 8, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243 (L) of City's Zoning Regulations, public or quasi-public uses of an educational or recreational nature are required to obtain a Conditional Use Permit prior to commencement of such activities.

In April 1998, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 553, a request by the Los Angeles Center for Alcohol and Drug Abuse (LACADA), to establish, operate, and maintain a 50-bed, live-in residential substance abuse treatment center (also known as the Allen House) with related outpatient counseling and administrative office functions within the 10,925 sq. ft. building. In September of 2005, the Commission allowed LACADA to increase the number of beds at the facility from 50 beds to 60 beds.

The applicant is therefore seeking approval for a compliance review of the subject CUP to allow the continued operation of the live-in substance abuse treatment center on the subject property.

STAFF CONSIDERATIONS

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the

Report Submitted By: Claudia Jimenez
Planning Department

Date of Report: July 2, 2019

ITEM NO. 8C

conditions of approval prior to bringing the matter back to the Planning Commission. During the recent inspection on January 10, 2019 by the Planning Department, the applicant was directed to comply with the following:

- Staff noticed a lack of landscape and exposed dirt areas in the parkway and front yard setback. Applicant has now planted ground cover in the front yard setback and parkway area.
- Staff noticed vehicles blocking the fire access lane. Vehicles have been removed and no parking signs have been added.
- Staff noticed vehicles blocking the ADA parking stalls. Vehicles have been removed and no parking signs have been added.
- Staff noticed parking was an issue, we asked if they could restripe new areas to accommodate additional parking. Applicant has now restriped the front and back parking areas to accommodate additional parking.
- Staff noticed a metal shipping container used as storage and visible from the street. We advised applicant to remove or re-clad the container using non-metal material. Applicant has re-clad the shipping container using non-metal material.

Staff recently verified that the applicant has completed the above-referenced items; consequently, the applicant is in full compliance with the existing conditions of approval. Staff finds that if the substance abuse treatment center 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 recommends that CUP 553-7 be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Claudia Jimenez 562.868.0511 x 7356)

1. That no portion of the required off-street parking area shall be used for any purpose other than vehicle parking and circulation, unless such alternative use is granted prior written approval by the Director of Planning **(Ongoing)**
2. That the subject site shall not be subleased, sublet, or otherwise assigned for use by any other entity other than the activities directly operated and controlled by the applicant's organization. **(Ongoing)**
3. That the subject property and uses shall continuously be maintained in a neat and orderly manner. **(Ongoing)**

4. That the applicant shall maintain the existing onsite and parkway landscape areas in strict compliance with the Landscape Design Guidelines of the City; any proposed changes, alterations or modifications to the existing landscape planter areas shall be subject to the prior review and approval of the Director of Planning and Development. **(Ongoing)**
5. That the proposed uses shall otherwise be substantially in accordance with the plot plan submitted by the owner and on file with the case. **(Ongoing)**
6. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State, and City Fire Code and all other applicable regulations shall be complied with. **(Ongoing)**
7. That the applicant maintain a valid license or permit issued by the State Department of Alcohol and Drug Programs authorizing the Los Angeles Centers for Drug and Alcohol Abuse (LACADA) to operate the substance abuse recovery residence. **(Ongoing)**
8. That the Conditional Use Permit Case No. 553-7 subject to a compliance review for an additional period of five (5) years, until ~~November 12, 2018~~ July 8, 2024, to ensure the residential substance abuse treatment center use is still operating in strict compliance with the conditions of approval as stated within this staff report. **(Ongoing).**



Wayne Morrell
Director of Planning

Attachment(s)

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

Attachment 1: Aerial Photograph



10425 S. Painter Avenue
L.A.CADA- Allen House
Conditional Use Permit No. 553-7

Attachment 2: Site Pictures



Attachment 2 Continued: Site Pictures



Attachment 3: Letter Requesting Reconsideration



ADMINISTRATIVE
HEADQUARTERS
12070 Telegraph Road
Suite 207
Santa Fe Springs, CA 90670
562.777.7500
www.lacada.com

November 12, 2018

Claudia Jimenez, Planning Intern
Department of Planning and Development
City of Santa Fe Springs
11710 Telegraph Rd.
Santa Fe Springs, CA 90670

RE: Conditional Use Permit Case No. 553-7

Dear Ms. Jimenez

On behalf of Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA), I would like to request a review for compliance with the existing conditions of approval for the site located at 10425 S. Painter Ave. The facility houses a residential substance abuse treatment center and associated supportive services.

There have been no changes or alterations to the use since the last review of this permit. Enclosed is processing fee check in the amount of \$563 made payable to the City of Santa Fe Springs.

If you have any questions, please feel free to contact me at (562) 777-7500.

Best Regards

A handwritten signature in black ink, appearing to read "Juan Navarro", is written over a horizontal line.

Juan Navarro
Executive Director.

Received

DEC 20 2018

Planning Department

LOS ANGELES CENTERS FOR ALCOHOL AND DRUG ABUSE



CONSENT ITEM

Conditional Use Permit Case No. 661-1

A compliance review of Conditional Use Permit (CUP) Case No. 661 to allow the continued operation and maintenance of an unmanned wireless telecommunications facility (62'-high monopalm) located at 13700 Firestone Boulevard (APN 7005-014-052) within the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone. (American Tower Corporation)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of an unmanned wireless telecommunication facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and will be consistent with the goals, policies, and programs of the City's General Plan; and
- Find that Conditional Use Permit Case No. 661-1 shall be valid for a period of ten (10) years, until July 8, 2029. Approximately three (3) months before July 8, 2029, American Tower Corporation, and/or the current operator or owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

BACKGROUND

CUP 661 was first approved on July 9, 2007 to allow for the construction, operation, and maintenance of an unmanned wireless telecommunications facility located at 13700 Firestone Boulevard. The 4.4-acre subject property is located on the south side of Firestone Boulevard and is one of several parcels that comprise the Le Fiehl Manufacturing Company, a fabricator of specialty metal products for the aerospace industry. The original approval was granted to Verizon Wireless, but the facility has since been sold to American Tower Corporation. The 62'-tall facility (to top of fronds) is designed as a monopalm and still houses Verizon Wireless equipment. The monopalm and related equipment are located within a 35'-6" by 20'-5" by 25'-4" trapezoid-shaped lease area enclosed by a 10'-tall chain link fence with slats (see attachment 3). The subject property is also developed with two additional wireless telecommunications facilities: a 55'-tall monopalm that houses Sprint equipment (CUP 798) and a 60'-tall slim line pole managed by Crown Castle (CUP 532). The subject monopalm is the northern-most wireless facility on the property.

American Tower Corporation initiated the CUP compliance review process in March 2017, prior to the wireless telecommunications facility ordinance going into effect. As is customary for compliance reviews, staff conducted a walk-through inspection and

identified four items that needed to be addressed before taking the project back before the Planning Commission. American Tower Corporation began work on remedying the four issues, but in September 2017 a 60'-tall billboard was approved to be located north of the subject monopalm. The location of this new billboard would effectively block the signals of all three wireless facilities located on the property. The wireless companies immediately engaged the billboard company and spent over a year discussing alternative designs and solutions. Due to the large expense and unknown outcome of the billboard discussions, all work to bring the wireless facility back into compliance with the conditions of approval was put on hold until all parties agreed on a solution. The agreed upon solution will lower the new billboard to 40' in height, relocate the existing adjacent Ryder freestanding to the west side of the neighbor's property, and all three wireless facilities will remain unchanged.

STAFF CONSIDERATIONS

A walk-through inspection of the subject property was performed by City staff in March 2017 and the following issues were identified:

- Per condition 14, the height of the chain-link fence with slats must completely screen the equipment cabinets, telco vault and generator on all sides. The existing chain-link fence with slats shall be replaced with a taller fence with slats to completely screen all equipment from view.
- Per condition 19, the antenna array needs to be located within the length of the fronds and cannot extend beyond the full length of the fronds. The fronds shall be replaced with longer fronds, fronds shall be added, or the antenna arrays shall be pulled in to ensure the fronds extend beyond the antenna arrays.
- Per condition 22, the monopalm needs to provide a minimum of fifty (50) fronds. Damaged and missing fronds shall be replaced to ensure the facility has a minimum of 50 fronds.
- Per condition 21, two live date palms with minimum heights of 25 feet and 30 feet, respectively, need to be planted adjacent to the monopalm. One live date palm has been removed. A live date palm with a minimum height of 25 feet shall be planted to ensure the facility has two live date palms.

All fronds on the monopalm were replaced and a new live date palm was planted in May 2019. The original 6'-tall chain link fence surrounding the lease area was replaced with a 10'-tall chain link fence with slats in June 2019. With these changes, the facility is now in compliance with all conditions of approval. Before and after photos are included below as attachment 4.

Staff finds that if the wireless telecommunications facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Therefore, staff is recommending that Conditional Use Permit Case No. 661-1 shall be valid for a period of ten (10) years, until July 8, 2029.

CONDITIONS OF APPROVAL:**POLICE SERVICES DEPARTMENT:****(Contact: Luis Collazo 562.409-1850 x3335)**

1. ~~Verizon Wireless~~ **American Tower Corporation** shall test the proposed telecommunication system to make sure that 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. Should any modification be required to the Police, Fire or City communication system, the ~~Verizon Wireless~~ **American Tower Corporation** shall pay all cost associated with said modifications. **(Revised ongoing)**
2. ~~Verizon Wireless~~ **American Tower Corporation** 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 ~~Verizon Wireless~~ **American Tower Corporation** facilities in the City of Santa Fe Springs. **(Revised ongoing)**
3. ~~Verizon Wireless~~ **American Tower Corporation** shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning and Development and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. **(Revised ongoing)**

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

4. ~~Verizon Wireless shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City for the lack of landscaping located along the Firestone Avenue street frontage. Said landscape plan shall indicate the location and type of all plant materials to be used.~~ **(Satisfied)**
5. The signals generated by the proposed ~~Verizon Wireless~~ **American Tower Corporation** telecommunications facility shall not interfere with the signals of the adjacent telecommunications facilities located on the site. **(Revised ongoing)**

6. The ~~proposed~~ telecommunication facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by ~~Verizon Wireless~~ **American Tower Corporation** 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. **(Revised ongoing)**
7. ~~Verizon Wireless shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity. Verizon Wireless shall submit a copy of the initial report by the Federal Communications Commission requirements, to the Department of Planning and Development prior to the telecommunication facility being energized by Southern California Edison.~~ **(Satisfied)**
8. ~~That prior to the Planning Commission meeting, Verizon Wireless shall provide archival data verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions are safe for human exposure.~~ **(Satisfied)**
9. ~~That any proposed wireless communications facilities that will be co-locating on the proposed facility shall be required to submit the same written verification and shall include the cumulative radiation and emissions of all such facilities.~~ **(Removed – Chapter 157 dictates requirement)**
10. Insofar as is feasible, ~~Verizon Wireless~~ **American Tower Corporation** shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regards to possible co-location. Said subsequent applicants shall be subject to the regulations in effect at that time. **(Revised ongoing)**
11. ~~Verizon Wireless~~ **American Tower Corporation** shall comply, if applicable, with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. ~~909~~ **1054**. **(Revised ongoing)**
12. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309. **(Ongoing)**
13. The monopalm shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted. **(Ongoing)**

14. The height of the chain-link fence shall be of sufficient height to completely screen the equipment cabinets, telco vault and generator all sides. The fence shall be provided with slats and the proposed barbed wire on the top of the fence shall be removed. **(Revised ongoing)**
15. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fences, equipment cabinet or enclosure. **(Ongoing)**
16. The proposed telecommunication facility shall be designed to resemble a Date Palm. The base pole of the proposed monopalm shall be dip galvanized and the bark for the proposed base pole shall be made from custom formulated polyurethane, approximately one and one half to two pounds per square foot. The molds used to form the bark shall be pulled from actual tree bark to achieve maximum realism. The natural curves, cracks, growth lines and texture of true bark shall be recreated true to life. To further the naturalistic look, the bark shall be finished with appropriate painting and lighting. **(Revised ongoing)**
17. ~~To ensure the realism of the base pole, fronds and pineapple, the Applicant, upon selection of the company that will fabricate the base pole, fronds and "pineapple," shall promptly notify Staff of the name of the company and a contact person and the contact's phone number.~~ **(Satisfied)**
18. The fronds and "pineapple" under the fronds shall realistically match the appearance of live palm trees. The fronds shall be true to life both in size, and in the way they flex in the wind. **(Ongoing)**
19. The antenna array shall be located within the length of the fronds and shall not project beyond the full length of the fronds. **(Ongoing)**
20. ~~Verizon Wireless~~ **American Tower Corporation** shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit, and shall be responsible for the failure of any lessee or other users under the control of ~~Verizon Wireless~~ **American Tower Corporation** to comply. **(Revised ongoing)**
21. The design of the proposed monopalm shall replicate a Date Palm. Additionally, two live Date Palms with minimum heights of 25 feet and 30 feet, respectively, shall be planted adjacent to the proposed monopalm. **(Revised ongoing)**
22. The proposed monopalm shall be provided with a minimum of fifty (50) fronds. **(Revised ongoing)**

23. The antenna facility shall be continually operated in accordance with all applicable and Federal regulations governing such operations. **(Ongoing)**
24. ~~Verizon Wireless~~ **American Tower Corporation** and the owner of the premises upon which the telecommunications facility is located, shall promptly notify the Planning Department in writing in the event that the use of the telecommunication facility is discontinued or abandoned for a period of twelve months, then ~~Verizon Wireless~~ **American Tower Corporation** 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 ~~Verizon Wireless~~ **American Tower Corporation** and/or owner's expense. All such removal, repair and restoration shall be completed within 90 days after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements. **(Revised ongoing)**
25. The ~~Verizon Wireless~~ telecommunications facility shall not exceed the height (~~52'-0" to top of panel antennas~~ **62'-0" to top of fronds, 54'-0" to top of panel antennas**) specified in the plans submitted by the applicant and on file with the case. **(Revised ongoing)**
26. ~~That if backup generators are required,~~ the Generators shall only be operated during power outages and for testing and maintenance purposes. **(Revised ongoing)**
27. The ~~proposed~~ **wireless** telecommunications facility shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. **(Revised ongoing)**
28. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
29. ~~Verizon Wireless shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. The conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.~~ **(Satisfied)**
30. ~~Any addition or alteration to the monopalm antenna 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(s) is exempt from this provision.~~ **(Removed – Chapter 157 dictates modification process)**

- ~~31. That Conditional Uses Permit Case No. 661 shall not be effective for any purpose until Verizon Wireless has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and agree to accept all of the required conditions of approval. The affidavit shall be submitted to the Department of Planning and Development within thirty (30) days of receipt of the approval letter from the Director of Planning and Development.~~ **(Satisfied)**
32. Upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 661, ~~Verizon Wireless~~ **American Tower Corporation** and/or the owner of the property shall promptly provide a copy of the conditional use permit to the transferee or lessee. The Department of Planning and Development shall also be notified in writing of any such transfer or lease. **(Revised ongoing)**
33. ~~Verizon Wireless~~ **American Tower Corporation** agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Uses Permit Case No. 661, 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. **(Revised ongoing)**
34. Conditional Uses Permit Case No. 661 shall be valid for a period of ten (10) years, until ~~July 9, 2017~~ **July 8, 2029**. Approximately three (3) months before ~~July 9, 2017~~ **July 8, 2029**, ~~Verizon Wireless~~ **American Tower Corporation** and/or the then 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. **(Revised ongoing)**
35. Notice is hereby given that any person violating a provision of the conditions of approval for Conditional Use Permit Case No. 661 is guilty of a misdemeanor. Notice is further given that the Planning Commission may, after conducting a public hearing, revoke or modify the conditions of Conditional Use Permit Case No. 661, if the Commission finds that these conditions have been violated or that the Permit has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. **(Ongoing)**

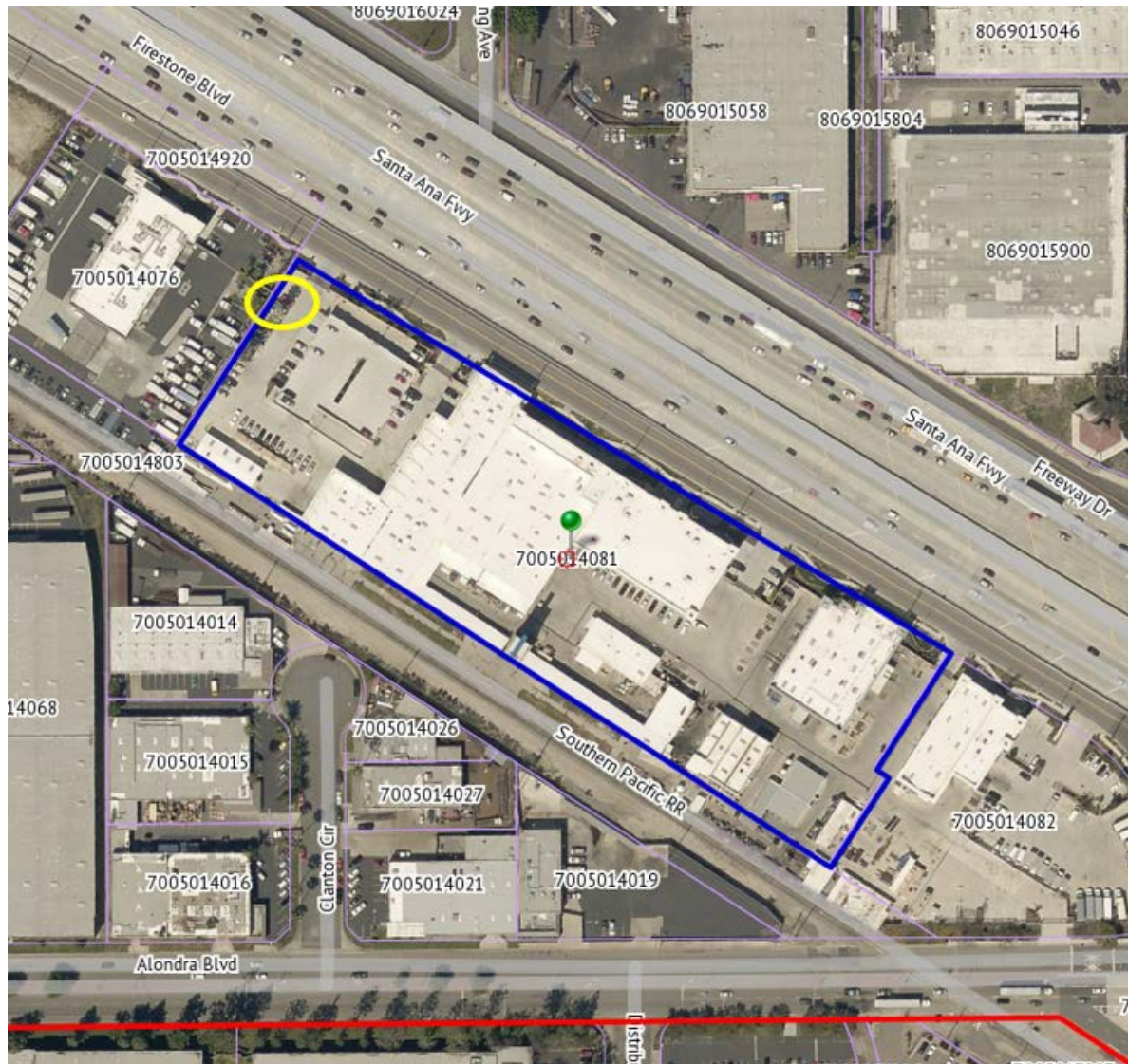
36. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Enlarged Aerial Photograph
3. Existing Equipment Layout
4. Before & After Photos

Attachment 1: Aerial Photograph



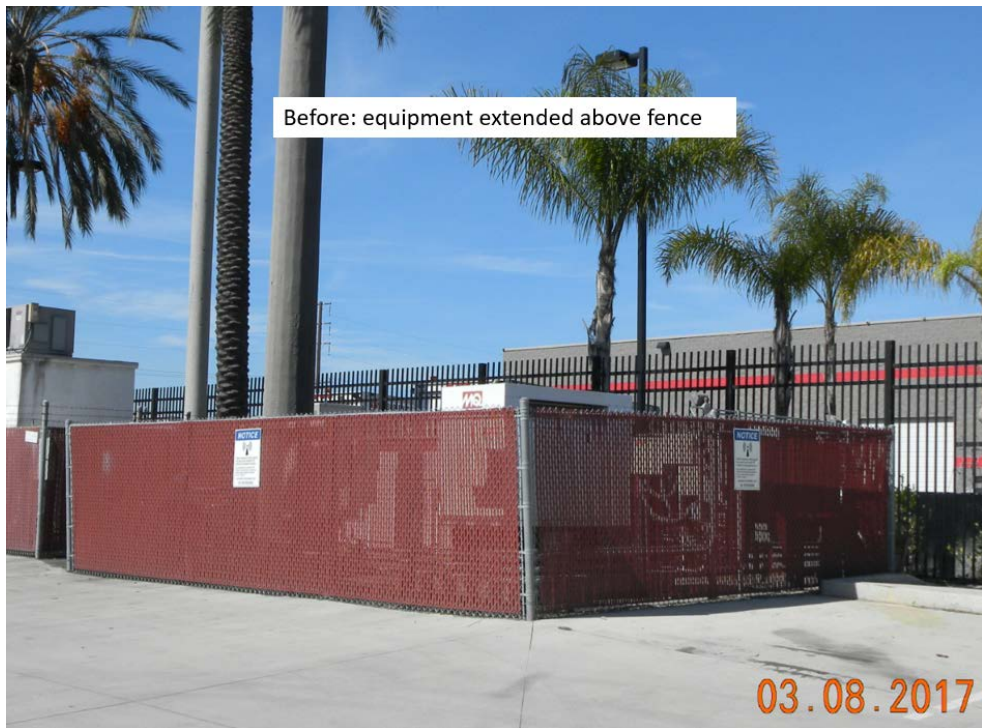
**13700 Firestone Boulevard
American Tower Corporation**

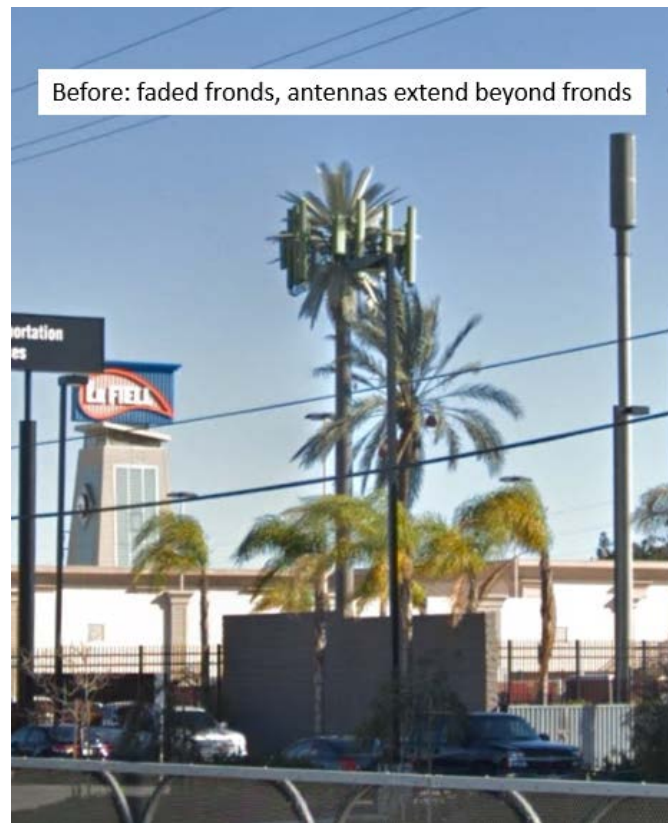
Attachment 2: Enlarged Aerial Photograph

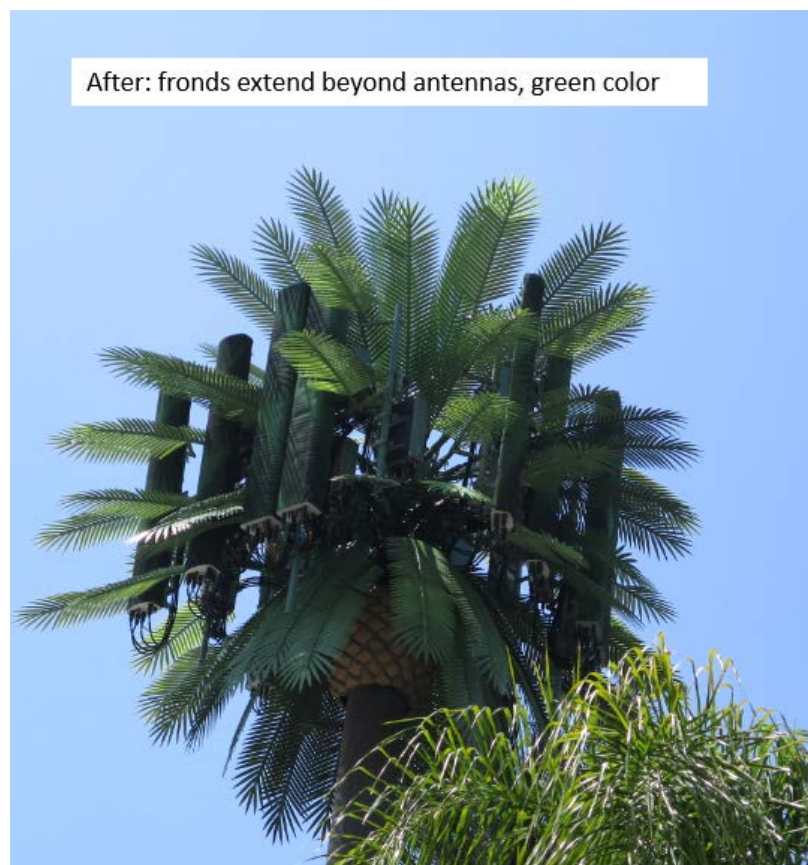


**13700 Firestone Boulevard
American Tower Corporation Lease Area**

Attachment 4: Before & After Photos











City of Santa Fe Springs

Planning Commission Meeting

July 8, 2019

CONSENT ITEM

Conditional Use Permit Case No. 771-3

A compliance review to allow the continued operation and maintenance of a tire recycling facility and open storage of trailers on the subject property at 15605 Cornet Street (APN: 7005-003-061), in the M-2, Heavy Manufacturing, Zone. (Lakin Tire Company)

RECOMMENDATIONS

That the Planning Commission take the following actions:

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

BACKGROUND

In according with Section 155.243(C) of City's Zoning Regulations, salvage, reclamation, recycling, wrecking, storage and disposal activities are required to obtain a Conditional Use Permit prior to commencement of such activities.

On April 11, 2016, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 771 to allow the applicant, Lakin Tire Company, to establish, operate and maintain a tire recycling facility. The use was subsequently reconsidered by the Planning Commission at its May 14, 2017 meeting to allow for a one-year time extension, and again at the April 9, 2018 meeting to increase the total storage capacity from 50,000 tires to 95,000 tires and to allow for the temporary storage of tires within truck trailers.

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. Install new landscaping along Cornet Street.

2. Store trailers within the designated area.

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 recycling 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 771-3, subject to a compliance review in one (1) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-0511 x7545)

1. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results. **(Ongoing)**
2. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Offsite improvements such as new drive approaches to be approved per separate City Public Works permit. Concrete drive approaches to be built per City Standard (R-6.4). **(Ongoing)**
3. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with current MS4 Permit. The applicant/ will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). **(Ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 x3335)

4. That the applicant shall install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. **(Ongoing)**
5. ~~That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission. **(Completed)**~~
6. 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 sixty (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)**
7. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than thirty (30) days after the project has been completed and prior to the occupancy permit being issued. **(Ongoing)**
8. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(Ongoing)**

9. ~~That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.~~ **(Completed)**
10. That the Applicant and/or his employees shall not allow trucks to back in from the street, block traffic, load or unload from the street or queue trucks on the street at any time. **(Ongoing)**
11. ~~That the Applicant shall remove the unpermitted flag pole from the front yard setback, and obtain approval for the relocation and re-installation should the Applicant desire to maintain the flag pole on the site.~~ **(Completed)**
12. ~~That within thirty (30) days of the approval of this Permit by the Planning Commission, the Applicant shall submit an application for a Recyclable Materials Dealer to the Department of Police Services.~~ **(Completed)**
13. That the Applicant and his employees shall comply with Chapter 119 of the Santa Fe Springs Municipal Code at all times. **(Ongoing)**
14. That the Applicant shall not park and/or store inoperable trucks, dismantled trucks, or wrecked trucks on site. **(Ongoing)**

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)**(Contact: Raul Diaz 562.868-0511 x3813)**

15. Provide minimum 26 feet fire access lane around the building and maintain at all times. **(Ongoing)**
16. ~~Submit plans for interior storage of rubber tires prior to stocking material within the building.~~ **(Completed)**
17. Provide adequate fire protection for the storage of rubber inside the building. **(Ongoing)**
18. Service existing sprinkler system, correct any deficiencies, and provide 5 year certification of the system. **(Ongoing)**
19. Provide central station fire alarm monitoring. **(Ongoing)**

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

20. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

21. That the applicant shall, upon approval of the Santa Fe Springs City Council, obtain a Recyclable Materials Dealer Permit through the Police Services Center. Permit shall be valid for a period of one year. Applicant shall renew said permit on an annual basis through the Police Services Center. Please contact (562) 409-1850 for said application. **(Revised ongoing)**
22. That the applicant shall not knowingly transport loads containing more than 10% residue. **(Ongoing)**
23. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Ongoing)**
24. ~~That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309. (Not applicable)~~

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

25. That this approval shall allow the applicant, Lakin Tire Company, to establish, operate, and maintain a tire recycling facility and open storage of trailers on the subject site located at 15605 Cornet Street. **(Ongoing)**
26. That approval of the subject Conditional Use Permit (CUP 771-3) is still contingent upon approval of a Modification Permit (MOD 1264) to allow the applicant to install and maintain a 14' high fence within the front setback area along Cornet Street and also to provide and maintain a total of 19 of 42 required parking stalls. **(Ongoing)**
27. That the privileges granted under Modification Permit Case No. 1264 are for the sole use by Lakin Tire Company. Should Lakin Tire Company transfer, sell, or vacate the premises, the applicant understands that the truck yard area

shall be re-stripped to provide a minimum of 42 parking stalls as required by the City Zoning Regulations. Additionally, the 14' high fence shall be removed or otherwise setback a minimum of 20' as required by the City Zoning Regulations. **(Ongoing)**

28. That the Mitigation Monitoring and Reporting Program (MMRP), which was prepared for the project and an essential component of the Supplemental Initial Study and Mitigated Negative Declaration (IS/MND), shall be made part of the conditions of approval for Conditional Use Permit Case No. 771-3 and Modification Permit Case No. 1264. Both the Supplemental IS/MND and MMRP are **available for review at City Hall. (Revised ongoing)**
29. That subject recycling facility operations shall be limited to the following hours of operation: Monday through Friday from 5:30am and 12:00pm. Saturday and Sunday – Closed; on several occasions throughout the year, the facility may open on a Saturday to accommodate seasonal fluctuations in volume. **(Ongoing)**
30. That the applicant understands that there shall be a total maximum of 16 employees per shift (at peak period) working at the subject recycling facility. **(Ongoing)**
31. That no more than 50,000 tires shall be stored inside of the facility. **(Ongoing)**
32. That no more than 45,000 tires shall be stored inside of the on-site trailers. Additionally, storage of tires within trailers on site shall only be permitted on a temporary basis during loading and unloading of tires, which shall occur within 48 hours of delivery to the site during the week and within 72 hours of delivery to the site over weekend. **(Ongoing)**
33. That subject recycling facility operations shall be limited to a daily volume of 24,000 tires (12,000 tires inbound and 12,000 tires outbound). **(Ongoing)**
34. ~~That all parking areas shall be re-stripped in accordance with the proposed site plan (sheet B – SITE PLAN), as submitted by the applicant and on file with this case. (Completed)~~
35. That all areas of the existing parking and driveway areas presently in a state of disrepair shall be repaired and resurfaced with appropriate surface material. **(Ongoing)**
36. That all recycling activities (i.e. receiving, sorting, and shipping), except the transferring of tires into the building, shall occur inside the building. No materials, scrap, or pallets shall be located or otherwise stored outside the building. **(Ongoing)**

37. That the subject property and areas immediately adjacent to the property shall be permanently maintained free of trash, junk, debris, etc. and in an otherwise neat and attractive manner. **(Ongoing)**
38. That the applicant shall ensure the trash bins are stored inside their designated enclosure and that the door to the enclosure remains closed and locked at all times. **(Ongoing)**
39. That the subject recycling operations shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations. **(Ongoing)**
40. That the subject tire recycling activities shall not involve any material grinding or otherwise manufacturing on the subject site. Additionally, activities shall not involve any melting or odorous processes. **(Ongoing)**
41. That all vehicles associated with the business shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
42. That the applicant shall not allow commercial vehicles, trucks, and/or truck tractors to queue on Cornet Street, use said streets as staging, or to back up onto the street from the subject property. **(Ongoing)**
43. That the site shall otherwise be substantially in accordance with the site plan and floor plan submitted by the applicant and on file with the case. **(Ongoing)**
44. ~~That the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said plans shall detail any upgrades to existing landscape area as well as all new landscape areas. **(Completed)**~~
45. That the landscaped areas shall all be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).* **(Ongoing)**

46. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(Revised ongoing)**
47. 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. **(Ongoing)**
48. That the applicant shall not accept materials from the general public, individuals or peddlers. **(Ongoing)**
49. ~~That the applicant shall obtain all the necessary Building Permits and approvals from the Building, Planning, Engineering and Fire Department. **(Completed)**~~
50. ~~That prior to occupancy of the building, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org). **(Completed)**~~
51. That the applicant shall understand, and accept, that this Permit is solely for a land use entitlement to operate and maintain a recycling facility. The granting of this Permit does not circumvent any Federal, State or regulatory local laws as they apply to the recycling activities. **(Ongoing)**
52. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
53. That Conditional Use Permit Case No. **771-3** shall be subject to a compliance review in **one (1) year, no later than July 8, 2020**, to ensure the subject recycling use is still operating in strict compliance with the conditions of approval as stated in the staff report. **(Revised ongoing)**
54. That the applicant, Lakin Tire Company, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or

employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit (CUP Case No. **771-3**) or Modification Permit (MOD Case No. 1264), 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)**

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



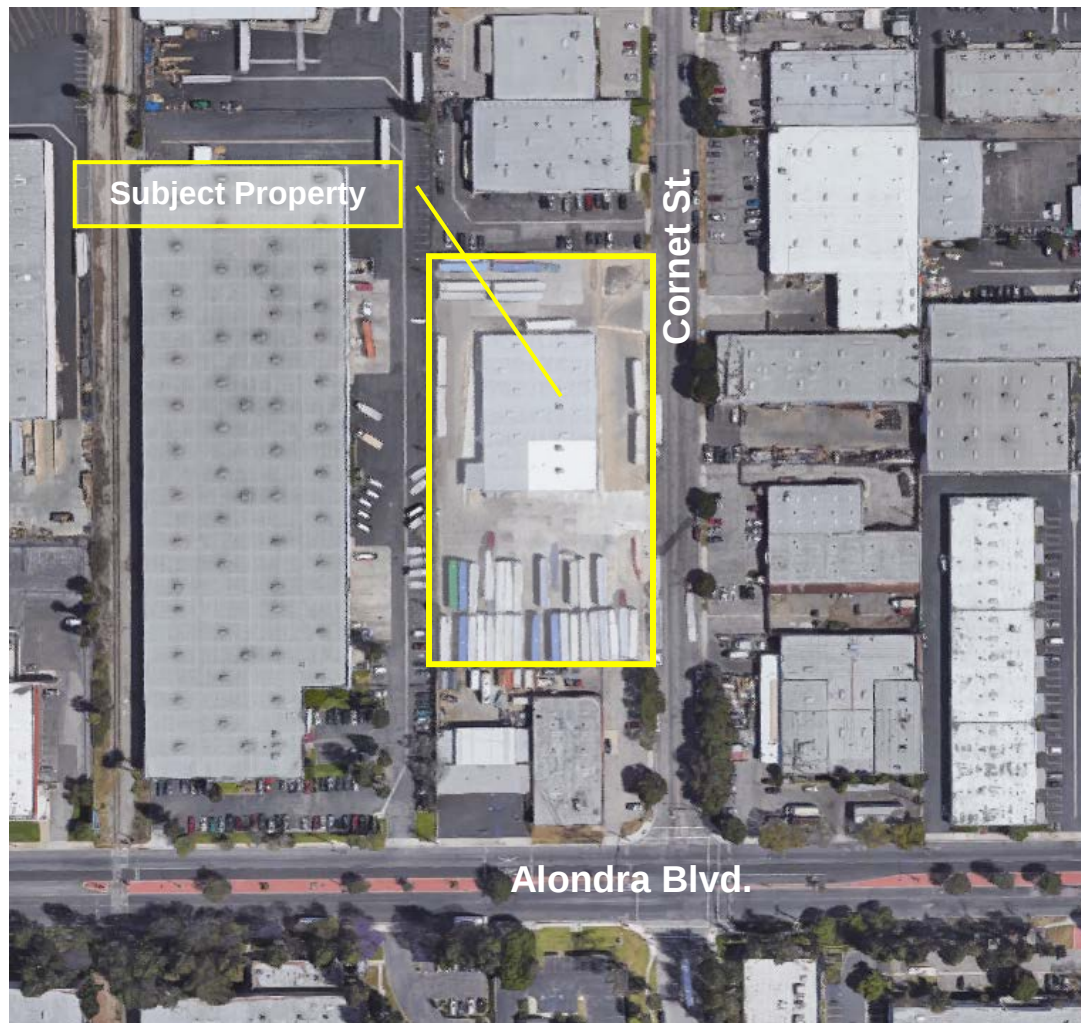
Wayne M. Morrell
Director of Planning

Attachments:

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

Attachment 1: Aerial Photograph

Attachment 1: Aerial Photograph
CITY OF SANTA FE SPRINGS



15605 Cornet Street
Conditional Use Permit Case No. 771-3
Lakin Tires Company

Attachment 2: Site Pictures



Attachment 3: Request for Compliance Review



LAKIN TIRE WEST, INC.

15305 SPRING AVENUE • SANTA FE SPRINGS, CA 90670

June 26, 2019

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

RE: Conditional Use Permit (CPU) Case No. 771-3
15605 Cornet Street, Santa Fe Springs, CA 90670

Dear Mr. Wong,

Please serve this letter as a request to apply for a one-year Conditional Use Permit Compliance Review for 15605 Cornet Street, Santa Fe Springs, building for Lakin Tire West, Inc.

The use of this property is to expand the recycling business of used tires to wholesalers and retailers for re-use of tires and to park thirty-two 53' trailers, eighteen 28' trailers, and ten tractors for additional trailer parking spots.

Sincerely,

Randy Roth
Vice President
Lakin Tire West, Inc.

(562) 802-2752 • FAX: (562) 483-8169 • www.Lakintire.com



City of Santa Fe Springs

Planning Commission Meeting

July 8, 2019

CONSENT ITEM

Conditional Use Permit Case No. 400-7

A compliance review of an automobile dismantling and salvage yard on the 0.67-acre property located at 12643 Imperial Highway, in the M-2, Heavy Manufacturing, Zone. (George Gonzalez for Santa Fe Springs Auto Salvage, Inc.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of an automobile dismantling and salvage yard, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
2. Require that Conditional Use Permit Case No. 400-7 be subject to a compliance review in ten (10) years, on or before July 8, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243 (C)(1) of City's Zoning Regulations, automobile wrecking and salvage yards are required to obtain a Conditional Use Permit (CUP) prior to commencement of such activities.

At their respective meetings on January 14 and 24, 1985, the Planning Commission and Community Development Commission, originally approved CUP Case No. 400 to allow an automobile dismantling and salvage yard on the 0.67-acre property located at 12643 Imperial Highway, in the M-2, Heavy Manufacturing, Zone. The subject automobile dismantling and salvage yard use has existed on the subject property for over 34 years and the Planning Commission granted six time extensions since the original approval. The last compliance review was granted in 2013.

STAFF CONSIDERATIONS

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

- Replace plants or lawn when necessary and thereafter water regularly;
- Reduce the height of the existing storage racks to a maximum height no greater than the existing front fence;
- Obtain proper permits or otherwise remove the existing unpermitted car lifts;
- Obtain a sign permit or otherwise remove all un-permitted signs; and
- Repaint existing front wall and planter.

Staff has continued to work with the applicant on the required items identified above. A recent follow-up inspection has confirmed that the applicant has now completed all aforementioned item; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff, therefore, finds that if the open storage yard use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 400-7 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.

1. That the existing fence and wall enclosing the wrecking/salvage yard shall be continuously maintained in good condition. The enclosure shall be sufficient to ensure that no damage occurs to adjoining properties; fences or wall shall not be permitted to lean on or be supported by the buildings on adjoining properties. **(ongoing)**
2. That the landscaped areas and parking area shall be continuously maintained in good condition. **(ongoing)**
3. That at no time shall the applicant use the rooftops of exiting structures for the storage of any materials, parts, etc. All such existing material shall be removed. At no time shall vehicles, whether intact, wrecked or dismantled, be stored in such a manner that they would be visible above the walls or fences enclosing the yard. This restriction also applies to equipment, parts or other materials. **(ongoing)**

4. That no wrecked, salvaged, abandoned or inoperative vehicles of any kind shall be parked, repaired, and/or stored along Imperial Highway or within the Buffer Parking zone (parking lot area). **(ongoing)**
5. That all buildings and structures should continue to be in full compliance with the requirements of the Building Code. **(ongoing)**
6. That fire suppression facilities shall be continuously maintained as required by the Fire Chief. **(ongoing)**
7. That the subject property shall be continuously maintained in a state of good condition and appearance at all times. **(ongoing)**
8. That the subject property shall continue to be in compliance with the requirements of the Sanitation Division of the Los Angeles County Engineer with regard to industrial waste. **(ongoing)**
9. There shall be no storage or accumulation of waste, oil, grease or other flammable materials in such a manner that will be conducive to fires. **(ongoing)**
10. Adequate precautions shall be taken to ensure that no harboring of rats or other rodents are permitted. **(ongoing)**
11. That all other requirements of the Zoning Regulations (including Section 155.243.C.1. relating to wrecking yards, salvage yards and similar uses), Building Code, the Property Maintenance Ordinance, Fire Code and all other applicable regulations shall be complied with. **(ongoing)**
12. ~~The applicant shall submit for approval to the Police Services Department of the City a security plan for the parking lot area.~~ **(complete)**
13. ~~The applicant shall submit and obtain approval of a lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 2 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance.~~ **(complete)**

14. Streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning and Development. **(ongoing)**
15. That the owner shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations. **(ongoing)**
16. That the owner shall maintain compliance with the Regional Water Quality Control Board's Storm water Pollution Prevention Plan permit requirements. **(ongoing)**
17. That the owner shall submit an Industrial Wastewater Discharge Permit Application to the Fire Dept. prior to generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. **(ongoing)**
18. That Conditional Use Permit Case No. 400-6 shall be valid for a period of ten (10) years, until **July 8, 2029**. Approximately three (3) months before **July 8, 2029**, 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. **(revised / ongoing)**
19. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(ongoing)**


Wayne Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Site Pictures – Before & After
3. Letter Requesting Compliance Review & Receipt

Attachment 1: Aerial Photograph



12643 Imperial Highway, Santa Fe Springs CA 90670

Attachment 2: Site Pictures

Before Photos



Before Photos (Cont.)



After Photos



After Photos (Cont.)



Attachment 3: Letter Requesting Compliance Review & Receipt



March 29, 18

Department of Planning and Development
Jesus Torres Campos
11710 Telegraph Road
Santa Fe Springs Ca 90670

This letter is to request a time extension for review of the compliance for the subject permit, CUP case No. 400.7

We are an Auto and Truck Dismantler, and used parts retailer. We specialize in salvaging quality used parts from wrecked vehicles.

There have been no substantial changers to the business activities since last review.

Sincerely,

A handwritten signature in black ink, appearing to read "George Gonzalez", with a stylized flourish at the end.

George Gonzalez

12643 E. Imperial Hwy., Santa Fe Springs, CA 90670
(800) 800-7959 • (562) 692-7516 • Fax (562) 929-4106
www.santafeauto.com

				DISTRIBUTION	
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	397	4110	BQ00	CUP400-7	\$563.00

City of Santa Fe Springs

Santa Fe Auto Salvage Inc
(NAME)

12643 E. Imperial Highway
(ADDRESS)

Santa Fe Springs, CA
(CITY AND STATE)

CUP Time Extension
(DESCRIPTION)

RECEIPT PL0205

City of Santa Fe Springs, CA
FINANCE DEPARTMENT
11740 E Telegraph Rd
Santa Fe Springs, CA 90670
(562) 868-0511

000024-0002

04/02/2018 08:31AM

MISCELLANEOUS

Description: PERMIT AND
REVIEW (PL0205)

Reference 1: CUP TIME E

Reference 2: 12643 E IM

PERMIT AND REVIEW

(PL0205)

2018 Item: PL0205

1 @ 563.00

PERMIT AND REVIEW
(PL0205)

563.00

563.00

Subtotal

563.00

Total

563.00

CHECK

563.00

Check Number 009649

Change due

0.00

Paid by: SANTA FE AUTO SALVAGE INC.



Comments: MK

Thank you for your payment

CUSTOMER COPY



City of Santa Fe Springs

Planning Commission Meeting

July 8, 2019

PLANNING COMMISSION ELECTIONS

Nomination of Chairperson and Vice Chairperson

RECOMMENDATION

Entertain nominations for the positions of Chairperson and Vice Chairperson for the Planning Commission.

BACKGROUND

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

The Director of Planning will declare the office of Chairperson vacant and call for nominations. Once a Chairperson has been chosen, the Director of Planning will then declare the office of Vice Chairperson vacant and call for nominations for Vice Chairperson.

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

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

Wayne M. Morrell
Director of Planning

Attachments:

None