



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE SPECIAL MEETING OF THE PLANNING COMMISSION

February 12, 2019

6:00 p.m.

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

**Ralph Aranda, Chairperson
Ken Arnold, Commissioner
Frances Carbajal, Commissioner
Gabriel Jimenez, Commissioner
Frank Ybarra, Commissioner**

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Aranda, Arnold, Carbajal, Jimenez, and Ybarra.

4. ORAL COMMUNICATIONS

This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.

5. MINUTES

Approval of the minutes for the November 19, 2018 & December 10, 2018 Planning Commission meetings

6. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) Case No. 82566

Development Plan Approval (DPA) Case No. 963

Modification Permit (MOD) Case No. 1310

TPM Case No. 82566: A request to consolidate eight (8) existing parcels into a single parcel;

DPA Case No. 963: A request of approval to construct a new 178,627 square feet industrial building;

MOD Case No. 1310: A request of approval to allow for a fence/wall to be located within the setback area along Telegraph Road.

The project site is located at the southeast corner of Telegraph Road and Bloomfield Avenue in the M-2, Heavy Manufacturing Zone (APN: 8011-018-900; 8011-018-901; 8011-018-902; 8011-018-903; 8011-018-904; 8011-018-905; 8011-018-906; 8011-019-911)

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) No. 82567

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

Zone Change (ZC) Case No. 138

TPM No. 82567: A request for approval to allow the consolidation of twenty-eight (28) existing parcels that make up the subject property (APN's: 8011-002-901, 8011-002-902, 8011-002-903, 8011-003-955, 8011-003-956, 8011-003-957, 8011-003-958, 8011-003-959, 8011-003-960, 8011-003-061, 8011-003-962, 8011-003-963, 8011-003-964, 8011-003-965, 8011-003-966, 8011-003-967, 8011-003-968, 8011-003-969,

8011-003-970, 8011-003-971, 8011-003-972, 8011-003-973, 8011-003-974, 8011-003-975, 8011-003-976, 8011-003-977, 8011-003-978, and 8011-003-979), into a single parcel measuring ±8.68-acres;

DPA Case Nos. 957-962: A request for approval to allow the construction of a six (6) new concrete tilt-up industrial buildings, ranging from 13,582 sq. ft. to 28,500 sq. ft., located along the north side of Telegraph Road and the southwest corner of Romandel Avenue;

ZC Case No. 138: A request for approval to change the zoning designation of an 8.68-acre property, from M-2 (Heavy Manufacturing) to M-2-PD (Heavy Manufacturing – Planned Development Overlay).

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit (CUP) Case No. 789

A request for a ten-year permit approval and equipment upgrades of the existing 65'-tall monopalm wireless telecommunications facility located at 12624 Rosecrans Avenue (APN: 8082-001-020) within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.
(EWA for AT&T)

9. PUBLIC HEARING

Adoption of Negative Declaration
Conditional Use Permit (CUP) Case No. 792

A request to allow the construction and operation of a new 50-foot tall V-Shape digital billboard with 14' x 48' display areas located at 13060 Firestone Boulevard (APN: 7005-001-019) within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.
(General Outdoor Advertising)

10. NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15311, Class 11
Modification Permit Case No. 1309

Request for a Modification of Property Development Standards to allow a sign to be 30 inches tall, exceeding the code limit of 24 inches of maximum allowable on a property located at 12643 Imperial Highway (APN: 8026-042-009), in the M-2, Heavy Manufacturing, Zone.
(Santa Fe Auto Salvage)

11. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 738-2

A compliance review of a non-profit trade school on property located at 12131 Telegraph road (APN: 8005-012-031), in the M-2, Heavy Manufacturing Zone (Los Angeles Chapter National Tooling & Machining Association Center [NTMA].

B. CONSENT ITEM

Conditional Use Permit Case No. 756-3

A compliance review to allow the continued operation and maintenance of a service station and convenience market on property located at 11651 Telegraph Road (APN: 8005-002-045), within the ML-D (Limited Manufacturing Administration and Research - Design) Zone.
(Telegraph 76 Station)

12. PRESENTATION

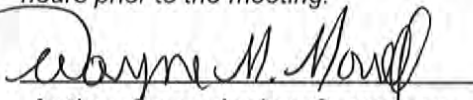
Planning Highlights of 2018

13. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

14. ADJOURNMENT

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


Acting Commission Secretary

February 5, 2019
Date



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MINUTES TO BE PROVIDED AT THE FEBRUARY 12, 2019 MEETING

Juanita Trujillo, Mayor • William K. Rounds, Mayor Pro Tem
City Council
John M. Mora • Annette Rodriguez • Joe Angel Zamora
City Manager
Raymond R. Cruz



PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map Case No. 82566

Development Plan Approval Case No. 963

Modification Permit Case No. 1310

TPM Case No. 82566: A request to allow for the consolidation of eight (8) existing parcels into a single parcel measuring 10.8-acres;

DPA Case No. 963: A request to allow a 178,627 sq. ft. building on a 10.8-acre parcel within the M-2, Heavy Manufacturing Zone;

MOD Case No. 1310: A request to allow an 8-foot high wrought iron fence to be constructed within the required setback area along Telegraph Road.

The project site is located at the southeast corner of Telegraph Road and Bloomfield Avenue (APN #8011-018-900, 901, 902, 903, 904, 905, 906 and 8011-019-911) within the M-2, Heavy Manufacturing Zone.

RECOMMENDATIONS:

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map Case No. 82566, Development Plan Approval Case No. 963, Modification Permit Case No. 1310 and related Environmental Documents, thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that Tentative Parcel Map Case No. 82566 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and
- Find that the applicant's request meets the criteria set forth in § 154.07 of the Subdivision Regulations for the granting of a tentative or final map; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations for the granting of a Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in §155.695 and §155.696 of the Zoning Regulations, for the granting of a Modification Permit; and

RECOMMENDATIONS (Cont.)

- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study which, based on the findings of the Initial Study, indicates that although potential significant effects on the environment have been identified, revisions in the project plan or proposal made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects on the environment would occur, and there is no substantial evidence in light of the whole record that the project, as revised, may have a significant effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Tentative Parcel Map Case No. 82566, Development Plan Approval Case No. 963; and Modification Permit Case No. 1310, subject to the conditions of approval as contained with Resolution No. 112-2019; and
- Adopt Resolution No. 112-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION:

- A. Applicant: Kearny Real Estate Company
1875 Century Park East, Suite 380
Los Angeles, CA 90067
(310) 203-1844
Dbroader@kearny.com
- B. Property Owner: PPF Industrial, LLC
1875 Century Park East, Suite 380
Los Angeles, CA 90067
(310) 203-1844
Dbroader@kearny.com
- C. Subject Property: Southeast Corner Telegraph Rd. & Bloomfield Ave.
10453 Bloomfield Ave. (Per Building Inspector)
Santa Fe Springs, CA 90670
APN: 8011-018-900, 901, 902, 903, 904, 905, 906
and 8011-019-911
- D. Existing Zone: M-2 (Heavy Manufacturing)
- E. General Plan: Industrial

- F. CEAQ Recommendation: Mitigated Negative Declaration
- G. Hearing Date: February 12, 2019
- H. Staff Contact: Jimmy Wong, Contract Planner
Jimmywong@santafesprings.org
Phone: (562) 868-0511 x7451

LOCATION / BACKGROUND

The subject site is comprised of eight (8) existing parcels (APN #8011-018-900, 901, 902, 903, 904, 905, 906 and 8011-019-911) measuring 10.8-acres, and located on the southeast corner of Telegraph Road and Bloomfield Avenue. The site is zoned M-2 (Heavy Manufacturing) and is currently undeveloped with active oil wells owned by Maverick. It should be noted that some of the oil wells will remain active and be fenced off as part of this development. Industrial uses are located to the north, south, and east; and residential dwellings to the west.

The applicant, PPF Industrial, LLC, is proposing to a new concrete tilt-up industrial buildings on the subject property. In accordance with the City's Zoning Regulations, a Development Plan Approval is required for the construction of all new building. It should be noted that the applicant is concurrently requesting consideration and approval for a Tentative Parcel Map, to allow the consolidation of eight (8) parcels that make up the subject property into one parcel and a Modification Permit, to allow an 8-foot high wrought iron fence to be constructed within the required setback area along Telegraph Road.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

TPM Case No. 82566: A request to allow for the consolidation of eight (8) existing parcels into a single parcel measuring 10.8-acres;

DPA Case No. 963: A request to allow a 178,627 sq. ft. building on a 10.8-acre parcel within the M-2, Heavy Manufacturing Zone;

MOD Case No. 1310: A request to allow an 8-foot high wrought iron fence to be constructed within the required setback area along Telegraph Road.

TENTATIVE PARCEL MAP CASE NO. 82566

The applicant is seeking approval of a Tentative Parcel Map to consolidate eight (8) existing parcels into a single parcel, measuring 10.8-acres (APN #8011-018-900, 901, 902, 903, 904, 905, 906 and 8011-019-911). It should be noted that the parcel

map shows a street called Park Avenue running through the project site. The applicant will vacate Park Avenue as part of the proposed Tentative Parcel Map/Final Map.

DEVELOPMENT PLAN APPROVAL CASE NO. 963

Site Plan

The proposed building will occupy a total land area of 10.8-acres (470,448 sq. ft.). The proposed building will be setback a minimum of 90 feet from both Telegraph Road and Bloomfield Avenue. Two driveways will be provided along the westerly property line on Bloomfield Avenue for ingress and egress. Nine (9) active oil wells that will remain active throughout the proposed development.

Floor Plan

The proposed industrial building will have an overall building area of 178,627 sq. ft. with a warehouse area of 160,729 sq. ft., a first floor office area of 10,398 sq. ft., and an office mezzanine area of 7,500 sq. ft.

Elevations

The proposed industrial building will have a maximum height of 46'-6". The building will include many enhanced architectural elements including extensive glazing and use of reveal lines, aluminum cladding, steel canopies, live green walls, and wall lighting.

Parking

The proposed development will be provided with a total of 232 stalls (225 required), with 168 standard stalls, 57 compact stalls, 7 accessible stalls, and 6 truck trailer stalls.

Landscaping

A total of 42,494 sq. ft. of landscaping will be provided (32,950 sq. ft. required) throughout the site with 10,260 sq. ft. provided within the parking area (4,590 sq. ft. required). For maximum value, a majority of the landscaping will be provided along the Bloomfield street frontage.

Loading / Roll Up Doors

22 dock high doors and 1 grade level door are strategically placed on the building's south facing elevation, which will not be visible from the street.

MODIFICATION PERMIT CASE NO. 1310

As part of their request, the applicant is concurrently requesting approval of a Modification Permit (MOD) to allow for an 8-foot high wrought-iron fence to be located within the setback area along Telegraph Road.

According to the City Zoning Regulations, in a required front, side or rear yard where adjoining a dedicated street, the height of a fence/wall shall not exceed three and one-half feet. However, in order to prevent the active oilrigs from potential vandalism, an 8-foot high fence is being proposed to secure the northern part of the property along Telegraph Road.

STREETS AND HIGHWAYS

The subject site is located on the south side of Telegraph Road, between Bloomfield Avenue and Greenleaf Avenue. Telegraph Road and Bloomfield Avenue is designated as “Major” arterials within the Circulation Element of the City’s General Plan.

ZONING AND LAND USE

The subject property is zoned M-2 (Heavy Manufacturing). The property has a General Plan Land Use designation of Industrial. The zoning, General Plan and land uses of the surrounding properties are as follows:

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	M-2, Heavy Manufacturing	Industrial	12658 Cisneros Lane – Coast Pad (Wholesale for womens wear)
South	M-2, Heavy Manufacturing	Industrial	12605 Clark Street – Royal Imex Inc (Warehouse)
East	M-2, Heavy Manufacturing	Industrial	Vacant (Oil Field)
West	R-1-PD, Single-Family Residential	Single Family and Multiple Family Residential	Villages at Heritage Springs

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 January 31, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City’s Town Center kiosk on January 31, 2019, and published in a newspaper of general circulation (Whittier Daily News) on January 31, 2019, as required by the State Zoning and Development Laws and by

the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

SUBDIVISION REQUIREMENTS

The procedures set forth in Section 154.03 of the Subdivision Regulations states that the Planning Commission shall constitute the advisory agency for tentative maps of subdivisions for which a parcel map or final map is to be filed for record in the office of the County Recorder. Additionally, in consideration of a tentative map request, the Planning Commission must follow the actions set forth in Section 154.07 of the Subdivision Regulations.

Code Section:	Action By Planning Commission
154.07	(A) The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvement of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land. (B) A tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan as required by § 66473.5 of the Subdivision Map Act. (C) The Planning Commission shall deny approval of a tentative map if it makes any of the findings set forth in § 66474 of the Subdivision Map Act and may deny approval if it makes any of the findings set forth in § 66474.6 of said Act.

ZONING REQUIREMENTS

The procedures set forth in Section 155.736 of the Zoning Regulations state that a DPA is required for the siting of new structures or additions or alterations to existing structures. Additionally, in consideration of a Modification Permit request, the Planning Commission must consider various conditions and considerations as set forth in Sections 155.695 and 155.696 of the Zoning Regulations.

Code Section:	Development Plan Approval
155.736	The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

Code Section:	Modification Permit in Non-Residential Zones
155.695	Before any modification shall be granted, the Planning Commission shall satisfy itself that the applicant has shown that all of the following conditions apply: (A) That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area. (B) That the subject property cannot be used in a reasonable manner under the existing regulations. (C) That the hardship involved is due to unusual or unique circumstances. (D) That the modifications, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.
155.696	In addition to the required showing by the applicant, the Commission shall take into consideration the following factors in making its determination as to whether or not there are practical difficulties or hardships involved: (A) That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience. (B) That the purpose of the modification is not based exclusively on the financial advantage to the owner. (C) That the alleged difficulties were not created by any person presently having an interest in the property. (D) That the conditions involved are not generally applicable to most of the surrounding properties. (E) That the requested modification would not diminish property values in the neighborhood. (F) That the proposed modification will not increase congestion or endanger the public safety.

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 January 15, 2019, the City released the Draft IS/MND, along with the accompanying Traffic Study. 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 February 4, 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, Cultural Resources, Energy, Geology & Soils, Hazardous & Hazardous Materials, Hydrology & Water Quality, Noise, Public Services and Tribal Cultural Resources*. 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.

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.

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 #8).

Responses to Initial Study/Mitigated Negative Declaration:**AUTHORITY OF PLANNING COMMISSION****Tentative Parcel Map**

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvements of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

Development Plan Approval

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

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 in the attached Resolution (112-2019), Staff finds that the applicant's request meets the criteria set forth in § 155.739, § 155.695 and 155.696 of the City's Zoning Regulations for the granting of a Development Plan Approval and Modification Permit, respectively. Staff also finds that the applicant's request meets the criteria set forth in §154.07 of the City's Subdivision Regulations and Section 66474 and 66474.6 of the State's Subdivision Map Act, for the granting of the Tentative Parcel Map Case No. 82566.

CONDITIONS OF APPROVAL

Conditions of approval for TPM 82566, DPA 963 and MOD 1310 are attached to Resolution 112-2019 as Exhibit A.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Tentative Parcel Map
3. Project Plans
4. Color Rendering
5. Radius Map For Public Hearing Notice
6. Public Hearing Notice
7. Draft Mitigated Negative Declaration (previously delivered to PC on 9/19/2018)
8. Mitigation Monitoring and Reporting Program
9. Resolution 112-2019
 - a. Exhibit A – Conditions of Approval

**Attachment 1:
Aerial Photograph**



**Development Plan Approval Case No. 963
Southeast Corner of
Bloomfield Avenue and Telegraph Road
Kearny Real Estate Company**

**Attachment 2:
Tentative Parcel Map**

TENTATIVE PARCEL MAP NO. 082566

IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

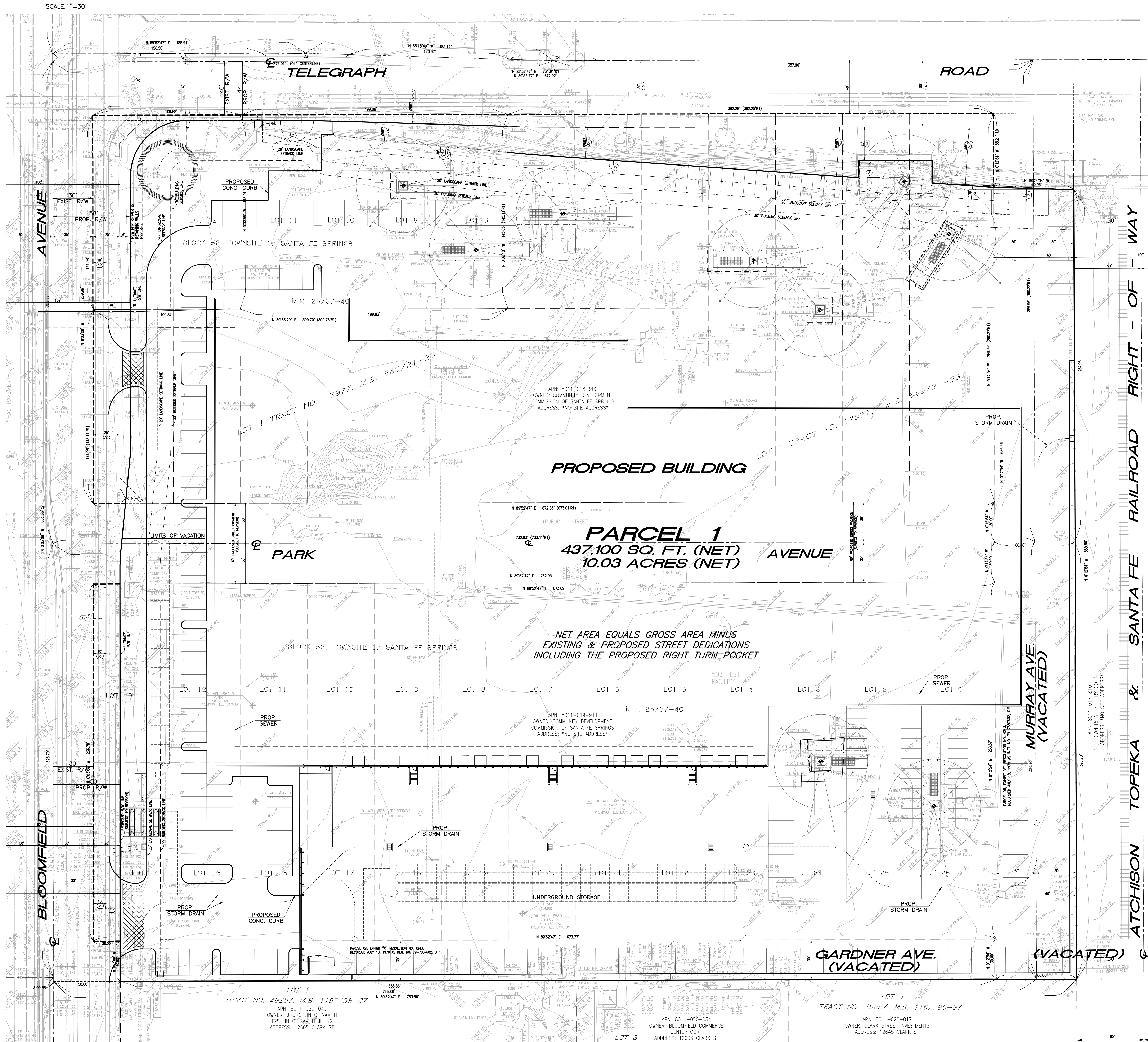
BEING A SUBDIVISION OF PORTIONS OF BLOCKS 52 AND 53 OF SANTA FE SPRINGS, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGES 37 THROUGH 40 INCLUSIVE OF MISCELLANEOUS RECORDS, TOGETHER WITH PORTIONS OF TRACT NO. 17977, AS PER MAP RECORDED IN BOOK 549, PAGES 21, 22 AND 23 OF MAPS, TOGETHER WITH PORTIONS OF VACATED STREETS AND ALLEYS WITHIN SAID MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DEVELOPER:

KEARNY REAL ESTATE CO.
1875 CENTURY PARK EAST, SUITE 380
LOS ANGELES, CA 90067
PHONE: (310) 203-1858
ATTN: STEVEN HILLGREN

ARCHITECT:

HPA
18831 BARDEEN AVE., SUITE 100
IRVINE, CALIFORNIA 92612
PHONE: (949) 863-1770
ATTN: NAVID HASHEMI



EXISTING LEGAL DESCRIPTIONS:

PARCEL 1:

LOT 1 OF TRACT NO. 17977, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 549, PAGES 21, 22 AND 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF MURRAY AVENUE, VACATED AS PARCEL XII IN EXHIBIT 'A' OF THAT CERTAIN RESOLUTION NO. 4243, WHICH WAS PASSED AS INSTRUMENT NO. 79-788602 OF OFFICIAL RECORDS OF SAID COUNTY, LYING NORTHERLY OF THE CENTER LINE AND ITS EASTERLY PROLONGATION OF PARK AVENUE, 80.00 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT NO. 17977, EXCEPT THAT PORTION OF MURRAY AVENUE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT SAID NORTHEAST CORNER OF LOT 1; THENCE SOUTH 0°20'15" EAST 55.21 FEET ALONG SAID EASTERLY LOT LINE; THENCE SOUTH 88°51'58" EAST 80.03 FEET TO THE EASTERLY LINE OF MURRAY AVENUE; THENCE NORTH 0°20'15" WEST 57.00 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTHERLY LINE OF TELEGRAPH ROAD (80.00 FEET WIDE), AS SHOWN ON SAID TRACT NO. 17977; THENCE SOUTH 89°45'35" WEST 60.00 FEET ALONG SAID EASTERLY PROLONGATION TO THE POINT OF BEGINNING.

ALSO EXCEPTING AND RESERVING UNTO SANTA FE ENERGY COMPANY, ITS SUCCESSORS OR ASSIGNS, ALL MINERALS, WHATEVER, PETROLEUM, OIL, ASPHALTUM, GAS AND/OR HYDROCARBON SUBSTANCES, INCLUDING, BUT NOT LIMITED TO, HELIUM AND CARBON DIOXIDE, WITHIN OR UNDERLYING THE ACREAGE DESCRIBED REAL PROPERTY, AT A DEPTH OF MORE THAN 500 FEET BELOW THE SURFACE, TOGETHER WITH THE RIGHT OF PROSPECTING, DRILLING, REDRILLING, MINING, PRODUCING AND/OR REMOVING THE SAME THEREFROM AND THEREAFTER, PROVIDED THAT EXCEPT AS SET FORTH IN THAT CERTAIN MINERAL RESERVATION AGREEMENT DATED DECEMBER 21, 1989, AND RECORDED DECEMBER 28, 1989 AS INSTRUMENT NO. 89-2087140 OF OFFICIAL RECORDS, IN THE LOS ANGELES COUNTY RECORDER'S OFFICE, SANTA FE ENERGY COMPANY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE NO RIGHT OF SURFACE ENTRY NOR RIGHT TO ENTER AT ANY POINT ON SAID REAL PROPERTY WITHIN 500 FEET BELOW THE SURFACE THEREOF FOR ANY PURPOSE, WHETHER TO EXPLORE, TO EXTRACT AND/OR REMOVE SAID OIL, GAS AND/OR HYDROCARBON OR MINERAL SUBSTANCES OR OTHERWISE.

PARCEL 2:

LOTS 9, 9, 10 AND 11 IN BLOCK 52 OF THE TOWNSITE OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGE 37 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

RESERVING THEREFROM ALL RIGHTS TO OIL, GAS, AND HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, LIES AND MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE THE PROPERTY FOR AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES, MINERALS, OR OTHER EXTRACTABLE SUBSTANCES, OIL AND GAS PRODUCTION ACTIVITIES, FROM THE PROPERTY IN ACCORDANCE WITH EXISTING OIL AND GAS PRODUCTION ACTIVITIES AGREEMENTS, ANY PAYMENTS, REVITS, ROYALTIES, OR OTHER MONIES PAID UNDER ANY EXISTING BONAFIDE LEGAL LEASE AGREEMENT, SHALL BE THE SOLE PROPERTY OF GRANTOR, AS RESERVED IN A DEED RECORDED SEPTEMBER 20, 2006 AS INSTRUMENT NO. 06-2089172 OF OFFICIAL RECORDS.

PARCEL 3:

LOTS 12 AND 13 IN BLOCK 52 OF SANTA FE SPRINGS, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGE 37 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ANY MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES ON AND UNDER THE PROPERTY OF MORE THAN 500 FEET BELOW THE SURFACE, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN A DEED RECORDED DECEMBER 30, 2005 AS INSTRUMENT NO. 05-3231882 OF OFFICIAL RECORDS.

PARCEL 4:

LOTS 1 THROUGH 26, INCLUSIVE, IN BLOCK 53 OF TOWNSITE OF SANTA FE SPRINGS, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 26, PAGE 37 ET SEQ. OF MISCELLANEOUS RECORDS OF SAID COUNTY.

APN: 8011-018-900; 8011-018-901; 8011-018-902; 8011-018-903; 8011-018-904; 8011-018-905; 8011-018-906; 8011-018-911

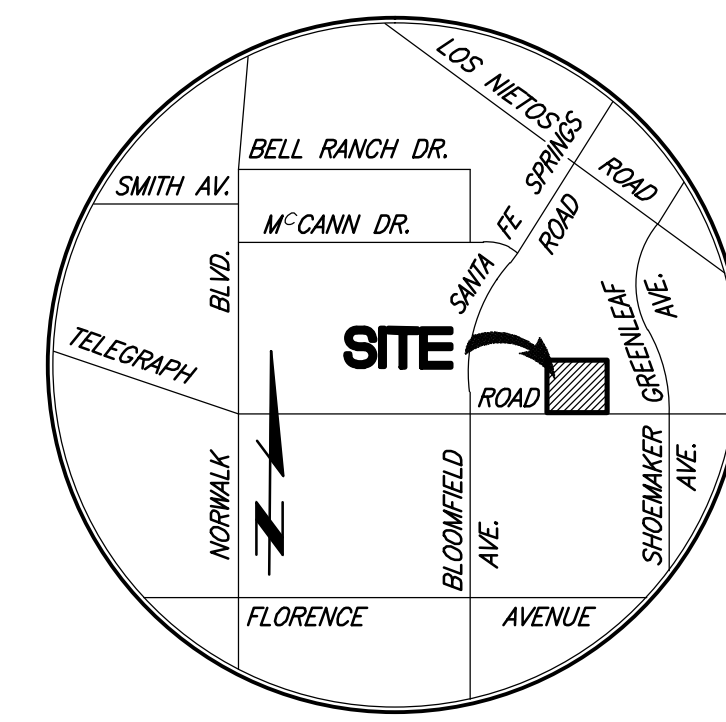
PROPOSED EASEMENTS:

EASEMENTS WILL BE PROVIDED FOR THE MAINTENANCE AND SERVICING OF THE OIL WELLS WHICH INCLUDE, BUT NOT LIMITED TO EXCLUSIVE USE AREAS, JOINT USE AREAS, OIL LINES, GAS LINES, UTILITY LINES AND ACCESS.

EXISTING EASEMENTS:

THE FOLLOWING EASEMENTS AS DISCLOSED IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 00034212-894-K49 WITH AN EFFECTIVE DATE OF MAY, 03, 2018.

- INDICATES ITEM NUMBER PER EXCEPTIONS OF ABOVE TITLE REPORT.
6. EASEMENT(S): GRANTED TO THE CITY OF SANTA FE SPRINGS PURPOSE: STREET, PUBLIC UTILITY AND MUNICIPAL PURPOSES RECORDING: JULY 16, 1979, INST. NO. 79-774883, O.R. (PARAGRAPHS 6, PARCELS 1E & 1F, OF SAID EASEMENT PLOTTED HEREON)
 7. CITY OF SANTA FE SPRINGS RESOLUTION NO. 4243 WHICH RESERVED EASEMENTS IN VACATED STREETS AND ALLEYS: PURPOSE: PUBLIC UTILITIES RECORDING: JULY 18, 1979, INST. NO. 79-788602, O.R. (SAID EASEMENT PLOTTED HEREON)
 8. EASEMENT(S): GRANTED TO THE CITY OF SANTA FE SPRINGS PURPOSE: STREET AND PUBLIC UTILITY RECORDING: AUGUST 27, 1979, INST. NO. 79-952555, O.R. (PORTION OF R/W PARCELS 1, 2, 3, 5, 8 & 10 WHICH IS LOCATED ON LD PARCEL 1 IS PLOTTED HEREON AS EXCEPTION (B)) (R/W PARCEL 10A PLOTTED HEREON AS EXCEPTION (B))
 9. EASEMENT(S): GRANTED TO THE CITY OF SANTA FE SPRINGS PURPOSE: PUBLIC UTILITY RECORDING: AUGUST 27, 1979, INST. NO. 79-952559, O.R. (R/W PARCEL 10B PLOTTED HEREON)
 10. EASEMENT(S): GRANTED TO THE CITY OF SANTA FE SPRINGS PURPOSE: STREET AND PUBLIC UTILITY RECORDING: AUGUST 27, 1979, INST. NO. 79-952561, O.R. (R/W PARCEL 33.1 PLOTTED HEREON)
 18. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW REDEVELOPMENT AGENCY: THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE SPRINGS RECORDING: SEPTEMBER 24, 1973, INST. NO. 3200, O.R. AMENDED AUGUST 26, 1976, INST. NO. 3508, O.R. (SAID LAND IS LOCATED IN SAID REDEVELOPMENT PROJECT AREA)
 - 18A. EASEMENT(S): GRANTED TO THE CITY OF SANTA FE SPRINGS PURPOSE: PUBLIC UTILITY PURPOSES RECORDING: MAY 2, 1977, INST. NO. 77-449412, O.R. (SAID EASEMENT PLOTTED HEREON)
 - 18B. EASEMENT(S): GRANTED TO THE CITY OF SANTA FE SPRINGS PURPOSE: SLOPE PURPOSES RECORDING: MAY 2, 1977, INST. NO. 77-449413, O.R. (SAID EASEMENT PLOTTED HEREON)
 - 18C. EASEMENT(S): GRANTED TO THE CITY OF SANTA FE SPRINGS PURPOSE: PUBLIC STREET, PUBLIC UTILITY AND MUNICIPAL PURPOSES RECORDING: MAY 2, 1977, INST. NO. 77-449414, O.R. (EASEMENT FOR RIGHT-OF-WAY FOR STREET, PUBLIC UTILITY PURPOSES PLOTTED HEREON AS (B6)); TEMPORARY CONSTRUCTION EASEMENT FOR ROADWAY PURPOSES PLOTTED HEREON AS (B8C.2))
 19. EASEMENT(S): GRANTED TO UNION OIL COMPANY OF CALIFORNIA PURPOSE: PIPE LINES RECORDING: FEBRUARY 20, 1924 IN BOOK 2812, PAGE 191, O.R. (EASEMENT PLOTTED HEREON)
 30. EASEMENT(S): GRANTED TO STANDARD OIL COMPANY PURPOSE: PIPE LINES RECORDING: JULY 14, 1922 IN BOOK 1261, PAGE 124, O.R. (SAID EASEMENT PLOTTED HEREON)
 32. EASEMENT(S): GRANTED TO UNION OIL COMPANY OF CALIFORNIA PURPOSE: THREE PIPE LINES NOT EXCEEDING 10 INCHES IN DIAMETER RECORDING: SEPTEMBER 21, 1923 IN BOOK 2839, PAGE 59, O.R. (SAID EASEMENT PLOTTED HEREON)



VICINITY MAP
NOT TO SCALE

PROJECT DATA

SITE AREA	
in sq.ft.	437,100 S.F.
in ac.	10.03 ACRES
BUILDING AREA	
Office (10% including Mezz.)	10,417 s.f.
Office - Mezzanine	7,500 s.f.
Warehouse (90%)	161,256 s.f.
TOTAL	179,173 s.f.
COVERARGE	
PARKING REQUIRED	38.1%
office : 1/300 s.f.	n/a
(apply only if more than 15% GFA)	
warehouse: 0-20K @ 1/500 s.f.	40 stalls
20K - 100K @ 1/750 s.f.	107 stalls
100K - 200K @ 1/1,000 s.f.	79 stalls
above 200,000 @ 1/2,000 s.f.	n/a stalls
TOTAL	226 stalls
PARKING PROVIDED	
standard (8.5x19')	202 stalls
compact (7.5x15') 25% max.	57 stalls
TOTAL	259 stalls
TRAILER PARKING PROVIDED	
Trailer (12' x 53')	4 stalls
MAXIMUM FLOOR AREA RATIO	
F.A.R. - no requirements	
SETBACK	
Landscape	Building
Front- 20'	46'-6"
Side- 20'	46'-6"
Rear- 0'	0'
MAXIMUM BUILDING HEIGHT ALLOWED	
No limit (if less than 100' from residential 50' max.)	
ZONING ORDINANCE FOR THE CITY	
Zoning Designation - Heavy Manufacturing (M-2)	
LANDSCAPE REQUIRED	
Frontage @ 25sf / linear foot (1318' x 25 sf) = 32,950 sf	
Parking area = 76,516 SF	
Required Landscape at parking area @ 6% = 4,590 sf	
LANDSCAPE PROVIDED	
Provided @ Frontage = 38,679 sf	Provided @ Parking = 10,810 sf

SURVEYOR'S NOTES:

- TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS, A PUBLIC BODY, CORPORATE AND POLITICAL.
2. PROJECT ADDRESS: SEC BLOOMFIELD AVE. & TELEGRAPH RD. SANTA FE SPRINGS, CALIFORNIA
3. ASSESSOR'S PARCEL NUMBERS: APN: 8011-018-900; 8011-018-901; 8011-018-902; 8011-018-903; 8011-018-904; 8011-018-905; 8011-018-906; 8011-018-911
4. PARCEL AREAS:
LEGAL DESCRIPTION FEE: 390,358 S.F./9.861 ACRES
LAND WITHIN GARDNER STREET: 18,615 S.F./0.430 ACRES
LAND WITHIN MURRAY AVENUE: 18,602 S.F./0.430 ACRES
NET FEE GROSS: 429,575 S.F./9.861 ACRES
NET FEE GROSS: 429,575 S.F./9.861 ACRES
EXISTING STREET AREA: 7,776 S.F./0.179 ACRES
PROPOSED STREET AREA: 8,808 S.F./0.202 ACRES
NET AREA = FEE - STREET: 412,994 S.F./9.480 ACRES
5. ZONING INFORMATION: (THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF SANTA FE SPRINGS ZONING MAP)
GENERAL PLAN DESIGNATION: "M-2" HEAVY MANUFACTURING
ZONE DESIGNATION: BLOOMFIELD AVENUE CORRIDOR DESIGN GUIDELINES AND TELEGRAPH ROAD CORRIDOR DESIGN GUIDELINES
SPECIAL ZONE:

UTILITY PROVIDERS:

ELECTRIC:		GAS:	
SCE - SOUTHERN CALIFORNIA EDISON	1440 S. CALIFORNIA AVENUE	SOUTHERN CALIFORNIA GAS COMPANY	1818 STATE COLLEGE BLVD.
	MONROVIA, CA 91016		ANAHEIM, CA 92806-6114
	ALBERT DIAZ PHONE: (626) 303-8411		RYAN LOPEZ PHONE: (800) 427-2000
SEWER & WATER:		TELEPHONE:	
CITY OF SANTA FE SPRINGS		FRONTIER COMMUNICATIONS	
SANTA FE SPRINGS, CA 90670-3679			
PHONE: (562) 868-0511			

APPLICANT/ENGINEER

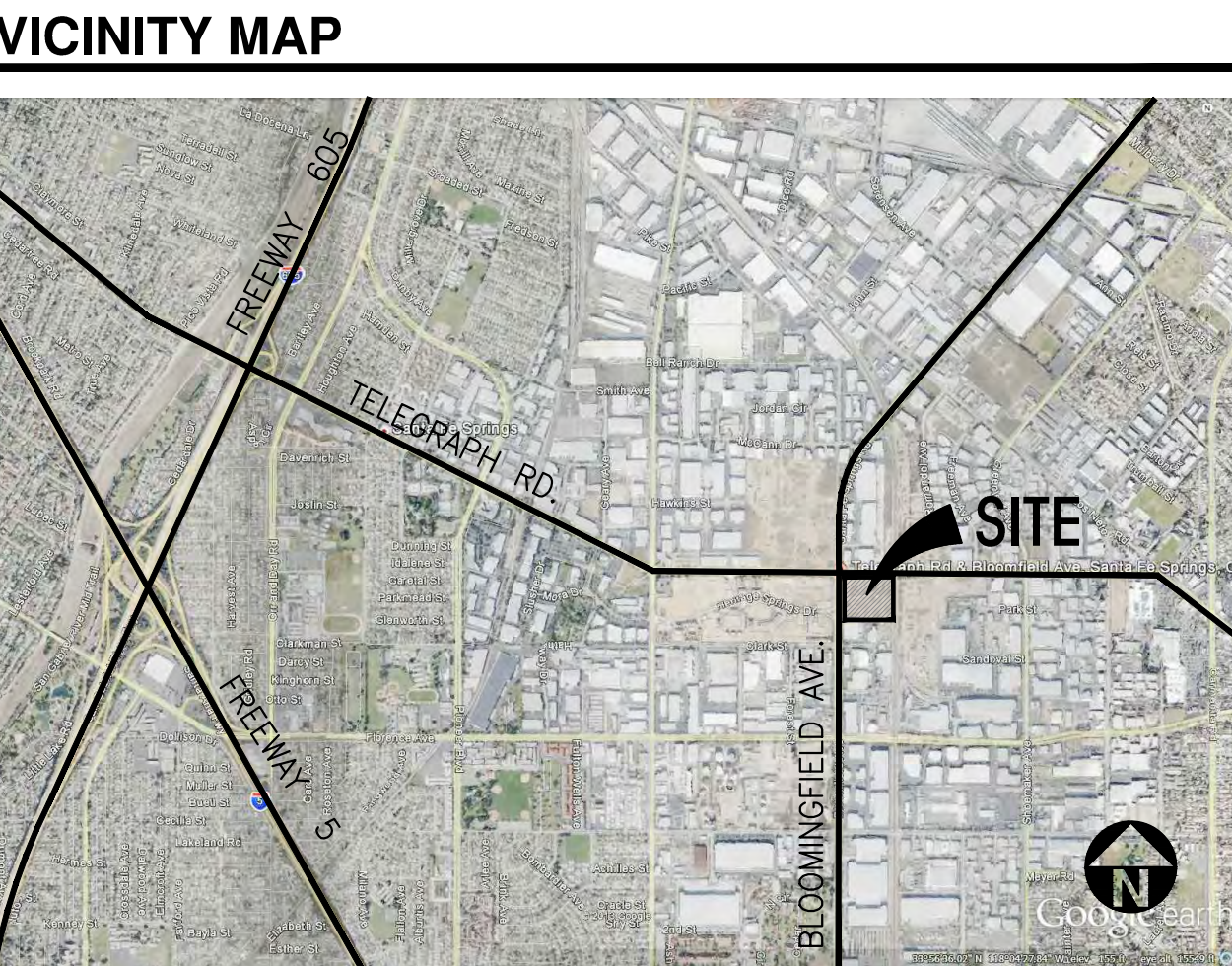
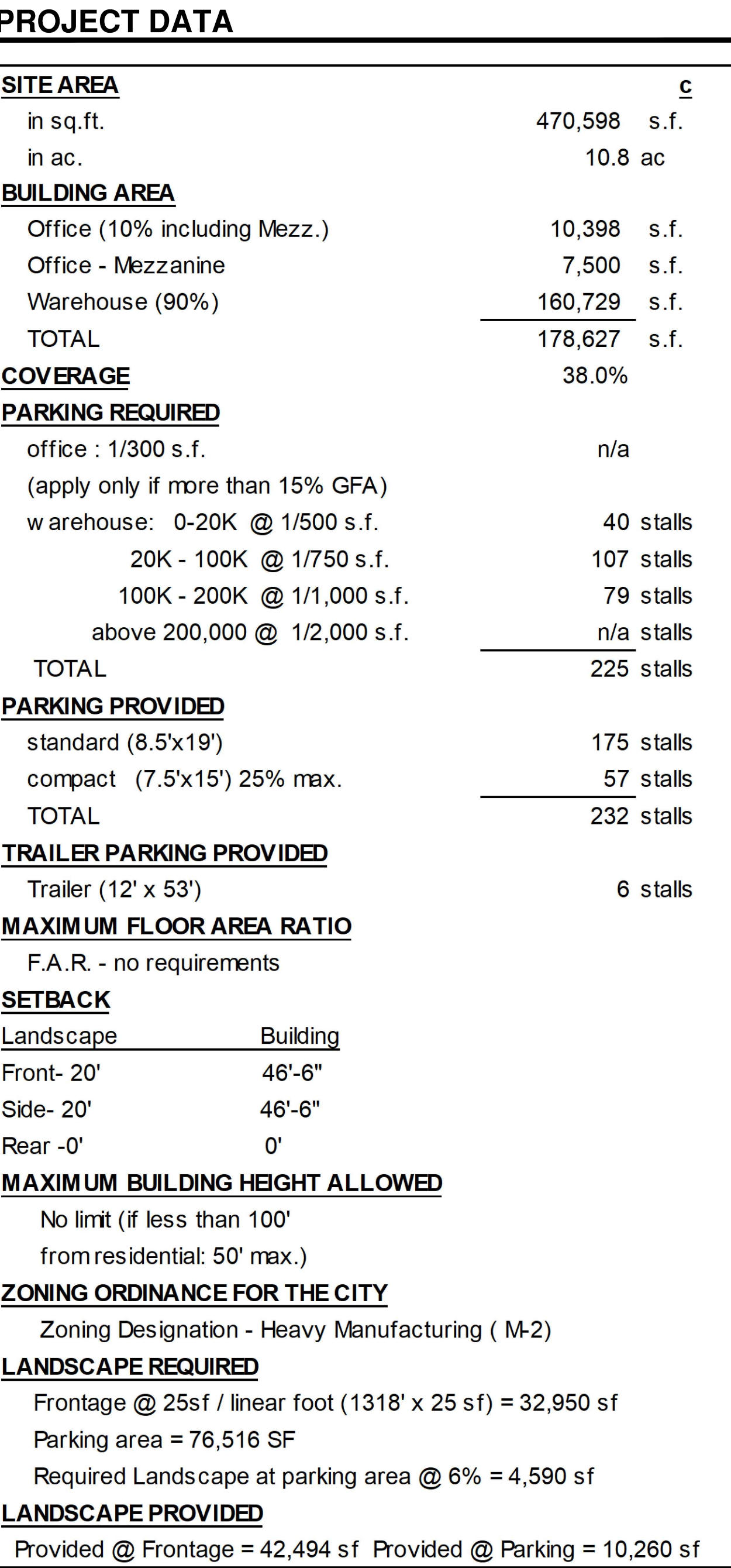
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4811 FAX: (714) 521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

Brian L. Thienes
12 / 27 / 18
DATE
BRIAN L. THIENES
STATE OF CALIFORNIA
NO. 5750
Last Update: 12/27/18
0:\2286\TPM\2286-TPM.dwg

**Attachment 3:
Project Plans**



<u>SITE AREA</u>		<u>c</u>
in sq.ft.	470,598	s.f.
in ac.	10.8	ac
<u>BUILDING AREA</u>		
Office (10% including Mezz.)	10,398	s.f.
Office - Mezzanine	7,500	s.f.
Warehouse (90%)	160,729	s.f.
TOTAL	178,627	s.f.
<u>COVERAGE</u>	38.0%	
<u>PARKING REQUIRED</u>		
office : 1/300 s.f.		n/a
(apply only if more than 15% GFA)		
warehouse: 0-20K @ 1/500 s.f.		140 stalls
20K - 100K @ 1/750 s.f.		107 stalls
100K - 200K @ 1/1,000 s.f.		79 stalls
above 200,000 @ 1/2,000 s.f.		n/a stalls
TOTAL		225 stalls
<u>PARKING PROVIDED</u>		
standard (8.5'x19')		175 stalls
compact (7.5'x15') 25% max.		57 stalls
TOTAL		232 stalls
<u>TRAILER PARKING PROVIDED</u>		
Trailer (12' x 53')		6 stalls

MAXIMUM FLOOR AREA RATIO	
F.A.R. - no requirements	
SETBACK	
Landscape	Building
Front- 20'	46'-6"
Side- 20'	46'-6"
Rear -0'	0'

MAXIMUM BUILDING HEIGHT ALLOWED
No limit (if less than 10'
from residential: 50' max.)

ZONING ORDINANCE FOR THE CITY
Zoning Designation - Heavy Manufacturing (M-2)

LANDSCAPE REQUIRED
Frontage @ 25sf / linear foot (1318' x 25 sf) = 32,950 sf
Parking area = 76,516 SF
Required Landscape at parking area @ 6% = 4,590 sf

LANDSCAPE PROVIDED
Provided @ Frontage = 42,494 sf Provided @ Parking = 10,260 sf



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#100 irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:
KEARNY
Real Estate Company

KEARNY
REAL ESTATE COMPANY
1875 Century Park East - Ste.#380
Los Angeles, CA 90067

TEL: (310) 203-1858
FAX: (310) 203-1850

Project:
Telegraph & Bloomfield

Bloomfield Ave. & Telegraph Rd.
Santa Fe Springs, CA 90670

Consultants:

- Civil:
- Structural:
- Mechanical:
- Plumbing:
- Electrical:
- Landscape:
- Fire Protection:
- Soils Engineer:

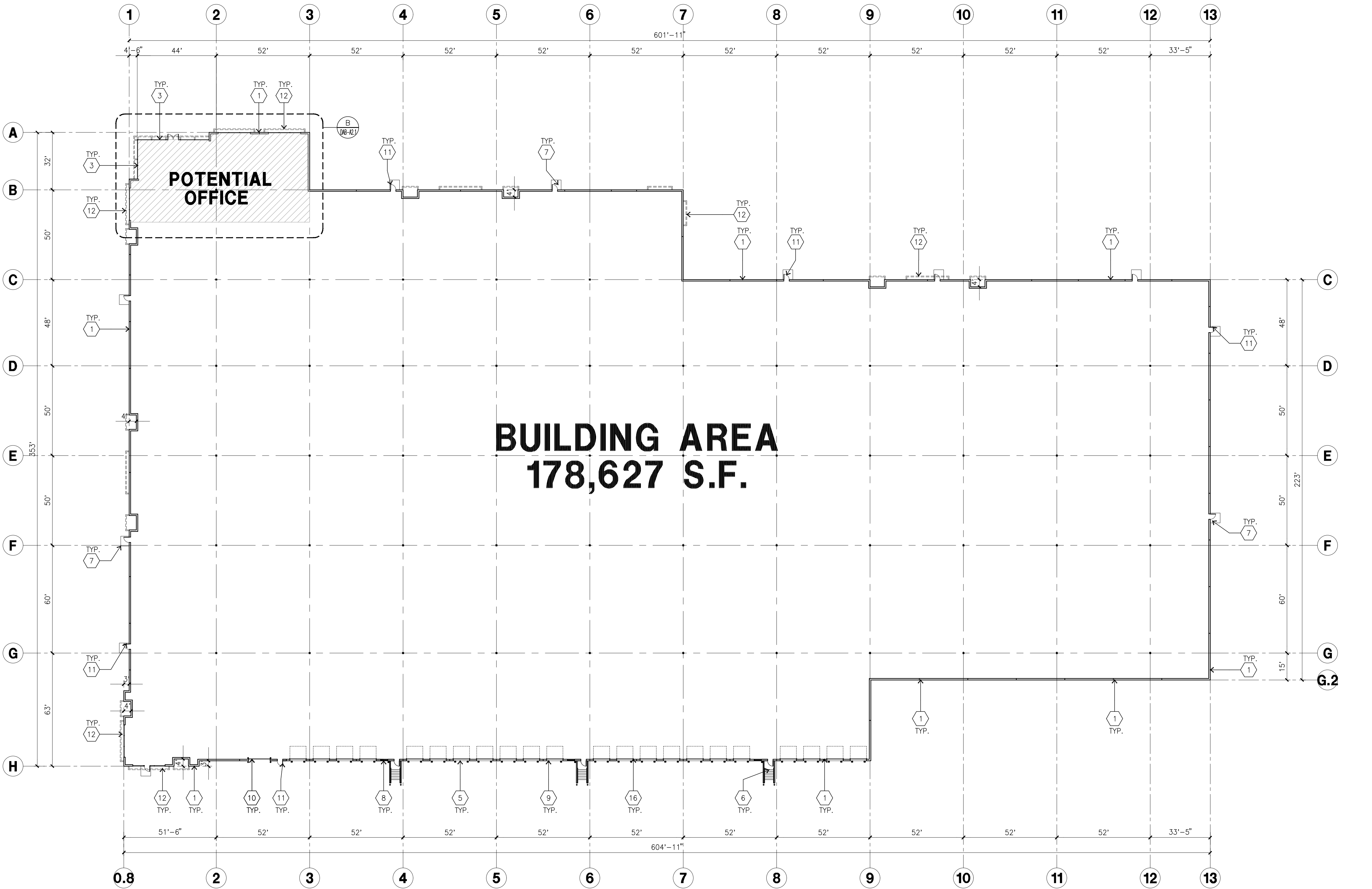
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Project Number: 1818
 Drawn by: S
 Date: 08/29/1

Sheet:

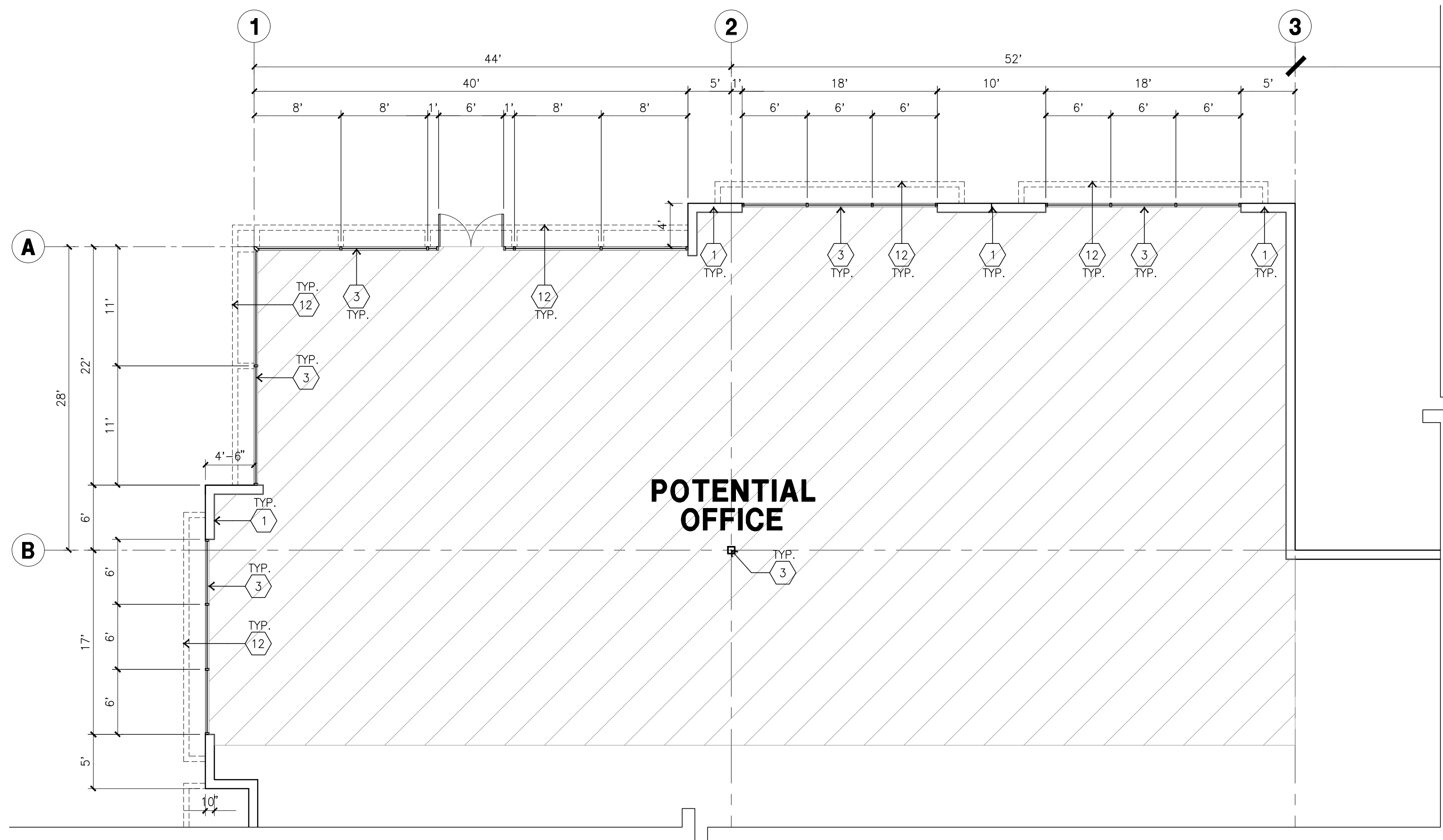
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OFFICIAL USE ONLY



OVERALL FLOOR PLAN

A



ENLARGED FLOOR PLAN

B

KETNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL. SEE "S" DWGS. FOR THICKNESS AND STEEL REQUIREMENTS.
- 2 STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP. SEE "S" DWG FOR DETAIL.
- 5 9'-0" X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 6 EXTERIOR CONCRETE STAIR
- 7 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER
- 10 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 11 3'X7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST WIN 90 MPH., EXPOSURE "C".
- 12 CANOPY LINE ABOVE
- 13 BRACE FRAME, SEE "S" DWGS.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O., 42"H.
- 15 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- 16 Z GUARD
- 17 APPROXIMATE LOCATION OF ROOF TOP UNIT.

GENERAL NOTES - FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.



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tel: 949•863•1770
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Owner:
KEARNY
Real Estate Company

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REAL ESTATE COMPANY
1875 Century Park East - Ste.#380
Los Angeles, CA 90067

TEL: (310) 203-1858
FAX: (310) 203-1850

Project:

Telegraph & Bloomfield

Bloomfield Ave. & Telegraph Rd.
Santa Fe Springs, CA 90670

Consultants:

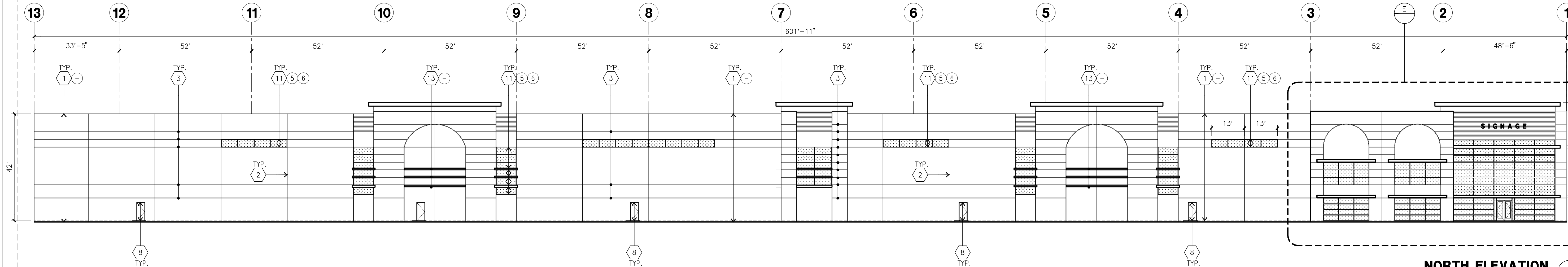
Civil: -
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: -
Fire Protection: -
Soils Engineer: -

Title: overall floor plan

Project Number: 18182
Drawn by: SH
Date: 08/29/18
Revision:

Sheet:

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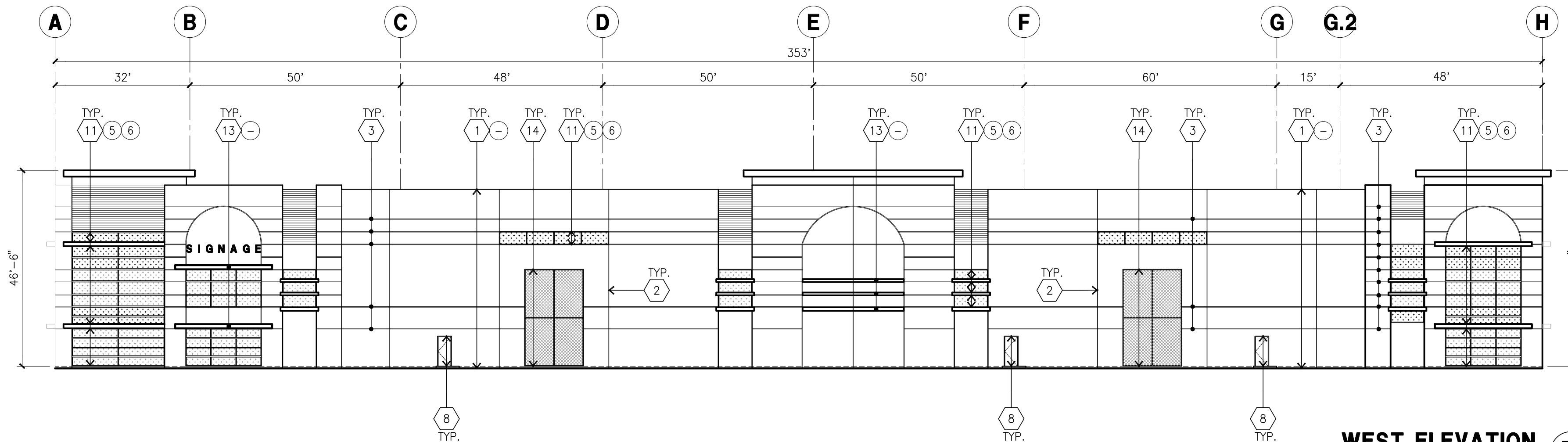


NORTH ELEVATION

scale: 1" = 20'-0"

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- 5 OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 110 MPH WIND EXPOSURE "C".
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM. TREAD PER ADA REQUIREMENTS.
- 7 METAL LOUVER, DESIGN TO RESIST 90 MPH WIND EXPOSURE "C". PAINT TO MATCH BUILDING COLOR
- 8 HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- 9 EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
- 10 DOCK BUMPER
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- 12 EXTERIOR LIGHTING FIXTURE
- 13 EXTERIOR CANOPY
- 14 METAL LATTICE



WEST ELEVATION

scale: 1" = 20'-0"

GENERAL NOTES - ELEVATIONS

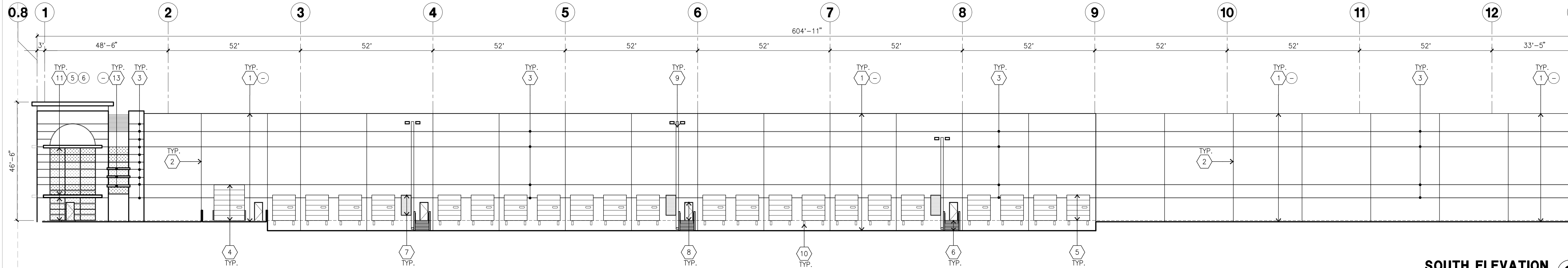
- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

COLOR SCHED. - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL PAINT BRAND_XXXX XXXXX XXXXXX XXXXX
- 2 CONCRETE TILT-UP PANEL PAINT BRAND_XXXX XXXXX XXXXXX XXXXX
- 3 CONCRETE TILT-UP PANEL PAINT BRAND_XXXX XXXXX XXXXXX XXXXX
- 4 CONCRETE TILT-UP PANEL PAINT BRAND_XXXX XXXXX XXXXXX XXXXX
- 5 GLAZING COLOR_BLUE_ON BLUE REFLECTIVE GLAZING
- 6 MULLIONS PAINT BRAND_CLEAR ANODIZED

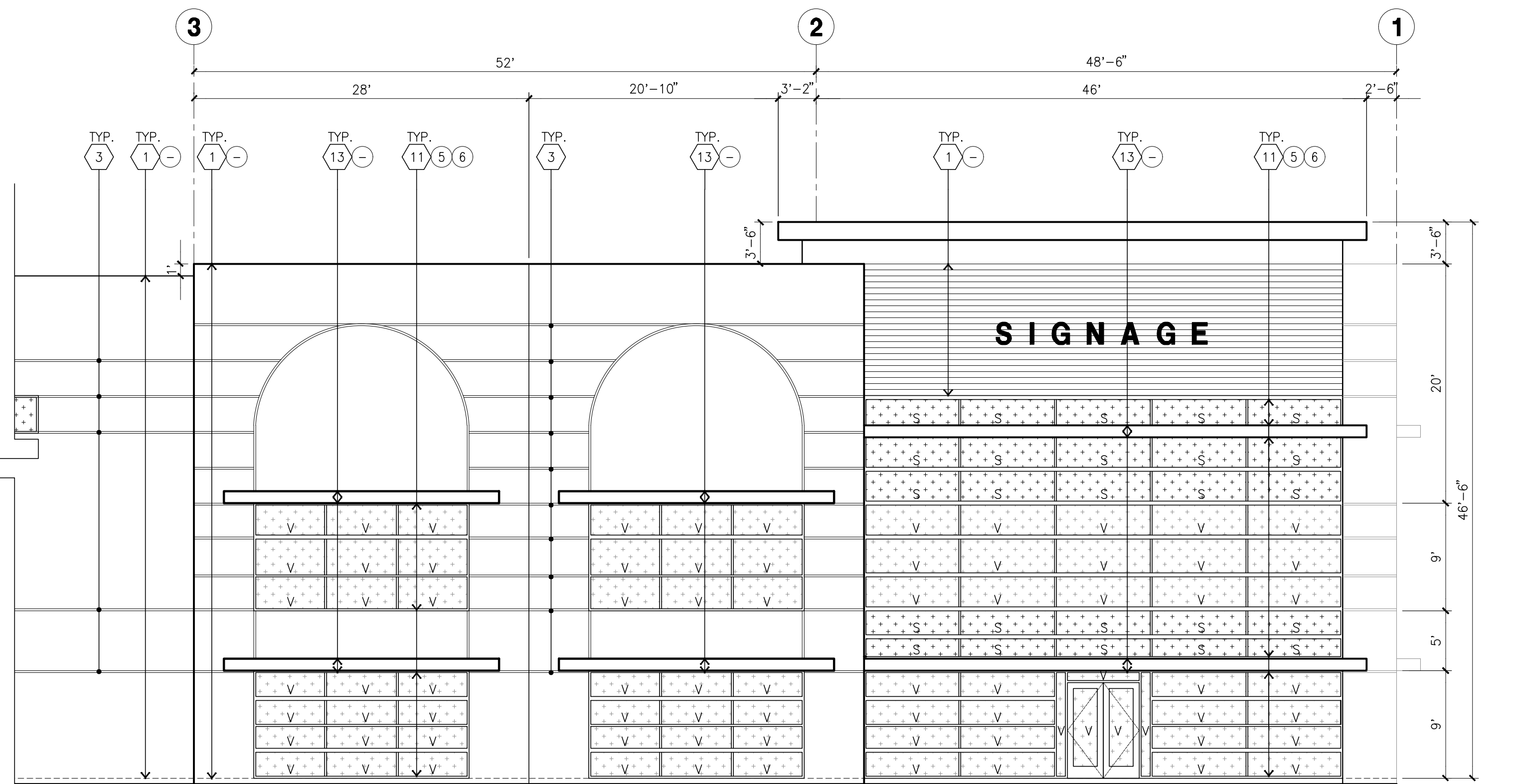
GLAZING LEGEND

- SPANDREL GLASS
- TEMPERED VISION GLASS
- VISION GLASS



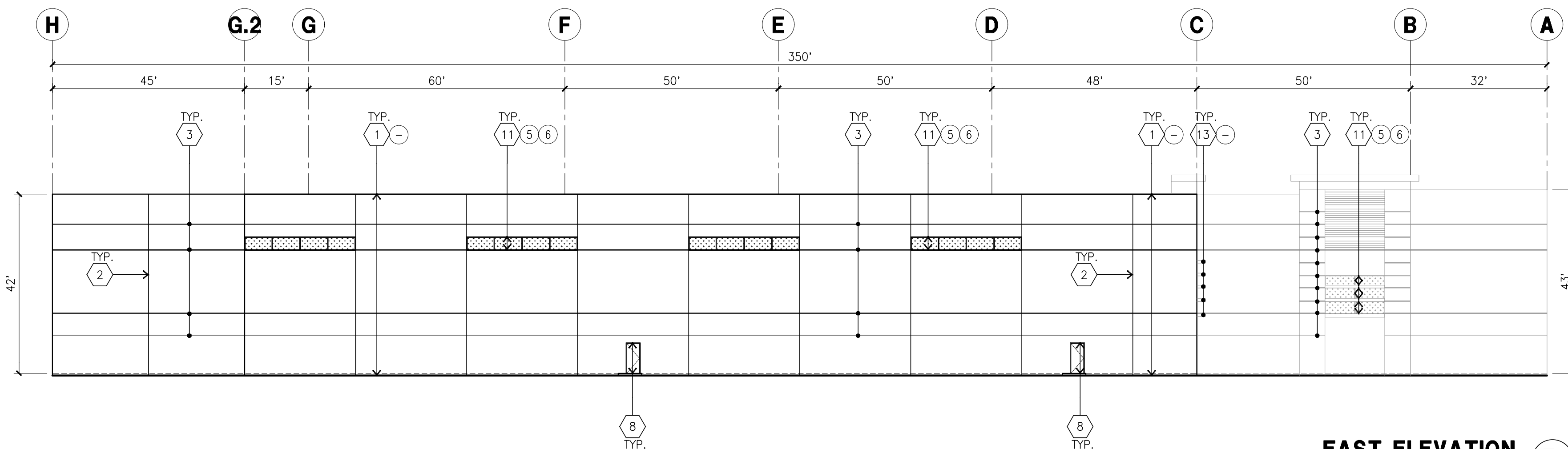
SOUTH ELEVATION

scale: 1" = 20'-0"



ENLARGED NORTH ELEVATION

scale: 1" = 1/8'-0"



EAST ELEVATION

scale: 1" = 20'-0"



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REAL ESTATE COMPANY
1875 Century Park East - Ste.#380
Los Angeles, CA 90067

TEL: (310) 203-1858
FAX: (310) 203-1850

Project:

Telegraph & Bloomfield

Consultants:

Civil: -
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: -
Fire Protection: -
Soils Engineer: -

Title: elevations

Project Number: 18182
Drawn by: SH
Date: 08/29/18
Revision:

Sheet:

A3.1



North Elevation - Telegraph Road



West Elevation - Bloomfield Avenue



South Elevation



East Elevation - A.T. & S.F. Railroad



Telegraph Rd. & Bloomfield Ave.
Santa Fe Springs, California



Screen Wall Elevation - 14' ht.



West Elevation - Bloomfield Avenue



14' ht. SCREENWALL ELEVATION

Telegraph Rd. & Bloomfield Ave.

Santa Fe Springs, California

**Attachment 4:
Colored Rendering**



[illegible]

Attachment 6: Public Hearing Notice



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NOTICE OF SPECIAL PUBLIC HEARING TENTATIVE PARCEL MAP CASE NO. 82566 DEVELOPMENT PLAN APPROVAL CASE NO. 963 MODIFICATION PERMIT CASE NO. 1310

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

TENTATIVE PARCEL MAP CASE NO. 82566: A request to consolidate eight (8) existing parcels into a single parcel.

DEVELOPMENT PLAN APPROVAL CASE NO. 963: A request of approval to construct a new 178,627 square feet industrial building.

MODIFICATION PERMIT CASE NO. 1310: A request of approval to allow for a fence/wall to be located within the setback area along Telegraph Road.

ENVIRONMENTAL DOCUMENT: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed hotel use. 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 January 16, 2019 and ended on February 4, 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.

PROJECT SITE: Southeast corner of Telegraph Road and Bloomfield Avenue in the M-2, Heavy Manufacturing Zone (APN: 8011-018-900; 8011-018-901; 8011-018-902; 8011-018-903; 8011-018-904; 8011-018-905; 8011-018-906; 8011-019-911)

APPLICANT: Dan Broder of Kearny Real Estate Company

THE HEARING will be held in the Council Chambers of City Hall, 11710 Telegraph Road, Santa Fe Springs, on Tuesday, February 12, 2019 at 6:00 p.m.

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

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

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

Attachment 7:
Draft Mitigated Negative Declaration (previously delivered to PC on 1/22/2019)

**Attachment 8:
Mitigation Monitoring and Reporting Program**

MITIGATION MONITORING AND REPORTING PROGRAM

MC&C COMMERCE CENTER – SITE III CITY OF SANTA FE SPRINGS



LEAD AGENCY:
CITY OF SANTA FE SPRINGS
PLANNING AND DEVELOPMENT DEPARTMENT
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670

REPORT PREPARED BY:
BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745

JANUARY 15, 2019

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1. Overview of the Project.....	3
2. Findings of the Environmental Assessment.....	3
3. Findings Related to Mitigation Monitoring	3
4. Mitigation Measures	4
5. Mitigation Monitoring.....	7

1. OVERVIEW OF THE PROJECT

The proposed project involves the construction and subsequent occupancy of a new industrial building within the City of Santa Fe Springs. The MC&C Commerce Center Site III project site has a total land area of 470,598 square feet (10.8 acres). The project site is unpaved and currently occupied by oil extraction equipment though there are no buildings or occupied structures located within-the property. The proposed project will consist of the construction of a single new building that will have a total floor area of 178,861 square feet. The proposed project will provide a total 259 parking stalls and 22 dock high doors. In addition, the proposed project will provide a total land area of 49,489 square feet for landscaping. The project Applicant is Dan Broder, Kearny Real Estate Company, 1875 Century Park East, Suite 380, Los Angeles, California 90067.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

The attached Initial Study prepared for the proposed project indicated that the proposed project will not result in significant environmental impacts upon implementation of the required mitigation measures. The following Mandatory Findings of Significance can be made as set forth in Section 15065 of the CEQA Guidelines, as amended, based on the results of this environmental assessment:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. The proposed project is relatively small and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.

3. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program will be required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,

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

4. MITIGATION MEASURES

Due to the presence of light sensitive receptors in the vicinity of the project site, the following mitigation measures are required to reduce potential impacts to levels that are less than significant:

Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. The plan for the lighting must be submitted to the Planning and Development Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.

Mitigation Measure No. 2 (Aesthetics). An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall be prepared by the Applicant and submitted for review and approval by the Planning and Development Department, Police Services Department, and the Chief Building Official.

To ensure that potential construction related air quality emissions are mitigated:

Mitigation Measure No. 3 (Air Quality). The project contractors must submit a construction and staging plan to the City for approval before commencing any construction activity. The construction and staging plan must establish an on-site construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments.

Mitigation Measure No. 4 (Air Quality). Construction related activities (i.e. grading, demolition, etc.) shall be restricted to a maximum of five-acres per day.

Mitigation Measure No. 5 (Air Quality). All unpaved demolition and construction areas shall be watered during excavation, grading and construction at least three times per day, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Watering could reduce fugitive dust by as much as 55 percent.

Mitigation Measure No. 6 (Air Quality). All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.

Mitigation Measure No. 7 (Air Quality). The Applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.

The following mitigation is required:

Mitigation Measure No. 8 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s)

must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) will photo-document the ground disturbing activities. The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

The analysis determined that the following mitigation would be required:

Mitigation Measure No. 9 (Energy). The Applicant must install ENERGY STAR appliances wherever appliances are installed.

Mitigation Measure No. 10 (Energy). The Applicant shall install ENERGY STAR rated light emitting diodes (LEDs) for outdoor and parking lot lighting.

Mitigation Measure No. 11 (Energy). The Applicant must install ENERGY STAR rated Compact Florescent Lights (CFLs) in all indoor areas that require continuous lighting. CFLs should not be used in rooms or areas that are subject to frequent on/off cycling, as the lifespan of CFLs diminishes when frequently turned off.

Mitigation Measure No. 12 (Energy). All security lighting must be motion sensor controlled. This will prevent the continuous use of lighting.

In the event that intact paleontological resources are located within the project site, ground-disturbing activities such as grading and excavation have the potential for destroying a unique paleontological resource or site. Therefore, the following mitigation is required:

Mitigation Measure No. 13 (Geology & Soils). Prior to the commencement of construction related activities, the project structural engineer must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineers and the geotechnical recommendations.

Mitigation Measure No. 14 (Geology & Soils). If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

The following mitigation is required as part of this project to ensure that potential impacts related to hazardous and hazardous materials are mitigated:

Mitigation Measure No. 15 (Hazards & Hazardous Materials). A vapor barrier must be installed below the entire building slab to prevent the intrusion of methane into the proposed project. The vapor barrier must comply with all requirements set by the City of Santa Fe Springs Fire Department.

The following mitigation is required as part of this project to ensure that potential water quality impacts are mitigated:

Mitigation Measure No. 16 (Hydrology & Water Quality). The Regional Water Quality Control Board, Los Angeles Region must be contacted to investigate the nature and extent of any groundwater contamination. In the event that the underlying groundwater is found to contain contaminants that exceed State and Federal standards, the property owner will be required to mitigate the impacted groundwater under the supervision of the Regional Water Quality Control Board. Such mitigation may include the use of a Vapor Extraction System and semi-annual groundwater monitoring by a representative of the Regional Water Quality Control Board.

Mitigation Measure No. 17 (Hydrology & Water Quality). Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.

Mitigation Measure No. 18 (Hydrology & Water Quality). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project sites and be available for review on request.

The analysis of potential impacts related to noise indicated that the residential uses located to the west of the project site could be impacted by construction noise and vibration. To ensure that these residential units are shielded from construction noise and vibration, the following mitigation measures are required:

Mitigation Measure No. 19 (Noise). The Applicant must notify residents in the area regarding construction times and local contact information. This notice shall include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Planning and Development Department.

Mitigation Measure No. 20 (Noise). The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure No. 21 (Noise). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

The analysis of public service impacts indicated that no significant adverse impacts are anticipated; however, to ensure the proposed project meets the City's Fire and Police department standards, the following mitigation is required:

Mitigation Measure No. 22 (Public Services). The proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, and sub slab vapor barriers are adequate in meeting the Department's requirements.

Mitigation Measure No. 23 (Public Services). The City of Santa Fe Springs Department of Police Services shall review the site plan for the proposed project to ensure that the development adheres to the Department requirements.

5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified below in Table 1.

TABLE 1 MITIGATION MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. The plan for the lighting must be submitted to the Planning and Development Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.	City of Santa Fe Springs Planning and Development Department, Police Services Department, and the Chief Building Official • <i>(Applicant is responsible for implementation)</i>	<i>Prior to the issuance of building permits</i> • Mitigation ends at the completion of the design phase.	Date: Name & Title:
Mitigation Measure No. 2 (Aesthetics). An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall be prepared by the Applicant and submitted for review and approval by the Planning and Development Department, Police Services Department, and the Chief Building Official.	City of Santa Fe Springs Planning and Development Department, Police Services Department, and the Chief Building Official • <i>(Applicant is responsible for implementation)</i>	<i>Prior to the issuance of building permits</i> • Mitigation ends at the completion of the design phase.	Date: Name & Title:

MITIGATION MONITORING AND REPORTING PROGRAM
MC&C COMMERCE CENTER – SITE III • CITY OF SANTA FE SPRINGS

TABLE 1
MITIGATION MONITORING PROGRAM

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 3 (Air Quality). The project contractors must submit a construction and staging plan to the City for approval before commencing any construction activity. The construction and staging plan must establish an on-site construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments.	City of Santa Fe Springs Planning and Development Department and the SCAQMD • (Applicant is responsible for implementation)	<i>During the project's construction phase.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 4 (Air Quality). Construction related activities (i.e. grading, demolition, etc.) shall be restricted to a maximum of five-acres per day.	City of Santa Fe Springs Planning and Development Department and the SCAQMD • (Applicant is responsible for implementation)	<i>During the project's construction phase.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 5 (Air Quality). All unpaved demolition and construction areas shall be watered during excavation, grading and construction at least three times per day, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Watering could reduce fugitive dust by as much as 55 percent.	City of Santa Fe Springs Planning and Development Department and the SCAQMD • (Applicant is responsible for implementation)	<i>During the project's construction phase.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 6 (Air Quality). All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.	City of Santa Fe Springs Planning and Development Department and the SCAQMD • (Applicant is responsible for implementation)	<i>During the project's construction phase.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 7 (Air Quality). The Applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.	City of Santa Fe Springs Planning and Development Department and the SCAQMD • (Applicant is responsible for implementation)	<i>During the project's construction phase.</i> • Mitigation ends when construction is completed.	Date: Name & Title:

MITIGATION MONITORING AND REPORTING PROGRAM
MC&C COMMERCE CENTER – SITE III • CITY OF SANTA FE SPRINGS

TABLE 1
MITIGATION MONITORING PROGRAM

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 8 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) will photo-document the ground disturbing activities. The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.	Planning Department • (Applicant is responsible for implementation)	Prior to the start of any construction related activities. • Mitigation ends when ground disturbance is completed or otherwise noted by the appointed Native American Monitor(s).	Date: Name & Title:
Mitigation Measure No. 9 (Energy). The Applicant must install ENERGY STAR appliances wherever appliances are installed.	Planning Department, and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 10 (Energy). The Applicant shall install ENERGY STAR rated light emitting diodes (LEDs) for outdoor and parking lot lighting.	Planning Department, and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 11 (Energy). The Applicant must install ENERGY STAR rated Compact Florescent Lights (CFLs) in all indoor areas that require continuous lighting. CFLs should not be used in rooms or areas that are subject to frequent on/off cycling, as the lifespan of CFLs diminishes when frequently turned off.	Planning Department, and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.	Date: Name & Title:

MITIGATION MONITORING AND REPORTING PROGRAM
MC&C COMMERCE CENTER – SITE III • CITY OF SANTA FE SPRINGS

TABLE 1
MITIGATION MONITORING PROGRAM

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 12 (Energy). All security lighting must be motion sensor controlled. This will prevent the continuous use of lighting.	Planning Department, and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 13 (Geology & Soils). Prior to the commencement of construction related activities, the project structural engineer must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineers and the geotechnical recommendations.	City Engineer • (Applicant is responsible for implementation)	Prior to the start of construction activities. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 14 (Geology & Soils). If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.	Planning Department • (Applicant is responsible for implementation)	During project's construction. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 15 (Hazards & Hazardous Materials). A vapor barrier must be installed below the entire building slab to prevent the intrusion of methane into the proposed project. The vapor barrier must comply with all requirements set by the City of Santa Fe Springs Fire Department.	Planning Department, Department of Fire and Rescue, and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 16 (Hydrology & Water Quality). The Regional Water Quality Control Board, Los Angeles Region must be contacted to investigate the nature and extent of any groundwater contamination. In the event that the underlying groundwater is found to contain contaminants that exceed State and Federal standards, the property owner will be required to mitigate the impacted groundwater under the supervision of the Regional Water Quality Control Board. Such mitigation may include the use of a Vapor Extraction System and semi-annual groundwater monitoring by a representative of the Regional Water Quality Control Board.	Planning Department, Chief Building Official and the Regional Water Quality Control Board • (Applicant is responsible for implementation)	Prior to issuance of a grading permit. • Mitigation ends when construction is completed.	Date: Name & Title:

MITIGATION MONITORING AND REPORTING PROGRAM
MC&C COMMERCE CENTER – SITE III • CITY OF SANTA FE SPRINGS

TABLE 1 MITIGATION MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 17 (Hydrology & Water Quality). Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.	Chief Building Official and City Engineer • <i>(Applicant is responsible for implementation)</i>	<i>Prior to issuance of a grading permit.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 18 (Hydrology & Water Quality). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project sites and be available for review on request.	Chief Building Official and City Engineer • <i>(Applicant is responsible for implementation)</i>	<i>Prior to issuance of a grading permit.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 19 (Noise). The Applicant must notify residents in the area regarding construction times and local contact information. This notice shall include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Planning and Development Department.	City of Santa Fe Springs Planning and Development Department • <i>(Applicant is responsible for implementation)</i>	<i>Prior to the issuance of any building or grading permit.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 20 (Noise). The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.	Chief Building Official • <i>(Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 21 (Noise). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.	Chief Building Official and the Director of Public Works • <i>(Applicant is responsible for implementation)</i>	<i>Prior to issuance of a grading permit.</i> • Mitigation ends when construction is completed.	Date: Name & Title:

MITIGATION MONITORING AND REPORTING PROGRAM
MC&C COMMERCE CENTER – SITE III • CITY OF SANTA FE SPRINGS

TABLE 1 MITIGATION MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 22 (Public Services). The proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, and sub slab vapor barriers are adequate in meeting the Department's requirements.	Santa Fe Springs Fire Department • <i>(The Applicant is responsible for implementation)</i>	<i>During final plan check</i> • Mitigation ends at the completion of the construction phase.	Date: Name & Title:
Mitigation Measure No. 23 (Public Services). The City of Santa Fe Springs Department of Police Services shall review the site plan for the proposed project to ensure that the development adheres to the Department requirements.	Santa Fe Springs Police Department • <i>(The Applicant is responsible for implementation)</i>	<i>During final plan check</i> • Mitigation ends at the completion of the construction phase.	Date: Name & Title:

**Attachment 9:
Resolution 112-2019**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 112-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
TENTATIVE PARCEL MAP NO. 82566;
DEVELOPMENT PLAN APPROVAL CASE NO. 963; AND
MODIFICATION PERMIT CASE NO. 1310**

WHEREAS, a request was filed for Tentative Parcel Map No. 82566 to allow the consolidation of eight (8) existing parcels that make up the subject property (APNs: 8011-018-900, 901, 902, 903, 904, 905, 906, and 8011-019-911), into a single parcel measuring ±10.8-acres; and

WHEREAS, a request was concurrently filed for Development Plan Approval Case No. 963 to allow the construction of a new 178,627 square foot concrete tilt-up industrial building located along the southeast corner of Bloomfield Avenue and Telegraph Road; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1310 to allow for an eight (8) foot high fence to be located within the setback area along Telegraph Road; and

WHEREAS, the subject property is located at 10453 Bloomfield Avenue, with Accessor's Parcel Numbers of 8011-018-900, 8001-018-901, 8001-018-902, 8001-018-903, 8001-018-904, 8001-018-905, 8001-018-906, and 8011-019-911, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Kearny Real Estate, 1875 Century Park East, Suite 380, Los Angeles, CA 90067; and

WHEREAS, the proposed development which includes Tentative Parcel Map No. 82566, Development Plan Approval Case No. 963 and Modification Permit Case No. 1310 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, the City of Santa Fe Springs Planning and Development Department on February 1, 2019 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on January 31, 2019 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Special Planning Commission Meeting on February 12, 2019 concerning Tentative Parcel Map No. 82566, Development Plan Approval Case No. 963 and Modification Permit Case No. 1310.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicated that the proposed project will not result in any significant adverse immitigable impacts to the environment, therefore, the City required the preparation and adoption of a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the 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 Sections 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

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

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

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

SECTION II. TENTATIVE PARCEL MAP DETERMINATION

Pursuant to the Subdivision Map Act, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the general plan as required by Section 66473.5 of the Subdivision Map Act. Additionally, the Planning Commission shall deny a tentative map if it makes any of the findings set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

- (A) Section 66473.5 and Sections 66474(a) and (b) of the Subdivision Map Act require tentative maps to be consistent with the general plan and specific plans. The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that:

Approval of the proposed Tentative Parcel Map would promote a number of Specific General Plan Goals and Policies as described in "Table 1" below:

Table 1
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The consolidation of the individual parcels will produce one lot that will provide industrial uses that provide a more viable development opportunity of the subject site.
	Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	The project involves the consolidation of eight (8) existing parcels measuring +/- 10.8 acres into one (1) parcel.

	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation of the existing parcels will support and encourage future development within city limits.
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The proposed Tentative Parcel Map, subject to the attached conditions, is compatible with the goals and objectives of the various elements of the City of Santa Fe Springs General Plan, and therefore, is in compliance with Government Code Sections 66473.5, and 66474(a) and (b).

- (B) Sections 66474(c) and (d) of the Subdivision Map Act require the site to be physically suitable for the type of development and proposed density of development.

The proposed consolidation will allow a new industrial building to be located within a single parcel within the industrial land-use designation. Therefore, the subject site is physically suitable for the proposed development.

- (C) Sections 66474(e) and (f) of the Subdivision Map Act require that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.

The proposed consolidation is located in an urbanized area that does not contain wildlife habitats or would otherwise injure fish and wildlife. Additionally, as required by the California Environmental Quality Act (CEQA), an Initial Study (IS)/Mitigated Negative Declaration (MND) was prepared for the proposed project. According to the IS/MND, the project is not expected to have any impacts on biological resources or on agriculture and forestry resources.

- (D) Section 66474(g) of the Subdivision Map Act requires that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

New easements for utility or roadways, if necessary, will be provided prior to final map approval.

- (E) In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the

developer is required to comply with the IS/MND Mitigation Monitoring and Reporting Program, submit an erosion control plan and comply with the NPDES Best Management Practices during the grading and construction phases of the project.

The project will meet all state and local ordinances and requirements including the California Regional Water Quality Control Board.

- (F) That the proposed subdivision shall be in accordance with Government Code Section 66473.1, requiring the design of the subdivision to provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Future passive or natural heating and cooling opportunities will be incorporated with the proposed developments. To the extent feasible, staff will review the proposed development to ensure that energy-saving devices or materials including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

SECTION III. DEVELOPMENT PLAN APPROVAL FINDINGS

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

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

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

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

- a) The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial.

- b) The proposed project will result in a new concrete tilt-up speculative industrial building, therefore the land is being maintained for industrial uses.
- c) The project involves the construction of a new attractive industrial building on a site that is currently underutilized. The assessed value of the property will significantly improve after the project, thus leading to an increase in property values for both the subject property and neighboring properties.
- d) The new building offers new construction with modern amenities (i.e. greater ceiling height, energy efficient, etc.) that will help to attract local industrial businesses to either locate or remain in Santa Fe Springs.

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

As mentioned previously, the subject site is currently underutilized. The applicant is proposing to construct one (1) new concrete-tilt up industrial building on the existing site. The proposed building has been designed with variation in the provided setback, height, color, and materials used. The result is an attractive project with a contemporary building that is comparable to other high quality office/industrial projects here in Santa Fe Springs.

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

The proposed building is well-designed and should be highly suitable for a variety of office, manufacturing and/or warehouse-type users. The design of the proposed building provides quality architectural design, as demonstrated by glazing, pop-outs, and variations in height and color. These architectural design elements break up the mass of the building and present an attractive, distinctive façade to visitors. As designed, the new building is suitable for its intended user, and the distinctive design of the building represents the architectural principles of proportion and harmony.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. The majority of the landscaping will be provided along Telegraph Road and Bloomfield Avenue for maximum aesthetic value. Additionally, the majority of truck wells and dock doors have been strategically placed so that they will not be directly visible from the public right-of-way. Considerations have been taken to ensure that the truck wells and

dock doors which are visible have been placed in a manner that is either not directly visible from the public street or set back far enough that aesthetic impacts are reduced. And lastly, the proposed trash enclosures have been strategically placed where they are not visible or easily accessible by the public, and where they have least impact on adjacent properties.

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

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

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

Pursuant to Section 155.736 of the Zoning Regulations “The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.” The Planning Commission believes that proper attention has been given to the location, size, and design of the proposed building. The Planning Commission, therefore, finds that the new contemporary industrial building are well-designed and thus will be an enhancement to the overall area.

SECTION IV. MODIFICATION PERMIT FINDINGS

Section 155.695 of the Zoning Regulations stipulates that, before any modification shall be granted, the Planning Commission shall satisfy itself that the applicant has shown that all of the following conditions apply:

- (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 not enjoyed by other property owners in the area since other properties in the area do not have active oil rigs within the setback area. Additionally, properties in the area that contain active oil rigs all have fences constructed within the setback area to provide screening and security.

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

Although the proposed development could technically be developed without a fence within the setback area along Telegraph Road, doing so would expose the active oil rigs to trespassers. The alternative solution would be to construct a three and half foot tall fence within the required setback area; however, said fence would not protect the oil rigs from trespassers.

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

The unusual or otherwise unique circumstance related to the proposed project is the fact that as part of the proposed development some of the existing active oil rigs will remain active until the operator ceases operation. Therefore, the developer must ensure the security of the oil rigs and people who access the property.

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

The modification permit, if granted, would not be detrimental to other persons or properties in the area. The modification permit allows for an eight (8) foot high fence to screen the remaining active oil rigs from street view. Additionally, the proposed fence will provide a security barrier from trespassers.

In addition, pursuant to Section 155.696 of the City's Zoning Regulations, the Commission shall also take into consideration the following factors in making a determination as to whether or not there are practical difficulties or hardships involved:

(A) *That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.*

The unusual or otherwise unique physical circumstance related to the subject property is that multiple active oil rigs are located throughout the entire site, and some of them will remain active as part of the development. Although the proposed development could technically be developed without the proposed eight (8) foot high fence within the setback area, doing so would expose the active oil rigs to public view and provide a less attractive view of the development.

(B) *That the purpose of the modification is not based exclusively on the financial advantage to the owner.*

As mentioned previously, the purpose of the modification permit is to allow the applicant to provide a better screening of the remaining active oil rigs. Additionally, the proposed eight (8) foot high fence will provide additional security from trespassers.

(C) *That the alleged difficulties were not created by any person presently having an*

interest in the property.

As mentioned previously, the subject property contains multiple active oil rigs that were not created by the applicant.

- (D) *That the conditions involved are not generally applicable to most of the surrounding properties.*

Most of the properties within the adjacent vicinity do not contain active oil rigs within the setback area and therefore, a modification permit is not applicable to those sites. If any other property were to propose a similar design, the Planning Commission would evaluate the specific site characteristics for the consideration of a Modification Permit.

- (E) *That the requested modification would not diminish property values in the neighborhood.*

The requested modification, if approved, will allow a screening fence to be located within the setback area to screen the active oil rigs from street view. Additionally, the applicant has made a noticeable effort to maximize the landscaping throughout the site. The front yard setback area will be fully landscaped. The applicant also maximized the landscaping within the parking areas and in doing so provides more than the minimum 6% requirement. As such, allowing minor deviations to the setback regulations would not diminish property values in the neighborhood but rather it would result in a more attractive project that would be an enhancement to the both the underutilized site and the overall area.

- (F) *That the requested modification will not increase congestion or endanger the public safety.*

As mentioned previously, the purpose of the modification permit is to allow for better screening of the remaining active oil rigs. Additionally, the proposed eight (8) foot high fence will provide additional security from trespassers. Therefore, the requested modification will not increase congestion or endanger public safety.

SECTION V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 112-2019 to approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP) for the subject property; to approve Tentative Parcel Map No. 82566 to allow the consolidation of eight (8) existing parcels that make up the subject property (APN's: 8011-018-900, 901, 902, 903, 904, 905, 906, and 8011-019-911) into a single parcel measuring ±10.8-acres; to approve Development Plan Approval Case No. 963 to allow the construction of a new 178,627 sq. ft. concrete tilt-up industrial building located at the southeast corner of Telegraph Road and Bloomfield Avenue; and also to approve Modification Permit Case No. 1310 to allow for an eight (8) foot high fence to be located within the setback area along Telegraph Road, subject to conditions attached hereto as Exhibit A. ,

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

Chairperson

ATTEST:

Wayne M. Morrell, Acting Planning Secretary

Exhibit A
Tentative Parcel Map Case No. 82566
Development Plan Approval Case No. 963
Modification Permit Case No. 1310
(Southeast Corner of Telegraph and Bloomfield)

GENERAL

1. The following list of conditions of approval shall apply to the applicant, PPF Industrial, LLC, and specifically the proposed development project on the subject 10.8-acre site. These conditions do not affect the existing ongoing operations of Breitburn-Maverick.

TENTATIVE PARCEL MAP CASE NO. 82566

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

1. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

3. Provisions shall be made for appropriate television systems and for communication systems, including, but not limited to, telephone and internet services. Appropriate cable television systems, as used, means those franchised or licensed to serve the geographical area in which the subdivision is located.
4. The Final Map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
5. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant or their civil engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.

6. Tentative Parcel Map No. 82566 shall expire 24 months after Planning Commission approval, on February 12, 2021, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 82566 shall not be effective until such time that a final map is recorded.
7. The "Subdivider", PPF Industrial, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.
8. This approval is not effective until the applicant has completed and signed the signature element appearing at the bottom of the last page of these conditions, and returned the original completed and signed document to the City, confirming the applicant's understanding of these conditions and its willingness to accept and comply with them.

MODIFICATION PERMIT CASE NO. 1310

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868.0511 x7451)

1. Modification Permit Case No. 1310 allows for fence/wall to be constructed at the required setback area along Telegraph Road only.
2. The maximum height for any perimeter fence/wall along the required setback area shall not exceed 8 feet.
3. Applicant understands and agrees that the privileges granted under Modification Permit Case No. 1310 shall expire one (1) year after Breitburn-Maverick ceases all oil and gas operations and abandons all wells in the Santa Fe Springs Oilfield at the northerly portion of the subject property. The applicant may apply for a new Modification Permit after the expiration of Modification Permit No. 1310.
4. All other applicable requirements of the City's Zoning Regulations, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.
5. The applicant and property owner, PPF Industrial, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its

agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Modification Permit, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

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

DEVELOPMENT PLAN APPROVAL CASE NO. 963

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

STREETS

1. That the applicant shall pay a flat fee of \$163,051 to reconstruct/resurface the existing street frontage to the centerline of Telegraph Road and Bloomfield Avenue.
2. Prior to the issuance of Building Permits, the applicant and/or developer shall pay a flat fee of \$5,000 for the upgrade and installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Telegraph Road and Santa Fe Springs Road as determined by the City Engineer and Fire Chief.
3. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along Bloomfield Avenue street frontages. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
4. Prior to the issuance of Building Permits, the applicant and/or developer shall pay the full costs associated with the furnishing and installation of traffic signal modifications at the intersection of Bloomfield Avenue/Heritage Springs Drive. The current traffic configuration is a three legged intersection and with the proposed development a fourth leg will be required. The traffic signal modifications include; all required traffic signal equipment to complete the fourth or east leg of the intersection, including but not limited to poles, conduits, loops/cameras, signal heads, wiring, and protected Northbound/Southbound left turn traffic signal phasing.
5. All above ground oil wells, pipelines, tanks, and related lines within the public right-of-way shall be placed underground unless otherwise approved by the City Engineer.

6. 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 \$ 2000 to install (10) new signs.
7. The applicant and/or developer shall be responsible for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The applicant and/or developer shall be responsible for coordination of said work, as well as all associated fees, permits, materials, etc.
8. 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.

CITY UTILITIES

9. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road and Bloomfield Avenue. Storm drain plans shall be approved by the City Engineer.
10. 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.
11. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
12. All buildings shall be connected to the sanitary sewers.
13. 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.
14. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
15. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the

City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

16. That all points of access to the proposed development have been reviewed and approved by the City Engineer. Right turns will only be allowed into and out of the proposed development from Bloomfield Avenue. Left turns out of the proposed development will only be allowed from the intersection of Bloomfield Avenue/Heritage Springs Drive.

FEES

17. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
18. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
19. That the applicant shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

20. 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.
21. 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.
22. 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.
23. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4

Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):

(Contact: Raúl Díaz 562. 906-3813)

24. 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.
25. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
26. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer, registered geologist or other Fire-Rescue approved technical expert. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings, along with a description of any recommended remedial actions (if necessary), signed by a registered engineer, registered geologist or Fire-Rescue approved technical expert, must be provided to the Department of Fire-Rescue.
27. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
28. 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.
29. 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.
30. 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.

31. 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.
32. 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.
33. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION):

(Contact: Tom Hall 562.868-0511 x3715)

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

assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.

36. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
37. 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.
38. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo 562.409-1850)

39. 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) day from the date of approval by the Planning Commission.
40. That for emergency purposes, the applicant shall provide the name of the construction manager/superattendant, and his contact information to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
41. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within

the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

42. That the proposed building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
43. 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 wood boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
44. That during the construction phase, the developer and/or contractor shall maintain the construction site free of trash and debris where it is not visible from public view. Moreover, all bathroom facilities (outhouses, etc.) shall be placed where they are not visible from the public street.
45. That during the construction phase, the developer and/or contractor shall monitor the site and maintain it clean of any graffiti. Graffiti shall be removed within 72-hours from when it was noticed.
46. That the property owner and/or lease agent shall notify any potential tenant that a city business license is required prior to occupying any portion of the property.
47. That the property owner and/or lease agent shall notify any potential tenant they are mandated to comply with the ambient noise requirements as required by Section 155.424.
48. That all parking stalls and/or designated on-site parking areas shall be constantly available to all employees during their respective business hours. Parking stalls shall not be sectioned off for reserved or preferred parking. This condition does not apply to Breitburn Operating LP and/or its contractors when servicing wells or their related well equipment.
49. That the property manager shall not allow any gardeners or landscaping maintenance crews, or parking sweeping crews to begin their work until after 7:00 a.m. and no later than 7:00 p.m. seven-days per week.

50. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking.

WASTE MANAGEMENT:

(Contact: Wayne Morrell 562.868.0511 x7362)

51. 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.
52. 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.
53. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

54. That approval of the subject Development Plan Approval Case No. 963 is contingent upon approval of Tentative Parcel Map Case No. 82566; Modification Permit Case No. 1310; and related Environmental Documents with traffic study.
55. That the Mitigation Monitoring Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigation Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 963. The Mitigation Monitoring Program is listed as an attachment to Resolution No. 112-2019
56. That the owner/developer shall apply for an Well Review Report through the Department of Conservation, Divisions of Oil, Gas, and Geothermal Resources (DOGGR). A copy of this report shall be provide to the Planning Department. If historic oil wells are identified on-site, well abandoned to current DOGGR standards may be required before a building permit can be issued.
57. That the owner/develop shall apply for an Oilfield Site Plan Review through the Planning Department prior to building can be issued.
58. That if the subject property is deemed to be located within the methane zone by the City of Santa Fe Springs Planning Department, the owner/developer shall indicated the subject property is located within the methane zone on the first page of the building plan. Said indication shall be clearly painted with a minimum front size of 20 point.

59. That the owner/developer must pay for all required Los Angeles County's sewer connection fee prior to the issuance of a sewer connection permit from the Los Angeles County Sanitation Districts. For more information and a copy of the Connection Fee Information Districts. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee counter at (562) 908-4288, extension 2727.
60. That the owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of person directly responsible for dust control and operation of the vehicle.
61. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
62. That during construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address range of the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc,)
63. Applicant shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
64. All utilities and utilities installation, within the boundaries of the property, shall be underground.
65. That the owner/developer must provide on-site bicycle racks or other secure bicycle parking that accommodate a minimum six (6) bicycles within the subject property for the proposed building development.
66. That the owner/developer shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to, the following:
 - a. Current maps, routes and schedules for public transit routes serving the site; and

- b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 - c. Ridesharing promotional material supplied by commuter-oriented organization; and
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety informational; and
 - e. A listing of facilities available for carpoolers, vanpoolers, bicyclist, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
67. That the owner/developer understands and agree that compliance with condition of approval number 65 and 66 must be obtain prior to issuance of a certificate of occupancy.
68. That the owner/developer agrees and understands that all existing overhead utilities within the development shall be placed underground.
69. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduit penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC). Refer to California Electrical Code, Chapter 5, Section 500 and 501.
70. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There must be a minimum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
71. That the owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
72. There shall be no roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and visible from a public street. Additionally, prior to the installation of a satellite dish antennae or similar devices, the applicant shall submit plans to the Planning Department for review and approval.

73. Prior to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee. a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
- I. A roof plan showing the location of all roof-mounted equipment;
 - II. Elevations of all existing and proposed mechanical equipment; and
 - III. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
74. That the proposed landscaping lattice along the west elevation on the building face shall be a minimum of 20 feet in height. Said lattice shall be planted with vine.
75. That the owner/developer shall provide a site plan and elevation for the proposed outdoor employee area when submitting for the building permit.
76. Owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed. Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).
- NOTE: Staff shall not approve the landscape and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)*
77. That the owner/developer shall maintain a minimum 20 feet wide landscaping strip between the on-site parking area and the property line adjoining a public street, excepting *locations* for driveways.
78. The landscaped area shall be proved 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).*

79. That upon completion of the new landscaping, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
80. That any damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-stripped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed development.
81. That the owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal point. Up-light can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
82. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three foot clearance on fixed sides of the equipment, and eight foot clearance on each access point of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. (A copy of the Guideline is available at the Planning Department.)
83. That 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.
84. 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 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
85. That all approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area shall be determined by the City Building Department.
86. Trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be planted with vines if located adjacent to or within a landscape area to help screen the enclosure. Trellises or other covered structures are recommended to minimize the visual impact of trash bins from dwelling units.
87. All outdoor trash enclosures shall provide a solid roof cover.

88. That the owner or operator of the property shall not allow commercial vehicles, trucks and/or truck tractors to queue on Telegraph Road or Bloomfield Avenue use street(s) as a staging area, or to backup onto the street from the subject property.
89. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
90. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
91. That a minimum of 225 parking stalls shall be provided and continually maintained on-site at all times. That all parking stalls shall be legibly marked off on the pavement, showing the required parking spaces. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on pavement, wheel stop or on a clearly visible sign.
92. Carpool/vanpool or alternative fuel vehicle parking area shall be identified on the site plan upon application for building permit, to the satisfaction of city.
93. That if the proposed building is deemed to be a multi-tenant building by the City of Santa Fe Springs Planning Department, the owner/developer shall modify the parking layout of the subject property to satisfy the City's parking requirement to the Planning Department prior to the issuance of a building permit
94. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:

a. Covenants

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

II. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state

or local agency having jurisdiction concerning the environmental conditions of the Property.

b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.

c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

95. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org)
96. That the applicant or the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
97. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional

information. A business license application can also be downloaded at www.santafesprings.org.

98. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.
99. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
100. 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.
101. That the applicant and owner/developer agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
102. That unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
103. 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.
104. That the owner/developer understands and agrees if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
105. That the applicant shall clarify on the construction drawings that all roof drains facing the west and north elevation shall be install along the interior of the proposed pop-out. Any exposed roof drains should be painted to match the color of the building.

106. That all lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces



PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) No. 82567

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

Zone Change (ZC) Case No. 138

TPM No. 82567: A request for approval to allow the consolidation of twenty-eight (28) existing parcels that make up the subject property (APN's: 8011-002-901, 8011-002-902, 8011-002-903, 8011-003-955, 8011-003-956, 8011-003-957, 8011-003-958, 8011-003-959, 8011-003-960, 8011-003-061, 8011-003-962, 8011-003-963, 8011-003-964, 8011-003-965, 8011-003-966, 8011-003-967, 8011-003-968, 8011-003-969, 8011-003-970, 8011-003-971, 8011-003-972, 8011-003-973, 8011-003-974, 8011-003-975, 8011-003-976, 8011-003-977, 8011-003-978, and 8011-003-979), into a single parcel measuring ± 8.68 acres;

DPA Case Nos. 957-962: A request for approval to allow the construction of a six (6) new concrete tilt-up industrial buildings, ranging from 13,582 sq. ft. to 28,500 sq. ft., located along the north side of Telegraph Road with additional frontage on Romandel Avenue;

ZC Case No. 138: A request for approval to change the zoning designation of an 8.68-acre site, from M-2 (Heavy Manufacturing) to M-2-PD (Heavy Manufacturing – Planned Development Overlay).

The project site is located at 10075 – 10095 Romandel Avenue and 12015 – 12085 Telegraph Road, within the M-2, Heavy Manufacturing, Zone. (PPF Industrial, LLC)

**The Building Official has assigned the following addresses: 10075 Romandel Avenue (Building 1), 10085 Romandel Avenue (Building 2), 10095 Romandel Avenue (Building 3), 12015 Telegraph Road (Building 4), 12051 Telegraph Road (Building 5), and 12085 Telegraph Road (Building 6).*

RECOMMENDATIONS:

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82567; Development Plan Approval Case Nos. 957-962; Zone Change Case No. 138; and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and

RECOMMENDATIONS (Cont.)

- Find that Tentative Parcel Map No. 82567 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and
- Find that the applicant's DPA requests meet the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of a Development Plan Approval; and
- Find that Zone Change Case No. 138 satisfies the criteria and conditions set forth in Section 155.829 et seq. of the City Code for the granting of a Change of Zone request and thus, recommend that the City Council approve said Change of Zone; and
- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the initial study, indicates that although potential significant effects on the environment have been identified, revisions in the project plan or proposal made by, or agreed to by, the applicant, would avoid the effects or mitigate the effects to a point where clearly no significant effects on the environment would occur, and there is no substantial evidence in light of the whole record that the project, as revised, may have a significant effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Tentative Parcel Map No. 82567; Development Plan Approval Case Nos. 957-962; and Zone Change Case No. 138, subject to the conditions of approval as contained with Resolution No. 114-2019; and
- Adopt Resolution No. 114-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | | |
|----|-------------------|---|
| A. | Applicant: | PPF Industrial, LLC
1875 Century Park East, Suite 380
Los Angeles, CA 90067
310.203.1844
dbroder@Kearny.com |
| B. | Property Owner: | PPF Industrial, LLC
1875 Century Park East, Suite 380
Los Angeles, CA 90067
310.203.1844
dbroder@Kearny.com |
| C. | Subject Property: | 10075-10095 Romandel Avenue & |

12015-12085 Telegraph Road
Santa Fe Springs, CA 90670

- D. Existing Zone: M-2 (Heavy Manufacturing)
E. General Plan: Industrial
F. CEQA Recommendation: Mitigated Negative Declaration
G. Hearing Date: February 12, 2019
H. Staff Contact: Vince Velasco, Planning Consultant
vincevelasco@santafesprings.org
Phone: (562)-868-0511 Ext 7353

LOCATION / BACKGROUND

The subject property, located along the north side of Telegraph Road with additional frontage on Romandel Avenue, is comprised of twenty-eight (28) parcels, measuring 378,288 sq. ft. (8.68 acres). The property is currently zoned M-2 (Heavy Manufacturing) and is currently occupied by a number of active oil wells located throughout the property. Other existing on-site improvements include utility lines, transformers, oil pumpjacks, pipes, fences, and electrical equipment. Industrial uses are located to the north and east of the property, while the properties to the north, south, and west are occupied by additional oil production activities.

The applicant, PPF Industrial, LLC, is proposing to construct six (6) new concrete tilt-up industrial buildings on the subject property. In accordance with the City's Zoning Regulations, a Development Plan Approval is required for the construction of all new buildings. It should be noted that the applicant is concurrently requesting consideration and approval for a Tentative Parcel Map, to allow the consolidation of twenty-eight (28) parcels that make up the subject property into one parcel and a Zone Change, to change the zoning designation of the 8.68-acre site, from M-2 (Heavy Manufacturing) to M-2-PD (Heavy Manufacturing – Planned Development).

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Tentative Parcel Map (TPM 82567) – A request for approval to allow the consolidation of twenty-eight (28) existing parcels that make up the subject property (APN's: 8011-002-901, 8011-002-902, 8011-002-903, 8011-003-955, 8011-003-956, 8011-003-957, 8011-003-958, 8011-003-959, 8011-003-960, 8011-003-061, 8011-003-962, 8011-003-963, 8011-003-964, 8011-003-965, 8011-003-966, 8011-003-967, 8011-003-968, 8011-003-969, 8011-003-970, 8011-003-971, 8011-003-972, 8011-003-973, 8011-003-974, 8011-003-975, 8011-003-976, 8011-003-977, 8011-003-978, and 8011-003-979), into a single parcel measuring ±8.68 acres;

Development Plan Approvals (DPA 957-962) – A request for approval to allow the construction of a six (6) new concrete tilt-up industrial buildings, ranging from 13,582 sq. ft. to 28,500 sq. ft., located along the north side of Telegraph Road with additional frontage on Romandel Avenue;

Zone Change (ZC 138) – A request for approval to change the zoning designation of an 8.68-acre property, from M-2 (Heavy Manufacturing) to M-2-PD (Heavy Manufacturing – Planned Development Overlay).

TENTATIVE PARCEL MAP NO. 82567

The proposed Tentative Parcel Map will effectively consolidate the twenty-eight (28) parcels that currently make-up the subject site. As shown in the attached plans, the Tentative Parcel Map will involve the removal of existing common property lines, resulting in a single parcel measuring 8.68 acres.

DEVELOPMENT PLAN APPROVAL CASE NOS. 957-962

As stated previously, the applicant is requesting approval to allow the construction of six (6) new concrete tilt-up industrial buildings, ranging from 13,582 sq. ft. to 28,500 sq. ft., located along the north side of Telegraph Road with additional frontage on Romandel Avenue.

Site Plan

The applicant is proposing to construct six (6) new concrete tilt-up industrial buildings, ranging from 13,582 sq. ft. to 28,500 sq. ft., located along the north side of Telegraph Road with additional frontage on Romandel Avenue. The proposed industrial buildings will be setback a minimum 30' from the front property line along Romandel Avenue and a minimum 46'-9" from the front property line along Telegraph Road. The proposed development will provide a 30' wide driveway along Telegraph Road and a 98'-3" wide driveway along Romandel Avenue for ingress and egress. Parking for the subject property is distributed evenly throughout the property.

The building sizes are as follows:

- Building 1 – 16,980 sq. ft.
- Building 2 – 13,582 sq. ft.
- Building 3 – 28,500 sq. ft.
- Building 4 – 17,770 sq. ft.
- Building 5 – 22,679 sq. ft.
- Building 6 – 16,290 sq. ft.

Floor Plan

Each of the floor plans indicate that the proposed industrial buildings will measure 13,582 – 28,500 sq. ft., with 1,100 – 2,500 sq. ft. designated as first floor office area, 1,100 – 2,500 sq. ft. designated as office mezzanine, and the remaining

11,382 – 23,500 sq. ft. designated for warehouse/manufacturing use.

	Warehouse	1 st Floor Office	Mezzanine	Total
Building 1	13,680 sq. ft.	1,650 sq. ft.	1,650 sq. ft.	16,980 sq. ft.
Building 2	11,382 sq. ft.	1,100 sq. ft.	1,100 sq. ft.	13,582 sq. ft.
Building 3	23,500 sq. ft.	2,500 sq. ft.	2,500 sq. ft.	28,500 sq. ft.
Building 4	14,570 sq. ft.	1,600 sq. ft.	1,600 sq. ft.	17,770 sq. ft.
Building 5	18,679 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	22,679 sq. ft.
Building 6	13,390 sq. ft.	1,450 sq. ft.	1,450 sq. ft.	16,290 sq. ft.

Elevations

The elevations indicate that the proposed industrial buildings will have a contemporary design. Each entry to the office areas are provided with extensive glazing, color variation, height variation, recessed walls, and materials used. The remaining elevations have also been provided with a combination of the aforementioned architectural treatments, resulting in an aesthetically pleasing building.

Landscape Requirement

For maximum value, the majority of the landscaping will be provided along the setback areas that adjoins the two street frontages (Telegraph Road & Romandel Avenue). Additionally, as required by the Code, the applicant will landscape at least 6% of the parking area. The minimum landscape requirement for the project, based on the overall street frontage of 617' and 44,733 sq. ft. of parking area is 18,683 sq. ft. According to the conceptual landscape plan, the applicant will be providing an overall total of 75,382 sq. ft. of landscaping throughout the site. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Regulation.

Parking Requirements

A total of 263 parking stalls will be provided for the six (6) new buildings. As proposed, the project is required to provide a total of 187 parking stalls.

- 1 stall per 500 sq. ft. for the first 40,000 sq. ft. = 80 stalls, 1 stall per 750 sq. ft. for the next 60,000 sq. ft. = 80 stalls, and 1 stall per 1000 for the remaining 99,999 sq. ft. = 16 stalls. In addition, 1 stall per 300 sq. ft. for the 3,230 sq. ft. of office area above 15% = 11 stalls.

The proposed project, therefore, exceeds the minimum parking requirements set forth by the City's zoning regulations.

Loading/ Roll Up Doors

According to the plan, the proposed buildings will have a total of five (5) loading doors and seventeen (17) dock high doors, throughout the subject property. All loading doors are strategically placed so that they will not be directly visible from Telegraph Road or Romandel Avenue. As mentioned previously, Buildings 1, 2, and 5 are configured with the dock doors facing Romandel Avenue. Staff, however, believes that visibility of said doors will be limited. Building 1 dock doors will only be visible by persons driving westbound on Romandel Avenue and proposed landscaping should reduce most of the visibility. In addition, Buildings 2 and 5 are approximately 200-500 feet away from Romandel Avenue and therefore, the dock doors are not a focal point when traveling in either direction.

Per the City's Zoning Regulations, all off-street truck loading areas, zones, ramps, doors, wells, or docks shall be designed to provide and maintain a minimum unobstructed area of 120' to allow for proper truck maneuvering on-site. According to the site plan, the proposed design will provide the required unobstructed area in all necessary locations.

Trash Enclosures

According to the site plan, five (5) 6' high (± 192 sq. ft.) trash enclosures will be located throughout the subject property. The proposed trash enclosures are strategically placed in areas that will not be visible or accessible to the public.

Planned Development Overlay

As stated previously, the proposed rezoning will result in a Planned Development Overlay. The intent of the Overlay is to allow variety and flexibility, while at the same time, maintaining high standards of design and quality of improvements. The proposed project does involve deviations from the development standards set forth in the underlying M-2, Heavy Manufacturing, Zone. The deviations for this particular project are to allow several truck loading doors to be visible from a public street, to not provide the required landscape setback area along Telegraph Road, and to allow a 3'-5" reduction of the required front yard setback along Romandel Avenue for Building 3.

Truck Loading Doors:

Due to a Joint Use Agreement between the buyer, PPF Industrial, LLC, and the existing oil well operator, Breitburn-Maverick, the potential configuration of building placement and orientation for the subject property are extremely limited. As a result, Buildings 1, 2, and 5 will each have truck loading doors that front onto a public street without the required screening. Again, this is the direct result of the Joint Use Agreement, which limits the placement of buildings. In order to allow this deviation

from the City's Zoning Regulations, staff has considered the street in which the dock doors will be visible, the level of visibility, and the extensive detail of architectural treatments given to the proposed buildings. As proposed, the aforementioned buildings will have limited visibility from Romandel Avenue, which is not a "Major" or "Secondary" arterial. The subject property is located on a 90 degree curve along Romandel Avenue, and therefore, visibility of the buildings is severely limited. In addition, Building 2 is approximately 270' from Romandel Avenue and Building 5 is approximately 450' from Romandel Avenue. At these extended distances, the aesthetic impacts are significantly reduced. Furthermore, the architect has applied an extensive amount of glazing, color variation, height variation, recessed areas, and has uniquely incorporated an Arizona tile known as Aequa Cirrus into the overall design. Specifically, the Aequa Cirrus will be used within, or directly adjacent to, the truck loading areas for the aforementioned buildings, which is not commonly seen for most industrial projects.

Landscape Setback:

As previously mentioned, the proposed project will include a Joint Use Agreement between PPF Industrial, LLC and Breitburn-Maverick to ensure that the existing oil well operations remain unchanged and proper maintenance may occur as needed. In accordance with Section 155.260(E) of the City's Zoning Regulations, the proposed project shall landscape the entire area between Building 5 and the front property line along Telegraph Road. However, as proposed, a 26' wide fire lane and an approximately 195' wide gap within the required landscape setback along Telegraph Road, which will be reserved within the Joint Use Agreement to service and maintain Well #843-E.

To justify allowing this deviation, staff has considered the area in which the landscaping will not be provided. This area will be at a higher grade level than the vehicles traveling along Telegraph Road and, therefore, have restricted visibility. In addition, it has been conditioned that the applicant, PPF Industrial, LLC, request for the installation of grasscrete from Brietburn Maveriack within this area, with exception to the 26' wide fire lane. Grasscrete is a pervious concrete that is covered with grass, thus, will serve as an acceptable replacement of traditional landscaping in this specific area.

Also, in accordance with Section 155.260(C), a 20' wide landscape setback along Telegraph Road may be allowed when adjacent to an on-site parking area. It should be noted that the project will be in conformance to this zoning requirement as they have provided a 21'-3" wide landscape setback in front of Building 6.

Front Yard Setback:

Pursuant to Section 155.248 of the City's Zoning Regulations, the front yard setback required for M-2 zoned properties is 20', unless the property fronts onto a major or secondary highway, which then requires a minimum setback of 30'.

Nevertheless, a property containing a building with a height greater than the minimum front yard setback distance shall be provided with a setback at a ratio of one foot for each foot of the building, or portion thereof. As proposed, the minimum setback along Romandel Avenue should be 33.5', based on the proposed building height.

The areas of the building which exceed the front yard setback requirement are simply architectural features and do not increase the overall square footage of the building. Therefore, by requiring that the entire building be setback 33'-6", this discourages the architectural features used to enhance the building's design and curb appeal.

ZONE CHANGE CASE NO. 138

As part of their request, the applicant is requesting approval of a Zone Change (ZC) to change the zoning designation of the 8.68-acre site, from M-2 (Heavy Manufacturing) to M-2-PD (Heavy Manufacturing – Planned Development Overlay).

The proposed Zone Change is to allow variety and flexibility to the City's Zoning Regulations in order to improve the subject 8.68-acre site, which has never been developed due to existing and on-going oil production activities. In exchange for the Planned Development Overlay, the applicant has provided a project of high standards of design and quality of improvements. It should be noted that, as set forth by Section 155.328 of the City's Zoning Regulations, the project will exceed the minimum 5-acre requirement.

STREETS AND HIGHWAYS

The subject site is located on the south side of Romandel Avenue and the north side of Telegraph Road. Romandel Avenue is designated as a "Local" arterial and Telegraph Road is designated as a "Major" arterial, within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is currently zoned M-2, Heavy Manufacturing, with a general plan land use designation of "Industrial". In conjunction with the subject TPM and DPA request, the applicant is proposing to rezone the subject property from M-2, Heavy Manufacturing, to M-2-PD, Heavy Manufacturing – Planned Development Overlay. The Zoning, General Plan and Land Use of the surrounding properties are shown in "Table 1" on the following page:

Table 1
General Plan Consistency Analysis

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	M-2	Industrial	10207 Freeman Avenue – Electrical contracting (Anthony Electric/RGA Electric) 10140 Romandel Avenue – Ceramics and stone (Forever Tile & Stone)
South	M-2	Industrial	12720 Telegraph Road – Vacant
East	M-2	Industrial	12828 Romandel Avenue – Manufacturing of cable products (Windy City Wire and Cable) 12803 Telegraph Road – Warehouse (Globegistics Inc.)
West	M-2	Industrial	10051 Romandel Avenue – Vacant

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 February 1, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on February 1, 2019, and published in a newspaper of general circulation (Whittier Daily News) February 1, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

Phases in the Environmental Review Process:

The implementation of the California Environmental Quality Act (CEQA) entails three separate phases:

1. The first phase consists of preliminary review of a project to determine whether it is subject to CEQA
2. If the project is subject to CEQA, the second phase involves the preparation of an Initial Study to determine whether the project may have a significant environment effect.
3. The third phase involves the preparation of an Environmental Impact Report (EIR) if the project may have a significant environmental effect of a Negative Declaration or Mitigated Declaration if no significant effects will occur.

Phase 1: The first phase is to determine if the proposed project is subject to CEQA. CEQA applies to an activity that (a) involves the exercise of an agency's discretionary powers, (b) has the potential to result in a direct or reasonable foreseeable indirect physical change in the environment, and (c) falls within the definition of a "project" as defined in CEQA Guidelines Section 15378. City Staff and Blodgett/Baylosis Environmental Planning reviewed the proposal and determined that the project is subject to CEQA

Phase 2: The second phase involves the preparation of an Initial Study. An Initial Study is a preliminary analysis to determine whether an EIR or a Negative Declaration or Mitigated Negative Declaration is needed. If the Initial Study concludes that the proposed project may have a significant effect on the environment that cannot be mitigated, an EIR should be prepared. If no potentially significant impacts are identified, then a Negative Declaration can be prepared. If potentially significant impacts are identified that can be mitigated, then a Mitigated Negative Declaration can be prepared with mitigated measures conditioned as part of the project's approval to reduce potentially significant impacts to levels of insignificance. To facilitate the Commission's determination whether "effects" are potentially significant, the Commission should focus on scientific and factual data. Unfortunately, CEQA does not provide a definitive definition of what constitutes a "significant effect" as a substantial or potentially substantial adverse change in the physical environment. City Staff and Blodgett/Baylosis Environmental Planning determined, through the preparation of the Initial Study, that there were no potentially significant environmental effect that could not be mitigated to a level of insignificance and, therefore, a Mitigated Negative Declaration was prepared.

Phase 3: A Mitigated Negative Declaration is a written statement, briefly explaining why a proposed project will not have a significant environmental effect and includes a copy of the Initial Study justifying this finding. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and Blodgett/Baylosis Environmental Planning determined that, although, the proposed

project could have a significant effect on the environment, revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Draft MND Review:

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. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review and comments from January 15, 2019 to February 4, 2019. The Notice of Intent to adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk. A copy of the Initial Study/Mitigated Negative Declaration was also mailed to all responsible and trustee agencies as well as surrounding cities for their review and comment.

On January 15, 2019, the City released the Draft IS/MND, along with the accompanying Traffic Study. 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 February 4, 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/cityhall/planning/planning/environmental_documents.asp

When reviewing the Mitigated Negative Declaration/Initial Study, the focus of the review should be on the project's potential environmental effects. If persons believe that the project may have a significant effect, they should, (a) Identify the specific effect; (b) Explain why they believe the effect would occur, and; (c) Explain why they believe the effect would be significant.

Individuals who believe there are significant effects as outlined above, should also explain the basis for their comments and submit data or reference offering facts, reasonable assumptions based on facts or expert opinion supported by facts in support of the comments. Pursuant to CEQA Guidelines, an effect shall not be considered significant in the absence of substantial evidence.

AUTHORITY OF PLANNING COMMISSION**Tentative Parcel Map**

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvements of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

Development Plan Approval

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

Zone Change

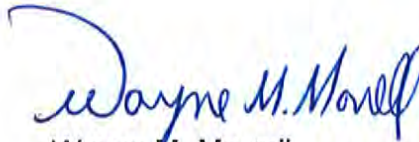
The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to recommend that all or any part of a request for a change of zone be granted or denied by the City Council. The Commission's actions shall be set forth in a resolution and shall be carried by the affirmative vote of not less than two-thirds of the total voting members. Failure to receive said two-thirds affirmative votes shall mean that the request for a change of zone has been denied.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (114-2019), Staff finds that the applicant's request meets the criteria set forth in §155.739 and §155.829 of the City's Zoning Regulations, for the granting of a Development Plan Approval and a Zone Change, respectively. Staff also finds that the applicants request meets the criteria set forth in Section 66412 of the State's Subdivision Map Act, for the granting of Tentative Parcel Map No. 82567.

CONDITIONS OF APPROVAL

Conditions of approval for TPM 82567, DPA 957-962, and ZC 138 is attached to Resolution 114-2019 as Exhibit A.



Wayne M. Morrell
Director of Planning

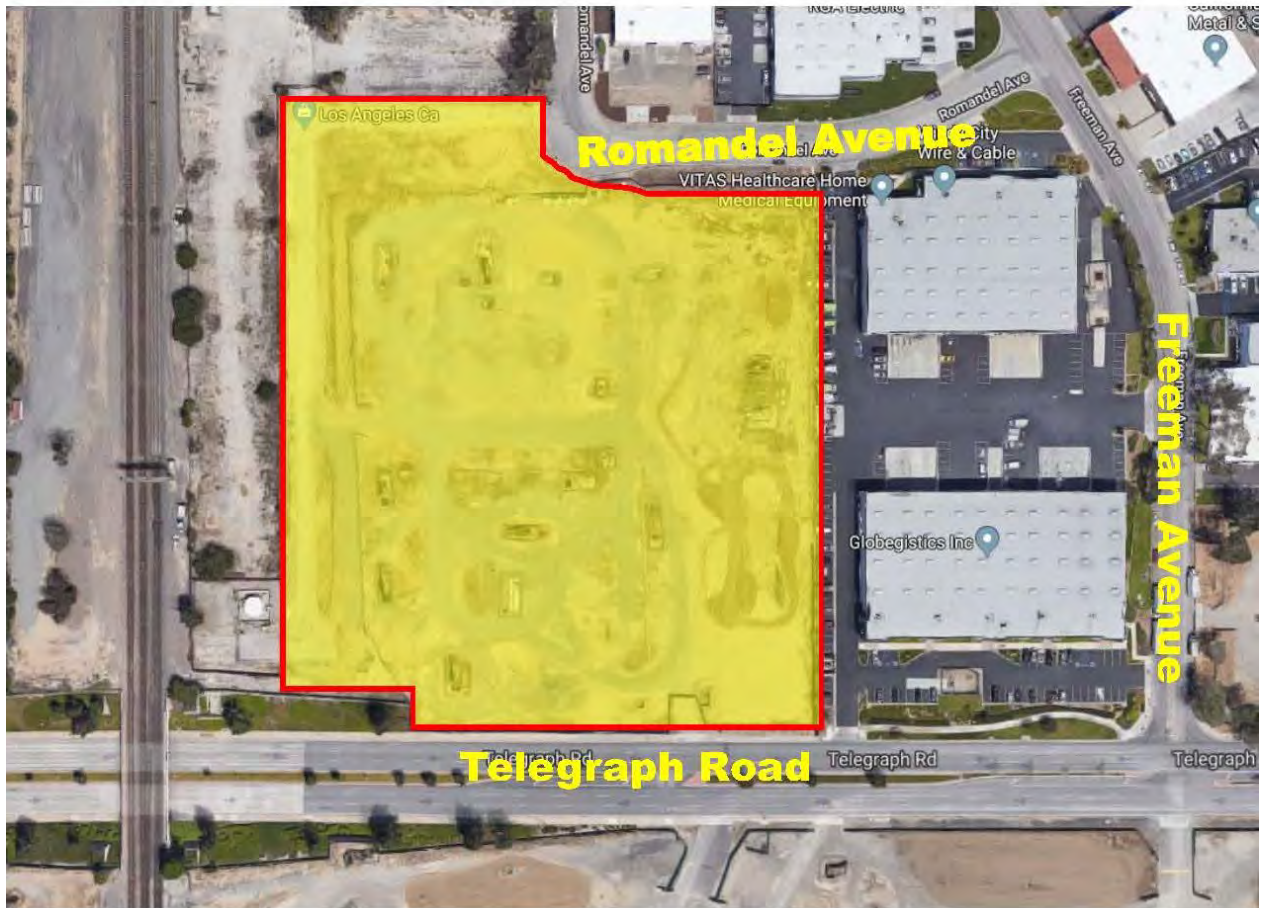
Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Draft Mitigated Negative Declaration (previously delivered to PC on 01/22/2019)
5. Resolution 114-2019
 - a. Exhibit A – DPA Conditions of Approval
 - b. Exhibit B – TPM Conditions of Approval
6. Full Set of Proposed Plans

Aerial Photograph

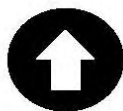


CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

TENTATIVE PARCEL MAP NO. 82567,
DEVELOPMENT PLAN APPROVAL CASE NOS. 957-962, &
ZONE CHANGE CASE NO. 138



NORTH

TELEGRAPH RD. & ROMANDEL AVE.
(Applicant: Kearney Real Estate)

Public Hearing Notice

Report Submitted By: Vince Velasco
Planning and Development Department

Date of Report: February 6, 2019



**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP NO. 82567, DEVELOPMENT PLAN APPROVAL CASE NOS. 957-962,
& ZONE CHANGE CASE NO. 138**

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

TENTATIVE PARCEL MAP NO. 82567: A request for approval to allow the consolidation of twenty-eight (28) existing parcels that make up the subject property (APN's: 8011-002-901, 8011-002-902, 8011-002-903, 8011-003-955, 8011-003-956, 8011-003-957, 8011-003-958, 8011-003-959, 8011-003-960, 8011-003-061, 8011-003-962, 8011-003-963, 8011-003-964, 8011-003-965, 8011-003-966, 8011-003-967, 8011-003-968, 8011-003-969, 8011-003-970, 8011-003-971, 8011-003-972, 8011-003-973, 8011-003-974, 8011-003-975, 8011-003-976, 8011-003-977, 8011-003-978, and 8011-003-979), into a single parcel measuring ±8.68-acres.

DEVELOPMENT PLAN APPROVAL CASE NOS. 957-962: A request for approval to allow the construction of a six (6) new concrete tilt-up industrial buildings, ranging from 13,582 sq. ft. to 28,500 sq. ft., located along the north side of Telegraph Road and the southwest corner of Romandel Avenue.

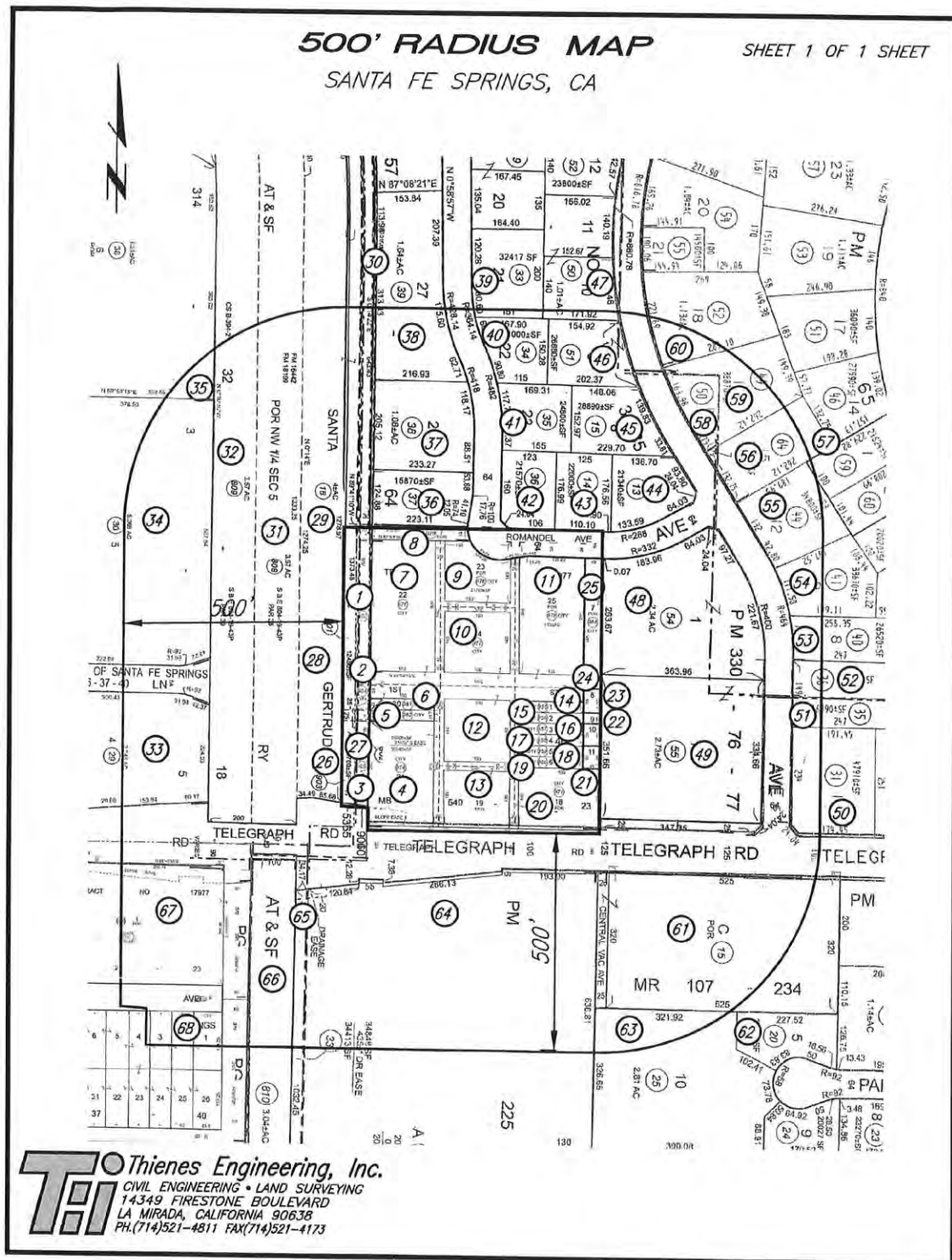
ZONE CHANGE CASE NO. 138: A request for approval to change the zoning designation of an 8.68-acre property, from M-2 (Heavy Manufacturing) to M-2-PD (Heavy Manufacturing – Planned Development).

APPLICANT / PROJECT LOCATION: Kearny Real Estate/ 10075 – 10095 Romandel Avenue & 12015 – 12085 Telegraph Road (APN's: 8011-002-901, 8011-002-902, 8011-002-903, 8011-003-955, 8011-003-956, 8011-003-957, 8011-003-958, 8011-003-959, 8011-003-960, 8011-003-061, 8011-003-962, 8011-003-963, 8011-003-964, 8011-003-965, 8011-003-966, 8011-003-967, 8011-003-968, 8011-003-969, 8011-003-970, 8011-003-971, 8011-003-972, 8011-003-973, 8011-003-974, 8011-003-975, 8011-003-976, 8011-003-977, 8011-003-978, and 8011-003-979)

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained Marc Blodgett of Blodgett and Associates, and Crown City Engineers to prepare the necessary CEQA documents and associated Traffic Study. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study, subsequent Mitigated Negative Declaration (MND), and Traffic Study. The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period on January 15, 2019. 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.

Juanita Trujillo, Mayor • William K. Rounds, Mayor Pro Tem
City Council
John M. Mora • Annette Rodriguez • Joe Angel Zamora
City Manager
Raymond R. Cruz

Radius Map for Public Hearing Notice



TENTATIVE PARCEL MAP NO. 082567

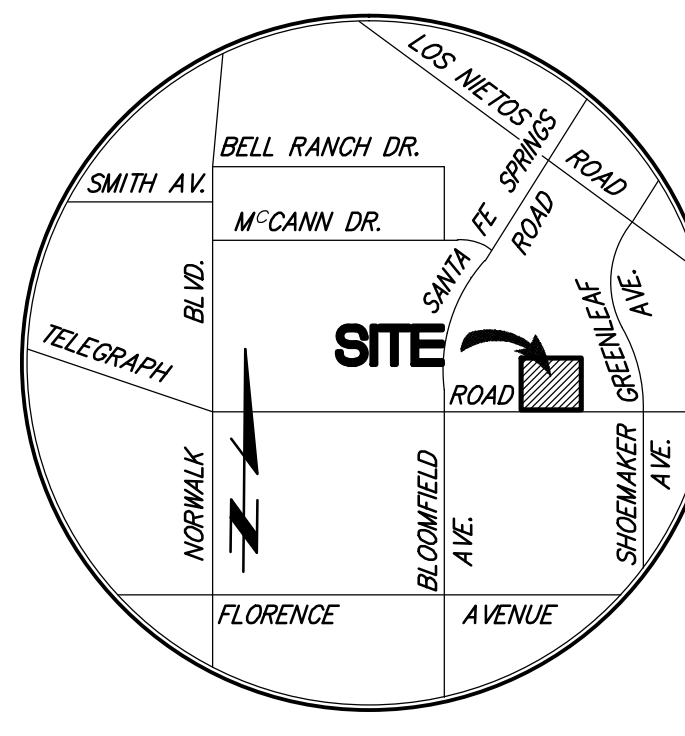
IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A CONSOLIDATION OF PORTIONS OF BLOCK 46 OF SANTA FE SPRINGS, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGES 37 THROUGH 40 INCLUSIVE OF MISCELLANEOUS RECORDS, TOGETHER WITH PORTIONS OF TRACT NO. 17977, AS PER MAP RECORDED IN BOOK 549, PAGES 21, 22 AND 23 OF MAPS, TOGETHER WITH PORTIONS OF TRACT NO. 5326, AS PER MAP RECORDED IN BOOK 58, PAGES 56 AND 57 OF MAPS, TOGETHER WITH PORTIONS OF VACATED STREETS AND ALLEYS WITHIN SAID MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

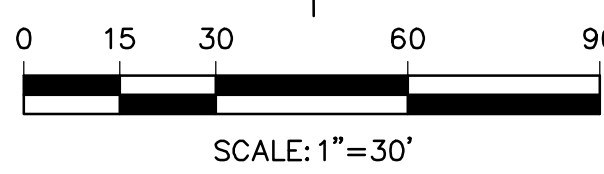
DEVELOPER:
KEARNY REAL ESTATE CO.
1875 CENTURY PARK EAST, SUITE 380
LOS ANGELES, CA 90067
PHONE: (310) 203-1858
ATTN: STEVEN HILLGREN

ARCHITECT:

HPA
18831 BARDEEN AVE., SUITE 100
IRVINE, CALIFORNIA 92612
PHONE: (949) 863-1770
ATTN: CESAR ROJAS



VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES:

1. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: CITY OF SANTA FE SPRINGS, A MUNICIPAL CORPORATION
2. PROJECT ADDRESS: TELEGRAPH ROAD, SANTA FE SPRINGS, CALIFORNIA
3. ASSessor's PARCEL NUMBER: 8011-003-955 THROUGH -979
8011-002-901, -902, -903
4. PARCEL AREA:
LEGAL DESCRIPTION: 401,135 S.F. (GROSS)
9.255 ACRES (GROSS)
EXISTING STREETS (EXC. 7A & 10) = 24,848 S.F. (STREET)
0.571 ACRES (STREET)
PROPOSED STREETS = 5 S.F. (STREET)
0.000 ACRES (STREET)
EXISTING SLOPE ESMT (EXC. 7B) = 3,153 S.F. (STREET)
0.072 ACRES (STREET)
NET = GROSS-STREETS-SLOPE 375,134 S.F. (NET)
8.612 ACRES (NET)
5. SUBJECT SITE IS ZONED: "M-2" (HEAVY MANUFACTURING)
PER CITY OF SANTA FE SPRINGS ZONING MAP.

EXISTING EASEMENTS:

- THE FOLLOWING EASEMENTS AS DISCLOSED IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 00034211-994-X49 WITH AN EFFECTIVE DATE OF MAY, 03, 2018.
- (6) INDICATES ITEM NUMBER PER EXCEPTIONS OF ABOVE TITLE REPORT.
- (5) 5. CITY OF SANTA FE SPRINGS RESOLUTION NO. 4243 WHICH RESERVED EASEMENTS IN VACATED STREETS AND ALLEYS:
PURPOSE: PUBLIC UTILITIES RECORDING DATE: JULY 18, 1979
RECORDING NO: 79-788602, OFFICIAL RECORDS
(SAID EASEMENT PLOTTED HEREON)
- (6) 6. CITY OF SANTA FE SPRINGS RESOLUTION NO. 4243 WHICH RESERVED EASEMENTS IN VACATED STREETS AND ALLEYS:
GRANTED TO: CITY OF SANTA FE SPRINGS PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JULY 18, 1979 RECORDING NO: 79-788602, OFFICIAL RECORDS
(SAID EASEMENT IS FOR UNDERGROUND UTILITIES AND PLOTTED HEREON)
- (7) 7. EASEMENT(S):
GRANTED TO: CITY OF SANTA FE SPRINGS, A MUNICIPAL CORPORATION
PURPOSE: STREET AND PUBLIC UTILITY
RECORDING DATE: AUGUST 27, 1979 RECORDING NO: 79-952555,
OFFICIAL RECORDS
(SAID R/W PARCELS 1, 2, 3, 6, 8, & 10, 100' STRIP, PLOTTED HEREON AS (7A))
(SAID R/W PARCEL 3A PLOTTED HEREON AS (7B), SHOWN ON ASSESSORS MAP 8011-003 IS FOR SLOPE PURPOSES AND NOT PUBLIC R/W)
- (8) 8. EASEMENT(S):
GRANTED TO: CITY OF SANTA FE SPRINGS, A MUNICIPAL CORPORATION
PURPOSE: RIGHT-OF-WAY FOR PUBLIC UTILITY
RECORDING DATE: AUGUST 27, 1979 RECORDING NO: 79-952555,
OFFICIAL RECORDS
(SAID EASEMENT PLOTTED HEREON)
- (9) 9. EASEMENT(S):
GRANTED TO: CITY OF SANTA FE SPRINGS, A MUNICIPAL CORPORATION
PURPOSE: ACCESS AND PUBLIC UTILITY
RECORDING DATE: AUGUST 27, 1979 RECORDING NO: 79-952560,
OFFICIAL RECORDS
(SAID EASEMENT PLOTTED HEREON)
- (10) 10. EASEMENT(S):
GRANTED TO: CITY OF SANTA FE SPRINGS, A MUNICIPAL CORPORATION
PURPOSE: STREET AND PUBLIC UTILITY
RECORDING DATE: AUGUST 27, 1979 RECORDING NO: 79-952563,
OFFICIAL RECORDS
(SAID EASEMENT PLOTTED HEREON)
- (11) 11. AGREEMENT:
FROM: CITY OF SANTA FE SPRINGS, A MUNICIPAL CORPORATION
TO: FERRO CORPORATION, PRODUCTION, A CORPORATION
DATED: JULY 26, 1979 RECORDING DATE: OCTOBER 30, 1979
RECORDING NO: 79-1214831, OFFICIAL RECORDS
(SAID DOCUMENT REFERS TO EASEMENT OVER VACATED PORTION OF ROMANDEL PLOTTED HEREON AS (6))
- (12) 12. PERTAINS TO COVENANTS CONDITIONS AND RESTRICTIONS:
RECORDING DATE: JULY 15, 1981 RECORDING NO: 81-701789, OFFICIAL RECORDS
(THERE ARE NO PLOTTABLE ITEMS)

UTILITY PROVIDERS:

ELECTRIC:
SCE - SOUTHERN CALIFORNIA EDISON
1440 S. CALIFORNIA AVENUE
MONROVIA, CA 91016
ALBERT DIAZ PHONE: (626) 303-8411

SEWER & WATER:
CITY OF SANTA FE SPRINGS
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670-3679
PHONE: (562) 868-0511

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
1819 STATE COLLEGE BLVD.
ANAHEIM, CA 92806-6114
RYAN LOPEZ PHONE: (909) 427-2000

TELEPHONE:
FRONTIER COMMUNICATIONS

APPLICANT/ENGINEER

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4811 FAX: (714) 521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

[Signature]
BRIAN L. THIENES
R.L.S. NO. 5750
REG. EXP. DEC. 31, 2019

DATE
01/08/19



Last Update: 01/08/19
0:12756\TPM\2756_TPM.dwg

EXISTING LEGAL DESCRIPTIONS:

PARCEL 1:
LOTS 1, 2, 3, 4, 5, 6, 29 AND 30 IN BLOCK 46 OF SANTA FE SPRINGS, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGES 37 TO 40 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE EAST HALF OF VACATED ALLEY ADJOINING SAID LOTS 1, 2, 3, 4, 5 AND 6 ON THE WEST AND THAT PORTION OF THE WEST HALF OF THE VACATED ALLEY ADJOINING SAID LOTS 29 AND 30 ON THE EAST, TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF FIRST STREET ADJOINING SAID LOTS 1 AND 30 ON THE NORTH.

EXCEPT FROM SAID LOTS 1, 5 AND 6, ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES IN, ON AND UNDER SAID LAND AS SET OUT IN THAT CERTAIN GRANT DEED, RECORDED MARCH 4, 1980 AS INSTRUMENT NO. 80-216991, OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

ALSO EXCEPT FROM SAID LOT 29, ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, IN FAVOR OF LEON BEAUMON, BY DEED RECORDED FEBRUARY 9, 1981 AS INSTRUMENT NO. 81-144395, OF OFFICIAL RECORDS.

ALSO EXCEPTING AND RESERVING UNTO SANTA FE ENERGY COMPANY, ITS SUCCESSORS OR ASSIGNS, ALL MINERALS WHATSOEVER, PETROLEUM, OIL, ASPHALTUM, GAS AND/OR HYDROCARBON SUBSTANCES, INCLUDING, BUT NOT LIMITED TO, HELIUM AND CARBON DIOXIDE, WITHIN OR UNDERLYING THE HERETOFORE DESCRIBED REAL PROPERTY, AT A DEPTH OF MORE THAN 500 FEET BELOW THE SURFACE, TOGETHER WITH THE RIGHT OF PROSPECTING, DRILLING, REDRILLING, MINING, PRODUCING AND/OR REMOVING THE SAME THEREFROM AND THEREUNDER, PROVIDED THAT EXCEPT AS SET FORTH IN THAT CERTAIN MINERAL RESERVATION AGREEMENT DATED DECEMBER 27, 1989, AND RECORDED DECEMBER 28, 1989 AS INSTRUMENT NO. 89-2087140, OFFICIAL RECORDS, IN THE LOS ANGELES COUNTY RECORDER'S OFFICE, SANTA FE ENERGY COMPANY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE NO RIGHT OF SURFACE ENTRY NOR RIGHT TO DISTURB THE SURFACE OF SAID REAL PROPERTY NOR OTHER RIGHT TO ENTER AT ANY POINT ON SAID REAL PROPERTY WITHIN 500 FEET BELOW THE SURFACE THEREOF FOR ANY PURPOSE, WHETHER TO EXPLORE, TO EXTRACT AND/OR REMOVE SAID OIL, GAS AND/OR HYDROCARBON OR MINERAL SUBSTANCES OR OTHERWISE.

PARCEL 2:
LOTS 18, 19, 20, 21, 22, 23, 24 AND 25 OF TRACT NO. 17977, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 549 PAGES 21, 22 AND 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE NORTH HALF OF FIRST STREET, ADJOINING SAID LOTS 23, 24 AND 25 ON THE SOUTH, TOGETHER WITH THE SOUTH HALF OF FIRST STREET, ADJOINING SAID LOT 20 ON THE NORTH, TOGETHER WITH THE 20.00 FOOT ALLEY, ADJOINING SAID LOT 22 ON THE EAST, TOGETHER WITH THE 20.00 FOOT ALLEY, ADJOINING SAID LOT 25 ON THE WEST, TOGETHER WITH THE 20.00 FOOT ALLEY, ADJOINING SAID LOT 23 ON THE SOUTH, TOGETHER WITH THE 20.00 FOOT ALLEY, ADJOINING SAID LOT 19 ON THE NORTH, TOGETHER WITH THE EAST HALF OF THE 20.00 FOOT ALLEY, ADJOINING SAID LOTS 19 AND 20 ON THE WEST, TOGETHER WITH THE WEST HALF OF THE 20.00 FOOT ALLEY, ADJOINING SAID LOT 21 ON THE EAST, TOGETHER WITH THE WEST HALF OF THE 20.00 FOOT ALLEY, ADJOINING SAID LOTS 19 AND 20 ON THE EAST AND THE EAST HALF OF A 20.00 FOOT ALLEY, ADJOINING SAID LOT 18 ON THE WEST.

ALSO EXCEPTING AND RESERVING UNTO SANTA FE ENERGY COMPANY, ITS SUCCESSORS OR ASSIGNS, ALL MINERAL WHATSOEVER, PETROLEUM, OIL, ASPHALTUM, GAS AND/OR HYDROCARBON SUBSTANCES, INCLUDING, BUT NOT LIMITED TO, HELIUM AND CARBON DIOXIDE, WITHIN OR UNDERLYING THE HERETOFORE DESCRIBED REAL PROPERTY, AT A DEPTH OF MORE THAN 500 FEET BELOW THE SURFACE, TOGETHER WITH THE RIGHT OF PROSPECTING, DRILLING, REDRILLING, MINING, PRODUCING AND/OR REMOVING THE SAME THEREFROM AND THEREUNDER, PROVIDED THAT EXCEPT AS SET FORTH IN THAT CERTAIN MINERAL RESERVATION AGREEMENT DATED DECEMBER 27, 1989, AND RECORDED DECEMBER 28, 1989 AS INSTRUMENT NO. 89-2087140, OFFICIAL RECORDS, IN THE LOS ANGELES COUNTY RECORDER'S OFFICE, SANTA FE ENERGY COMPANY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE NO RIGHT OF SURFACE ENTRY NOR RIGHT TO DISTURB THE SURFACE OF SAID REAL PROPERTY NOR OTHER RIGHT TO ENTER AT ANY POINT ON SAID REAL PROPERTY WITHIN 500 FEET BELOW THE SURFACE THEREOF FOR ANY PURPOSE, WHETHER TO EXPLORE, TO EXTRACT AND/OR REMOVE SAID OIL, GAS AND/OR HYDROCARBON OR MINERAL SUBSTANCES OR OTHERWISE.

PARCEL 3:
LOTS 7, 8, 9, 10 AND 11 OF TRACT NO. 5326, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58 PAGES 56 AND 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOTS 8 AND 11, ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES IN, ON AND UNDER SAID LAND, AS SET OUT IN THAT CERTAIN GRANT DEED, RECORDED MARCH 4, 1980 AS INSTRUMENT NO. 80-216991, OF OFFICIAL RECORDS.

ALSO EXCEPTING AND RESERVING UNTO SANTA FE ENERGY COMPANY, ITS SUCCESSORS OR ASSIGNS, ALL MINERALS WHATSOEVER, PETROLEUM, OIL, ASPHALTUM, GAS AND/OR HYDROCARBON SUBSTANCES, INCLUDING, BUT NOT LIMITED TO, HELIUM AND CARBON DIOXIDE, WITHIN OR UNDERLYING THE HERETOFORE DESCRIBED REAL PROPERTY, AT A DEPTH OF MORE THAN 500 FEET BELOW THE SURFACE, TOGETHER WITH THE RIGHT OF PROSPECTING, DRILLING, REDRILLING, MINING, PRODUCING AND/OR REMOVING THE SAME THEREFROM AND THEREUNDER, PROVIDED THAT EXCEPT AS SET FORTH IN THAT CERTAIN MINERAL RESERVATION AGREEMENT DATED DECEMBER 27, 1989, AND RECORDED DECEMBER 28, 1989 AS INSTRUMENT NO. 89-2087140, OFFICIAL RECORDS, IN THE LOS ANGELES COUNTY RECORDER'S OFFICE, SANTA FE ENERGY COMPANY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE NO RIGHT OF SURFACE ENTRY NOR RIGHT TO DISTURB THE SURFACE OF SAID REAL PROPERTY NOR OTHER RIGHT TO ENTER AT ANY POINT ON SAID REAL PROPERTY WITHIN 500 FEET BELOW THE SURFACE THEREOF FOR ANY PURPOSE, WHETHER TO EXPLORE, TO EXTRACT AND/OR REMOVE SAID OIL, GAS AND/OR HYDROCARBON OR MINERAL SUBSTANCES OR OTHERWISE.

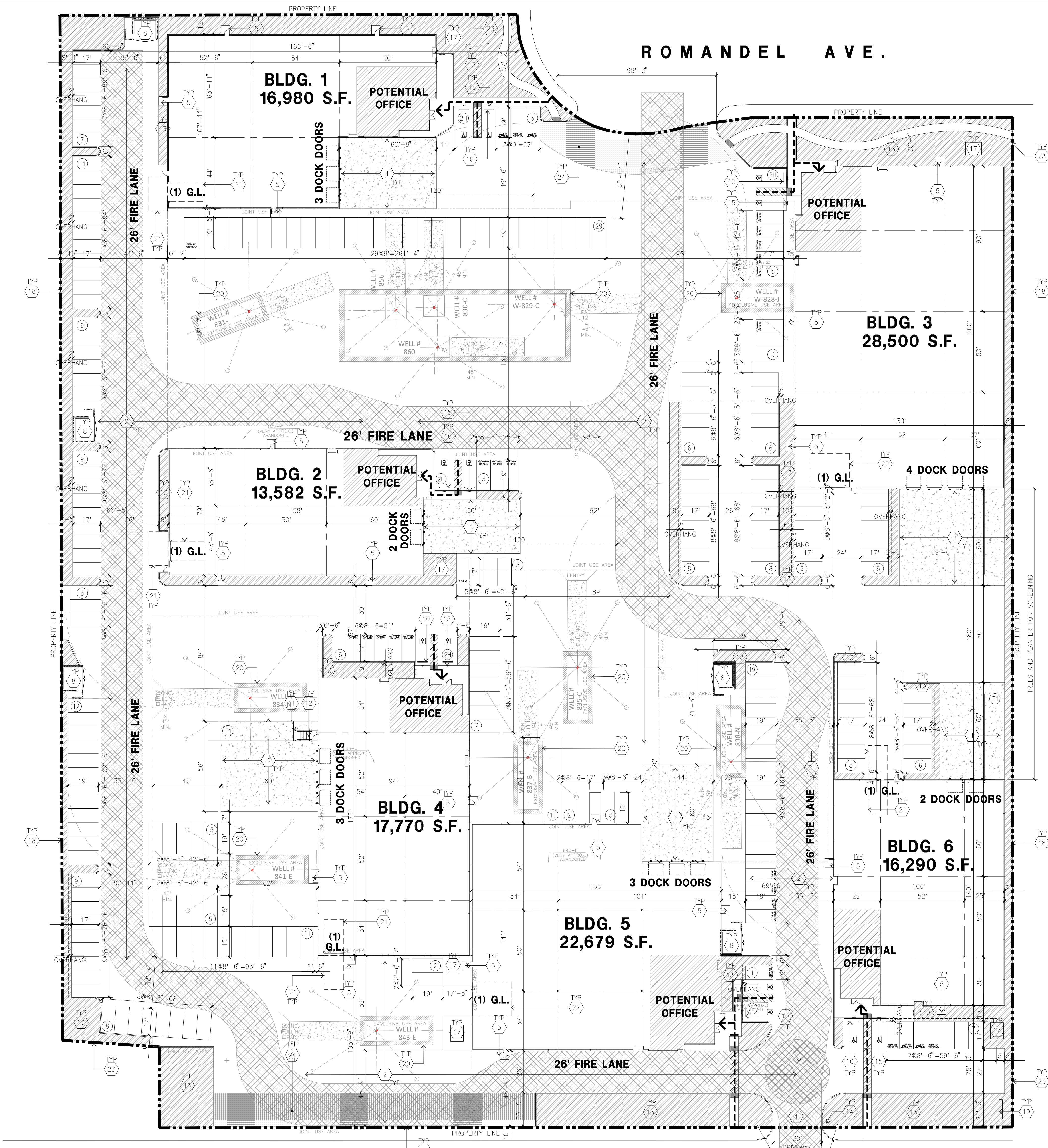
PARCEL 4:

THAT PORTION OF ROMANDEL AVENUE, 60 FEET WIDE, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP OF TRACT NO. 17977, AS PER MAP RECORDED IN BOOK 549 PAGES 21 TO 23 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BETWEEN THE SOUTHERLY BOUNDARY LINE OF THE LINE OF THE LAND DESCRIBED AS PARCEL XIII IN EXHIBIT "A" OF THAT CERTAIN RESOLUTION NO. 4243, RECORDED JULY 18, 1979 AS INSTRUMENT NO. 79-788602, OF OFFICIAL RECORDS OF SAID COUNTY, AND THE WESTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT NORTHERLY 30 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF LOT 22 OF SAID TRACT NO. 17977.

EXCEPT FROM A PORTION OF SAID LAND, ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, IN FAVOR OF LEON BEAUMON, BY DEED RECORDED MARCH 12, 1980 AS INSTRUMENT NO. 80-283102, OF OFFICIAL RECORDS.

ALSO EXCEPTING AND RESERVING UNTO SANTA FE ENERGY COMPANY, ITS SUCCESSORS OR ASSIGNS, ALL MINERALS WHATSOEVER, PETROLEUM, OIL, ASPHALTUM, GAS AND/OR HYDROCARBON SUBSTANCES, INCLUDING, BUT NOT LIMITED TO, HELIUM AND CARBON DIOXIDE, WITHIN OR UNDERLYING THE HERETOFORE DESCRIBED REAL PROPERTY, AT A DEPTH OF MORE THAN 500 FEET BELOW THE SURFACE, TOGETHER WITH THE RIGHT OF PROSPECTING, DRILLING, REDRILLING, MINING, PRODUCING AND/OR REMOVING THE SAME THEREFROM AND THEREUNDER, PROVIDED THAT EXCEPT AS SET FORTH IN THAT CERTAIN MINERAL RESERVATION AGREEMENT DATED DECEMBER 27, 1989, AND RECORDED DECEMBER 28, 1989 AS INSTRUMENT NO. 89-2087140, OFFICIAL RECORDS, IN THE LOS ANGELES COUNTY RECORDER'S OFFICE, SANTA FE ENERGY COMPANY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE NO RIGHT OF SURFACE ENTRY NOR RIGHT TO DISTURB THE SURFACE OF SAID REAL PROPERTY NOR OTHER RIGHT TO ENTER AT ANY POINT ON SAID REAL PROPERTY WITHIN 500 FEET BELOW THE SURFACE THEREOF FOR ANY PURPOSE, WHETHER TO EXPLORE, TO EXTRACT AND/OR REMOVE SAID OIL, GAS AND/OR HYDROCARBON OR MINERAL SUBSTANCES OR OTHERWISE.

APN: 8011-003-955 THROUGH 979, AND 8011-002-901, 902, 903



SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 CONCRETE (AC) PAVING
- 3 CONCRETE WALKWAY
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "I" DRAWINGS.
- 5 5'-6"x5'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 TRASH ENCLOSURE
- 10 PRE-CAST CONC. WHEEL STOP
- 11 CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- 12 EXTERIOR CONC. STAIR.
- 13 LANDSCAPE SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADED PATTERN
- 14 HANDICAPPED ENTRY SIGN
- 15 HANDICAPPED PARKING STALL SIGN
- 17 APPROXIMATE LOCATION OF THE TRANSFORMER AND GENERATOR
- 18 8'H WROUGHT IRON FENCE
- 19 DOUBLE DETECTOR CHECK VALVE
- 20 8'H WROUGHT IRON FENCE WITH SLATS
- 21 UNOBSTRUCTED LOADING AREA 250 S.F.
- 22 UNOBSTRUCTED LOADING AREA 500 S.F.
- 23 3.5' H FENCING WITHIN THE FRONT YARD SETBACK
- 24 GRASSCRETE

SITE LEGEND

- LANDSCAPED AREA
- PAVING - SEE "C" DWGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- HANDICAP PARKING STALL (9' X 19')

SITE PLAN GENERAL NOTES

- 1. THE SOILS REPORT PREPARED BY ----- SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
- 2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- 3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- 4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
- 5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
- 6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- 7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- 8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- 9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- 10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
- 11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- 12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- 14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- 15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- 16. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT
- 17. WELL SCREENING DONE WITH CHAIN LINK FENCE AND SLATS PER BREITBURN REQUIREMENTS

PROJECT DATA

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	TOTAL
SITE AREA							
In sq.ft.							377,600 s.f.
In ac							8.67 ac
BUILDING AREA							
Office - 1st floor	1,650	1,100	2,500	1,600	2,000	1,450	10,300 s.f.
Office - 2nd floor	1,650	1,100	2,500	1,600	2,000	1,450	10,300 s.f.
Warehouse	13,680	11,382	23,500	14,570	18,679	13,390	95,201 s.f.
Total	16,980	13,582	28,500	17,770	22,679	16,290	115,801 s.f.
COVERAGE	4.5%	3.6%	7.5%	4.7%	6.0%	4.3%	30.7%
PARKING REQUIRED							
office: 1/300 s.f.	3	1	3	2	2	2	13 stalls
(apply only if more than 15% GFA)							
warehouse: 0-20,000 @ 1/500 s.f.	34	28	40	36	40	33	211 stalls
20K-100K @ 1/750 s.f.	n/a	n/a	12	n/a	4	n/a	16 stalls
100K-200K @ 1/1,000 s.f.	n/a	n/a	n/a	n/a	n/a	n/a	n/a stalls
above 200K @ 1/2,000 s.f.	n/a	n/a	n/a	n/a	n/a	n/a	n/a stalls
TOTAL	37	29	55	38	46	35	240 stalls
PARKING REQUIRED (MULTI-TENANT)							
office: 1/300 s.f.							11 stalls
warehouse: 0-40,000 @ 1/500 s.f.							80 stalls
40K - 100K @ 1/750 s.f.							80 stalls
100K-200K @ 1/1,000 s.f.							16 stalls
above 200K @ 1/2,000 s.f.							0 stalls
TOTAL							187 stalls
AUTO PARKING PROVIDED							
Standard Parking Stall (8.5' x 19')	31	24	52	31	41	29	208 stalls
ADA Parking Stall (9' x 19')	1	1	1	1	1	1	6 stalls
VAN Accessible Stall (12' x 19')	1	1	1	1	1	1	6 stalls
Clean Air/ EV (8.5' x 19') - 10%	4	3	6	5	5	4	27 stalls
TOTAL	37	29	60	38	48	35	247 stalls

MAXIMUM FLOOR AREA RATIO	
F.A.R. - no requirements	
SETBACK	
Building	Landscape
Front - 20'	20'
Side - 0	0
Rear - 0	0
* 30' min. Setback increases 1' for each 1' of bldg. ht. above 30'	
MAXIMUM BUILDING HEIGHT ALLOWED	
No limit (if less than 100' from residential 50' max.)	
ZONING ORDINANCE FOR THE CITY	
Zoning Designation - Heavy Industrial (M-2)	
LANDSCAPE REQUIRED	
Frontage @ 25 sf / linear foot (877' x 25 sf) :	21,925 s.f.
6% of total parkings (84,766 s.f. x 6%) =	5,085 s.f.
Total Required =	27,010 s.f.
LANDSCAPE PROVIDED	
Frontage =	15,272 s.f.
Frontage (with grasscrete) =	6,948 s.f.
6% of total parking =	18,502 s.f.
Total Provided =	40,722 s.f.

VICINITY MAP



Applicant

KEARNY REAL ESTATE COMPANY
1875 CENTURY PARK EAST- STE. #380
LOS ANGELES CA 90067
TEL: 310-203-1858
ATTN: HOONIE KANG

Applicant's representative

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2132
ATTN: STEVE HONG

Zoning

HEAVY MANUFACTURING (M-2)



hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:
KEARNY
Real Estate Company

KEARNY
REAL ESTATE COMPANY
1875 Century Park East - Ste.#380
Los Angeles, CA 90067

TEL: (310) 203-1858
FAX: (310) 203-1850

Project:

Telegraph & Romandel

Telegraph Rd. & Romandel Ave.
Santa Fe Springs, CA 90670

Consultants:

- Civil: -
- Structural: -
- Mechanical: -
- Plumbing: -
- Electrical: -
- Landscape: -
- Fire Protection: -
- Soils Engineer: -

Title: overall site plan

Project Number: 18183

Drawn by: SH

Date: 1/8/19

Revision:

Sheet:

1-DAB-A1.1

OFFICIAL USE ONLY



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18831 bardeen avenue - ste.
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Consultants:

Civil: -
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: -
Fire Protection: -
Soils Engineer: -

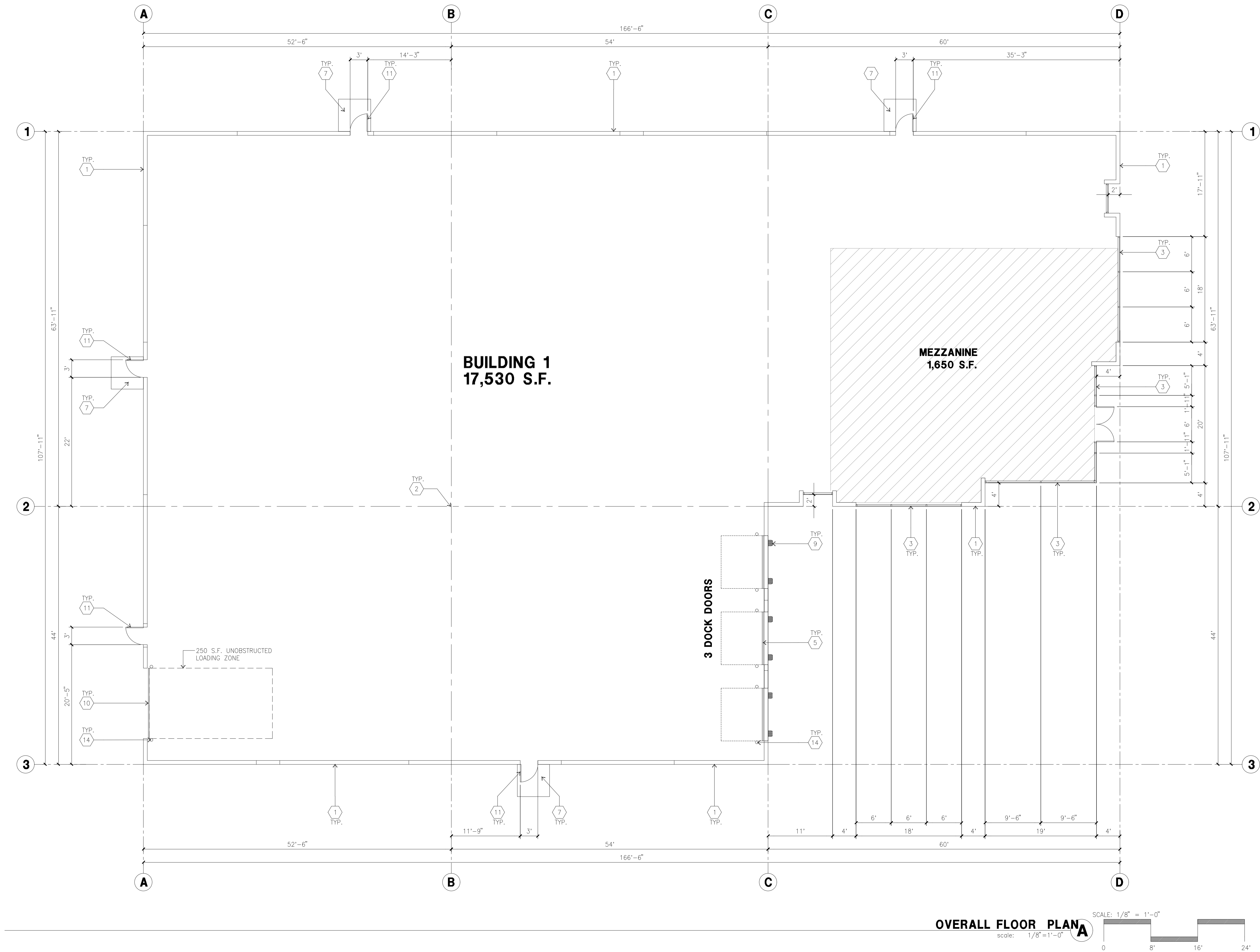
Title: OVERALL FLOOR PLAN

Project Number: 18183
Drawn by: SH
Date: 1/8/19

Revision:

Sheet:

1-DAB-A2.1

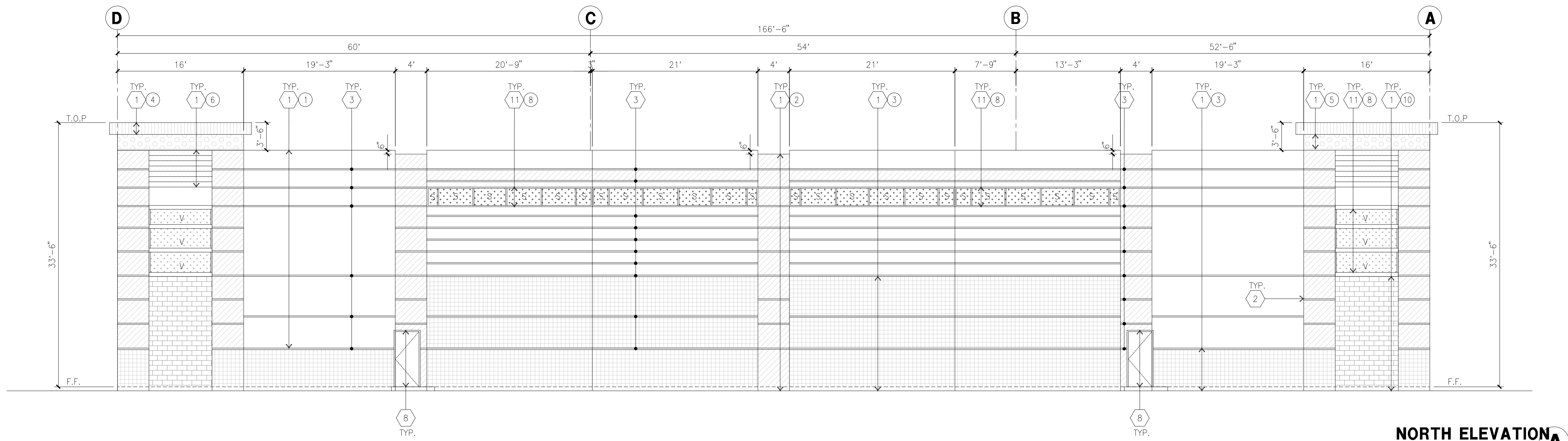


KETNOTES - FLOOR PLAN

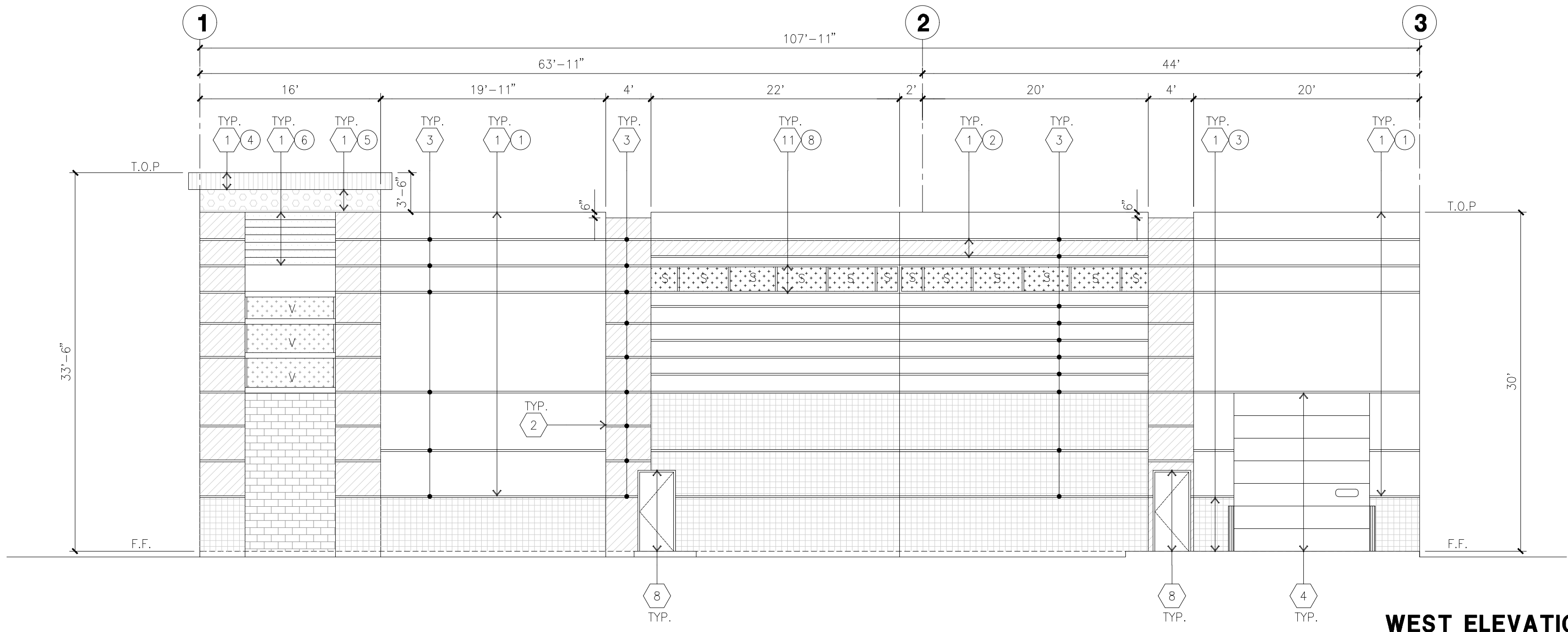
- 1 CONCRETE TILT-UP PANEL. SEE "S" DWGS. FOR THICKNESS AND STEEL REQUIREMENTS.
- 2 STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP, W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP. SEE "S" DWG FOR DETAIL.
- 5 8'-0" X 10' TRUCK DOOR. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 6 EXTERIOR CONCRETE STAIR
- 7 5'-6"x5'-6"x4" THICK CONCRETE, EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER
- 10 12" X 14" DRIVE THRU. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 11 3'X7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST WIN 90 MPH., EXPOSURE "C".
- 12 SOFFIT LINE ABOVE
- 13 BRACE FRAME, SEE "S" DWGS.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 15 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- 16 Z GUARD
- 17 APPROXIMATE LOCATION OF ROOF TOP UNIT.

GENERAL NOTES - FLOOR PLAN

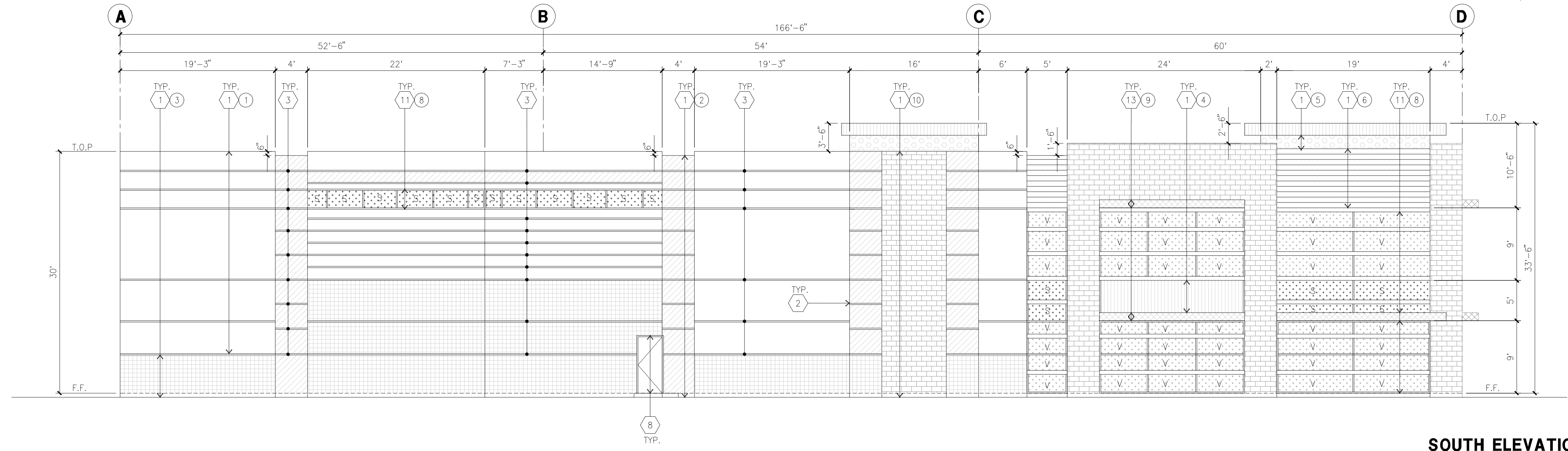
- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL O.P. RD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DUMPED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11338.1.1.1
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/44.1 OFFICE SECTION.



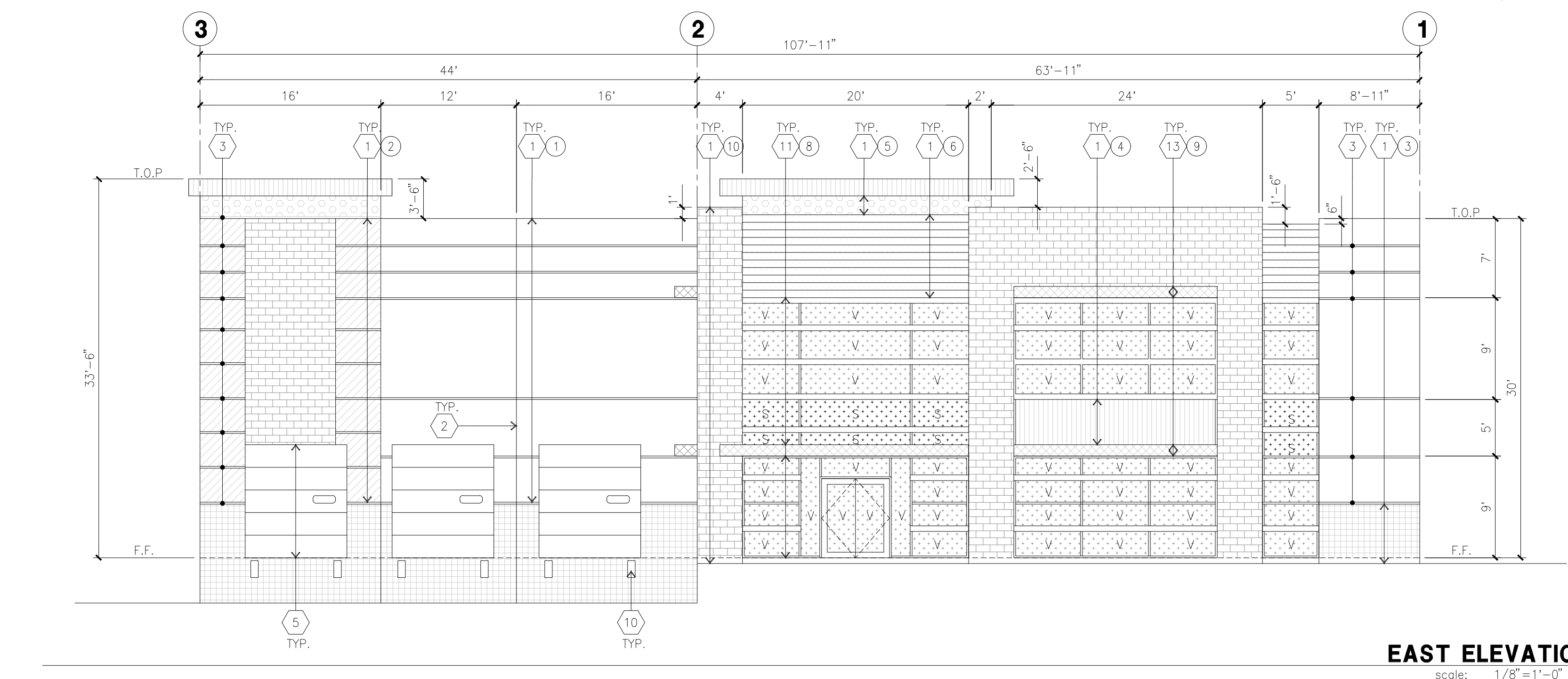
NORTH ELEVATION A
scale: 1/8" = 1'-0"



WEST ELEVATION B
scale: 1/8" = 1'-0"



SOUTH ELEVATION C
scale: 1/8" = 1'-0"



EAST ELEVATION D
scale: 1/8" = 1'-0"

KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- PANEL JOINT.
- PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 110 MPH WIND EXPOSURE "C".
- CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM. TREAD PER ADA REQUIREMENTS.
- METAL LOWER DESIGN TO RESIST 90 MPH WIND EXPOSURE "C". PAINT TO MATCH BUILDING COLOR.
- HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
- DOCK BUMPER
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- EXTERIOR LIGHTING FIXTURE
- METAL CANOPY

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL = TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND UNITS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
I. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.

COLOR SCHED. - ELEVATIONS

- | | |
|--|--|
| | 1 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7004 |
| | 2 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7071 |
| | 3 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7072 |
| | 4 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7073 |
| | 5 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7074 |
| | 6 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7602 |
| | 7 MULLIONS PAINT BRAND_CLEAR ANODIZED |
| | 8 GLAZING COLOR_BLUE, REFLECTIVE |
| | 9 METAL CANOPY PAINT BRAND_SHERWIN WILLIAMS SW 7004 |
| | 10 CONCRETE TILT-UP PANEL PAINT BRAND_ARIZONA TILE AQUA-CIRCUS |

GLAZING LEGEND

- | | | | |
|--|----------------|--|-----------------------|
| | SPANDREL GLASS | | TEMPERED VISION GLASS |
| | VISION GLASS | | |



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FAX: (310) 203-1850

Project:

Telegraph & Romandel

Telegraph Rd. & Romandel Ave.
Santa Fe Springs, CA 90670

Consultants:

Civil:	-
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	-
Fire Protection:	-
Soils Engineer:	-

Title: ELEVATIONS

Project Number: 18183
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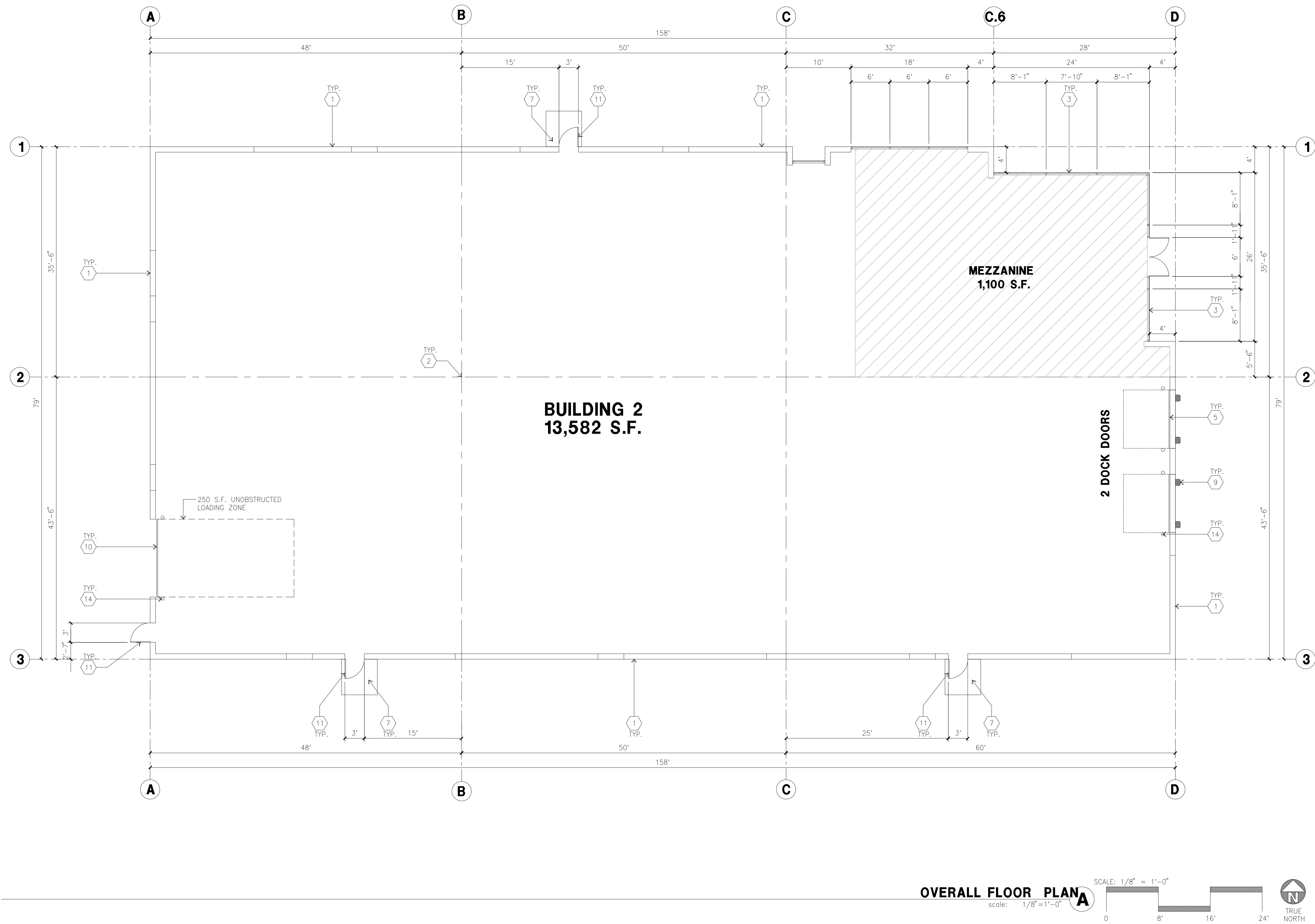
Title: OVERALL FLOOR PLAN

Project Number: 18183
Drawn by: SH
Date: 1/8/19

Revision:

Sheet:

2-DAB-A2.1

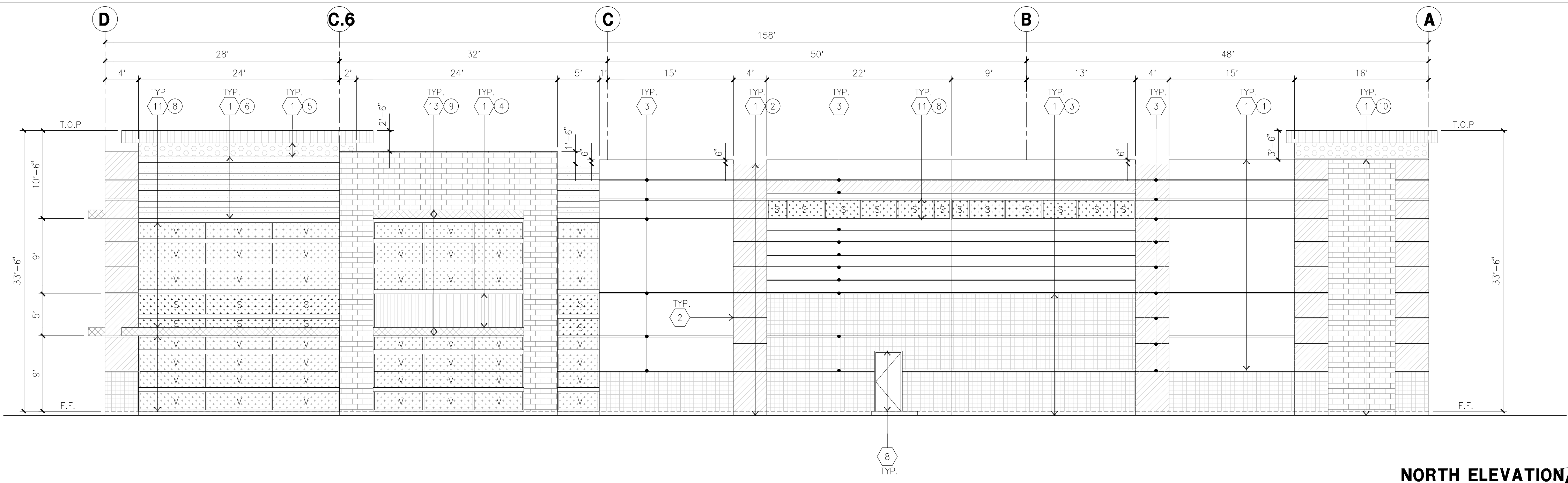


KETNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL. SEE "S" DWGS. FOR THICKNESS AND STEEL REQUIREMENTS.
- 2 STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP. SEE "S" DWG FOR DETAIL.
- 5 8'-0" X 10' TRUCK DOOR. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 6 EXTERIOR CONCRETE STAIR
- 7 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12' MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER
- 10 12" X 14" DRIVE THRU. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 11 3'X7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST WIN 90 MPH., EXPOSURE "C".
- 12 SOFFIT LINE ABOVE
- 13 BRACE FRAME. SEE "S" DWGS.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 15 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- 16 Z GUARD
- 17 APPROXIMATE LOCATION OF ROOF TOP UNIT.

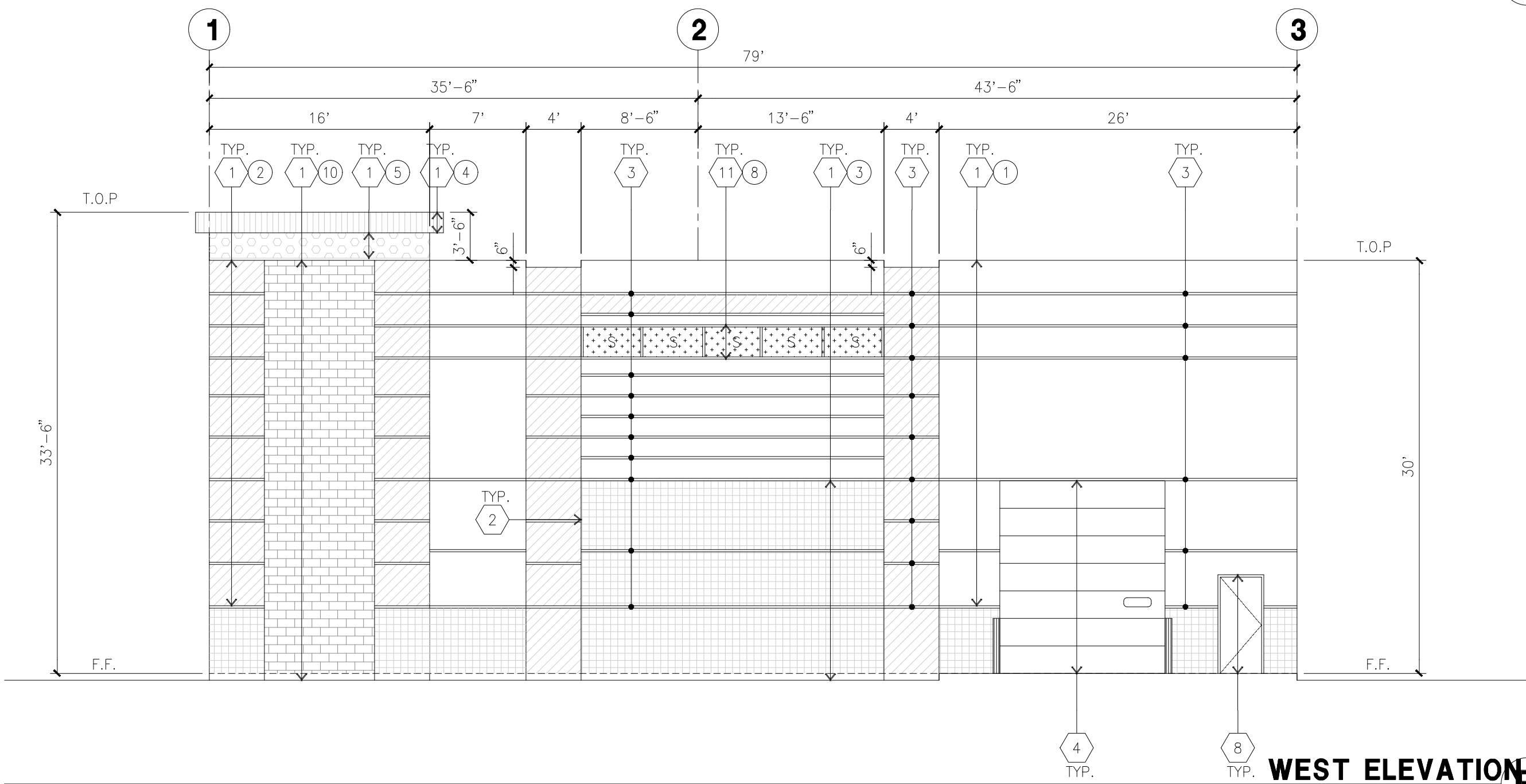
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- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL O.P. RD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11338.1.1.1
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/44.1 OFFICE SECTION.



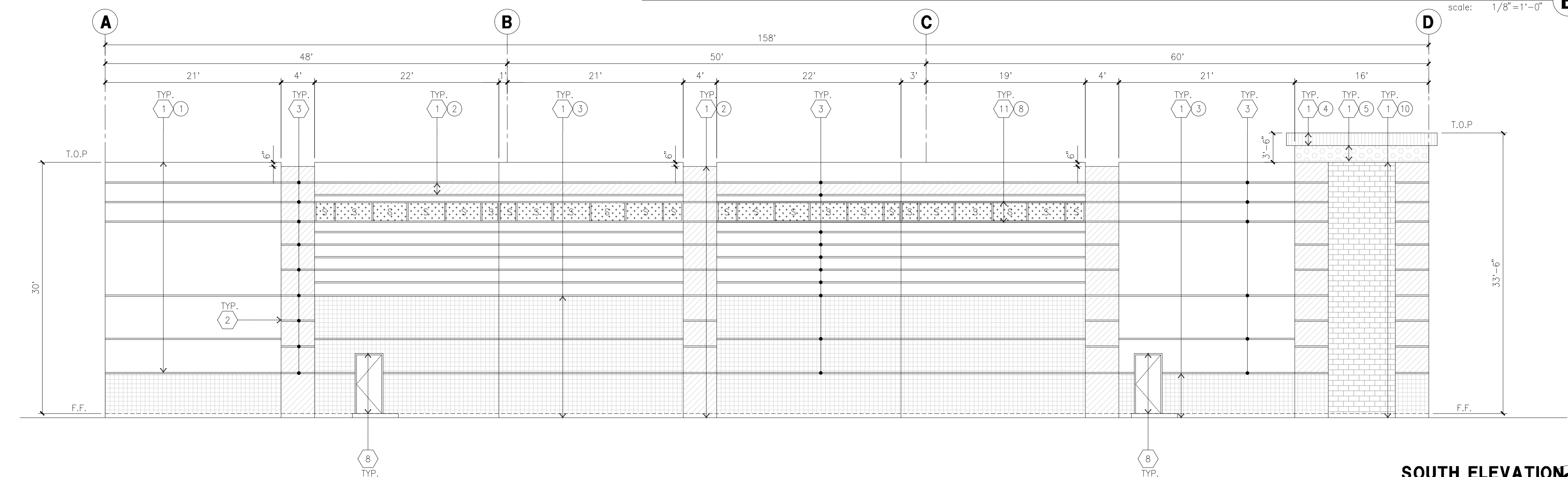
NORTH ELEVATION A

scale: 1/8"=1'-0"



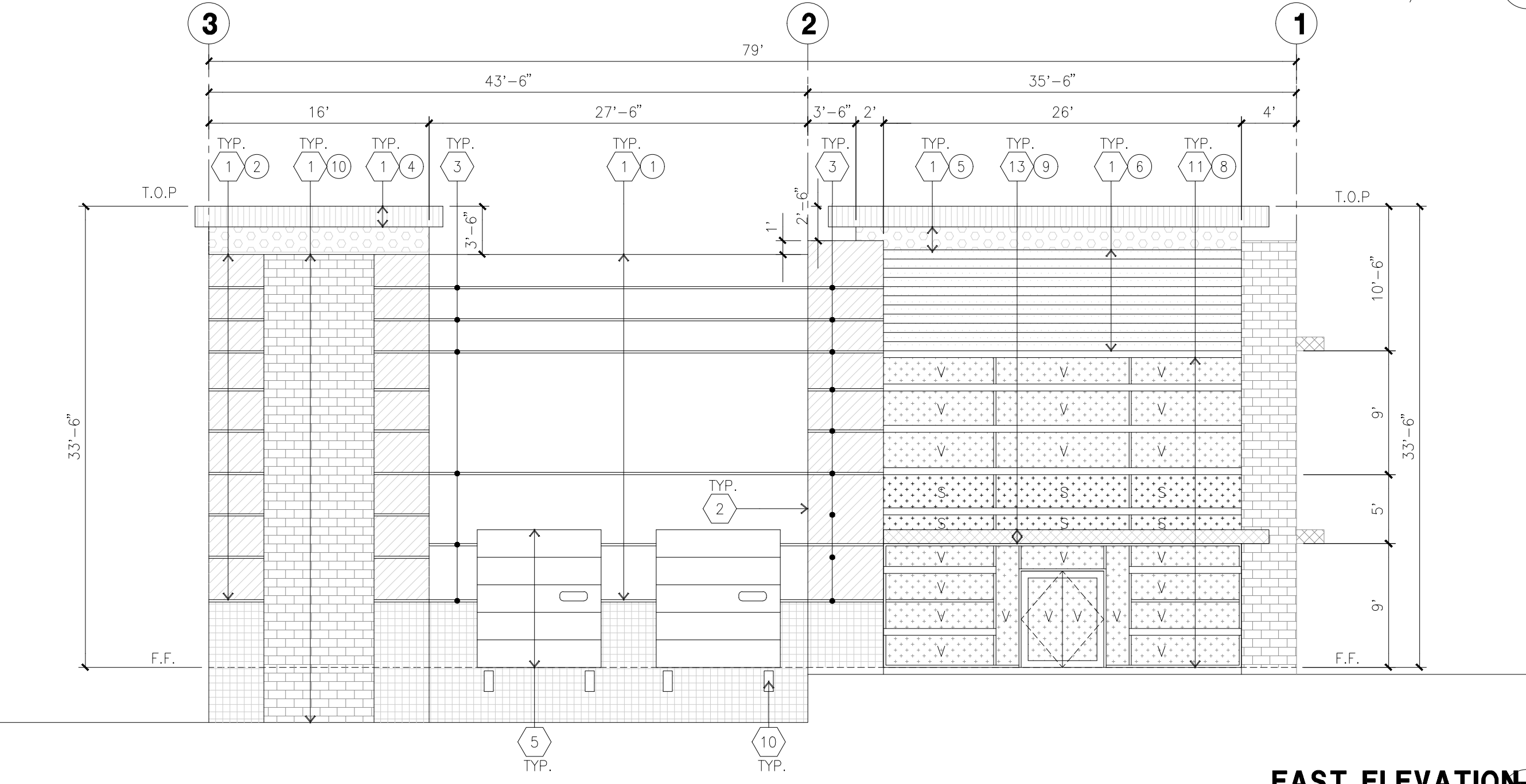
WEST ELEVATION B

scale: 1/8"=1'-0"



SOUTH ELEVATION C

scale: 1/8"=1'-0"



EAST ELEVATION D

scale: 1/8"=1'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 4" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
5. OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 110 MPH WIND EXPOSURE "C".
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPS INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. METAL LOUVER DESIGN TO RESIST 90 MPH WIND EXPOSURE "C". PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
9. EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER.
10. DOCK BUMPER.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
12. EXTERIOR LIGHTING FIXTURE.
13. METAL CANOPY.

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
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COLOR SCHED. - ELEVATIONS

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| ☐ | 1 | CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7004 |
| ☐ | 2 | CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7071 |
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| ☐ | 9 | METAL CANOPY PAINT BRAND_SHERWIN WILLIAMS SW 7004 |
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GLAZING LEGEND

- | | | | |
|--------------------------|----------------|--------------------------|-----------------------|
| ☐ | SPANDREL GLASS | ☐ | TEMPERED VISION GLASS |
| ☐ | VISION GLASS | | |



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FAX: (310) 203-1850

Project:

Telegraph & Romandel

Telegraph Rd. & Romandel Ave.
Santa Fe Springs, CA 90670

Consultants:

Civil:	-
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	-
Fire Protection:	-
Soils Engineer:	-

Title: ELEVATIONS

Project Number: 18183
Drawn by: SH
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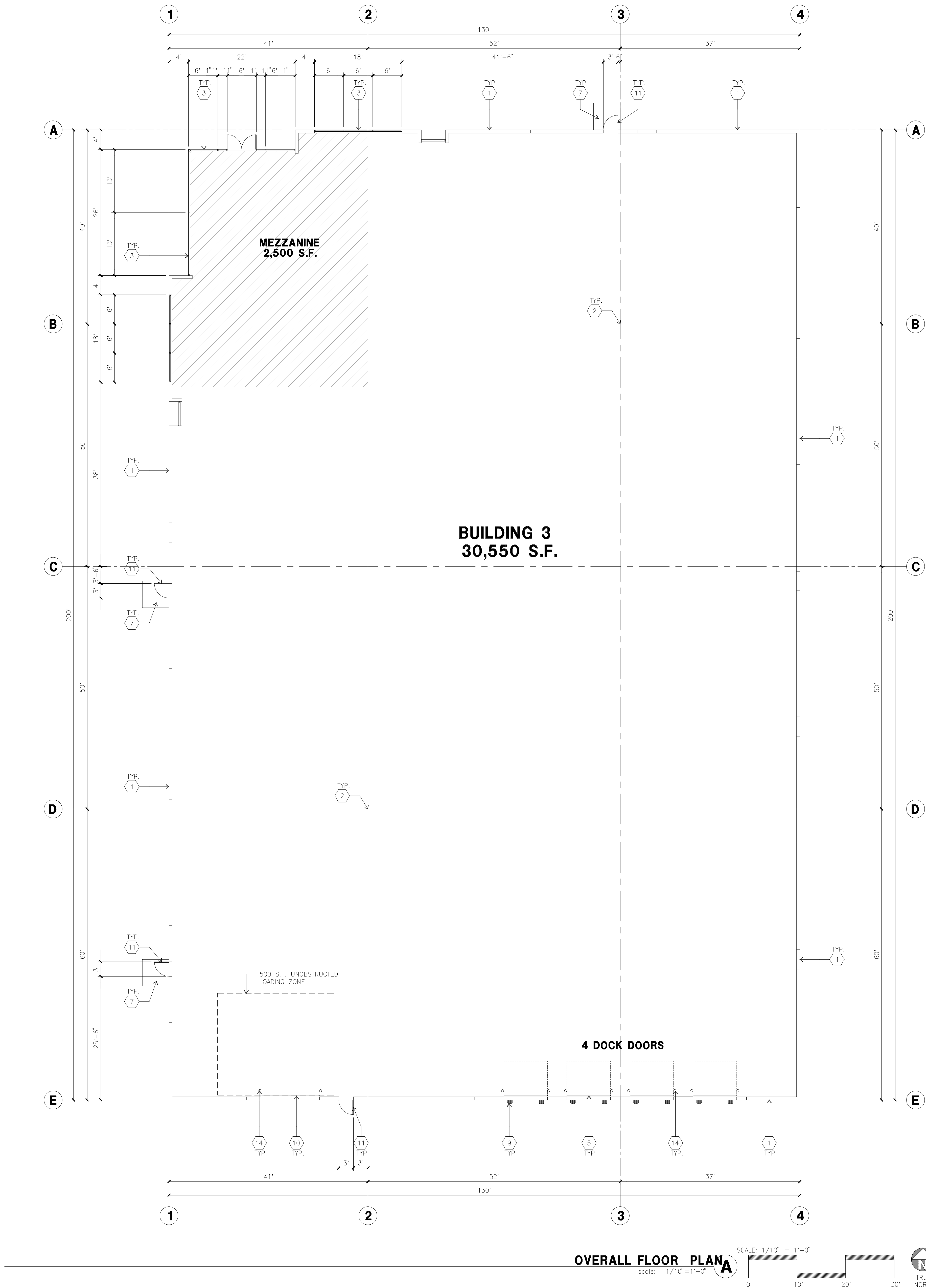
Title: OVERALL FLOOR PLAN

Project Number: 18183
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3-DAB-A2.1



KETNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL. SEE "S" DWGS. FOR THICKNESS AND STEEL REQUIREMENTS.
- 2 STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
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- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL OVP, BD, WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
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Mechanical: -
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Soils Engineer: -

Title: ELEVATIONS

Project Number: 18183
Drawn by: SH
Date: 1/8/19
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3-DAB-A3.1

KEYNOTES - ELEVATIONS

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GENERAL NOTES - ELEVATIONS

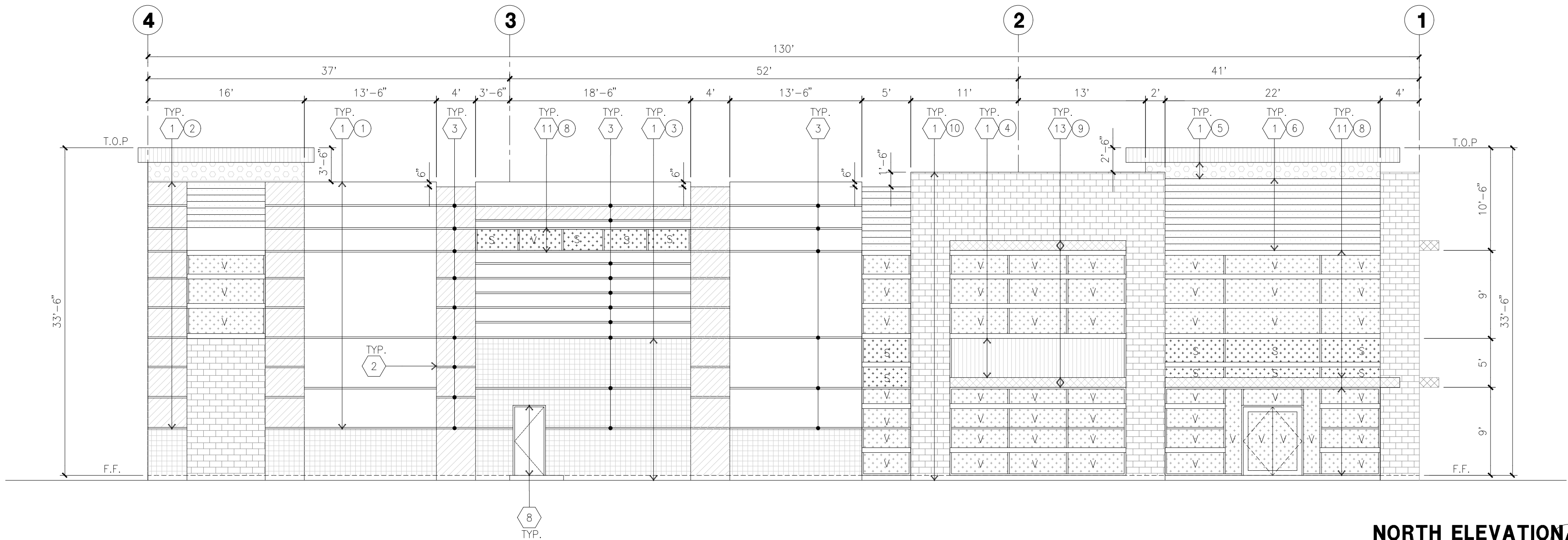
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COLOR SCHED. - ELEVATIONS

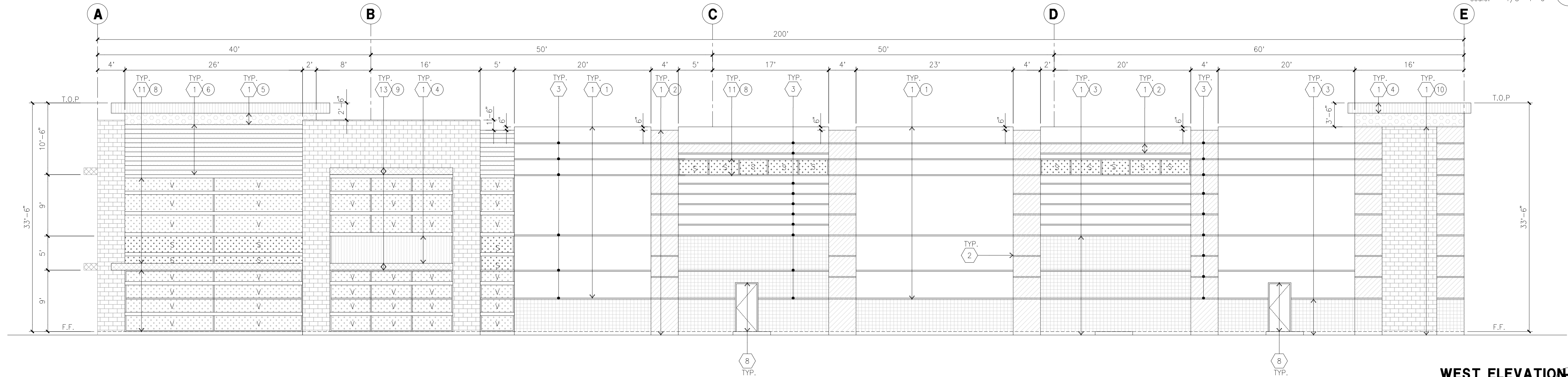
- | | | |
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GLAZING LEGEND

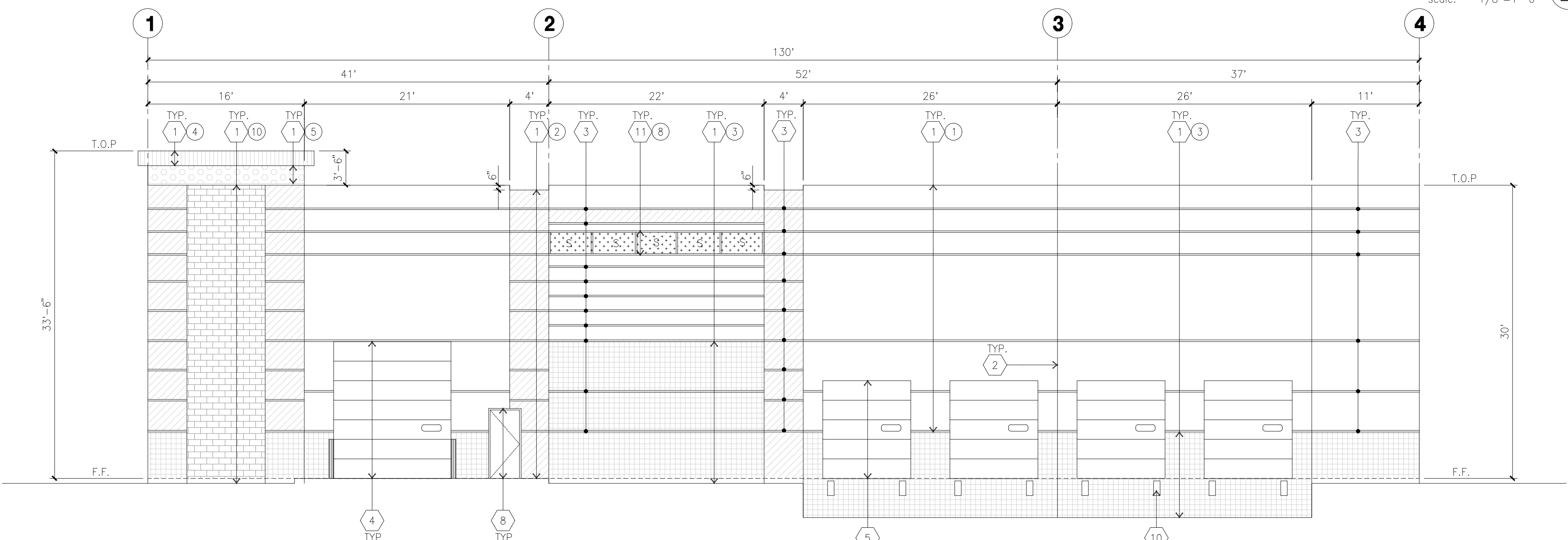
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|--|----------------|--|-----------------------|
| | SPANDREL GLASS | | TEMPERED VISION GLASS |
| | VISION GLASS | | |



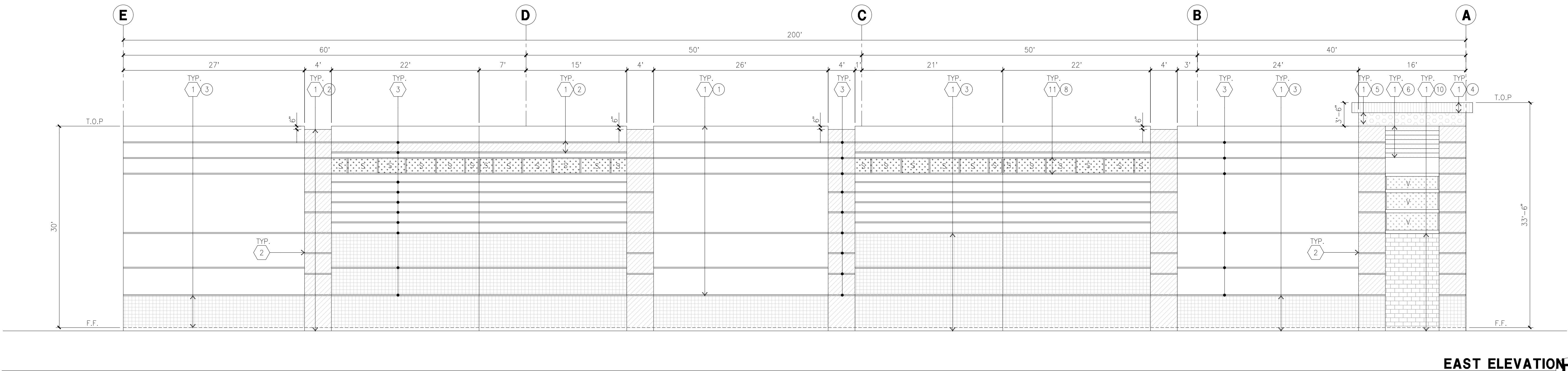
NORTH ELEVATION A



WEST ELEVATION B



SOUTH ELEVATION C



EAST ELEVATION D



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Project:

Telegraph & Romandel

Telegraph Rd. & Romandel Ave.
Santa Fe Springs, CA 90670

Consultants:

Civil: -
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: -
Fire Protection: -
Soils Engineer: -

Title: OVERALL FLOOR PLAN

Project Number: 18183
Drawn by: SH
Date: 1/8/19

Revision:

Sheet:

4-DAB-A2.1



KETNOTES - FLOOR PLAN

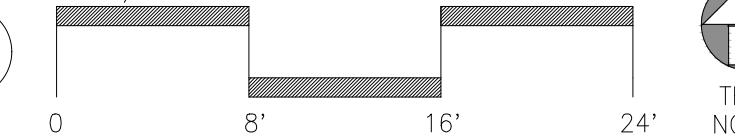
- CONCRETE TILT-UP PANEL. SEE "S" DWGS. FOR THICKNESS AND STEEL REQUIREMENTS.
- STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
- TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- CONCRETE RAMP 1/4" 42" HIGH CONC. TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP. SEE "S" DWG FOR DETAIL.
- 9'-0" X 10' TRUCK DOOR. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- EXTERIOR CONCRETE STAIR.
- 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" - 1/2" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- LOUVERED OPENING FOR VENTILATION.
- DOCK DOOR BUMPER.
- 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 3'X7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST WIN 90 MPH., EXPOSURE "C".
- SOFFIT LINE ABOVE.
- BRACE FRAME. SEE "S" DWGS.
- CONC. FILLED GUARD POST. 6" DIA. U.N.O., 42"H.
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- Z GUARD.
- APPROXIMATE LOCATION OF ROOF TOP UNIT.

GENERAL NOTES - FLOOR PLAN

- THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- NOT USED.
- WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL OYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1" COAT OF WHITE TO COVER.
- SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD. U.N.O.
- SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD-4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11338.1.1.1.
- ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/A4.1 OFFICE SECTION.

OVERALL FLOOR PLAN
scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"





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Landscape: -
Fire Protection: -
Soils Engineer: -

Title: ELEVATIONS

Project Number: 18183
Drawn by: SH
Date: 1/8/19
Revision:

Sheet:

4-DAB-A3.1

KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DOWNSPOUT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- PANEL JOINT.
- PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.G.
- OVERHEAD DOOR & DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- OVERHEAD DOOR & DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 110 MPH WIND EXPOSURE "C".
- CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- METAL LOUVER, DESIGN TO RESIST 90 MPH WIND EXPOSURE "C". PAINT TO MATCH BUILDING COLOR.
- HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
- DOCK BUMPER
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- EXTERIOR LIGHTING FIXTURE
- METAL CANOPY

GENERAL NOTES - ELEVATIONS

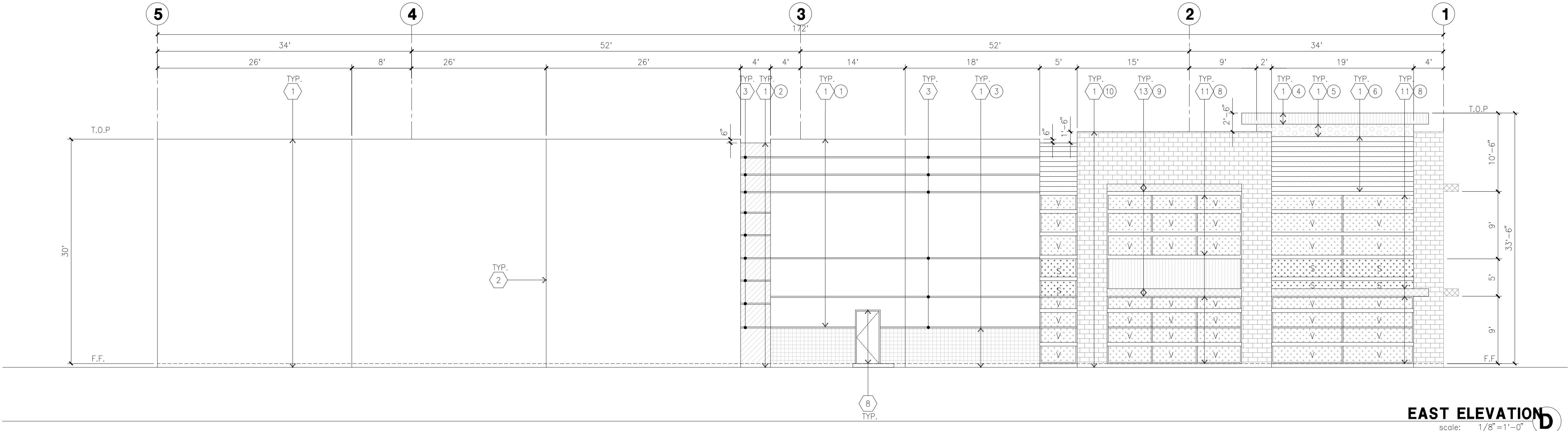
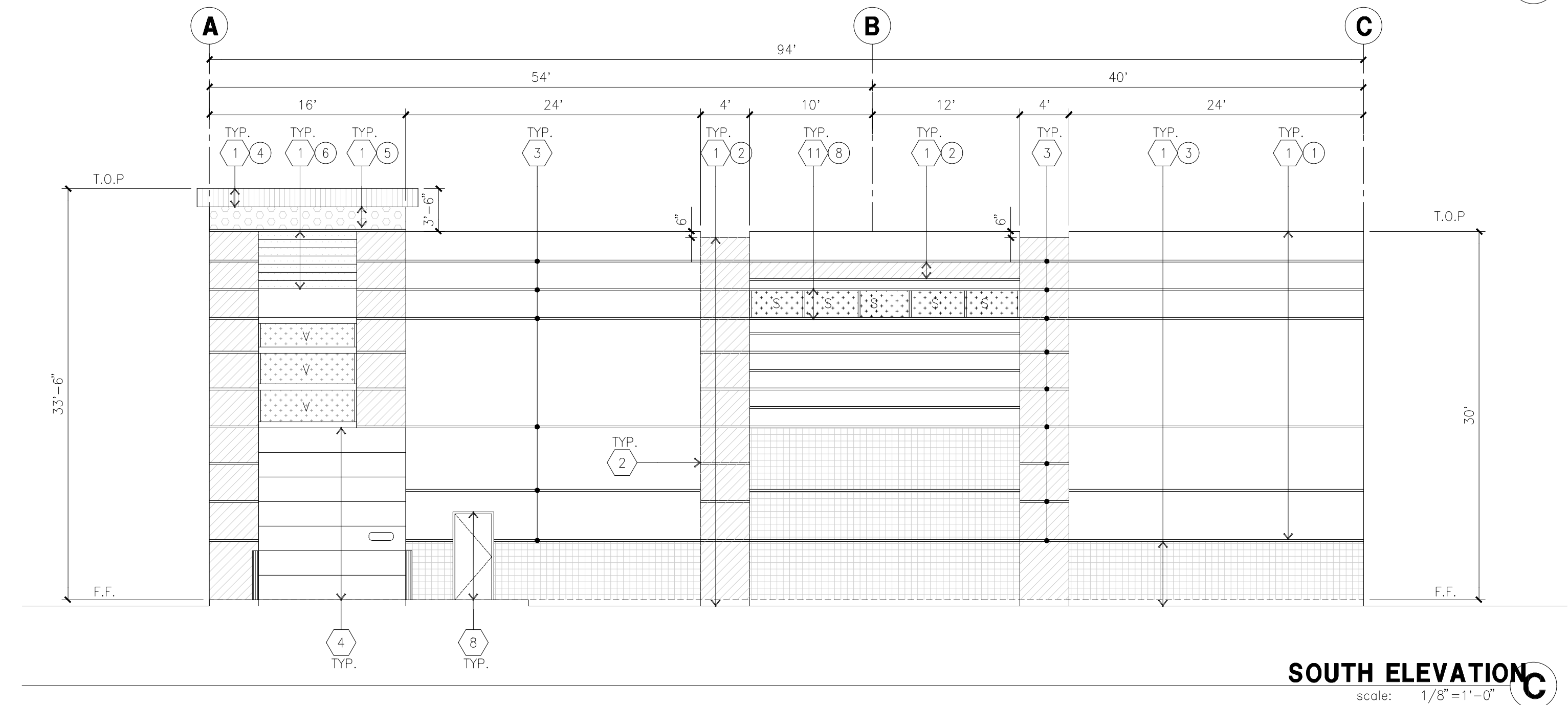
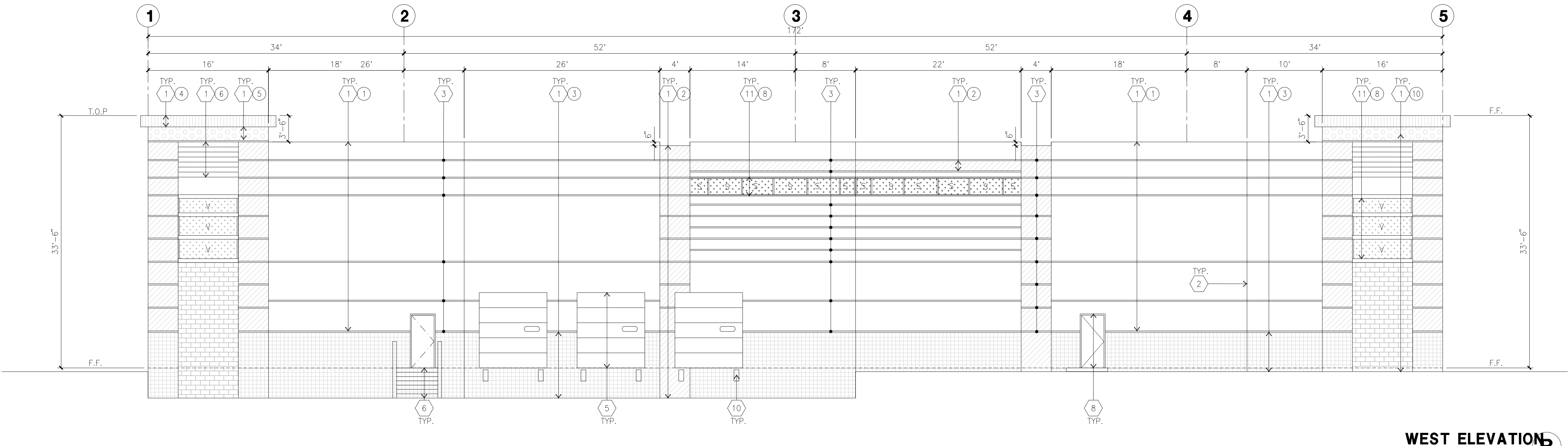
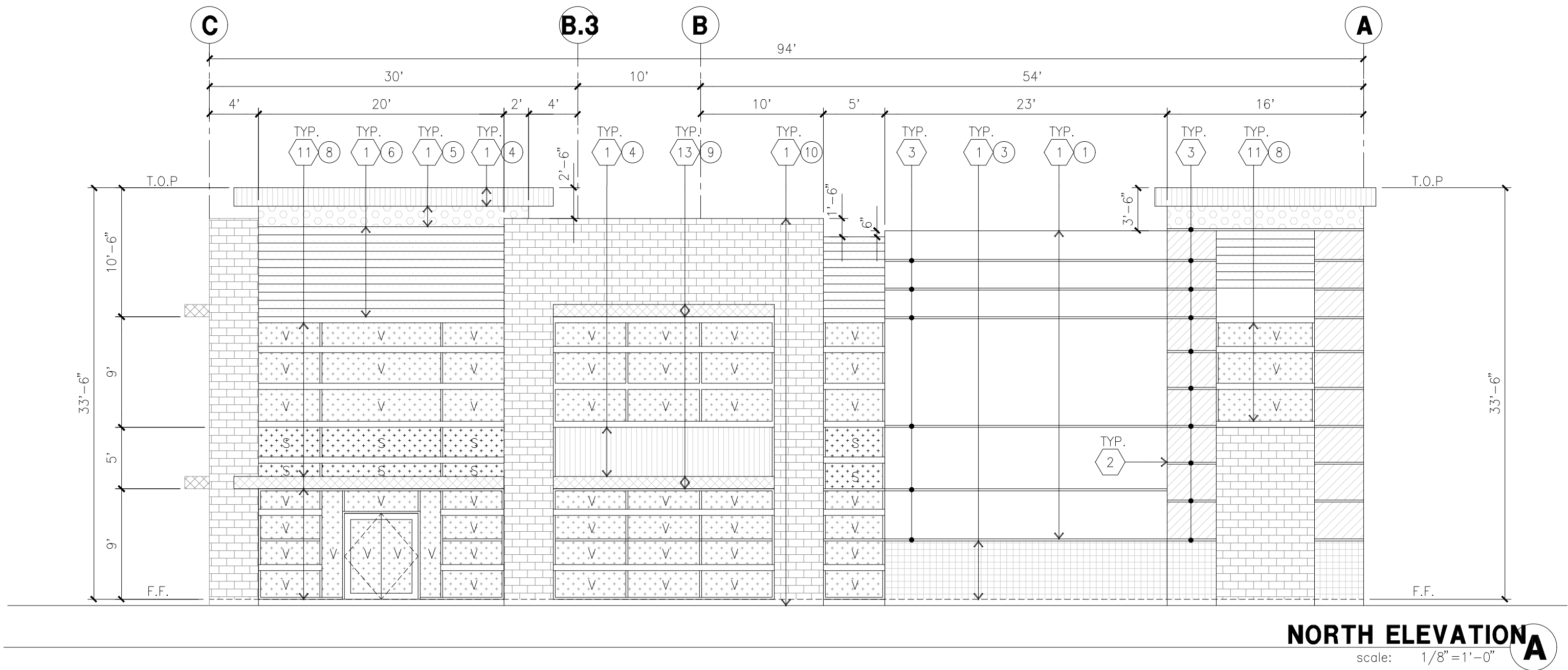
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C. T.O.P. EL= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
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J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

COLOR SCHED. - ELEVATIONS

- | | |
|----|---|
| 1 | CONCRETE TILT-UP PANEL PAINT BRAND: SHERWIN WILLIAMS SW 7004 |
| 2 | CONCRETE TILT-UP PANEL PAINT BRAND: SHERWIN WILLIAMS SW 7071 |
| 3 | CONCRETE TILT-UP PANEL PAINT BRAND: SHERWIN WILLIAMS SW 7072 |
| 4 | CONCRETE TILT-UP PANEL PAINT BRAND: SHERWIN WILLIAMS SW 7073 |
| 5 | CONCRETE TILT-UP PANEL PAINT BRAND: SHERWIN WILLIAMS SW 7074 |
| 6 | CONCRETE TILT-UP PANEL PAINT BRAND: SHERWIN WILLIAMS SW 7602 |
| 7 | MULLIONS PAINT BRAND: CLEAR ANODIZED |
| 8 | GLAZING COLOR: BLUE REFLECTIVE |
| 9 | METAL CANOPY PAINT BRAND: SHERWIN WILLIAMS SW 7004 |
| 10 | CONCRETE TILT-UP PANEL PAINT BRAND: ARIZONA TILE AEGUA-CIRCUS |

GLAZING LEGEND

- | | |
|----------------|-----------------------|
| SPANDREL GLASS | TEMPERED VISION GLASS |
| VISION GLASS | |





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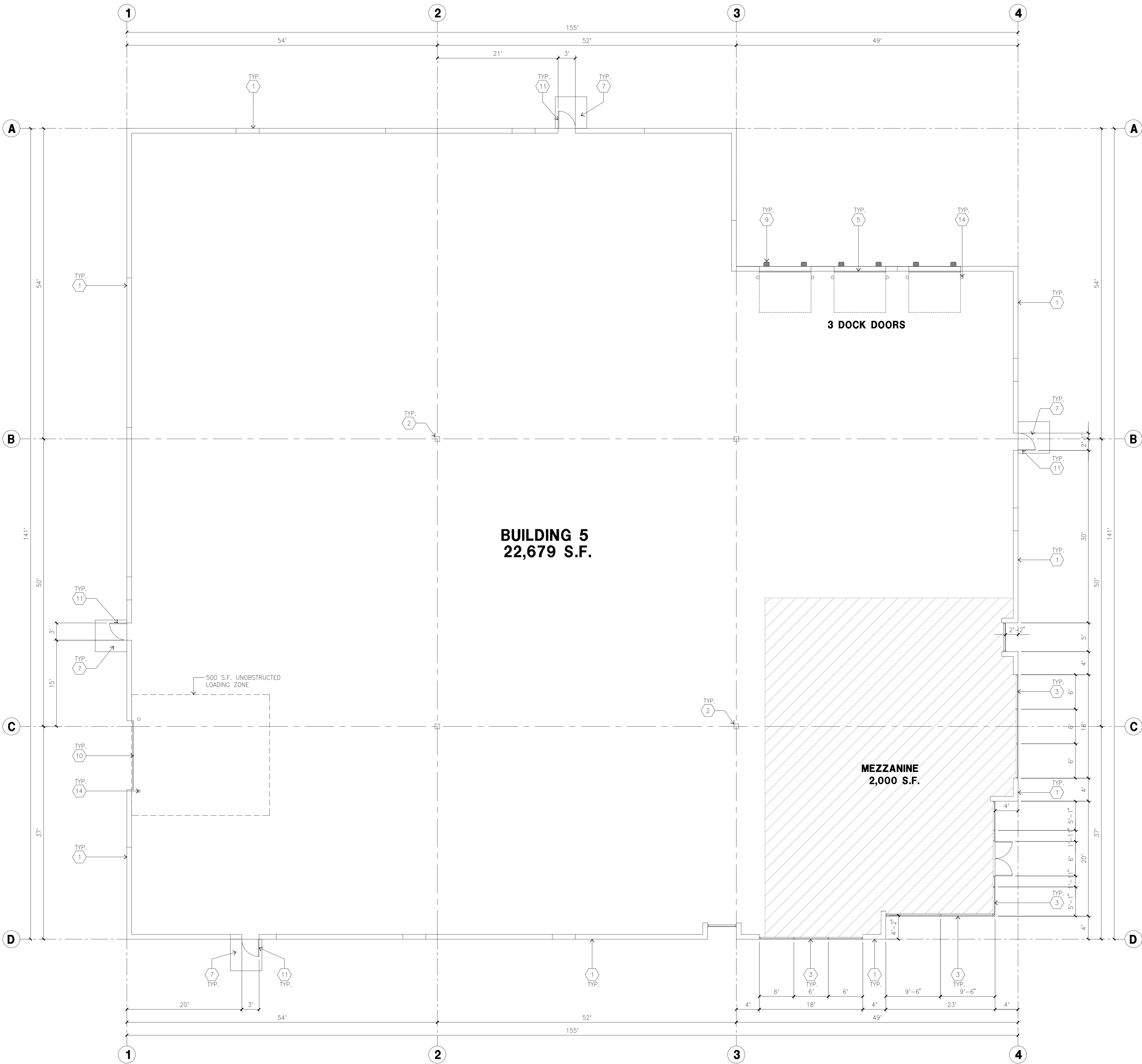
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Project Number: 18183
Drawn by: SH
Date: 1/8/19

Revision:

Sheet:

5-DAB-A2.1

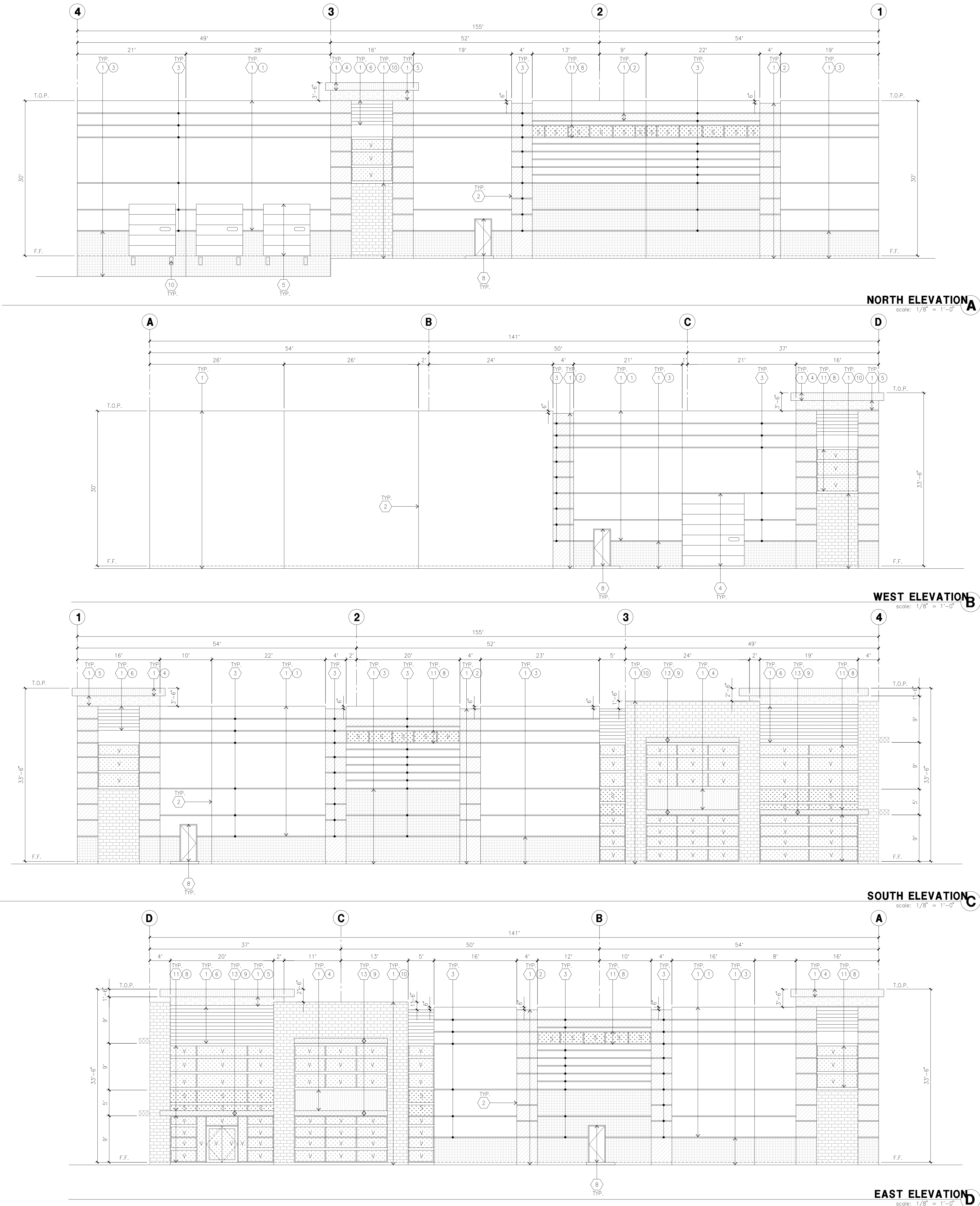


KETNOTES - FLOOR PLAN

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- STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
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- CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP. SEE "S" DWG FOR DETAIL.
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GENERAL NOTES - FLOOR PLAN

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KEYNOTES - ELEVATIONS

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GENERAL NOTES - ELEVATIONS

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G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
I. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
J. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.

COLOR SCHED. - ELEVATIONS

- | | |
|--|---|
| | 1 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7004 |
| | 2 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7071 |
| | 3 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7072 |
| | 4 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7073 |
| | 5 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7074 |
| | 6 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7602 |
| | 7 MULLIONS PAINT BRAND_CLEAR ANODIZED |
| | 8 GLAZING COLOR_BLUE, REFLECTIVE |
| | 9 METAL CANOPY PAINT BRAND_SHERWIN WILLIAMS SW 7004 |
| | 10 CONCRETE TILT-UP PANEL PAINT BRAND_ARIZONA TILE Aequa-CIRCUS |

GLAZING LEGEND

- | | | | |
|--|----------------|--|-----------------------|
| | SPANDREL GLASS | | TEMPERED VISION GLASS |
| | VISION GLASS | | |



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Electrical:	-
Landscape:	-
Fire Protection:	-
Soils Engineer:	-

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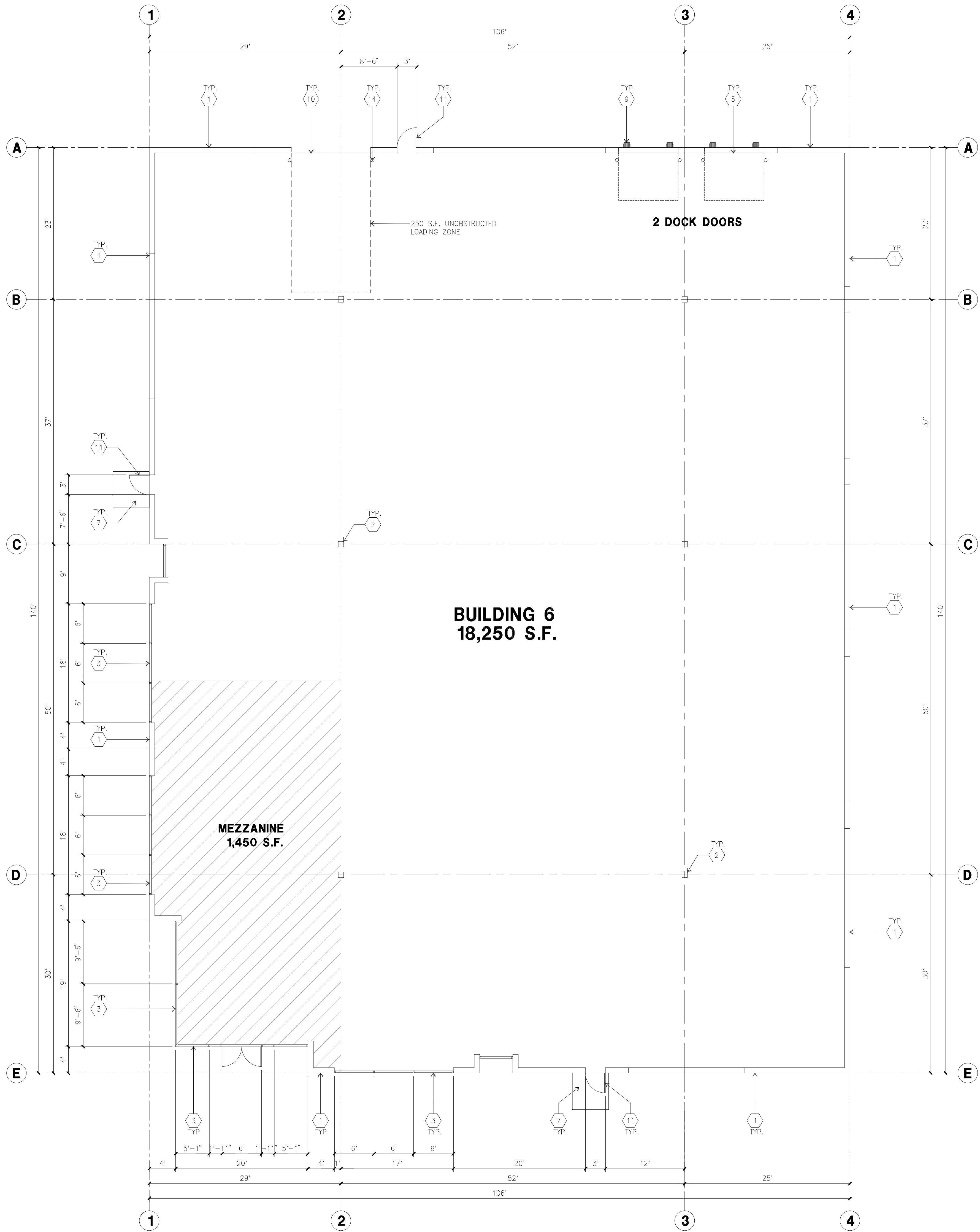
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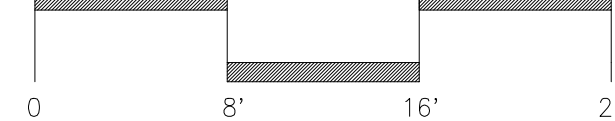
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OVERALL FLOOR PLAN

scale: 1/8"=1'-0"

SCALE: 1/8" = 1'-0"



KETNOTES - FLOOR PLAN

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- 2 STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP 1/4" 42" HIGH CONC. TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP. SEE "S" DWG FOR DETAIL.
- 5 9'-0" X 10' TRUCK DOOR. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 6 EXTERIOR CONCRETE STAIR.
- 7 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" - 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
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- 13 BRACE FRAME. SEE "S" DWGS.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O., 42"H.
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- 16 Z GUARD.
- 17 APPROXIMATE LOCATION OF ROOF TOP UNIT.

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- C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
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- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL OYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
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- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD-4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HORIZONTAL.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11338.1.1.1.
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/44.1 OFFICE SECTION.



hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:
KEARNY
Real Estate Company

KEARNY
REAL ESTATE COMPANY
1875 Century Park East - Ste.#380
Los Angeles, CA 90067

TEL: (310) 203-1858
FAX: (310) 203-1850

Project:

Telegraph & Romandel

Telegraph Rd. & Romandel Ave.
Santa Fe Springs, CA 90670

Consultants:

Civil: -
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: -
Fire Protection: -
Soils Engineer: -

Title: ELEVATIONS

Project Number: 18183
Drawn by: SH
Date: 1/8/19

Revision:

Sheet:

6-DAB-A3.1

KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL(PAINTED).
FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- PANEL JOINT.
- PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 110 MPH WIND EXPOSURE "C".
- CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM. TREAD PER ADA REQUIREMENTS.
- METAL LOWER DESIGN TO RESIST 90 MPH WIND EXPOSURE "C". PAINT TO MATCH BUILDING COLOR.
- HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
- DOCK BUMPER
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- EXTERIOR LIGHTING FIXTURE
- METAL CANOPY

GENERAL NOTES - ELEVATIONS

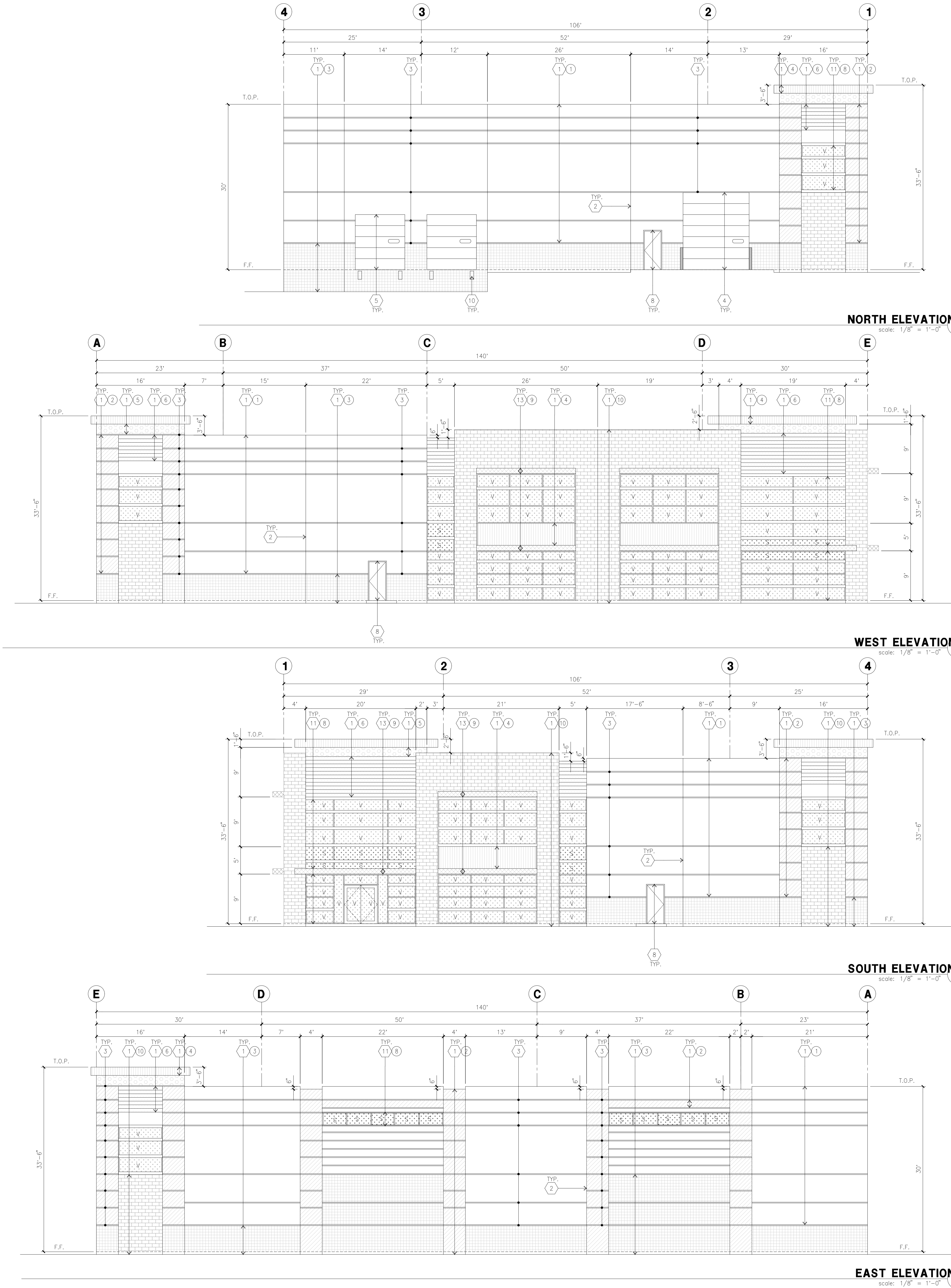
- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL = TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND UNTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.

COLOR SCHED. - ELEVATIONS

- | | |
|--|---|
| | 1 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7004 |
| | 2 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7071 |
| | 3 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7072 |
| | 4 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7073 |
| | 5 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7074 |
| | 6 CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN WILLIAMS SW 7602 |
| | 7 MULLIONS PAINT BRAND_CLEAR ANODIZED |
| | 8 GLAZING COLOR_BLUE REFLECTIVE |
| | 9 METAL CANOPY PAINT BRAND_SHERWIN WILLIAMS SW 7004 |
| | 10 CONCRETE TILT-UP PANEL PAINT BRAND_ARIZONA TILE AEGUA-CIRCUS |

GLAZING LEGEND

- | | | | |
|--|----------------|--|-----------------------|
| | SPANDREL GLASS | | TEMPERED VISION GLASS |
| | VISION GLASS | | |





North Elevation



West Elevation



South Elevation



East Elevation



Enlarged View of East Elevation - Romandel Avenue



KEARNY
Real Estate Company

Job No. 18183.00



01.21.2019

BUILDING 1 (24' CLEAR/ 30' T.O.P.)

Telegraph Rd. & Bloomfield Ave.

Santa Fe Springs, California



North Elevation



West Elevation



South Elevation



East Elevation



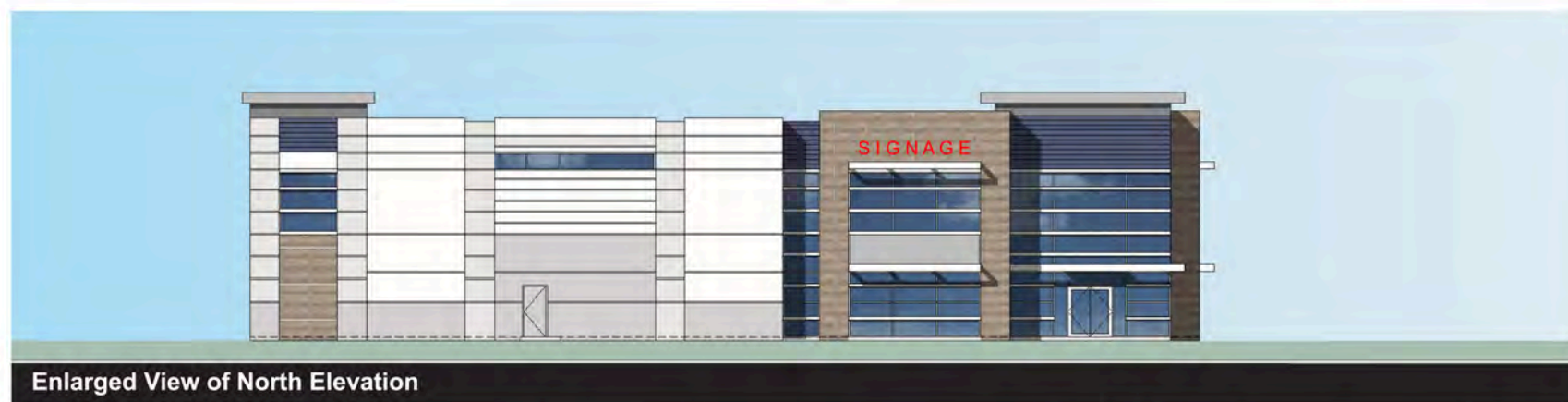
Enlarged View of East Elevation



KEARNY
Real Estate Company



Job No. 18183.00
BUILDING 2 (24' CLEAR/ 30' T.O.P.)
Telegraph Rd. & Bloomfield Ave.
Santa Fe Springs, California



KEARNY
Real Estate Company

Job No. 18183.00



01.21.2019

BUILDING 3 (24' CLEAR/30' T.O.P.)

Telegraph Rd. & Bloomfield Ave.

Santa Fe Springs, California



North Elevation



West Elevation



South Elevation



East Elevation- Romandel Avenue



Enlarged View of East Elevation - Romandel Avenue



KEARNY
Real Estate Company



Job No. 18183.00
BUILDING 4 (24' CLEAR/ 30' T.O.P.)

Telegraph Rd. & Bloomfield Ave.

Santa Fe Springs, California



KEARNY
Real Estate Company



BUILDING 5 (24' CLEAR/30' T.O.P.)

Telegraph Rd. & Bloomfield Ave.

Santa Fe Springs, California



North Elevation



West Elevation



South Elevation



East Elevation



Enlarged View of South Elevation



KEARNY
Real Estate Company



Job No. 18183.00
BUILDING 6 (24' CLEAR/30' T.O.P.)

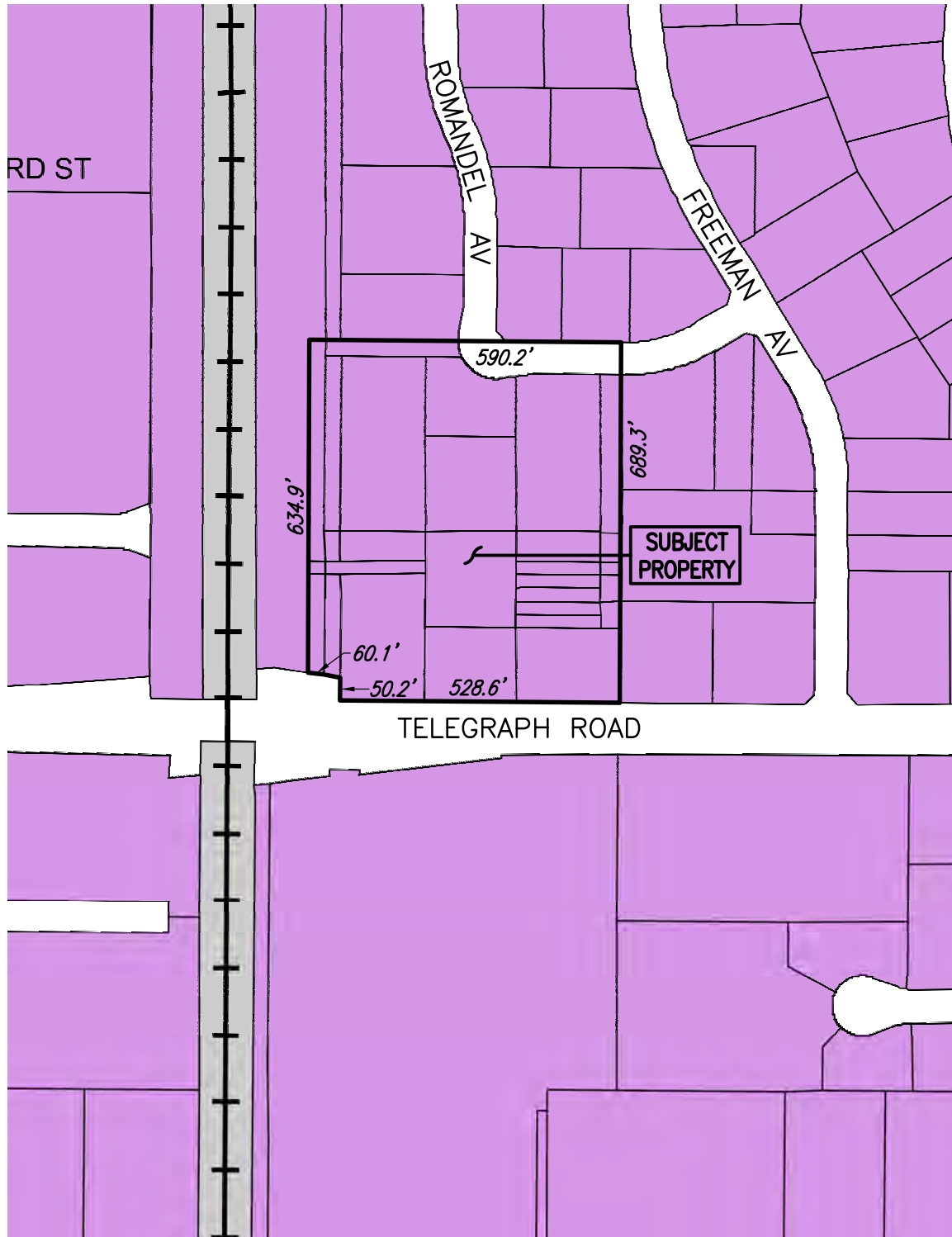
Telegraph Rd. & Bloomfield Ave.

Santa Fe Springs, California



SCALE: 1" = 300'

EXISTING ZONING



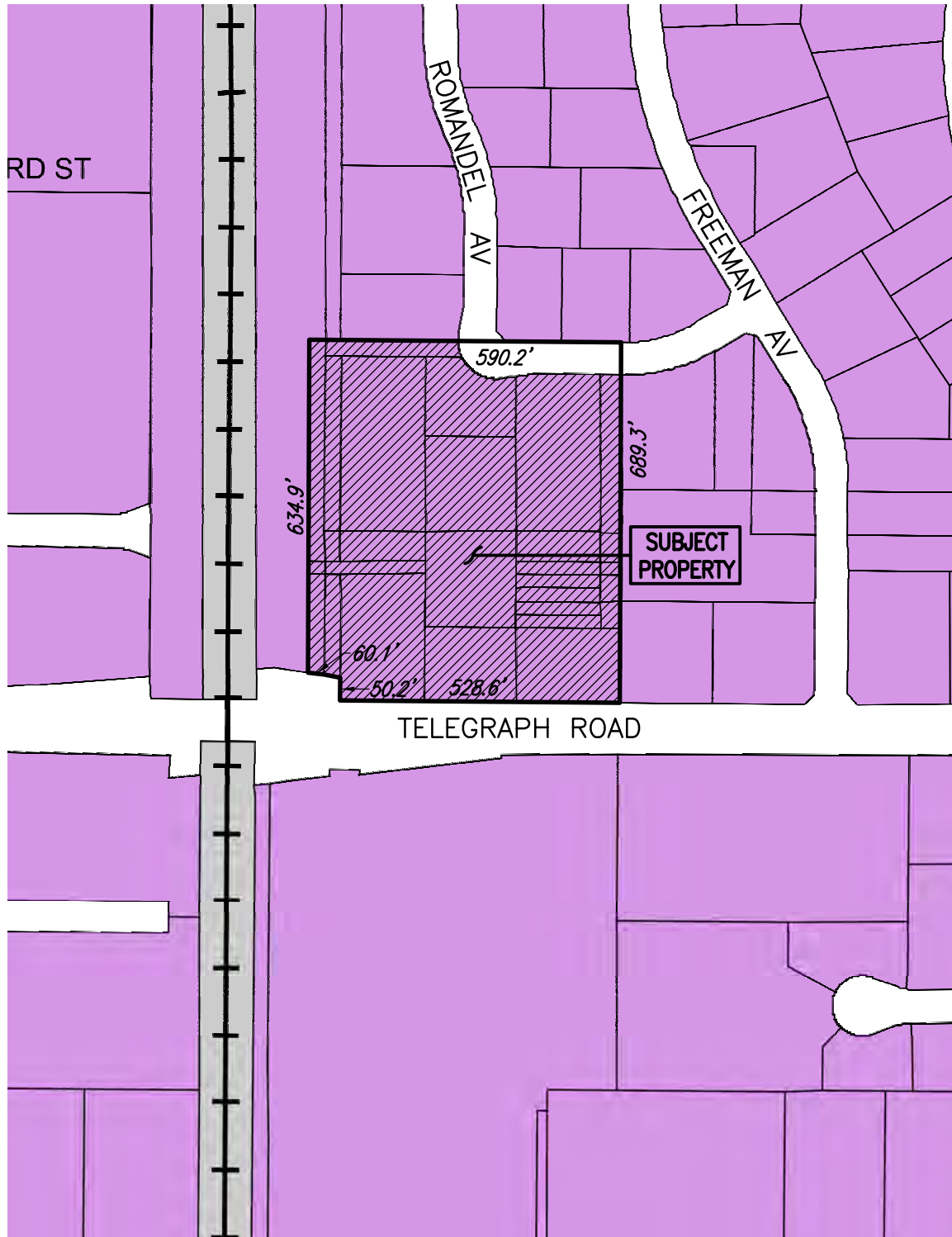
ZONING:



M-2 MANUFACTURING HEAVY

SCALE: 1" = 300'

PROPOSED ZONING



ZONING:



M-2 MANUFACTURING HEAVY



M-2-PD MANUFACTURING HEAVY - PLANNED
DEVELOPMENT OVERLAY ZONE

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 114-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
TENTATIVE PARCEL MAP NO. 82567;
DEVELOPMENT PLAN APPROVAL CASE NOS. 957-962; AND
ZONE CHANGE CASE NO. 138**

WHEREAS, a request was filed for Tentative Parcel Map No. 82567 to allow the consolidation of twenty-eight (28) existing parcels that make up the subject property (APN's: 8011-002-901, 8011-002-902, 8011-002-903, 8011-003-955, 8011-003-956, 8011-003-957, 8011-003-958, 8011-003-959, 8011-003-960, 8011-003-061, 8011-003-962, 8011-003-963, 8011-003-964, 8011-003-965, 8011-003-966, 8011-003-967, 8011-003-968, 8011-003-969, 8011-003-970, 8011-003-971, 8011-003-972, 8011-003-973, 8011-003-974, 8011-003-975, 8011-003-976, 8011-003-977, 8011-003-978, and 8011-003-979), into a single parcel measuring ±8.68 acres; and

WHEREAS, a request was concurrently filed for Development Plan Approval Case Nos. 957-962 to allow the construction of a six (6) new concrete tilt-up industrial buildings, ranging from 13,582 sq. ft. to 28,500 sq. ft., located along the north side of Telegraph Road with additional frontage on Romandel Avenue; and

WHEREAS, a request was concurrently filed for Zone Change Case No. 138 to change the zoning designation of an 8.68-acre property, from M-2 (Heavy Manufacturing) to M-2-PD (Heavy Manufacturing – Planned Development Overlay); and

WHEREAS, the subject property is located at 10075 – 10095 Romandel Avenue and 12015 – 12085 Telegraph Road, with Assessor's Parcel Numbers of 8011-002-901, 8011-002-902, 8011-002-903, 8011-003-955, 8011-003-956, 8011-003-957, 8011-003-958, 8011-003-959, 8011-003-960, 8011-003-061, 8011-003-962, 8011-003-963, 8011-003-964, 8011-003-965, 8011-003-966, 8011-003-967, 8011-003-968, 8011-003-969, 8011-003-970, 8011-003-971, 8011-003-972, 8011-003-973, 8011-003-974, 8011-003-975, 8011-003-976, 8011-003-977, 8011-003-978, and 8011-003-979, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is PPF Industrial, LLC, 1875 Century Park East, Suite 380, Los Angeles, CA 90067; and

WHEREAS, the proposed development which includes Tentative Parcel Map No. 82567, Development Plan Approval Case Nos. 957-962 and Zone Change Case No. 138 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 environmental following mitigation, therefore, the City caused to be prepared and proposed to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project; and

WHEREAS, On February 1, 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 February 1, 2019 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Special Planning Commission Meeting on February 12, 2019 concerning Tentative Parcel Map No. 82567, Development Plan Approval Case Nos. 957-962 and Zone Change Case No. 138.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicated that the proposed project will not result in any significant adverse immitigable impacts to the environment, therefore, the City required the preparation and adoption of a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the 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 reporting or monitoring program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

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

SECTION II. TENTATIVE PARCEL MAP DETERMINATION

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the general plan as required by Section 66473.5 of the Subdivision Map Act. Additionally, the Planning Commission shall deny a tentative map if it makes any of the findings set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

(A) Section 66473.5 and Sections 66474(a) and (b) of the Subdivision Map Act require tentative maps to be consistent with the general plan and specific plans.

The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that:

Approval of the proposed Tentative Parcel Map would promote a number of Specific General Plan Goal and Policies as described in "Table 1" on the following page:

Table 1
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The consolidation of the individual parcels will produce one lot that will provide industrial uses that provide a more viable development opportunity of the subject site.
	Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	The project involves the consolidation of twenty-eight (28) existing parcels measuring approximately +/- 8.68 ac. into one (1) parcel located between Telegraph Rd. & Romandel Ave.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation of the existing parcels will support and facilitate the development of a new six (6) building industrial center within city limits.

The proposed Tentative Parcel Map, subject to the attached conditions, is compatible with the goals and objectives of various elements of the City of Santa Fe Springs General Plan, and therefore, is in compliance with Government Code Sections 66473.5, and 66474(a) and (b).

- (B) Sections 66474(c) and (d) of the Subdivision Map Act require the site to be physically suitable for the type of development and proposed density of development.

In addition to the proposed parcel map, the applicant is concurrently seeking approval to allow the existing zoning designation of M-2, Heavy Manufacturing, to be changed to M-2-PD, Heavy Manufacturing – Planned Development, and to allow for the construction of six (6) new concrete tilt-up industrial buildings, ranging from 13,582 sq. ft. to 28,500 sq. ft., located along the north side of Telegraph Road with additional frontage on Romandel Avenue. Therefore, the subject site is physically suitable for the proposed development.

- (C) Sections 66474(e) and (f) of the Subdivision Map Act require that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.

The proposed consolidation is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. Additionally, as required by the California Environmental Quality Act (CEQA), an Initial Study (IS)/Mitigated Negative Declaration (MND) was prepared for the proposed industrial project. According to the IS/MND, the project is not expected to have any impacts on biological resources or cause serious public health problems.

- (D) Section 66474(g) of the Subdivision Map Act requires that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

New easements for utility or roadways, if necessary, will be provided prior to final map approval. Moreover, no public easements are anticipated as a result of the proposed consolidation.

- (E) In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the IS/MND Mitigation Monitoring and Reporting Program, submit an erosion control plan and comply with the NPDES Best Management Practices during the grading and construction phases of the project.

The project is conditioned to meet all federal, state, and local ordinances and requirements including, but not limited to, the California Regional Water Quality Control Board.

- (F) That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivisions to provide for Future Passive or Natural Heating and Cooling Opportunities."

Future Passive or Natural Heating and Cooling Opportunities will be incorporated with the proposed developments. To the extent feasible, staff will review the proposed developments to ensure that energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

SECTION III. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and

determination of the subject Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

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

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

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

1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial.
2. The proposed project will result in six (6) new concrete tilt-up speculative industrial buildings, therefore the land is being maintained for industrial uses.
3. The project involves the construction of six (6) new attractive industrial buildings on a site that is currently underutilized. The assessed value of the property will significantly improve after the project, thus leading to an increase in property values for both the subject property and neighboring properties.
4. The new buildings offers new construction with modern amenities (i.e. greater ceiling height, energy efficient, etc.) that will help to attract local industrial businesses to either locate or remain in Santa Fe Springs.

It should be noted that a Zone Change is being requested to allow a Planned Development Overlay. The proposed Zone Change is to allow variety and flexibility to the City's Zoning Regulations in order to improve the subject 8.68-acre site, which has never been developed due to existing and on-going oil production activities. In exchange for the Planned Development Overlay, the applicant has provided a project of high standards of design and quality of improvements. It should be noted that, as set forth by Section 155.328 of the City's Zoning Regulations, the project will exceed the minimum 5-acre requirement.

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

As mentioned previously, the subject site is currently underutilized. The applicant is proposing to construct six (6) new concrete-tilt up industrial buildings on the subject site. The proposed buildings have been designed with variation in the provided setback, height, color, and materials used. The result is an attractive project with contemporary buildings that are comparable to other high quality office/industrial projects here in Santa Fe Springs.

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

The proposed building is well-designed and should be highly suitable for a variety of office, manufacturing and/or warehouse-type users. The design of the proposed buildings provide quality architectural design, as demonstrated by glazing, pop-outs, and variations in height, materials, and color. These architectural design elements break up the mass of the buildings, and present an attractive, distinctive façade to visitors. As designed, the new buildings are suitable for their intended users, and the distinctive design of the buildings represents the architectural principles of proportion and harmony.

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

Extensive consideration has been given to numerous elements associated with the proposed project to achieve harmony with the City's Zoning Regulations. The majority of the landscaping will be provided along Telegraph Road and Romandel Avenue for maximum aesthetic value. Additionally, the majority of truck wells and dock doors have been strategically placed so that they will not be directly visible from the public right-of-way, with exception of Buildings 1, 2, and 5. Considerations have been taken to ensure that the truck wells and dock doors which are visible have been placed in a manner to reduce its visibility from the public street, or otherwise, setback far enough that aesthetic impacts are reduced. And lastly, the proposed trash enclosures have been strategically placed where they are not visible or easily accessible by the public, and where they have least impact on adjacent properties.

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

As stated previously, the proposed buildings are contemporary in design. The architect used variations in the provide setback, materials and color. The style and architecture of the proposed buildings are consistent with other high quality buildings in the general area. The architect has applied an extensive amount of glazing, color variation, height variation, recessed areas, and has uniquely

incorporated an Arizona tile known as Aequa Cirrus into the overall design. Specifically, the Aequa Cirrus will be used within, or directly adjacent to, the truck loading areas for the aforementioned buildings, which is not commonly seen for most industrial projects.

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

Pursuant to Section 155.736 of the Zoning Regulations “The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.” The Planning Commission believes that proper attention has been given to the location, size, and design of the proposed building. The Planning Commission, therefore, finds that the new contemporary industrial buildings are well-designed and thus will be an enhancement to the overall area.

SECTION IV. ZONE CHANGE FINDINGS

Section 155.829 of the Zoning Regulations stipulates that, in considering any request for a change of zone, the Commission shall satisfy itself that the following conditions prevail before recommending that the change be granted:

- (A) *That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.*

As proposed, the underlying zone of M-2, Heavy Manufacturing, will remain unchanged. The intent of the Zone Change is to include a PD, Planned Development Overlay to the existing zoning, which will allow variety and flexibility, while at the same time, maintain high standards of design and quality of improvements. The subject site has never been developed due to the existing oil well operations, and therefore, the flexibility of the Planned Development Overlay is needed to cooperate with the Joint Use Agreement imposed by Breitburn-Maverick.

- (B) *That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.*

As previously mentioned, the Joint Use Agreement imposed by the oil well operator, Breitburn-Maverick, restricts the overall design configuration for the subject property. The proposed Zone Change will allow the applicant to develop the desired speculative buildings, including truck wells and dock doors for the intended users, while allowing flexibility from the City’s Zoning Regulations in

exchange for a high quality project. Without the Zone Change, and specifically the Planned Development Overlay, it would be very challenging for anyone to achieve an economically viable project that also conforms to the Joint Use Agreement with Breitburn-Maverick.

- (C) *That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general.*

The proposed Zone Change will have the following positive impacts: (1) promote jobs and increase employment opportunities; (2) raise the property value of the subject property, as well as, other properties in the surrounding area; and (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful environment.

- (D) *That the proposed change of zone will not adversely affect the master plan of the city.*

The General Plan is the master plan of the city. The General Plan provides the overall direction for the future development of the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe Springs. It is a long range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work and frequent Santa Fe Springs.

The General Plan consists of six mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space/Conservation; 4) Safety; 5) Circulation; and 6) Noise. There is no evidence to suggest that the proposed Zone Change will adversely affect the master plan of the city. In fact, the Zone Change, if approved, will help facilitate a development project that may not be possible without the flexibility provided by the Planned Development Overlay Zone.

Additionally, the following table (Table 2) illustrates how the proposed Zone Change will be consistent with the goals and policies of the General Plan.

Table 2
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs Industrial area.	Consistent: The proposed development will allow an area of land currently dedicated for the sole purpose of oil extraction to incorporate other industrial and office uses, while constructing six (6) new attractive buildings.
	Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in	Consistent: The proposed Tentative Parcel Map will consolidate twenty-eight (28)

	order to create more viable development.	existing parcels into one (1) 8.86 AC lot in order to allow an attractive new development consisting of six (6) industrial buildings.
	Policy 9.5: Encourage the release of land surface no longer needed for petroleum production so the oil field area can be developed in accordance with the goals of the General Plan.	Consistent: The proposed Zone Change will allow flexibility so that the existing oil operations may remain, but to also allow for the land surrounding the wells to be developed.
<u>Circulation</u>	Policy 1.6: Limit driveway access on arterial streets to maintain a desired quality of flow.	Consistent: It has been conditioned that the driveway along Telegraph Road shall only allow the ingress and egress of passenger vehicles. All truck traffic shall occur on Romandel Avenue.

SECTION V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 114-2019 to approve Tentative Parcel Map No. 82567 to allow the consolidation of twenty-eight (28) existing parcels that make up the subject property (APN's: 8011-002-901, 8011-002-902, 8011-002-903, 8011-003-955, 8011-003-956, 8011-003-957, 8011-003-958, 8011-003-959, 8011-003-960, 8011-003-961, 8011-003-962, 8011-003-963, 8011-003-964, 8011-003-965, 8011-003-966, 8011-003-967, 8011-003-968, 8011-003-969, 8011-003-970, 8011-003-971, 8011-003-972, 8011-003-973, 8011-003-974, 8011-003-975, 8011-003-976, 8011-003-977, 8011-003-978, and 8011-003-979), into a single parcel measuring ±8.68 acres; Development Plan Approval Case Nos. 957-962 to allow the construction of a six (6) new concrete tilt-up industrial buildings, ranging from 13,582 sq. ft. to 28,500 sq. ft., located along the north side of Telegraph Road with additional frontage on Romandel Avenue; Zone Change Case No. 138 to change the zoning designation of the 8.68-acre property, from M-2 (Heavy Manufacturing) to M-2-PD (Heavy Manufacturing – Planned Development Overlay); and also to approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP) for the subject property located at 10075 – 10095 Romandel Avenue and 12015 – 12085 Telegraph Road, subject to conditions attached hereto as Exhibit A & Exhibit B.

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

Chairperson

ATTEST:

Wayne M. Morrell, Acting Planning Secretary

Exhibit A – Conditions of Approval

Development Plan Approval Case Nos. 957-962

Telegraph Road & Romandel Avenue (APNs: 8011-002-901, 8011-002-902, 8011-002-903, 8011-003-955, 8011-003-956, 8011-003-957, 8011-003-958, 8011-003-959, 8011-003-960, 8011-003-961, 8011-003-962, 8011-003-963, 8011-003-964, 8011-003-965, 8011-003-966, 8011-003-967, 8011-003-968, 8011-003-969, 8011-003-970, 8011-003-971, 8011-003-972, 8011-003-973, 8011-003-974, 8011-003-975, 8011-003-976, 8011-003-977, 8011-003-978, and 8011-003-979)

CONDITIONS OF APPROVAL

GENERAL

1. The attached list of conditions of approval shall apply to the applicant, PPF Industrial, LLC, and specifically the proposed development project on the subject 8.68-acre site. These conditions do not affect the existing ongoing operations of Breitburn-Maverick.

ENGINEERING / PUBLIC WORKS DEPARTMENT: **(Contact: Robert Garcia 562.868-0511 x7545)**

STREETS

2. That the applicant shall pay a flat fee of \$83,892.10 to reconstruct/resurface the existing street frontage to centerline for Telegraph Road and Romandel Avenue.
3. That applicant shall remove and replace (2) driveway approaches, curb, & gutter per city standard plan R-6.4 along Telegraph Road and along Romandel Avenue.
4. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the entire Romandel Avenue frontage and Telegraph Road frontage from the east property line to the driveway (approximately 120 Feet). If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
5. All above ground oil wells, pipelines, tanks, and related lines within the public right-of-way shall be placed underground unless otherwise approved by the City Engineer.
6. That the applicant shall pay to the City the entire cost (\$30,000) of design, engineering, installation and inspection to relocate (1) street light on Romandel Avenue in conflict with proposed driveway entrance and (1) new street light on Telegraph Road east of the driveway.
7. 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 \$1,600.00 to install (8) new signs.

8. The applicant will be responsible for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development.
9. Proposed driveways shall be located to be free and clear of existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

10. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road and Romandel Avenue). Storm drain plans shall be approved by the City Engineer.
11. 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.
12. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
13. All buildings shall be connected to the sanitary sewers.
14. 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.
15. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
16. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

17. All trucks will only be allowed to enter/exit development from Romandel Avenue. Non truck traffic exiting the development via the Telegraph Road driveway will be restricted

to right turn out. The applicant will modify the existing Telegraph Road median to prohibit left turns out of the Telegraph driveway.

PARCEL MAPS

18. Final parcel map checking of \$4,970 plus \$295 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
19. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

FEES

20. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
21. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
22. That the applicant shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

23. 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.
24. 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.
25. 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.
26. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be

required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

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

27. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer, registered geologist or other Fire-Rescue approved technical expert. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings, along with a description of any recommended remedial actions (if necessary), signed by a registered engineer, registered geologist or Fire-Rescue approved technical expert, must be provided to the Department of Fire-Rescue.
28. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
29. That all abandoned oil wells located beneath or within 10 feet of the proposed building footprint are abandoned to current Department of Oil, Gas and Geothermal Resources (DOGGR) standards.
30. That all abandoned oil wells located beneath or within 10 feet of the proposed building footprint shall be equipped with a concrete vent cone. The installation of the vent cone and associated vent piping shall be approved by the Department of Fire-Rescue prior to installation.
31. 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.
32. 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.
33. 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.

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.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562.868-0511 x3815)

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

remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.

39. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
40. 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.
41. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 x3320)

42. 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) day from the date of approval by the Planning Commission.
43. That for emergency purposes, the applicant shall provide the name of the construction manager/superintendent, and his contact information to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
44. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later

than 30 days after the project has been completed and prior to the occupancy permit being issued.

45. 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.
46. 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 wood boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
47. That during the construction phase, the developer and/or contractor shall maintain the construction site free of trash and debris where it is not visible from public view. Moreover, all bathroom facilities (outhouses, etc.) shall be placed where they are not visible from the public street.
48. That during the construction phase, the developer and/or contractor shall monitor the site and maintain it clean of any graffiti. Graffiti shall be removed within 72-hours from when it was noticed.
49. That the property owner and/or lease agent shall notify any potential tenant that a city business license is required prior to occupying any portion of the property.
50. That the property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisle shall not be reduced or encroached upon with outdoor storage. Moreover, outdoor storage is prohibited at all times. This condition does not apply to Breitburn Operating LP and/or its contractors when servicing wells or their related well equipment
51. That the property manager shall not allow any gardeners or landscaping maintenance crews, or parking sweeping crews to begin their work until after 7:00 a.m. and no later than 7:00 p.m. seven-days per week. This condition does not apply to Breitburn Operating LP and/or its contractors when servicing wells or their related well equipment.
52. That all parking stalls and/or designated on-site parking areas shall be constantly available to all employees during their respective business hours. Parking stalls shall not be sectioned off for reserved or preferred parking. This condition does not apply to Breitburn Operating LP and/or its contractors when servicing wells or their related well equipment.

WASTE MANAGEMENT:

(Contact: Wayne Morrell 562.868.0511 x7362)

53. 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.
54. 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.
55. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

56. Approval of the subject Development Plan Approval (DPA) Case Nos. 957-962 is still contingent upon approval of Tentative Parcel Map No. 82567, to allow the consolidation of twenty-eight (28) existing parcels that make up the subject property (APN: 8011-002-901, 8011-002-902, 8011-002-903, 8011-003-955, 8011-003-956, 8011-003-957, 8011-003-958, 8011-003-959, 8011-003-960, 8011-003-061, 8011-003-962, 8011-003-963, 8011-003-964, 8011-003-965, 8011-003-966, 8011-003-967, 8011-003-968, 8011-003-969, 8011-003-970, 8011-003-971, 8011-003-972, 8011-003-973, 8011-003-974, 8011-003-975, 8011-003-976, 8011-003-977, 8011-003-978, and 8011-003-979) into a single parcel measuring ±8.68 acres, and Zone Change Case No. 138, to change the zoning designation of the subject ±8.68 acre site, from M-2 (Heavy Manufacturing) to M-2-PD (Heavy Manufacturing – Planned Development).
57. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
58. If the subject property is deemed to be located within the “Methane Zone” by the City of Santa Fe Springs Planning Department, the owner/developer shall indicated the subject property is located within the Methane Zone on the first page of the building construction plans. Said indication shall be clearly painted with a minimum front size of 20 point.

59. 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 the subject development. The Mitigation Monitoring and Reporting Program is listed as an attachment to the staff report.
60. Applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Planning Department staff will verify compliance prior to the issuance of the Certificate of Occupancy. *On-going monitoring shall be reported to the City every six (6) months.*
61. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a) Name of the development/project.
 - b) Name of the development company.
 - c) Address or Address range for the subject site.
 - d) 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
62. The applicant, PPF Industrial, LLC, shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
63. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
64. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations.
65. Prior to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.
66. Except as described in Section 155.462 of the City's Zoning Regulations, the applicant agrees and understands that all electrical distribution lines of 16,000 volts or less, telephone, cable antenna television and similar service wires or cables, which provide direct service to the property being developed shall be placed underground.
67. Applicant shall provide for appropriate cable television systems and for communication systems, including but not limited to, telephone and internet services to each building in

the subdivision. The applicant is responsible for complying with this requirements and shall make necessary arrangements with each of the serving utilities, including licensed cable television operators and other video service providers for the installation of these facilities.

68. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
69. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
70. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Planning or designee. In addition, rooftop mechanical equipment shall be setback a minimum 15 feet from the exterior edges of the building. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
71. Applicant shall design and construct meandering sidewalks along the front setback area of Romandel Avenue. Said meandering sidewalks must be reviewed and approved by the Planning Department and Public Works Department prior to construction.
72. Applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used, shrubs designed to fully screen the interior yard and parking areas from public view, and 24"

box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

73. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
74. The applicant, PPF Industrial, LLC, shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
75. Landscaping shall be provided between Buildings 3 & 6 in a manner that will screen all dock doors and loading activities from both Telegraph Road & Romandel Avenue. Any proposed landscaping shall first be reviewed and approved by the Director of Planning or designee.
76. Prior to the issuance of building permits, the applicant (PPF Industrial, LLC) shall provide proof of request from Breitburn Operating LP for the installation and use of grasscrete where deemed appropriate on the subject property. The final location and overall quantity of grasscrete shall be determined by a mutual agreement between the City of Santa Fe Springs, PPF Industrial, LLC, and Breitburn Operating LP.
77. Upon completion of the new landscaping, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
78. Prior to plan check submittal, the applicant shall submit plans to the Planning Department for review and approval of all private open space areas for the development. At minimum, the proposal (plan) shall include the size and location of the dedicated spaces, as well as, identify the proposed features and/or amenities. Such features shall include, but are not limited to, conceptual landscaping, seating areas, etc.
79. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the

equipment, and eight (8) foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the Guideline is available at the Planning Department.

80. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
81. The proposed grade level roll-up doors located at the rear of Buildings 3 & 6 shall only be used for forklift access and shall not be utilized for truck loading and unloading at any time.
82. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
83. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
84. There shall be no roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of any of the proposed buildings and visible from a public street.
85. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
86. Pursuant to the sign standards of the Zoning Regulations and related Sign Guidelines of the City of Santa Fe Springs, a comprehensive Sign Program for the development shall be prepared and submitted to the Director of Planning (or designee) for approval prior to obtaining a building permit for any signs related to the subject development. All signs throughout the subject site shall be installed in accordance with the approved comprehensive Sign Program for the subject development.
87. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*). Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the

development. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Additionally, said enclosure shall be consistent with the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313.

88. Applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Romandel Avenue or Telegraph Road, use street(s) as a staging area, or to backup onto the street from the subject property.
89. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
90. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
91. The applicant, PPF Industrial, LLC, shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to, the following:
 - a) Current maps, routes and schedules for public transit routes serving the site; and
 - b) Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 - c) Ridesharing promotional material supplied by commuter-oriented organizations; and
 - d) Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - e) A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
92. A minimum of 187 parking stalls shall be provided and continually maintained on-site at all times. Said parking stalls shall be legibly marked off on the pavement, showing the required parking spaces. Additionally, all compact spaces shall be further identified by having the words "compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
93. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the

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

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
94. Applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.

95. Applicant shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
96. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
97. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
98. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department, at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
99. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
100. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
101. Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. *It should be noted that certain changes may also require approvals from other departments.*
102. The applicant, PPF Industrial, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive

notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

103. 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.
104. 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.
105. All otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval for a period of 12 consecutive months shall terminate said Development Plan Approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

Exhibit B – Conditions of Approval

Tentative Parcel Map No. 82567

Telegraph Road & Romandel Avenue (APNs: 8011-002-901, 8011-002-902, 8011-002-903, 8011-003-955, 8011-003-956, 8011-003-957, 8011-003-958, 8011-003-959, 8011-003-960, 8011-003-061, 8011-003-962, 8011-003-963, 8011-003-964, 8011-003-965, 8011-003-966, 8011-003-967, 8011-003-968, 8011-003-969, 8011-003-970, 8011-003-971, 8011-003-972, 8011-003-973, 8011-003-974, 8011-003-975, 8011-003-976, 8011-003-977, 8011-003-978, and 8011-003-979)

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT

(Contact: Robert Garcia 562.868-0511 x7545)

1. Final parcel map checking of \$4,970 plus \$295 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

3. Approval of Tentative Parcel Map No. 82567 is subject to compliance with the provisions of the Mitigation Monitoring and Reporting Program (MMRP) which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration. The MMRP has been made part of the conditions of approval and is also listed as an attachment to the staff report.
4. Applicant shall provide for appropriate cable television systems and for communication systems, including but not limited to, telephone and internet services to each building in the subdivision. The applicant is responsible for complying with this requirements and shall make necessary arrangements with each of the serving utilities, including licensed cable television operators and other video service providers for the installation of these facilities.

5. The Final Map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
6. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant or their civil engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
7. Tentative Parcel Map No. 82567 shall expire 24 months after Planning Commission approval, on February 12, 2021, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The consolidation proposed by Tentative Parcel Map No. 82567 shall not be effective until such time that a final map is recorded.
8. As a condition for approval for Tentative Parcel Map No. 82567, the "Consolidator," PPF Industrial, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.
9. Applicant shall comply with Government Code Section 66436 (a)(3) before approval of the final map, and shall provide "no objection" letters from the public entity or utility to the satisfaction of the City Engineer.
10. 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.

11. 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.



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 789

A request for a ten-year permit approval and equipment upgrades of the existing 65'-tall monopalm wireless telecommunications facility located at 12624 Rosecrans Avenue (APN: 8082-001-020) within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. (EWA for AT&T)

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. 789, and thereafter close the Public Hearing; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Approve Conditional Use Permit Case No. 789, subject to the conditions of approval as contained with Resolution No. 115-2018; and
- Adopt Resolution No. 115-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION:

- A. Applicant: EWA
Attn: Jeremy Siegel
61 Bellwind
Irvine, CA 92603
(714) 366-8047
jsiegel@ewa-inc.com
- B. Facility Owner: AT&T Mobility
Attn: Connie Voeks

- 1452 Edinger Ave, 3rd Floor
Tustin, CA 92780
- C. Property Owner: Rosecrans SFS LLC
1690 Ashley Way
Colton, CA 92324
- D. Subject Property: 12624 Rosecrans Ave.
APN: 8082-001-020
- E. Existing Zone: M-2-FOZ (Heavy Manufacturing – Freeway Overlay Zone)
- F. General Plan: Industrial
- G. CEQA Status: Categorically Exempt (Class 1)
- H. Hearing Date: February 12, 2019
- I. Staff Contact: Laurel Reimer, Planning Consultant
laurelreimer@santafesprings.org
(562) 868-0511 x7354

LOCATION AND BACKGROUND

The subject monopalm was first approved in 1999 via Development Plan Approval Case No. 666, which allowed for a 65'-tall monopalm and an associated equipment room located beneath an existing vehicle ramp. At that time, wireless facilities were only regulated by an adopted set of guidelines, and numerous facilities were allowed to be constructed without first obtaining a conditional use permit. Ordinance 1090, passed September 28, 2017, added Chapter 157 (Wireless Telecommunications Facilities) to the city's Code of Ordinances, which established a comprehensive set of regulations and standards for the permitting, placement, design, installation, operation and maintenance of wireless telecommunications facilities in all areas within the city. Per §157.04(A), all wireless telecommunications facilities are now subject to the granting of a conditional use permit.

AT&T is seeking approval to replace three (3) antennas, remove three (3) remote radio units, add twelve (12) remote radio units (3 within the equipment room), add one (1) surge suppressor, and make other related equipment upgrades at the monopalm located at 12624 Rosecrans (APN 8082-001-020), in the M-2-FOZ (Heavy Manufacturing Freeway - Overlay) Zone. In compliance with §157.03(A)(3), any facility that was lawfully constructed prior to September 28, 2017 but is subsequently modified must comply with the current requirements of the ordinance. Since the existing

monopalm does not currently have a valid conditional use permit, AT&T is required to obtain one in order to complete their facility upgrades.

In addition to the equipment upgrades, AT&T will also be replacing and adding faux palm fronds to better shield the tower-mounted equipment from view.

STREETS AND HIGHWAYS

The subject property is located south of Rosecrans Avenue, east of Bloomfield Avenue, and north of Firestone Boulevard. Interstate 5 runs along the parcel's northeast property line. Rosecrans Avenue and Bloomfield Avenue are considered major highways, and Firestone Boulevard is a local road within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is located in the M-2-FOZ (Heavy Manufacturing - Freeway Overlay) Zone with a General Plan designation of Industrial. The property to the south is located in the M-2, Heavy Manufacturing Zone with a General Plan designation of Industrial. Properties to the west, north and east are located within the City of Norwalk.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on January 31, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on January 31, 2019, and published in a newspaper of general circulation (Whittier Daily News) on February 1, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

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

ENVIRONMENTAL DOCUMENT

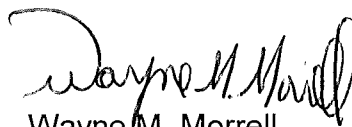
Staff finds that the wireless telecommunications facility conditional use permit meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities) in that it is an existing wireless facility that has been operational for nearly 19 years and no additional square footage is proposed. Consequently, no further environmental documents are required.

AUTHORITY OF PLANNING COMMISSION

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

STAFF CONSIDERATIONS

Based on the findings set forth within Resolution 115-2019 (see attachment 3), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 789, subject to the conditions of approval as provided within Exhibit A of Resolution 115-2019.



Wayne M. Morrell
Director of Planning

Attachments:

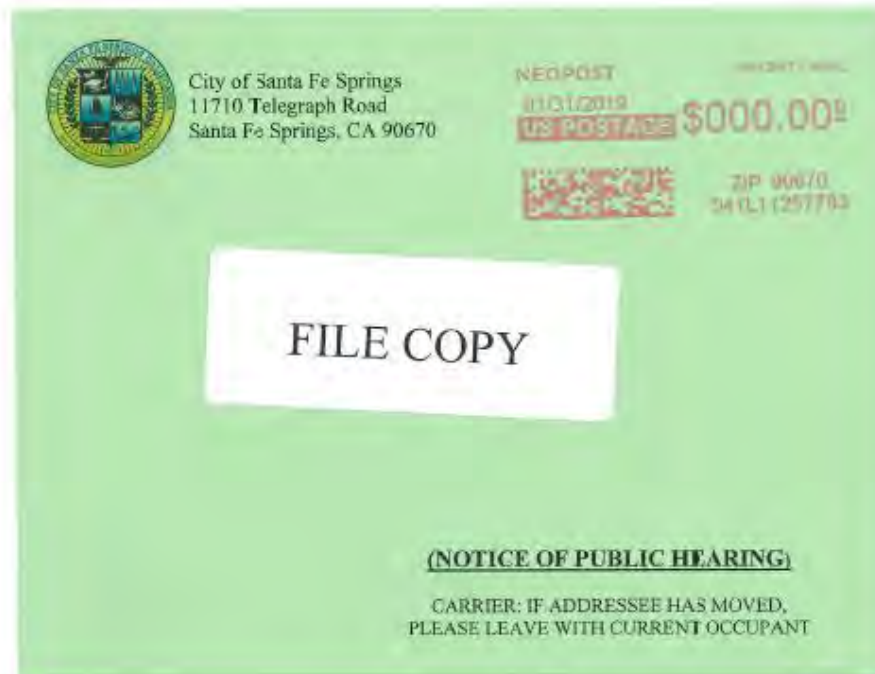
1. Aerial Photograph
2. Public Hearing Notice
3. Resolution 115-2019
 - a. Exhibit A – Conditions of Approval
4. Photo Simulations
5. Project Plans

Attachment 1: Aerial Photograph



**Conditional Use Permit Case No. 789
12624 Rosecrans Ave.
EWA for AT&T Mobility**



Attachment 2: Public Hearing Notice

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

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on **Tuesday, February 12, 2019** at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road on the following matter:

Applicant: Jeremy Siegel of EWA for AT&T
Property located at: 12624 Rosecrans Ave. in the M-2-FOZ Heavy Manufacturing Freeway Overlay Zone (APN 8082-001-020)

Conditional Use Permit Case No. 789: A request for a ten-year approval and equipment upgrades of the existing 65'-tall monopole wireless telecommunications facility.

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

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact Laurel Reimer at 562-868-0511, Ext. 7334 or laurelreimer@santafesprings.org.

Attachment 3: Resolution 115-2019

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 115-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 789**

WHEREAS, a request was filed for Conditional Use Permit Case No. 789 to allow a ten-year approval of Wireless Telecommunications Facility Conditional Use Permit Case No. 789, a 65'-tall monopalm located at 12624 Rosecrans Avenue in the M-2-FOZ, Heavy Manufacturing Freeway Overlay Zone; and

WHEREAS, the subject property is located on the south side of Rosecrans Avenue, with an Accessor's Parcel Number of 8082-001-020, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Rosecrans SFS LLC, 1690 Ashley Way, Colton, CA 92324; and

WHEREAS, the proposed Conditional Use Permit Case No. 789 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, the City of Santa Fe Springs Planning and Development Department on February 1, 2019 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on January 31, 2019 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Special Planning Commission meeting on February 12, 2019 concerning Conditional Use Permit Case No. 789.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and

determines that the project is categorically exempt, in that the project only involves extending the permit term of an existing facility and making equipment upgrades, no additional square footage is proposed. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

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

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

The subject site is located within the M-2-FOZ, Heavy Manufacturing Freeway Overlay Zone and has a General Plan land use designation of Industrial. As stated in §157.06, manufacturing zones are the top preferred locations for wireless telecommunications facilities, therefore the request is consistent with the current zoning and land use designation. The 65'-tall monopalm was constructed in 1999 and the Conditional Use Permit request is to allow for a ten-year permit approval and equipment upgrades at the existing wireless facility. The wireless telecommunications facility is unmanned and does not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding area. The facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. The radio frequency emissions produced by the facility fall well within the Federal Communications Commission limits.

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

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

The conditional use permit request is to allow for a ten-year permit approval and equipment upgrades the existing wireless facility. The monopalm is located at the rear of the site, over 650 feet from Rosecrans Avenue and approximately 80 feet from Firestone Boulevard. The facility is designed as a 65'-tall palm tree, which helps blend the facility in with surrounding trees. Conditions of approval also require that the facility be properly maintained. The equipment associated with the facility is located within an enclosed area underneath the vehicle ramp, which completely screens the ground-mounted equipment from the view. The distance from the streets, faux palm tree design, and fencing mitigate the visual impact. Therefore, the Planning Commission finds that the proposed use will preserve the general appearance and welfare of the community.

In addition, pursuant to §157.05 of the City's Code of Ordinances, the Commission shall also take into consideration the following factors:

- C) *The proposed wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The wireless facility has been in operation for nearly 20 years without incident. The facility has not adversely affected the immediate vicinity or the city in general.

- D) *The proposed wireless telecommunications facility has been designed to achieve compatibility with the community to the maximum extent reasonably feasible.*

The facility is designed as a faux palm tree. Several live palm trees are planted around the base of the monopalm and throughout the subject property. Additional fronds will be added to better screen all tower mounted equipment from view, and a condition of approval requires that all tower mounted equipment be painted to match the color of the palm fronds. The associated ground mounted equipment is located within a completely enclosed area underneath a vehicle ramp, completely screening the equipment from view. The monopalm design and equipment screening successfully achieve community compatibility.

- E) *The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible.*

The wireless facility has been in operation for nearly 20 years without complaints from the surrounding community. The existing location is over 700 feet from the nearest residential unit and is immediately surrounded by industrial uses and Interstate 5. Alternate sites were not considered because it would not be feasible to ask AT&T to relocate a facility that has proven to be compatible with the community.

- F) *The proposed wireless telecommunications facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so.*

The proposed equipment upgrades will allow AT&T to provide enhanced services, capacity, and data services to the surrounding community and users of Interstate 5. Upgrading the existing facility, versus constructing a new facility, is the least intrusive means of providing the increased network coverage and capacity that AT&T needs.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 115-2019 to determine that the project is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and to approve Conditional Use Permit Case No. 789 to allow a ten-year permit approval and equipment upgrades at the existing 65'-0" tall monopalm facility located at 12624 Rosecrans Avenue in the M-2-FOZ, Heavy Manufacturing Freeway Overlay Zone, subject to conditions attached hereto as

Exhibit A.

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

Ralph Aranda, Chairperson

ATTEST:

Wayne M. Morrell, Acting Planning Secretary

EXHIBIT A
CUP 789 CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

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

1. AT&T shall test the telecommunications system to ensure it does not interfere with the Police, Fire and City communication system. This testing process shall be repeated for every proposed frequency addition and/or change. AT&T shall be strictly liable for interference caused by their facility. AT&T shall be responsible for all labor and equipment costs for determining the source of the interference, all costs associated with eliminating the interference (including but not limited to filtering, installing cavities, installing directional antennas, powering down systems, and engineering analysis), and all costs arising from third party claims against the city attributable to the interference.
2. AT&T shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning, and the Fire Chief. Said phone number shall be provided no later than 60 days from the date of approval by the Planning Commission. This condition will also apply to all existing AT&T facilities in the City of Santa Fe Springs.
3. AT&T shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure 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 the Fire Chief no later than 60 days from the date of approval by the Planning Commission.
4. The wireless telecommunications facility, including any lighting, fences, walls, cabinets, and poles, shall be maintained by AT&T 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.

FIRE DEPARTMENT- FIRE PREVENTION DIVISION:

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

5. Interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department, replete with Knox access.

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

6. The facility shall comply with the code requirements pursuant to Chapter 157 of the Santa Fe Springs Municipal Ordinance.
7. The wireless telecommunications facility shall be substantially in accordance with plans submitted by the applicant and on file with the case. The wireless telecommunications facility shall not exceed the height (65'-0" to top of fronds, 60'-6" to top of antennas) specified in the plans.
8. The monopalm shall be similar in shape and color to an actual 65'-tall palm tree. The monopalm shall appear healthy, full and vigorous.
9. Faux bark shall extend the full height of the tree and shall have the natural curves, cracks, growth lines and texture of true bark. The bark shall be finished with appropriate painting and shading.
10. The equipment shelter shall be architecturally integrated with the color and material texture of the existing vehicle ramp.
11. All tower-mounted equipment shall be located completely within the length of the palm fronds. The palm fronds shall extend above, between, and below the antennas at all times. Additional palm fronds shall be installed if it is determined that the antennas and tower-mounted equipment are not sufficiently camouflaged.
12. The antennas, RRUs, raycaps and all other tower-mounted equipment shall be painted to match the palm fronds.
13. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure or equipment shelter.
14. The applicant/operator shall be responsible for maintaining the wireless telecommunications facility in good condition and shall agree to the repair and replacement of equipment, stealth and structural components, due to damage caused by outdoor exposure and/or inclement weather. Under this condition, if the faux fronds and/or bark, among others, fade in color or deteriorate due to outdoor exposure, the applicant shall replace such components within 90 days of written notice by the Planning Director. If the work cannot be completed within 90 days, the applicant shall provide the City with a bond or certification of deposit in the amount of the valuation of the requested repair and completion timeline to guarantee the work.

15. Insofar as is feasible, AT&T shall cooperate with any subsequent applicants for possible co-location. Said subsequent applicants shall be subject to the regulations in effect at the time of co-location.
16. Upon any transfer or lease of the wireless telecommunications facility during the term of Conditional Use Permit Case No. 789, AT&T and/or the property owner shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of Planning and Development shall also be notified in writing of any such transfer or lease.
17. AT&T and the property owner shall promptly notify the Director of Planning, in writing, in the event that the use of the telecommunications facility is discontinued or abandoned. AT&T 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-telecommunications condition so as to be in conformance with all applicable zoning codes at AT&T's and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
18. If applicable, AT&T shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
19. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Morgan McCarthy, at (562) 432-3700 or (805) 815-2492.
20. The owner/applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information and application or one can be downloaded at www.santafesprings.org.
21. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
22. AT&T agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 789, when action is brought within

the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

23. Conditional Use Permit Case No. 789 shall be valid for a period of ten (10) years, until February 11, 2029. Approximately three (3) months before February 11, 2029, AT&T and/or the current operator or owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
24. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

Attachment 4: Photo Simulations



LAC850

CARMENTA/ROSECR OVLY-C850

12624 ROSECRANS AVENUE SANTA FE SPRINGS CA 90670



VIEW 1





LAC850

CARMENTA/ROSECR OVLY-C850

12624 ROSECRANS AVENUE SANTA FE SPRINGS CA 90670



VIEW 2



LOCATION

©2018 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM SB I-5 ON-RAMP

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



LAC850

CARMENTA/ROSECR OVLY-C850

12624 ROSECRANS AVENUE SANTA FE SPRINGS CA 90670



VIEW 3



LOCATION

©2018 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST FROM FIRESTONE BOULEVARD



LAC850

CARMENTA/ROSECR OVLY-C850

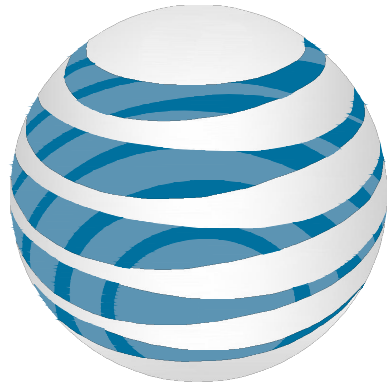
12624 ROSECRANS AVENUE SANTA FE SPRINGS CA 90670



VIEW 4



Attachment 5: Project Plans



at&t

SITE NUMBER:LAC850

SITE NAME: CARMENTA/ROSECR OVLY-C850

LTE PROJECT 6C/5C/4TXRX(AWS)/SOFTWARE CARRIER/4TXRX(PCS)

FA# 10085743

LTE 6C CASPR#: 3551A0BAP5 PACE#: MRLOS039442

LTE 5C CASPR#: 3551A0BC1C PACE#: MRLOS039293

LTE 4TXRX(AWS) CASPR#: 3551A0BB8Y PACE#: MRLOS039385

LTE SOFTWARE CARRIER CASPR#: 3551A0BBAB PACE#: MRLOS039563

LTE 4TXRX(PCS) CASPR#: 3551A0BB9C PACE#: MRLOS039276

12624 ROSECRANS AVENUE,

SANTA FE SPRINGS, CALIFORNIA 90670

JURISDICTION: CITY OF SANTA FE SPRINGS

SITE TYPE: MONOPALM/INDOOR GROUND LEVEL

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV	
1. REMOVE (3) EXISTING AT&T ANTENNAS AT POSITION 1 (1 PER SECTOR, 3 SECTORS). 2. INSTALL (3) NEW KATHREIN ANTENNAS AT POSITION 1 (1 PER SECTOR, 3 SECTORS). 3. INSTALL (3) NEW LTE 2C RRUS-32 B66 (1 PER SECTOR, 3 SECTORS). 4. REMOVE (3) EXISTING LTE 3C RRUS-A2 (1 PER SECTOR, 3 SECTORS). 5. INSTALL (3) NEW LTE 4T4R RRUS-12 B2 (1900) (1 PER SECTOR, 3 SECTORS). 6. INSTALL (3) NEW LTE 5C RRUS-E2 B29 (700 D+E) INSIDE EQUIPMENT ROOM (1 PER SECTOR, 3 SECTOR) 7. INSTALL (3) NEW LTE 6C RRUS-4478 B14 (700 UPPERD) (SPLIT BRANCHES TO P2 AND P3) (1 PER SECTOR, 3 SECTORS). 8. REMOVE ALL AT&T TMAS/DIPEXERS. 9. CONNECT UMIS AND 700D+E TO P4. 10. INSTALL (1) NEW DC6 SURGE SUPPRESSOR (SQUID) WITH POWER AND FIBER. 11. INSTALL (1) NEW DC12 RACKMOUNT. 12. INSTALL (2) NEW 5216+(1) NEW XMU+ (1)(N) IDLE CABLE. 13. INSTALL (1) NEW CONVERTER MODULE (NEQ. 12371). 14. INSTALL (3) NEW CONCEALFAB BACKLOBE SUPPRESSORS AT POSITION 4 (1 PER SECTOR). 15. INSTALL (12) NEW PALM FRONDS INTO EXISTING TOWER RECEPTACLES. 16. ALL TOWER MOUNTED EQUIPMENT TO BE PAINTED TO MATCH EXISTING AND NEW PALM FRONDS.	PROPERTY INFORMATION: SITE NAME: CARMENTA/ROSECR OVLY-C850 SITE NUMBER: LAC850 FA#: 10085743 SITE ADDRESS: 12624 ROSECRANS AVENUE, SANTA FE SPRINGS, CALIFORNIA 90670 A.P.N. NUMBER: 8082-001-020 CURRENT USE: TELECOMMUNICATIONS FACILITY PROPOSED USE: TELECOMMUNICATIONS FACILITY JURISDICTION: CITY OF SANTA FE SPRINGS LATITUDE: 33.9008611° LONGITUDE: -118.0617778° GROUND ELEVATION: ±87' AMSL PROPERTY OWNER: NAME: ROSECRANS 2004 LLC. ADDRESS: 11999 SAN VICENTE BLVD, SUITE 201, LOS ANGELES, CA 90049 CONTACT: JOSEPH MICHAEL PHONE: TBD ID: TBD REVISION: TBD DATE:	APPLICANT/LESSEE: AT&T MOBILITY 1452 EDINGER AVENUE; 3RD FLOOR TUSTIN, CALIFORNIA 92780 ARCHITECT/ENGINEER: JEFFREY ROME & ASSOCIATES 131 INNOVATION DRIVE, SUITE 100 IRVINE, CALIFORNIA 92617 CONTACT: ROBIN NELSON EMAIL: ROBINN@JRAIN.C.NET PHONE: (949) 760-3929 CONSTRUCTION MANAGER: ERICSSON INC. 330 COMMERCE; SUITE 200 IRVINE, CALIFORNIA 92602 CONTACT: ERWIN RODRIGUEZ PHONE: (626) 483-0389 SITE ACQUISITION: EVOLUTION WIRELESS ADVISORS EWA CONTACT: JEREMY SIEGEL PHONE: (714) 366-8047 ZONING MANAGER: EVOLUTION WIRELESS ADVISORS EWA CONTACT: JEREMY SIEGEL PHONE: (714) 366-8047 RF ENGINEER: AT&T CONTACT: MOHAMMED KHAN PHONE: (405) 334-3693	T-1 TITLE SHEET 3 T-2 CONDITIONAL USE PERMIT 3 GN-1 GENERAL NOTES, ABBREVIATIONS, & NOTES 3 GN-1.1 SITE SIGNAGES 3 A-0 SITE PLAN 3 A-1 ENLARGED ROOF PLAN 3 A-1.1 EXISTING AND NEW EQUIPMENT PLAN 3 A-1.2 EXISTING AND NEW ANTENNA PLAN 3 A-2 EXISTING AND NEW SOUTHWEST ELEVATION 3 A-3 EXISTING AND NEW SOUTHEAST ELEVATION 3 A-4 DETAILS 3 A-5 DETAILS 3 A-6 DETAILS 3		
CODE COMPLIANCE	ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1) 2016 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS 2) 2016 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 IBC (PART 2, VOL 1-2) 3) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2015 IRC (PART 2.5) 4) 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY) 5) 2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2015 IFC, WITH CALIFORNIA AMENDMENTS (PART 9) 6) 2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2015 UMC (PART 4) 7) 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5) 8) 2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3) 9) 2016 CALIFORNIA ENERGY CODE (CEC)-(PART 6) 10) ANSI / EIA-TIA-222-G 11) 2015 NFPA 101, LIFE SAFETY CODE 12) 2015 NFPA 72, NATIONAL FIRE ALARM CODE 13) 2013 NFPA 13, FIRE SPRINKLER CODE	VICINITY MAP	DIRECTIONS FROM AT&T DRIVING DIRECTIONS: FROM AT&T OFFICE AT TUSTIN, CA. GET ON CA-55 S IN SANTA ANA FROM EDINGER AVE AND DEL AMO AVE. TAKE EXIT 10B TO MERGE ONTO I-5 N TOWARD SANTA ANA. TAKE EXIT 120A FOR ROSECRANS AVENUE. KEEP LEFT AT THE FORK TO CONTINUE TOWARD ROSECRANS AVE. TURN LEFT ONTO ROSECRANS AVE. MAKE A U-TURN AT GREENSTONE AVE. DESTINATION WILL BE ON THE LEFT.	SIGNATURE BLOCK APPROVED BY: SIGNATURE DATE: SITE ACQUISITION MANAGER: CONSTRUCTION MANAGER: A&E MANAGER: PLANNING CONSULTANT: RF MANAGER: RF ENGINEER: PROPERTY OWNER: AT&T REPRESENTATIVE: AAV MANAGER	GENERAL CONTRACTOR NOTES DO NOT SCALE DRAWINGS THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND (E) DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. DIGALERT 800-227-2600 Call 2 Full Working Days In Advance
OCCUPANCY AND CONSTRUCTION TYPE	OCCUPANCY : U (UNMANNED) CONSTRUCTION TYPE: V-6 HANDICAP REQUIREMENTS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 1103B.1, EXCEPTION 1 & SECTION 1134B.2.1, EXCEPTION 4.	SPECIAL INSPECTIONS 1. NOT REQUIRED.			

PREPARED FOR

1452 Edinger Avenue, 3rd Floor
Tustin, California 92780

Jeffrey Rome | ASSOCIATES

architecture | telecommunications

131 Innovation Drive; Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

AT&T Site ID:

LAC850

AT&T SITE NO: 10085743

JRA PROJECT NO: 172963

DRAWN BY: BV

CHECKED BY: AU

3	01/24/19	CITY COMMENTS
2	11/06/18	RF SIGNAGE ADDED
1	10/12/18	P/C COMMENTS
0	02/22/18	100% CD'S
A	02/07/18	90% CD'S
REV	DATE	DESCRIPTION

Licensor:

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

Issued For:

CARMENTA/
ROSECR OVLY-C850

12624 ROSECRANS AVENUE,
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



1710 Telegraph Road CA 90670-3679 (562) 868-0511 Fax (562) 868-7112 www.santafesprings.org

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

June 13, 2018

CWA
Attn: Chris Wisinger
23411 Summerfield 70H
Aliso Viejo, CA 92656

RE: Conditional Use Permit Case No. 789
12624 Rosecrans, Santa Fe Springs, CA 90670

This letter is concerning the application materials submitted on May 22, 2018 for Conditional Use Permit Case No. 789, a request to allow AT&T to replace three (3) antennas, remove three (3) remote radio units, add twelve (12) remote radio units (3 within the equipment room), add one (1) surge suppressor and other related equipment upgrades at a monopalm located at 12624 Rosecrans (APN 8082-001-020), in the M-2-FOZ (Heavy Manufacturing Freeway Overlay) Zone.

Upon review of the application materials submitted, and in accordance with Section 65943(a) of the California Government Code, the City of Santa Fe Springs Planning Department has determined the application to be incomplete. The following items must be addressed for your application to be deemed complete and ready for processing:

GENERAL

- Submit one (1) full sized plan and two (2) reduced size plans.
- Submit electronic copies of all application materials.
- Submit a notarized letter of authorization from the property owner.
- Provide a written description of the project detailing:
 - Purpose of the project (i.e. service coverage, additional capacity, technology upgrades, etc.)
 - Height, diameter and design of the facility
 - Model name and number of each piece of equipment
 - Quantity and function of new and existing auxiliary equipment (RRUs, cabinets, generators, etc.)
- Explanation of the how the facility and auxiliary equipment will be screened from view
- Submit photosimulations:
 - Show the facility from at least four (4) views
 - Include color photos of existing conditions from the same views
 - Include a map showing where each photo was taken
- Submit a completed radio frequency (RF) emissions exposure guidelines checklist contained in Appendix A of the FCC's "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety" to determine if the facility is categorically excluded.
- Submit a public notification package consisting of:
 - Two (2) copies of a Property Ownership Map (500' radius) indicating:
 - Subject property
 - All surrounding properties and current lot lines within the 500' radius (measured from exterior boundaries of subject property)
 - All streets, highways, alleys, rights-of-way, bike paths, etc.
 - Ownership of all properties within a 500' radius (number the lots to correspond to the property owners list)
 - Existing land uses (i.e. church, restaurant, office, industrial, commercial, etc.) for all surrounding properties within the 500' radius.
 - Property Owners / Tenant List with the following information:
 - Names and mailing addresses of current owners as they appear on the latest available assessment roll of the Los Angeles County Assessor for each property or portion of property within a 500' radius of the subject property.
 - If the project is located within a multi-tenant commercial or industrial center, provide the name and address of each tenant within the center.
 - Assign a number to each name on the list and indicate the corresponding numbers on the lots or parcels on the Property Ownership Map discussed above.
 - Property Owners / Tenants Mailing Labels:
 - Three (3) complete sets of mailing labels for all property owners and tenants (if applicable) within a 500' radius from the exterior boundaries of the subject property.
 - Notarized Certified Property Owner's List Affidavit.
- Several palm fronds are missing or damaged and the antenna colors have faded. The missing fronds must be replaced and all tower-mounted equipment must be repainted to

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

match the palm fronds. The revised plans must note that all missing or damaged fronds will be replaced. The construction drawings must include details on how many fronds are missing or damaged and how they will be replaced.



SHEET T-1

- Site acquisition and Zoning Manager contact information states Jefferey Rome & Associates. Change to CWA information.
- Add a note to the project description stating the antennas, RRUs and surge suppressors will be painted to match. Additionally, the antennas shall be covered with FRP palm screens to match.

SHEET A-1.1

- LTE 5C RRUs-E2 B29 are labeled as existing within the equipment room but it appears they will be new equipment. Please confirm if they are new or existing and change labels accordingly.

SHEET A-1.2

- New antenna schedule shows 7 RRUs per sector (plus one additional RRU in the equipment room), but the antennas plan shows 6 RRUs per sector. How many RRUs will

be mounted on the monopalm per sector and how many will be mounted in the equipment room? The equipment plan shows 3 in the equipment room (1 per sector).

- In addition to the antennas being painted to match, add a note stating the RRUs and surge suppressors will be painted to match. Additionally, the antennas will be covered with FRP palm screens to match.

SHEETS A-2 & A-3

- Label the tops of the fronds.
- Add and label the RRUs on the elevations.
- In addition to adding a note on T-1 and A-1.2, add a note stating the antennas, RRUs and surge suppressors will be painted to match. Additionally, the antennas shall be covered with FRP palm screens to match.

Please submit one (1) full sized set and two (2) sets of 11" x 17" sized copies of the REVISED plans and digital copies (email is fine) of the plans for staff review.

Please note that the Planning Department cannot further process your application until the requested information has been received.

If you have any questions, please contact me at (562) 868-0511 x7354 or laurelreimer@santafesprings.org.

Sincerely,

Laurel Reimer
Contract Planner
Department of Planning and Development

cc: Case File

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

PREPARED FOR



Jeffrey Rome | ASSOCIATES
architecture | telecommunications
131 Innovation Drive, Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

AT&T Site ID:

LAC850

AT&T SITE NO: 10085743

JRA PROJECT NO: 172963

DRAWN BY: BV

CHECKED BY: AU

REV	DATE	DESCRIPTION
3	01/24/19	CITY COMMENTS
2	11/06/18	RF SIGNAGE ADDED
1	10/12/18	P/C COMMENTS
0	02/22/18	100% CD'S
A	02/07/18	90% CD'S

Licensor:



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Issued For:

CARMENTA/
ROSECR OVLY-C850

12624 ROSECRANS AVENUE,
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

CONDITIONAL USE PERMIT

SHEET NUMBER:

T-2

GENERAL CONSTRUCTION NOTES:

1.

PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2.

THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3.

CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6.

REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7.

THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8.

DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9.

ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
10.

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11.

ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12.

ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13.

ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14.

INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

A.B.	ANCHOR BOLT	IN. (")	INCH(ES)
ABV.	ABOVE	INT.	INTERIOR
ACCA	ANTENNA CABLE COVER ASSEMBLY	LB.(#)	POUND(S)
ADD'L	ADDITIONAL	L.B.	LAG BOLTS
A.F.F.	ABOVE FINISHED FLOOR	L.F.	LINEAR FEET (FOOT)
A.F.G.	ABOVE FINISHED GRADE	L.	LONG(ITUDINAL)
ALUM.	ALUMINUM	MAS.	MASONRY
ALT.	ALTERNATE	MAX.	MAXIMUM
ANT.	ANTENNA	M.B.	MACHINE BOLT
APPRX.	APPROXIMATE(LY)	MECH.	MECHANICAL
ARCH.	ARCHITECT(URAL)	MFR.	MANUFACTURER
AWG.	AMERICAN WIRE GAUGE	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLK.	BLOCK	MTL.	METAL
BLKG.	BLOCKING	(N)	NEW
BM.	BEAM	NO.(#)	NUMBER
B.N.	BOUNDARY NAILING	N.T.S.	NOT TO SCALE
BTCW.	BARE TINNED COPPER WIRE	O.C.	ON CENTER
B.O.F.	BOTTOM OF FOOTING	OPNG.	OPENING
B/U	BACK--UP CABINET	P/C	PRECAST CONCRETE
CAB.	CABINET	PCS	PERSONAL COMMUNICATION SERVICES
CANT.	CANTILEVER(ED)	PLY.	PLYWOOD
C.I.P.	CAST IN PLACE	PPC	POWER PROTECTION CABINET
CLG.	CEILING	PRC	PRIMARY RADIO CABINET
CLR.	CLEAR	P.S.F.	POUNDS PER SQUARE FOOT
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONN.	CONNECTION(OR)	PWR.	POWER (CABINET)
CONST.	CONSTRUCTION	QTY.	QUANTITY
CONT.	CONTINUOUS	RAD.(R)	RADIUS
d	PENNY (NAILS)	REF.	REFERENCE
DBL	DOUBLE	REINF.	REINFORCEMENT(ING)
DEPT.	DEPARTMENT	REQ'D/	REQUIRED
D.F.	DOUGLAS FIR	RGS.	RIGID GALVANIZED STEEL
DIA.	DIAMETER	SCH.	SCHEDULE
DIAG.	DIAGONAL	SHT.	SHEET
DIM.	DIMENSION	SIM.	SIMILAR
DWG.	DRAWING(S)	SPEC.	SPECIFICATIONS
DWL.	DOWEL(S)	SQ.	SQUARE
EA.	EACH	S.S.	STAINLESS STEEL
EL.	ELEVATION	STD.	STANDARD
ELEC.	ELECTRICAL	STL.	STEEL
ELEV.	ELEVATOR	STRUC.	STRUCTURAL
EMT.	ELECTRICAL METALLIC TUBING	TEMP.	TEMPORARY
E.N.	EDGE NAIL	THK.	THICKNESS)
ENG.	ENGINEER	T.N.	TOE NAIL
EQ.	EQUAL	T.O.A.	TOP OF ANTENNA
EXP.	EXPANSION	T.O.C.	TOP OF CURB
EXST.(E)	EXISTING	T.O.F.	TOP OF FOUNDATION
EXT.	EXTERIOR	T.O.P.	TOP OF PLATE (PARAPET)
FAB.	FABRICATION(OR)	T.O.S.	TOP OF STEEL
F.F.	FINISH FLOOR	T.O.W.	TOP OF WALL
F.G.	FINISH GRADE	TYP.	TYPICAL
FIN.	FINISHED)	U.G.	UNDER GROUND
FLR.	FLOOR	U.L.	UNDERWRITERS LABORATORY
FDN.	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
F.O.C.	FACE OF CONCRETE	V.I.F.	VERIFY IN FIELD
F.O.M.	FACE OF MASONRY	W	WIDE (WIDTH)
F.O.S.	FACE OF STUD	w	WITH
F.O.W.	FACE OF WALL	WD.	WOOD
F.S.	FINISH SURFACE	W.P.	WEATHERPROOF
FT.(')	FOOT (FEET)	WT.	WEIGHT
FTG.	FOOTING	C	CENTERLINE
G.	GROWTH (CABINET)	P	PLATE, PROPERTY LINE
GA.	GAUGE	L	
GI.	GALVANIZE(D)		
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER		
GLB. (GLU--LAM)	GLUE LAMINATED BEAM		
GPS	GLOBAL POSITIONING SYSTEM		
GRND.	GROUND		
HDR.	HEADER		
HGR.	HANGER		
HT.	HEIGHT		
ICGB.	ISOLATED COPPER GROUND BUS		

SYMBOLS LEGEND

	BLDG. SECTION		KEYNOTE, CONSTRUCTION ITEM		MATCH LINE
	WALL SECTION		WALL TYPE MARK		GROUND CONDUCTOR
	DETAIL		ROOM NAME		OVERHEAD SERVICE CONDUCTORS
	ELEVATION		ROOM NUMBER		TELEPHONE CONDUIT
	DOOR SYMBOL		GROUT OR PLASTER		POWER CONDUIT
	WINDOW SYMBOL		(E) BRICK		COAXIAL CABLE
	TILT-UP PANEL MARK		(E) MASONRY		CHAIN LINK FENCE
	PROPERTY LINE		CONCRETE		WOOD FENCE
	CENTERLINE		EARTH		(P) ANTENNA
	ELEVATION DATUM		GRAVEL		(P) RRU
	GRID/C COLUMN LINE		PLYWOOD		(P) DC SURGE SUPPRESSION
	KEYNOTE, DIMENSION ITEM		SAND		(F) ANTENNA
			PLYWOOD		(F) RRU
			SAND		(E) EQUIPMENT
			(E) STEEL		

PREPARED FOR



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AT&T Site ID:

LAC850

AT&T SITE NO: 10085743

JRA PROJECT NO: 172963

DRAWN BY: BV

CHECKED BY: AU

3	01/24/19	CITY COMMENTS
2	11/06/18	RF SIGNAGE ADDED
1	10/12/18	P/C COMMENTS
0	02/22/18	100% CD'S
A	02/07/18	90% CD'S
REV	DATE	DESCRIPTION

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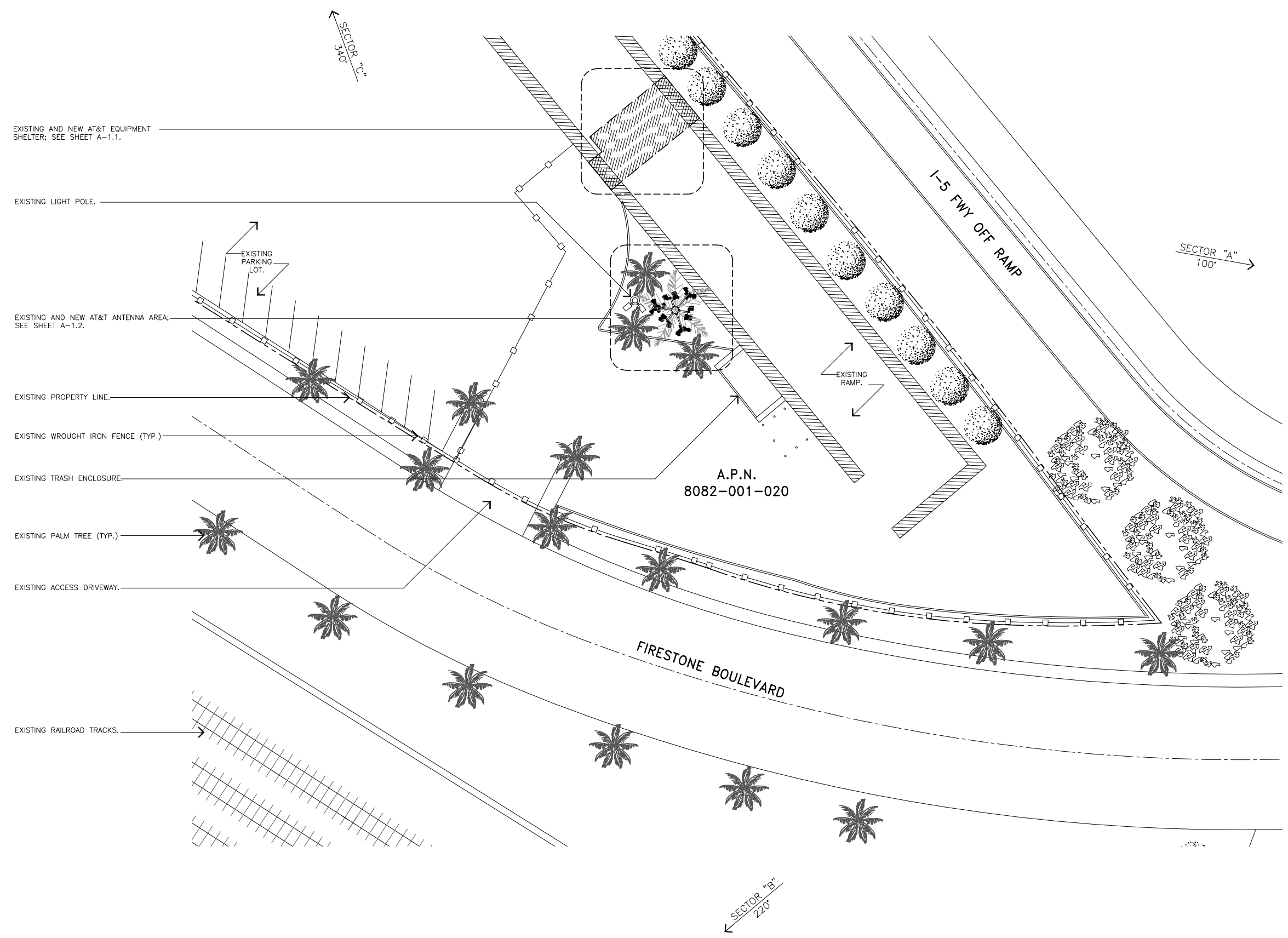
12624 ROSECRANS AVENUE,
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

GENERAL NOTES,
ABBREVIATIONS, & NOTES

SHEET NUMBER:

GN-1



EXISTING AND NEW AT&T EQUIPMENT SHELTER; SEE SHEET A-1.1.

EXISTING LIGHT POLE.

EXISTING AND NEW AT&T ANTENNA AREA; SEE SHEET A-1.2.

EXISTING PROPERTY LINE.

EXISTING WROUGHT IRON FENCE (TYP.)

EXISTING TRASH ENCLOSURE.

EXISTING PALM TREE (TYP.)

EXISTING ACCESS DRIVEWAY.

EXISTING RAILROAD TRACKS.

A.P.N.
8082-001-020

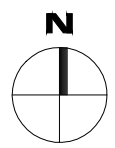
FIRESTONE BOULEVARD

I-5 FWY OFF RAMP

SECTOR "C"
340'

SECTOR "A"
100'

SECTOR "B"
220'



ENLARGED ROOF PLAN

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



1

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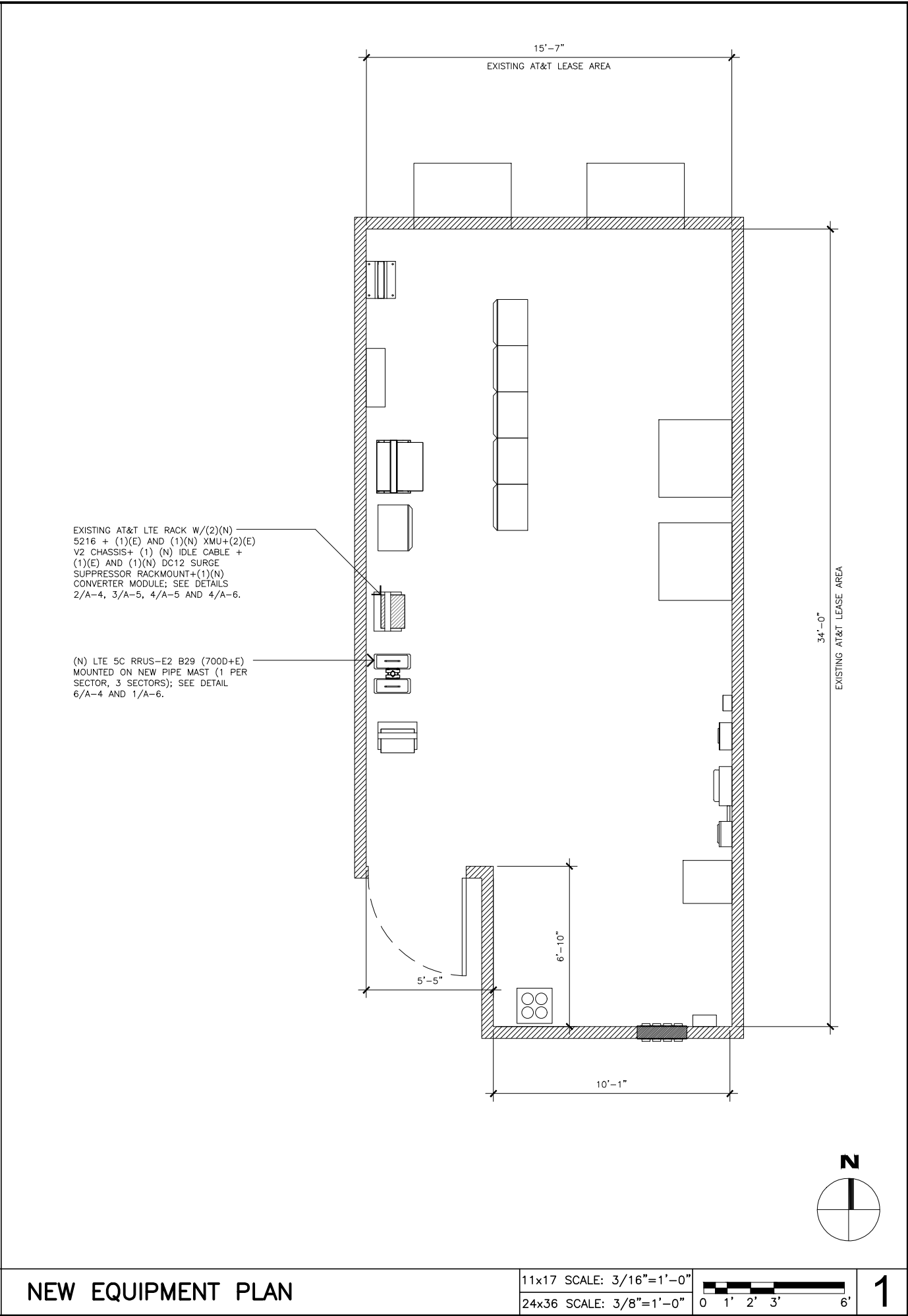
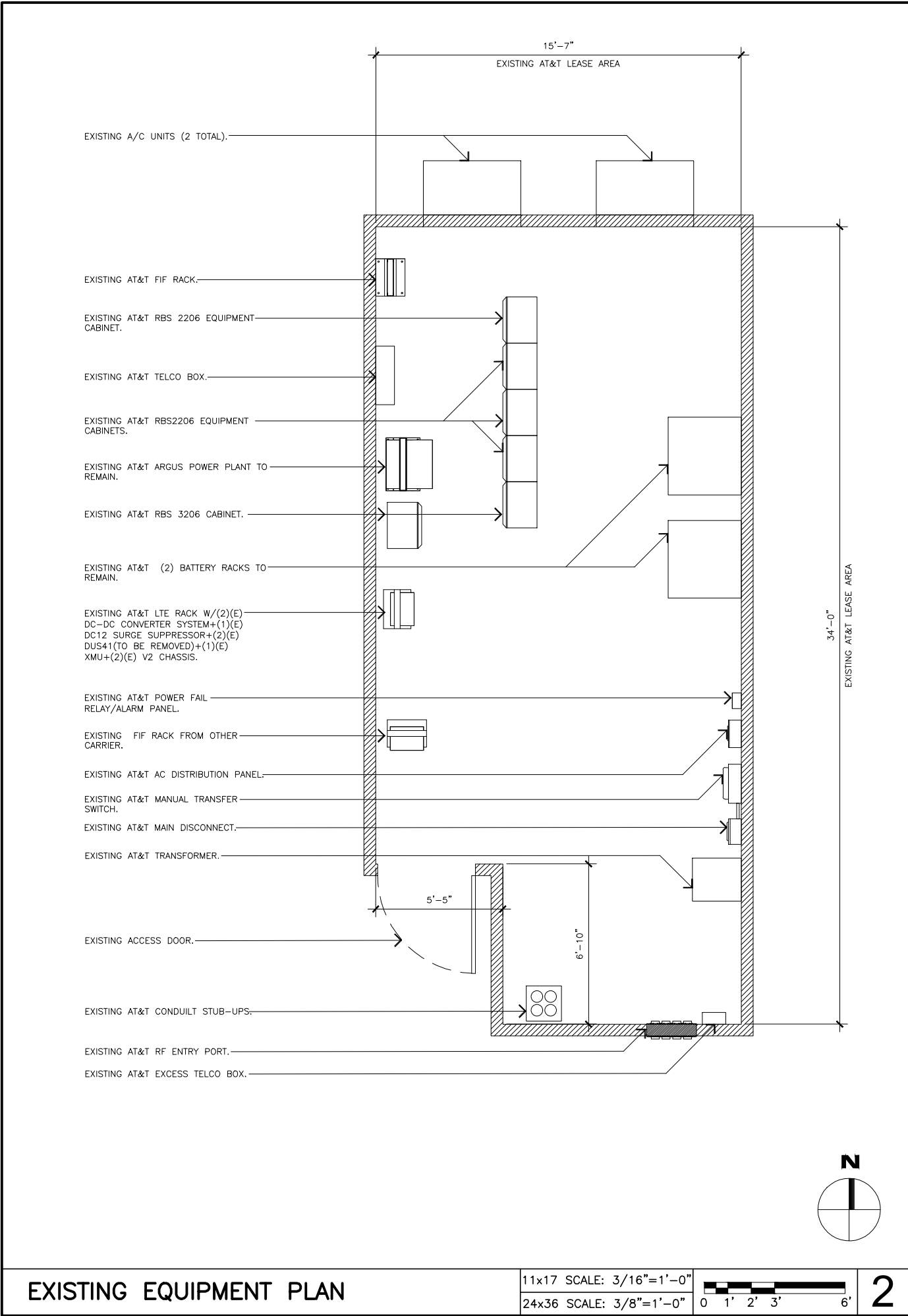
12624 ROSECRANS AVENUE,
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

ENLARGED ROOF PLAN

SHEET NUMBER:

A-1



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SHEET TITLE:

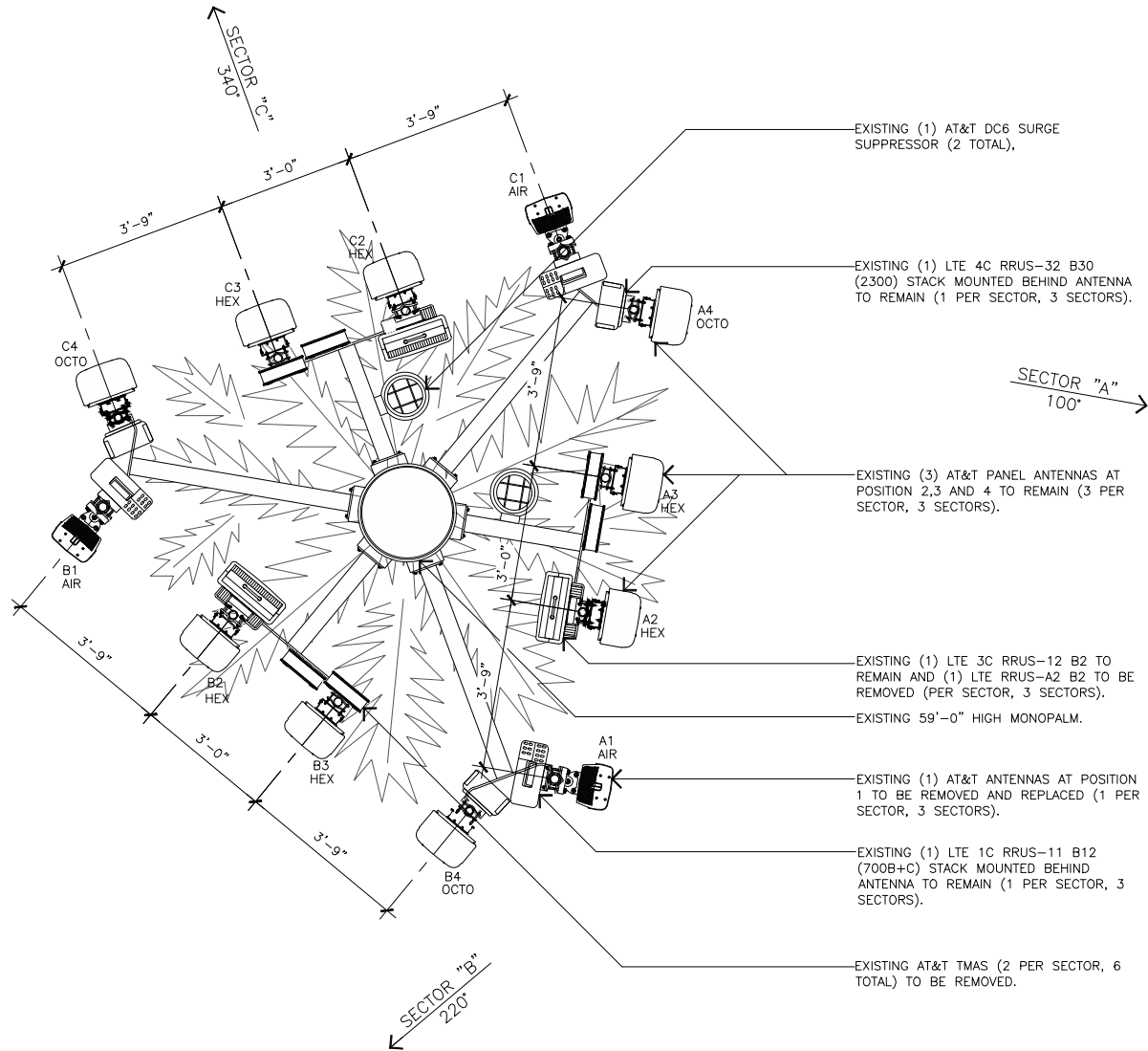
EXISTING AND NEW
EQUIPMENT LAYOUT PLAN

SHEET NUMBER:

A-1.1

EXISTING ANTENNA SCHEDULE

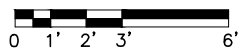
SECTOR ANTENNA	CARRIER TECHNOLOGY	AZIMUTH	RAD CENTER	ANTENNA MODEL NO.	TMA MODEL NO.	RRU MODEL NO.	SURGE SUPPRESSOR	CABLE SIZE/TYPE	LENGTH (±5')
A1	LTE 1C/2C	100°	58'-0"	ERICSSON KRC118057-1		(1) 1C RRUS-11 B12 (700B+C)	(2) (E) DC6 (SQUID) SURGE SUPPRESSORS LEVEL AT ANTENNA	(E) FIBER	122'
A2	LTE 3C	100°	58'-0"	CCI HPA-65R-BUU-H4-K		(2) 3C RRUS-12+A2 B2 (1900)		(E) FIBER	122'
A3	UMTS	100°	58'-0"	CCI HPA-65R-BUU-H4-K	(2)	--		(E) COAX	122'
A4	LTE 4C	100°	58'-0"	CCI OPA-65R-LCUU-H4-K		(1) 4C RRUS-32 B30 (2300)		(E) FIBER	122'
B1	LTE 1C/2C	220°	58'-0"	ERICSSON KRC118057-1		(1) 1C RRUS-11 B12 (700B+C)	(1) (E) DC12 ENCLOSURE IN EQUIPMENT AREA	(E) FIBER	122'
B2	LTE 3C	220°	58'-0"	CCI HPA-65R-BUU-H4-K		(2) 3C RRUS-12+A2 B2 (1900)		(E) FIBER	122'
B3	UMTS	220°	58'-0"	CCI HPA-65R-BUU-H4-K	(2)	--		(E) COAX	122'
B4	LTE 4C	220°	58'-0"	CCI OPA-65R-LCUU-H4-K		(1) 4C RRUS-32 B30 (2300)		(E) FIBER	122'
C1	LTE 1C/2C	340°	58'-0"	ERICSSON KRC118057-1		(1) 1C RRUS-11 B12 (700B+C)		(E) FIBER	122'
C2	LTE 3C	340°	58'-0"	CCI HPA-65R-BUU-H4-K		(2) 3C RRUS-12+A2 B2 (1900)		(E) FIBER	122'
C3	UMTS	340°	58'-0"	CCI HPA-65R-BUU-H4-K	(2)	--		(E) COAX	122'
C4	LTE 4C	340°	58'-0"	CCI OPA-65R-LCUU-H4-K		(1) 4C RRUS-32 B30 (2300)		(E) FIBER	122'



EXISTING ANTENNA PLAN

11x17 SCALE: 3/16"=1'-0"

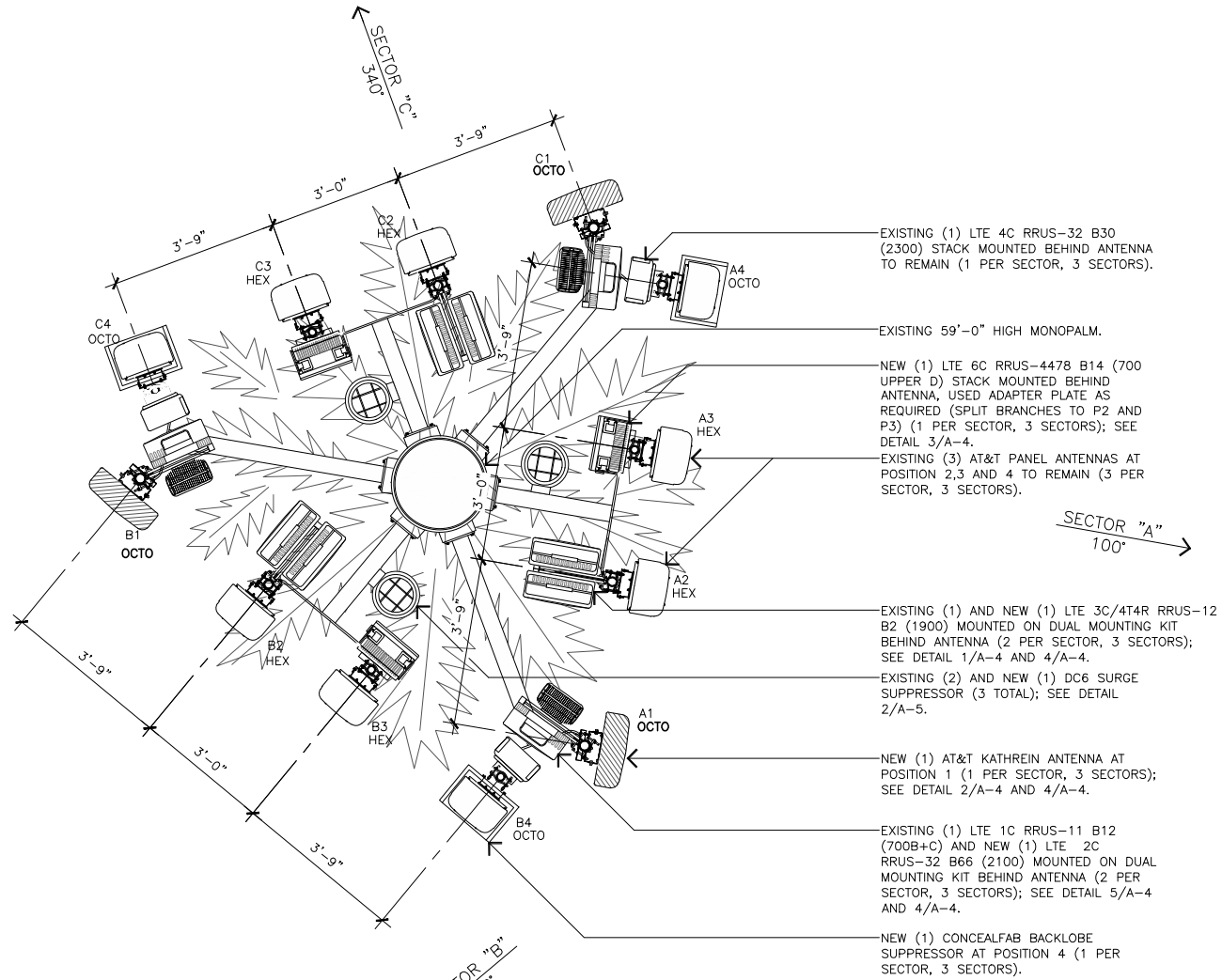
24x36 SCALE: 3/8"=1'-0"



2

NEW ANTENNA SCHEDULE

SECTOR ANTENNA	CARRIER TECHNOLOGY	AZIMUTH	RAD CENTER	ANTENNA MODEL NO.	TMA MODEL NO.	RRU MODEL NO.	SURGE SUPPRESSOR	CABLE SIZE/TYPE	LENGTH (±5')
A1	LTE 1C/2C	100°	58'-0"	KATHREIN 800-10964K		(1)1C RRU-11 B12 (700B+C)+(1)2C RRUS-32 B66 (2100)	(1) (N) DC6 (2) (E) DC6 (SQUID) SURGE SUPPRESSORS LEVEL AT ANTENNA	(E) FIBER	122'
A2	LTE 3C/4T4R/6C	100°	58'-0"	CCI HPA-65R-BUU-H4-K	(0)	(2)3C/4T4R RRUS-12 B2 (1900)+(1)6C RRUS-4478 B14(700 UPPER D)(SPLIT BET. P2 & P3).		(E) FIBER	122'
A3	LTE 6C	100°	58'-0"	CCI HPA-65R-BUU-H4-K		(1)6C RRUS-4478 B14(700 UPPER D)(SPLIT BET. P2 & P3)		(E) FIBER	122'
A4	UMTS/LTE 4C/5C	100°	58'-0"	CCI OPA-65R-LCUU-H4-K		(1)4C RRU-32 B30 (2300)+(1)5C RRUS-E2 B29(700D+E)(DOWN)		(E) FIBER/COAX	122'
B1	LTE 1C/2C	220°	58'-0"	KATHREIN 800-10964K		(1)1C RUU-11 B12 (700B+C)+(1)2C RRUS-32 B66 (2100)	(1) (N) DC12 (1) (E) DC12 ENCLOSURE IN EQUIPMENT AREA	(E) FIBER	122'
B2	LTE 3C/4T4R/6C	220°	58'-0"	CCI HPA-65R-BUU-H4-K	(0)	(2)3C/4T4R RRUS-12 B2 (1900)+(1)6C RRUS-4478 B14(700 UPPER D)(SPLIT BET. P2 & P3).		(E) FIBER	122'
B3	LTE 6C	220°	58'-0"	CCI HPA-65R-BUU-H4-K		(1)6C RRUS-4478 B14(700 UPPER D)(SPLIT BET. P2 & P3)		(E) FIBER	122'
B4	UMTS/LTE 4C/5C	220°	58'-0"	CCI OPA-65R-LCUU-H4-K		(1)4C RRU-32 B30 (2300)+(1)5C RRUS-E2 B29(700D+E)(DOWN)		(E) FIBER/COAX	122'
C1	LTE 1C/2C	340°	58'-0"	KATHREIN 800-10964K		(1)1C RUU-11 B12 (700B+C)+(1)2C RRUS-32 B66 (2100)		(E) FIBER	122'
C2	LTE 3C/4T4R/6C	340°	58'-0"	CCI HPA-65R-BUU-H4-K	(0)	(2)3C/4T4R RRUS-12 B2 (1900)+(1)6C RRUS-4478 B14(700 UPPER D)(SPLIT BET. P2 & P3).		(E) FIBER	122'
C3	LTE 6C	340°	58'-0"	CCI HPA-65R-BUU-H4-K		(1)6C RRUS-4478 B14(700 UPPER D)(SPLIT BET. P2 & P3)		(E) FIBER	122'
C4	UMTS/LTE 4C/5C	340°	58'-0"	CCI OPA-65R-LCUU-H4-K		(1)4C RRU-32 B30 (2300)+(1)5C RRUS-E2 B29(700D+E)(DOWN)		(E) FIBER/COAX	122'



NOTE

- PAINT & TEXTURE (N) AT&T ANTENNAS TO MATCH EXISTING PALM FRONDS COLOR.
- RRUS AND SURGE SUPPRESSORS WILL BE PAINTED TO MATCH EXISTING PALM FRONDS COLOR.
- ALL TOWER EQUIPMENT WILL BE WITHIN PALM FRONDS AND PAINT TO MATCH EXISTING. ANTENNAS WILL BE COVERED WITH FRP PALM SCREEN.
- INSTALL NEW RRU DUAL MOUNTING KIT (SXX1250247/1) + ADAPTER PLATE (SXX1072892/1) BY ERICSSON AS REQUIRED; SEE DETAILS 2/A-6 AND 3/A-6
- CONNECT UMTS DIRECT COAX TO P4.

NEW ANTENNA PLAN

11x17 SCALE: 3/16"=1'-0"

24x36 SCALE: 3/8"=1'-0"



1

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AT&T Site ID:

LAC850

AT&T SITE NO: 10085743

JRA PROJECT NO: 172963

DRAWN BY: BV

CHECKED BY: AU

REV	DATE	DESCRIPTION
3	01/24/19	CITY COMMENTS
2	11/06/18	RF SIGNAGE ADDED
1	10/12/18	P/C COMMENTS
0	02/22/18	100% CD'S
A	02/07/18	90% CD'S

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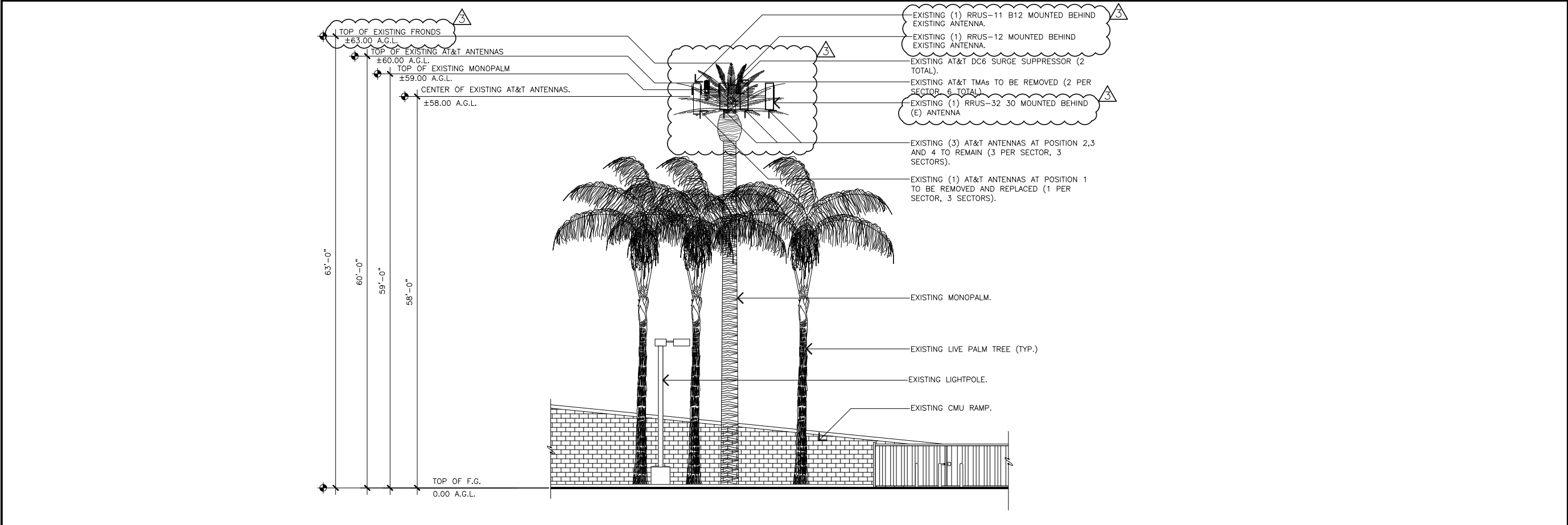
12624 ROSECRANS AVENUE,
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

EXISTING AND NEW
ANTENNA PLAN

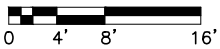
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A-1.2

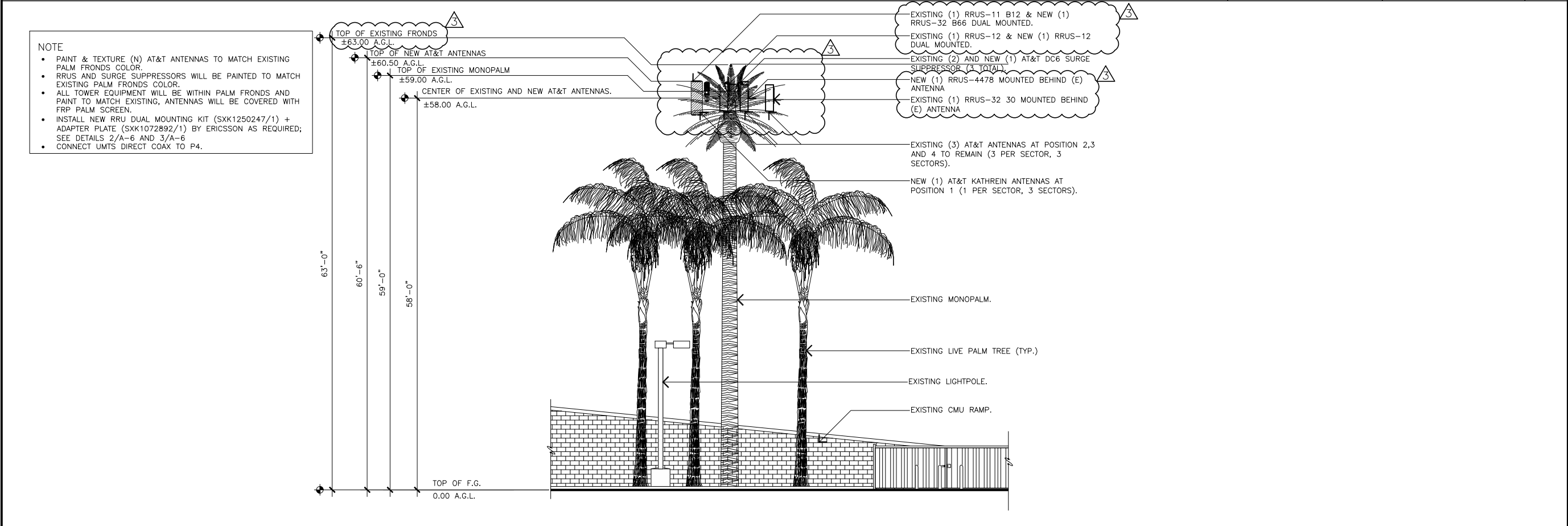


EXISTING SOUTHWEST ELEVATION

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



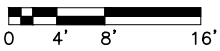
2



- NOTE
- PAINT & TEXTURE (N) AT&T ANTENNAS TO MATCH EXISTING PALM FRONDS COLOR.
 - RRUS AND SURGE SUPPRESSORS WILL BE PAINTED TO MATCH EXISTING PALM FRONDS COLOR.
 - ALL TOWER EQUIPMENT WILL BE WITHIN PALM FRONDS AND PAINT TO MATCH EXISTING, ANTENNAS WILL BE COVERED WITH FRP PALM SCREEN.
 - INSTALL NEW RRU DUAL MOUNTING KIT (SXX1250247/1) + ADAPTER PLATE (SXX1072892/1) BY ERICSSON AS REQUIRED; SEE DETAILS 2/A-6 AND 3/A-6
 - CONNECT UMS DIRECT COAX TO P4.

NEW SOUTHWEST ELEVATION

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



1

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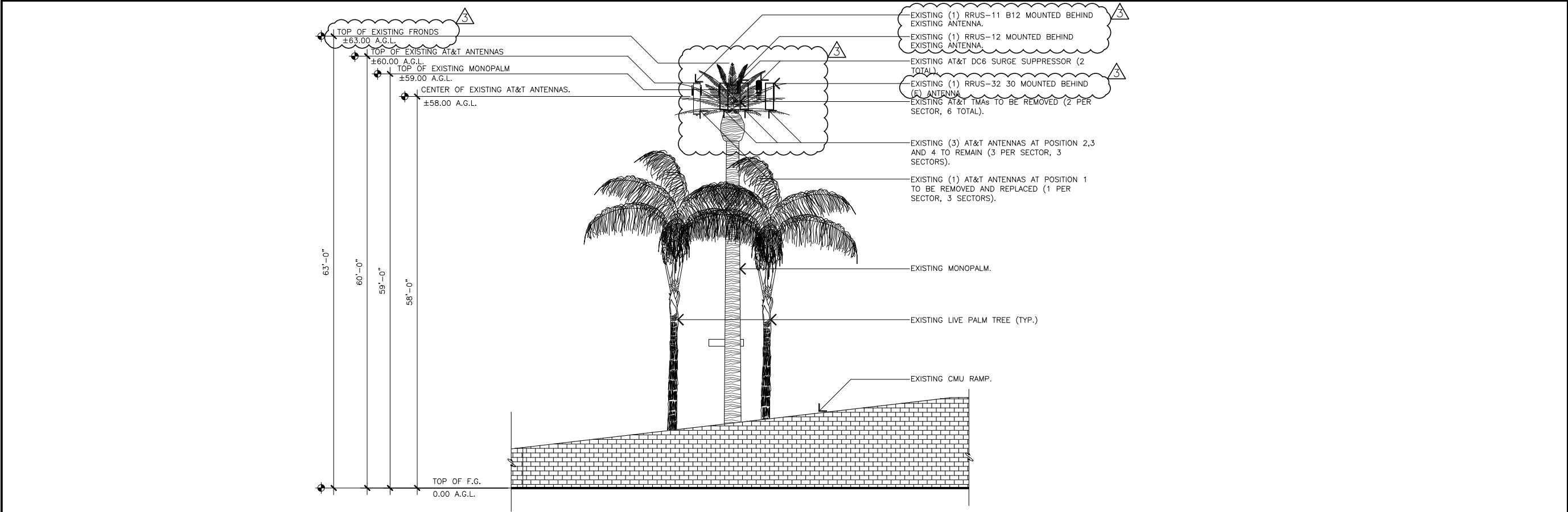
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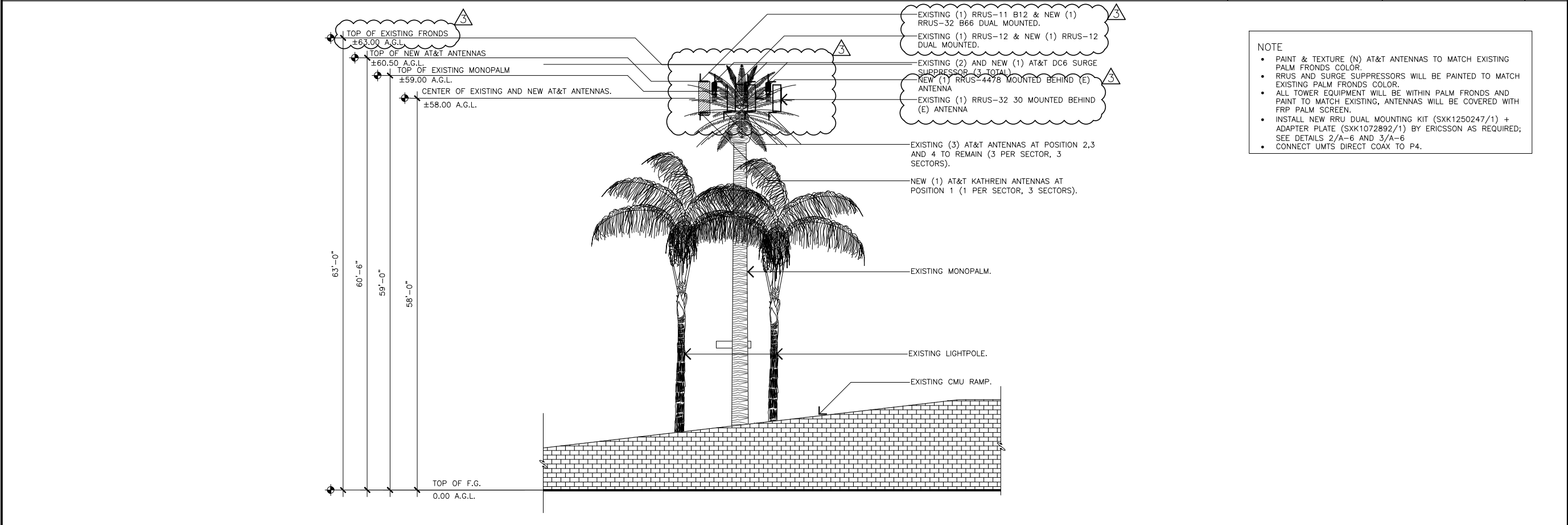
EXISTING AND NEW
SOUTHWEST ELEVATION

SHEET NUMBER:

A-2



EXISTING SOUTHWEST ELEVATION



NEW SOUTHEAST ELEVATION

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SHEET TITLE:

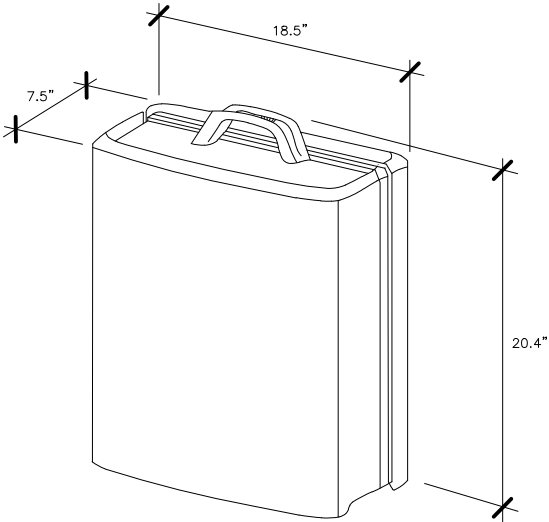
EXISTING AND NEW
SOUTHEAST ELEVATION

SHEET NUMBER:

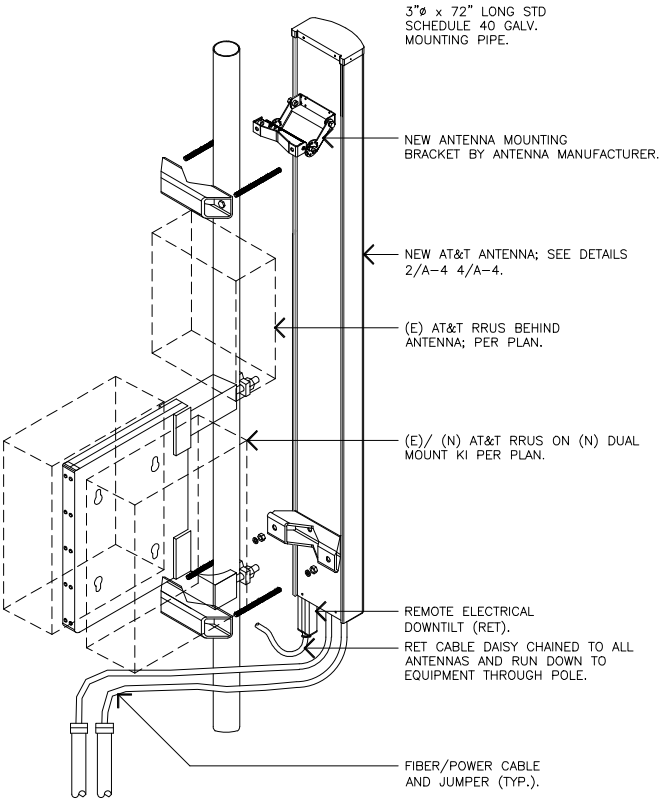
A-3

ERICSSON RRU 700DE E2

COLOR: LIGHT GRAY.
DIMENSION: 20.4"H X 18.5"L X 7.5"W
WEIGHT WITH PRE-MOUNTED BRACKETS: 53 lbs.
CONNECTOR: (2) 7/16 DIN FEMALE,
(2) LC OPTICAL.

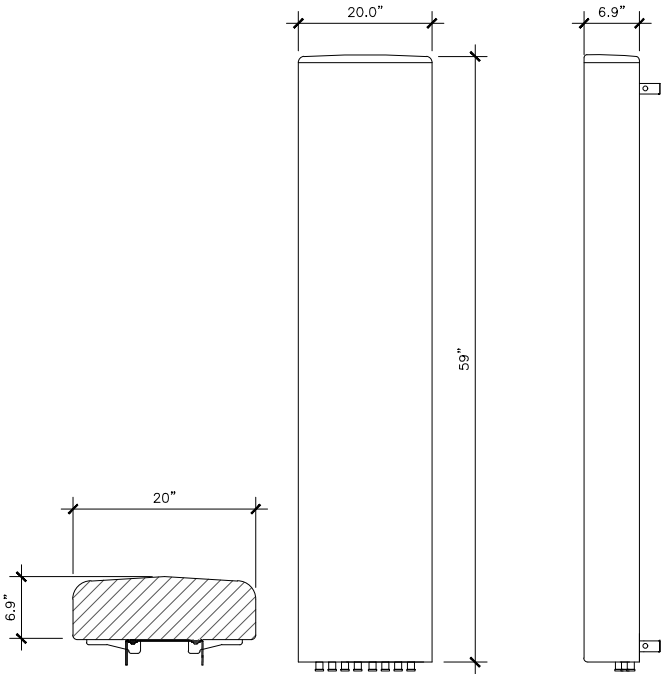


NOTES:
1. REFER TO MOST CURRENT AT&T RFDS;
2. SEE ANTENNA MANUFACTURER SPECS. FOR COMPLETE ANTENNA AND BRACKET SPECIFICATIONS.



ANTENNA MANUFACTURER: KATHREIN
ANTENNA MODEL & TYPE: 80010964K (OCTOPORT)

DIMENSIONS, HxWxD: 59" X 20.0" X 6.9"
WEIGHT (CLAMPS INCLUDED) 83.8 LBS
CONNECTOR: 8 x 4.3-10 FEMALE



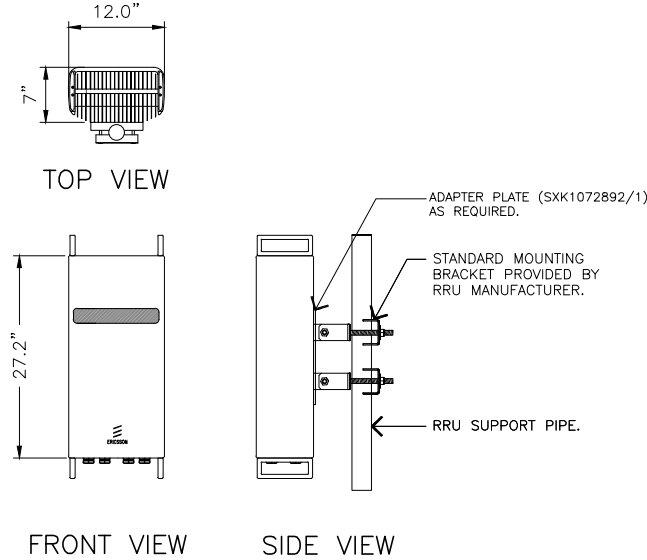
RRUS-E2 B29

SCALE:
NONE

6

RRUS 32 B66

CABINET COLOR: LIGHT GRAY
DIMENSIONS, HxWxD: (12.0"x27.2"x7")
WEIGHT, WITH PRE-MOUNTED BRACKETS: 60 lbs (EMPTY)
MOUNTING RACK: 19" WIDTH
CABLE ENTRY: BOTTOM OF "CABINET"



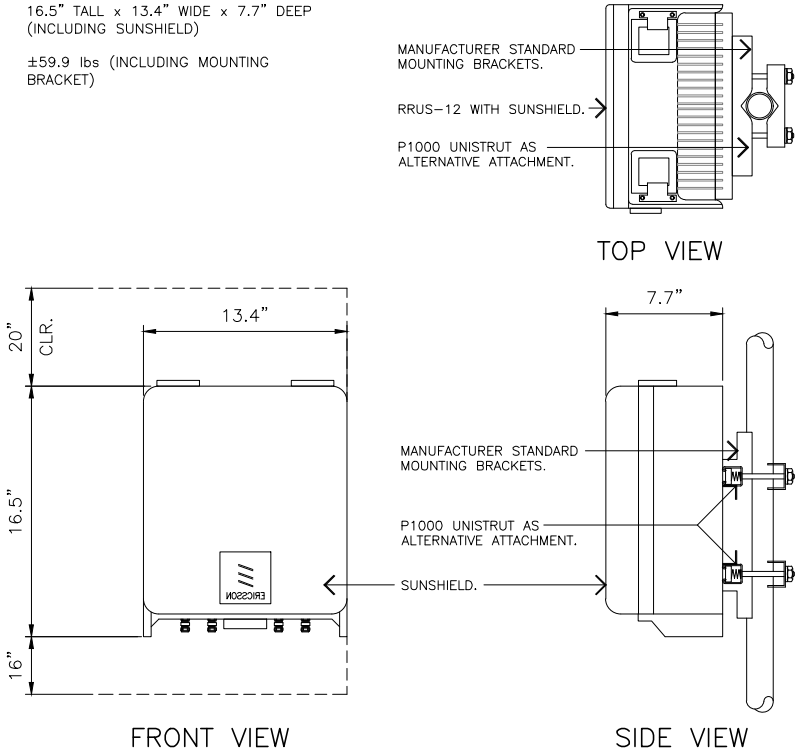
ANTENNA AND RRU MOUNTING DETAIL

SCALE:
NTS

4

RRUS 4478 B14 REMOTE RADIO UNIT

COLOR: WHITE
DIMENSIONS: 16.5" TALL x 13.4" WIDE x 7.7" DEEP (INCLUDING SUNSHIELD)
WEIGHT: ±59.9 lbs (INCLUDING MOUNTING BRACKET)



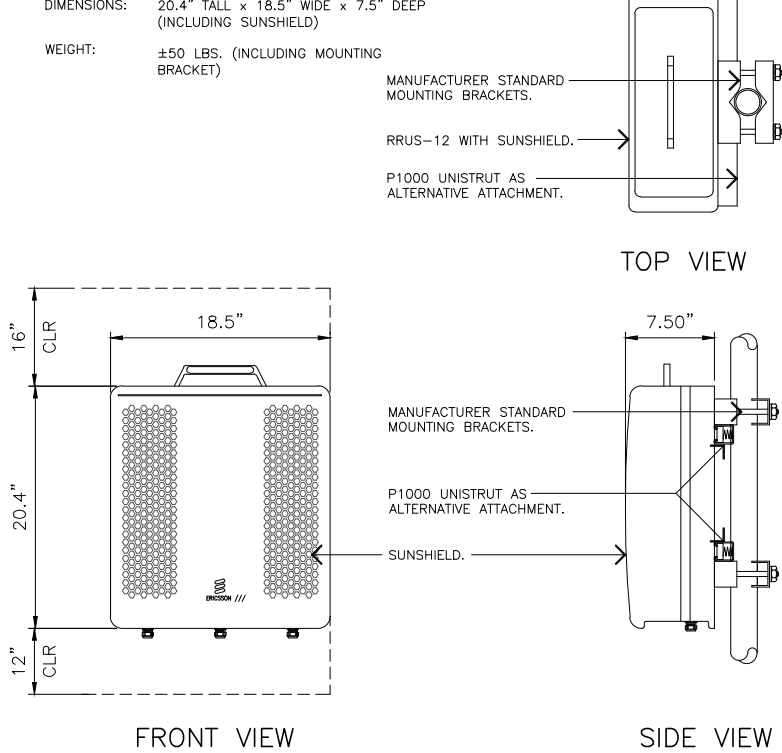
ANTENNA SPECIFICATION

SCALE:
NTS

2

RRUS 12 REMOTE RADIO UNIT

COLOR: WHITE
DIMENSIONS: 20.4" TALL x 18.5" WIDE x 7.5" DEEP (INCLUDING SUNSHIELD)
WEIGHT: ±50 LBS. (INCLUDING MOUNTING BRACKET)



RRUS-32 REMOTE RADIO UNIT

SCALE:
NONE

5

RRUS-B14 4478 REMOTE RADIO UNIT

SCALE:
NONE

3

RRUS-12 REMOTE RADIO UNIT

SCALE:
NONE

1

PREPARED FOR



Jeffrey Rome | ASSOCIATES
architecture | telecommunications
131 Innovation Drive; Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

AT&T Site ID:

LAC850

AT&T SITE NO: 10085743

JRA PROJECT NO: 172963

DRAWN BY: BV

CHECKED BY: AU

3	01/24/19	CITY COMMENTS
2	11/06/18	RF SIGNAGE ADDED
1	10/12/18	P/C COMMENTS
0	02/22/18	100% CD'S
A	02/07/18	90% CD'S
REV	DATE	DESCRIPTION

Lic ensor:



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Issued For:

CARMENTA/
ROSECR OVLY-C850

12624 ROSECRANS AVENUE,
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

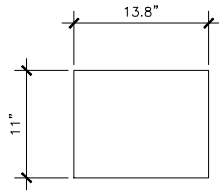
DETAILS

SHEET NUMBER:

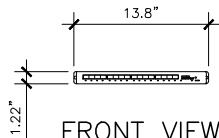
A-4

ERICSSON XMU

DIMENSIONS, HxWxD: 1.22"x13.8"x11"
WEIGHT: 5 lbs



TOP VIEW



FRONT VIEW

GENERAL NOTES:

1. VERIFY CHASSIS MODEL FOR SPACE IN (E) CABINET.

XMU DETAIL

SCALE:

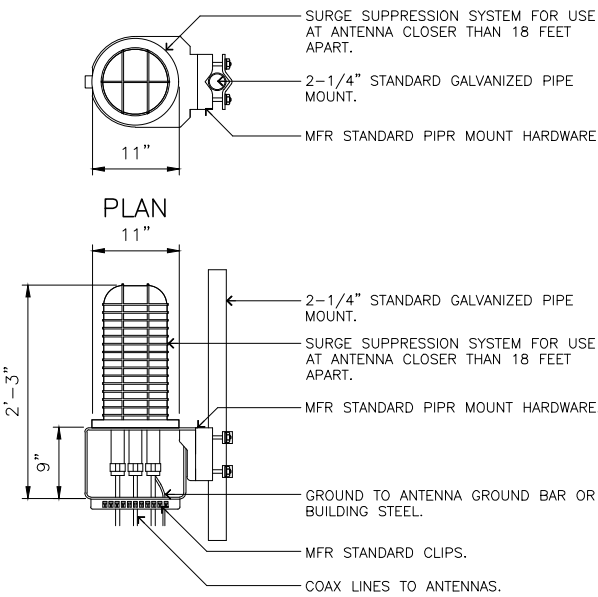
NONE

4

DC6 (SQUID) SURGE SUPPRESSOR

56.3. lbs.

COLOR: BLACK/SILVER
DIMENSIONS: 11"Ø X 27" TALL W/9" BASE
WEIGHT: ±50 LBS. (INCLUDING MOUNTING HARDWARE)

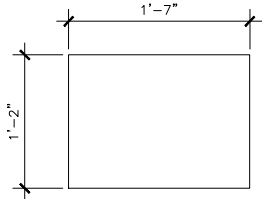


ELEVATION

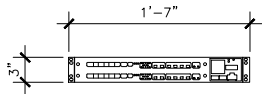
DC6 SURGE

5216

DIMENSIONS, HxWxD: 19"x14"x3"
TOTAL WEIGHT: 23.14 lbs



TOP VIEW



FRONT VIEW

GENERAL NOTES:

1. (N) 6601 V-2 CHASSIS MODEL FOR 5216 (AS REQUIRED).

5216 BASEBAND

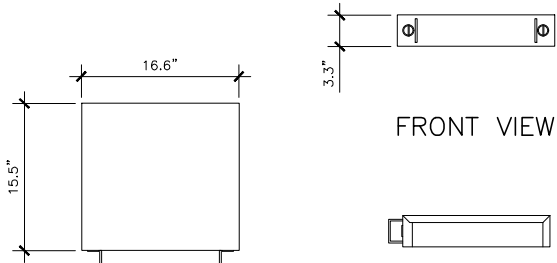
SCALE:

NONE

3

RAYCAP DC12-48-60-RM DC SUPPRESSION SOLUTION

DIMENSIONS, HxWxD: 16.6"x15.5"x3.3"
NOMINAL OPERATING VOLTAGE: 48 VDC
NOMINAL DISCHARGE CURRENT: 20 kA 8/20us
MAXIMUM DISCHARGE CURRENT: 60 kA 8/20us
MAXIMUM CONTINUOUS OPERATING VOLTAGE: 70 VDC
VOLTAGE PROTECTION RATING: 400 V
TOTAL WEIGHT: 53 lbs



FRONT VIEW

SIDE VIEW

TOP VIEW

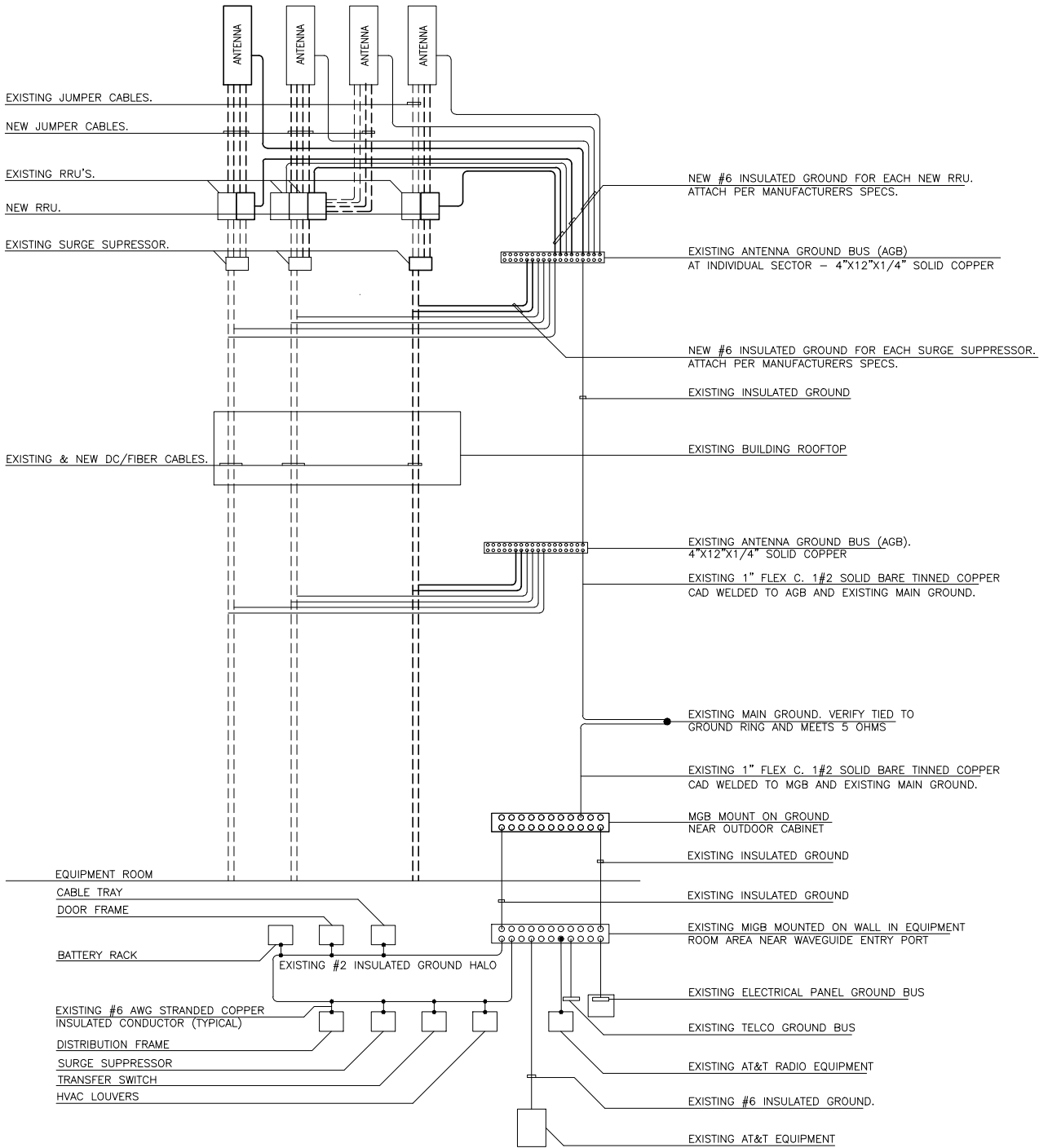
DC12 (RAYCAP)

SCALE:

NONE

2

GROUNDING SYSTEM SCHEMATIC



GENERAL NOTES:

1. SPLICE GROUND CONNECTIONS.
2. FOLLOW COAXIAL CABLE MANUFACTURES RECOMMENDATIONS (TYPICAL)
3. ALL INSULATED GROUND WIRES TO BE STRANDED, AWG WIRE UNLESS NOTED OTHERWISE.
4. THIS IS TYPICAL FOR ONE SECTOR OF ANTENNAS. SEE PLANS FOR NUMBER OF SECTORS.

PREPARED FOR



Jeffrey Rome | ASSOCIATES
architecture | telecommunications
131 Innovation Drive; Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

AT&T Site ID:

LAC850

AT&T SITE NO: 10085743

JRA PROJECT NO: 172963

DRAWN BY: BV

CHECKED BY: AU

REV	DATE	DESCRIPTION
3	01/24/19	CITY COMMENTS
2	11/06/18	RF SIGNAGE ADDED
1	10/12/18	P/C COMMENTS
0	02/22/18	100% CD'S
A	02/07/18	90% CD'S

Licensor:



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Issued For:

CARMENTA/
ROSECR OVLY-C850

12624 ROSECRANS AVENUE,
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

DETAILS

SHEET NUMBER:

A-5

SCALE:

NONE

1



PUBLIC HEARING

Adoption of Negative Declaration

Conditional Use Permit (CUP) Case No. 792

A request to allow the construction and operation of a new 50-foot tall V-Shape digital billboard with 14' x 48' display areas located at 13060 Firestone Boulevard (APN: 7005-001-019) within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. (General Outdoor Advertising)

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. 792 and the related Environmental Document, and thereafter close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the Negative Declaration, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Find that the applicant's CUP request meets the criteria set forth in §155.379(B), §155.384(C), and §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Adopt Resolution No. 113-2019, which incorporates the Planning Commission's findings and actions regarding this matter; and
- Recommend that the City Council adopt Resolution No. 9621, to approve and adopt the proposed Negative Declaration and to approve Conditional Use Permit Case No. 792 subject to the conditions of approval as contained within Resolution No. 9621; and
- Recommend that the City Council adopt Ordinance No. 1099, to approve a development agreement by and between the City of Santa Fe Springs and General Outdoor Advertising.

GENERAL INFORMATION

A. Applicant: General Outdoor Advertising
630 S. Hope Ave.
Ontario, CA 91761
(909) 983-4414

staff@generaloutdoor.com

- B. Property Owner: Daniel Traen
13060 Firestone Boulevard
Santa Fe Springs, CA 90670
- C. Subject Property: 13060 Firestone Boulevard
Santa Fe Springs, CA 90670
APN: 7005-001-019
- D. Existing Zone: M-2-FOZ
(Heavy Manufacturing – Freeway Overlay Zone)
- E. General Plan: Industrial
- F. CEQA Recommendation: Negative Declaration
- G. Hearing Date: February 12, 2019
- H. Staff Contact: Laurel Reimer, Planning Consultant
laurelreimer@santafesprings.org
(562) 868-0511 x7354

LOCATION / BACKGROUND

The subject property is located at 13060 Firestone Boulevard. It is comprised of one parcel (APN: 7005-001-019) measuring 53,143 sq. ft. (1.2 acres) and located on the south side of Firestone Boulevard. The property is zoned M-2-FOZ (Heavy Manufacturing – Freeway Overlay Zone) and is currently developed with a warehouse building. Properties to the east, south and west are also zoned M-2-FOZ and developed with industrial buildings. The I-5 freeway is located north of the site, and single family homes within the City of Norwalk are located on the north side of the freeway.

Pursuant to Section 155.384(A) of the City's Zoning Regulations, billboards are allowed on properties within the M-2-FOZ provided that a valid Conditional Use Permit (CUP) has first been obtained, and subject to the approval of a Development Agreement. The applicant, General Outdoor Advertising, is requesting approval of the subject Conditional Use Permit (CUP 792) to allow the construction and operation of a new V-Shape digital billboard on the subject property.

PROJECT DESCRIPTION

The applicant is requesting approval to allow the construction and operation of a new 50-foot-tall V-Shape digital billboard with 14' x 48' display areas.

Site Plan

The proposed billboard will be located on the northern half of the site. It will be setback 50' from the property line along Firestone Boulevard, 32' from the easterly property line, over 125' from the westerly property line, and will be setback a minimum of 25' from the building. In conformance with §155.384(A) of the City's Zoning Regulations, the proposed billboard will be within 200' from the freeway centerline, as measured from the centerline of the freeway to the façade exterior. No portion of the billboard extends over property lines or hangs over any structure. As proposed, the billboard far exceeds the 1,000-foot minimum spacing required between billboards on the same side of the freeway. It should be noted that §155.384(H)(14) states V-Shape billboards shall not be located immediately adjacent to another V-Shape billboard on the same side of the freeway. The first V-Shape billboard to be approved in the city is proposed to be built at 13530 Firestone Boulevard, which would be the nearest billboard on the same side of the freeway from the subject property. However, the proposed billboard at 13530 Firestone Boulevard is located over 3,000 feet away from the subject property, far exceeding the 1,000 foot separation requirement and allowing for two future billboards to be constructed between the two proposed V-Shape billboards. Therefore, any billboard constructed on the south side of the freeway between 13060 Firestone Boulevard and 13530 Firestone Boulevard cannot be V-Shape.

Elevations

The proposed digital billboard will be contemporary in design. The billboard column and display will be 50' tall. An additional 3'-9" of architectural elements will be installed above the billboard display (for a total overall height of 53'-9" inclusive of architectural elements), and 2' of architectural elements will be installed below the billboard display. The billboard will be V-Shape, meaning it will have a display area on two sides of the billboard with a 30 degree angle between faces. Each display area will measure 14' x 48'. The column support will be wrapped in a decorative façade and screening materials will obscure visibility of the rear structural supports and in between the two display areas. Unlike traditional billboards with steel columns and exposed structural features, staff believes the proposed design is both original and attractive.

STREETS AND HIGHWAYS

The subject site is located on the south side of Firestone Boulevard. Firestone Boulevard is designated as a "Local" arterial within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2-FOZ (Heavy Manufacturing – Freeway Overlay Zone). The property has a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are:

Direction	Zoning District	General Plan	Land Use
North	City of Norwalk	City of Norwalk	Single family homes
South	M-2-FOZ	Industrial	BNSF right-of-way and warehouse buildings
East	M-2-FOZ	Industrial	Cableco rigging equipment
West	M-2-FOZ	Industrial	Caliber Collision auto body repair

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 January 31, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on January 31, 2019, and published in a newspaper of general circulation (Whittier Daily News) on February 1, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

The procedures set forth in Section 155.377(E)(11) of the City's Zoning Regulations, states that billboards may be allowed on properties within the Freeway Overlay Zone, provided that a valid Conditional Use Permit has first been obtained.

Code Section:	Conditionally Permitted Uses
155.377(E)(11)	<u>Section 155.377(E)</u> (11) Billboards, including but not limited to electronic and digital billboards.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, an Initial Study/Negative Declaration (IS/ND) was prepared for the proposed project. The IS/ND reflects the independent judgment of the City of Santa Fe Springs. A Notice of Intent to adopt the Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office.

The mandatory 20-day public review period began on October 24, 2018 and ended on November 14, 2018. The IS/ND materials were made available to the public throughout the 20-day review and comment period. 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 findings of the IS/ND indicate that there are no potentially significant impacts resulting from the proposed project implementation. 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.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment; therefore, the City caused to be prepared and proposes to adopt a Negative Declaration (ND) for the proposed project. The ND reflects the independent judgment of the City of Santa Fe Springs as to the potential environmental impacts of the proposed project on the environment.

The Draft Initial Study/Negative Declaration was circulated for the required 20-day public review and comments from October 24, 2018 to November 14, 2018. The Notice of Intent to adopt a Negative Declaration was posted with the Los Angeles County Clerk. A copy of the Initial Study/Negative Declaration was also mailed to responsible and trustee agencies, as well as, the surrounding cities for their review and comment.

On October 26, 2018, staff received an email from the Gabrieleno Band of Mission Indians stating that they reviewed the Initial Study/Negative Declaration and would like to be consulted if any ground disturbance will be conducted for this project. On October 30, 2018, the project's environmental consultant responded to this inquiry stating the subject site was fully developed and that the ground disturbance would not be significant enough to require consultation.

The draft Initial Study/Negative Declaration was previously delivered to the Planning Commission on October 24, 2018. Included in this delivery was the Executive Summary along with the complete documents on an attached CD.

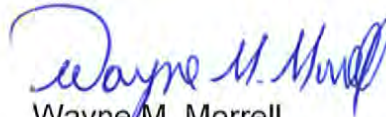
STAFF REMARKS

Based on the findings set forth in the attached Resolution 113-2019, Staff finds that

the applicant's Conditional Use Permit request meets the criteria set forth in §155.379(B), §155.384(C), and §155.716 of the City's Zoning Regulations.

CONDITIONS OF APPROVAL

Conditions of approval for CUP 792 are attached to Resolution 113-2019 as Exhibit A.



Wayne M. Morrell
Director of Planning

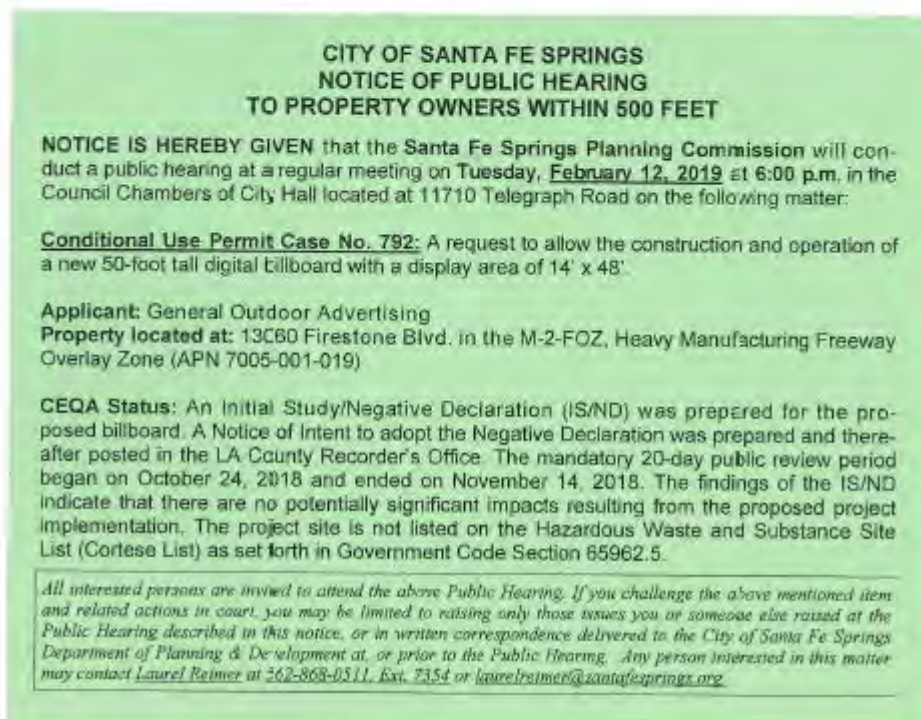
Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Colored Elevation
4. Resolution 113-2019
 - a. Exhibit A – Conditions of Approval
5. Development Agreement 01-2019
6. Full Set of Plans

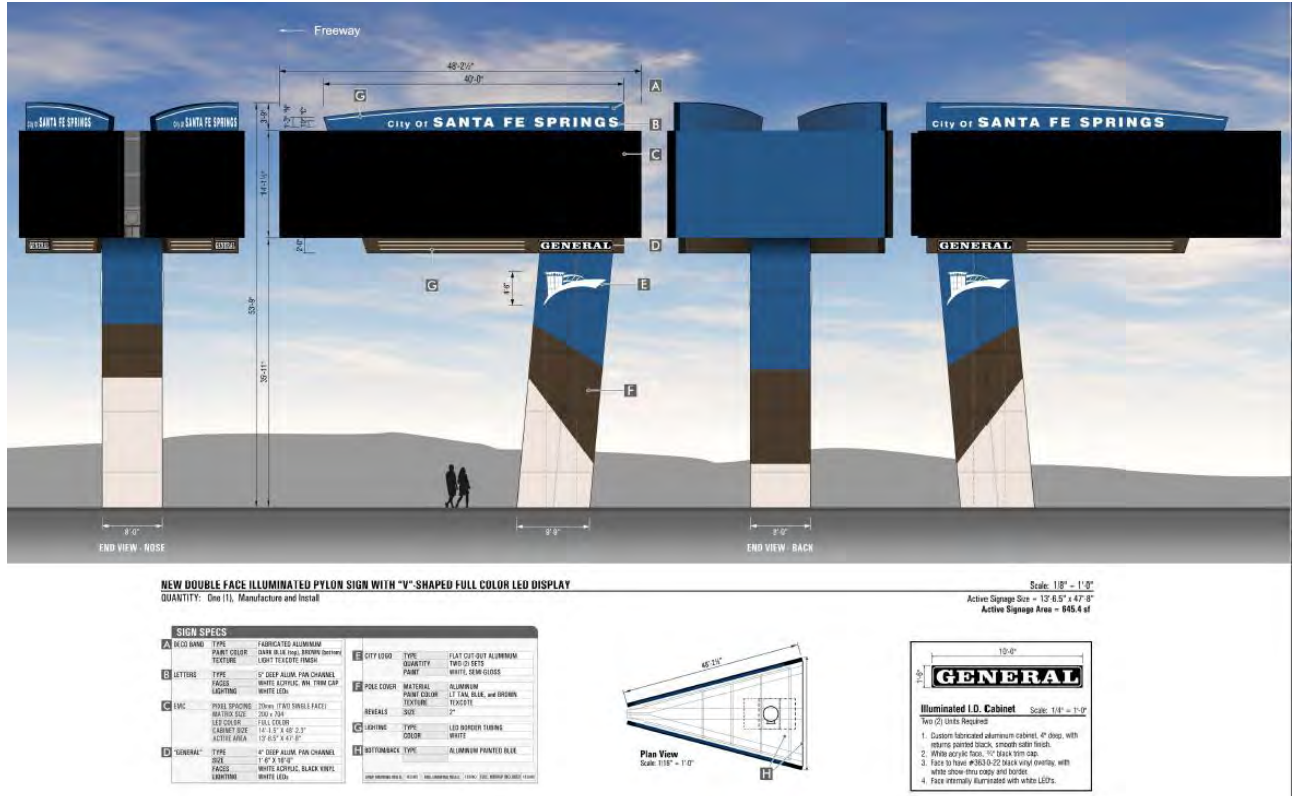
Attachment 1: Aerial Photograph



Location:
13060 Firestone Blvd.
General Outdoor Advertising

Attachment 2: Public Hearing Notice

Attachment 3: Colored Elevation



Attachment 4: Resolution 113-2019

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 113-2019

**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 APPROVE AND
ADOPT THE PROPOSED NEGATIVE DECLARATION, APPROVE
CONDITIONAL USE PERMIT CASE NO. 792 AND INTRODUCE
AND ADOPT AN ORDINANCE APPROVING A DEVELOPMENT
AGREEMENT BY AND BETWEEN THE CITY OF SANTA FE
SPRINGS AND GENERAL OUTDOOR ADVERTISING**

WHEREAS, a request was filed for Conditional Use Permit Case No. 792 to allow the construction and operation of a new 50-foot tall V-shaped digital billboard with 14' x 48' display areas at 13060 Firestone Boulevard in the M-2-FOZ, Heavy Manufacturing Freeway Overlay Zone; and

WHEREAS, Zoning Code §155.384 (A) requires the applicant for a billboard in the Freeway Overlay Zone to have, in addition to a Condition Use Permit, an approved development agreement and the applicant has filed a request for the approval of Development Agreement 01-2019 by and between the City of Santa Fe Springs and General Outdoor Advertising; and

WHEREAS, the subject property is located on the south side of Firestone Boulevard, with Accessor's Parcel Number of 7005-001-019, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Daniel Traen, 13060 Firestone Boulevard, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Conditional Use Permit Case No. 792 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission found and determined that the proposed project will not have a significant adverse effect on the environmental, therefore, the City caused to be prepared and proposed to adopt an Initial Study/Negative Declaration (IS/ND) for the proposed project; and

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

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and Zoning of the subject property, the public testimony, written comments, or other materials presented at the Special Planning Commission Meeting on February 12, 2019 concerning Conditional Use Permit Case No. 792.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicated that the proposed project will not result in any significant adverse impacts to the environment, therefore, the City required the preparation and adoption of a Negative Declaration (ND) for the proposed project.

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.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to §155.377(E)(11) of the Zoning Regulations, a Conditional Use Permit shall be required for any billboard within the Freeway Overlay Zone. In accordance with §155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit the Commission shall give consideration to the following:

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

The proposed digital billboard will not display any statement or words of an obscene, indecent, or immoral character. In addition, the proposed billboard will not display any

advertising of: products, goods, or services related to tobacco, marijuana, or illegal substances; or sexually explicit material or adult-type land uses, including but not limited to nude or topless bars or nightclubs, or establishments that feature nude or topless dancing or mud wrestling, or businesses featuring the sales of adult novelty items, books, magazines, videos, DVDs, or tapes. Lastly, the proposed billboard will not display flashing, shimmering, glittering, intermittent, or moving light or lights. Therefore, the Planning Commission finds that the proposed digital billboard 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.

The proposed digital billboard will be contemporary in design. The billboard column and display will be 50' tall. An additional 3'-9" of architectural elements will be installed above the billboard display (for a total overall height of 53'-9" inclusive of architectural elements), and 2' of architectural elements will be installed below the billboard display. The column support will be wrapped in a decorative façade and screening materials will obscure visibility of the rear structural supports and in between the two display areas, which will be separated by a 30 degree angle. The column support of the digital billboard will be setback at least 25 feet from all property lines and at least 25 feet from the existing warehouse building. No portion of the billboard will project over the width of any street, highway, or other public right-of-way. Unlike traditional billboards with steel columns and exposed structural features, staff believes the proposed design is both original and attractive.

In addition, pursuant to §155.379(B) of the City's Zoning Regulations, the Commission shall also take into consideration the following factors:

- C) The location, siting, and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety, and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.

The proposed billboard will be located towards the northern portion of the site and will be setback 50' from the front property line along Firestone Boulevard, 32' from the easterly property line, over 125' from the westerly property line, and will be setback a minimum of 25' from the existing warehouse building. The applicant has provided a high quality design through a variety of techniques, such as a decorative column wrap, architectural treatments around the display area, and screening materials to obscure visibility of the rear structural supports and in between the two display areas, which will be separated by a 30 degree angle. The proposed digital

billboard will be located within a landscaped area, which will add a curb to create a buffer between the proposed digital billboard and on-site circulation.

- D) *The location size and quality of design of landscaping, architectural walls, signs and other design features shall be compatible with other uses, buildings, structures, and facilities within the proposed development as well as with adjoining properties and surrounding areas.*

Other billboards have been constructed in the area and this project will provide yet another high quality, attractive billboard. As previously mentioned, the new digital billboard provides a unique design via the decorative wrapping, display area architectural treatments, and screening between display areas. In addition, a new landscape planter will be placed around the base of the support pole.

- E) *The proposed development shall be in conformance with the overall purposes and objectives of this chapter and is consistent with the goals, policies, and programs of the General Plan.*

As previously mentioned, the design of the new digital billboard is attractive, as demonstrated by decorative wrapping, architectural treatment, and screening. The proposed project will not have environmental effects that will adversely affect humans, either directly or indirectly. The proposed digital billboard will not create additional traffic for the subject property or the surrounding area. Therefore, the project is consistent with the goals, policies, and programs of the General Plan.

In addition, pursuant to §155.384(C) of the City's Zoning Regulations, the Commission shall also take into consideration the following factors:

- F) *The billboard project will not constitute a hazard to the safe and efficient operation of vehicles upon a street or freeway.*

The billboard will comply with all applicable federal, state, and local laws and regulations. The message transition for the billboard will be instantaneous or 1-2 seconds, if fading. The billboard will be provided with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions so that on overcast or poor weather days the sign would automatically adjust to the ambient light level. In the event of malfunction, the digital billboard shall be designed to either freeze the display in one static position, or display a full black screen, or turn off. The billboard will not utilize technology that would allow interaction with drivers, vehicles, or any device located in vehicles, including, but not limited to a radio frequency identification device, geographic positions system, or other device. Therefore, the Planning Commission finds that the proposed digital billboard will not

contribute a hazard to the safe and efficient operation of vehicles upon a street or freeway.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts the herein Resolution No. 113-2019 to recommend that the City Council approve and adopt the proposed Initial Study/Negative Declaration (IS/ND); recommend that the City Council approve Conditional Use Permit Case No. 792 to allow the construction and operation of a new 50-foot tall V-shaped digital billboard with 14' x 48' display areas; and recommend that the City Council introduce and adopt an ordinance approving Development Agreement 01-2019 by and between the City of Santa Fe Springs and General Outdoor Advertising for the subject property located at 13060 Firestone Boulevard (APN: 7005-001-019), subject to conditions of approval attached hereto as Exhibit A.

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

Ralph Aranda, Chairperson

ATTEST:

Wayne M. Morrell, Acting Planning Secretary

Exhibit A – Conditions of Approval
Conditional Use Permit Case No. 792
13060 Firestone Blvd
APN: 7005-001-019

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

1. A grading plan shall be submitted showing elevations and drainage pattern of the site. The improvements shall not impede, obstruct or pond water onsite. The grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal.
2. 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.

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

3. 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.
4. 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.
5. 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.

WASTE MANAGEMENT:
(Contact: Wayne Morrell 562-868-0511 x7362)

6. 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.
7. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste.

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

6. This approval allows the applicant to establish, operate and maintain a new V-shaped digital billboard on property located at 13060 Firestone Boulevard (APN: 7005-001-019).
7. The subject billboard shall be in conformance with Ordinance No. 1036 & Ordinance No. 1092, relating to the standards for the installation of billboards on certain properties within the City of Santa Fe Springs.
8. The maximum height of the billboard shall be fifty feet (50'), with an additional three feet-nine inches allowed (3'-9") for architectural elements. The maximum overall height including architectural elements shall be 53'-9", as measured from the finished grade at the base of the sign.
9. The maximum allowable angle of the V-shape shall be thirty (30) degrees.
10. The minimum setback distance of the billboard column support post shall be at least 25 feet from any property line and at least 25 feet from any building. No portion of the billboard shall project over any street, highway, or other public right-of-way.
11. The billboard shall not have more than two (2) faces (the display surface upon which an advertising message is displayed). Each face shall measure 14' x 48'. The billboard shall not have more than one face oriented in the same vertical plane.
12. The applicant shall relocate the existing trash enclosure to the location shown on the approved site plan.
13. The billboard shall plainly display the name of the person or company owning or maintaining it and the identifying number of the billboard.
14. The billboard shall have a minimum clearance of sixteen feet (16') between the lowest point of the sign and the driveway grade.
15. All necessary permits regarding Highway Oriented Signs shall be obtained from the California Department of Transportation (Caltrans) prior to installation of the subject billboard.
16. Conditional Use Permit No. 792 shall not become effective unless the City and General Outdoor Advertising enter into a Development Agreement regarding the installation and operation of the subject billboard.

17. The proposed digital billboard shall not have any walkways or platforms on either face side of the billboard or any type of appendages or attachments. Walkways and platforms are allowed between the sign faces. The only exception shall be for a camera to monitor the face of the billboard.
18. All exposed backs, sides, and under area shall be suitably screened by a material acceptable to the Director of Planning or designee.
19. Prior to issuance of a building permit, the Applicant shall provide the Planning Department with the following:
 - a. The telephone number of a maintenance service to be available twenty-four (24) hours a day to be contacted in the event that the billboard becomes dilapidated or damaged.
 - b. A redacted lease demonstrating a right to install the billboard on the subject property.
 - c. A list of locations of all billboards in the City owned or managed by the entity that will own or manage the subject billboard. This information also shall be provided on an accurately scaled map.
20. The message transition for the subject digital billboard shall be instantaneous or 1-2 seconds, if fading.
21. The billboard shall be provided with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions.
22. Lighting levels on the digital billboard shall not exceed 0.3 foot candles above ambient light from a distance of 250 feet, as measured according to standards of the Outdoor Advertising Association of America (OAAA).
23. Brightness of the digital billboard shall not exceed 800 nits (candela per square meter) from sunset to sunrise. At all other times, brightness shall not exceed 7500 nits.
24. Within one week after the sign is activated, a qualified lighting consultant/electrical engineer shall measure the sign intensity at the sign face and ensure compliance with Condition 22 above regarding the standard of 0.3 foot candles above ambient light from a distance of 250 feet. Written verification of compliance shall be provided to the Planning Department within one week following sign activation. All costs shall be the responsibility of the Applicant.
25. In the event of malfunction, the digital billboard shall be designed to either freeze the display in one static position, or display a full black screen, or turn off.
26. The billboard shall not utilize technology that would allow interaction with drivers, vehicles, or any device located in vehicles, including, but not limited to a radio

frequency identification device, geographic positions system, or other device.

27. All landscaped areas installed in conjunction with the proposed digital billboard shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
28. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054, if applicable.
29. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings.
30. Final plot plan and elevations of the proposed 50' V-shaped digital billboard and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
31. The applicant understands that if changes to the original plans submitted and on file with the subject case are required during construction, revised plans must be provided to the Planning Department for review and approval prior to the implementation of such changes. *It should be noted that certain changes may also require approvals from other departments.*
32. The proposed 50' V-shaped digital billboard shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
33. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department, at (562) 868-0511, extension 7520 for additional information and application or one can be downloaded at www.santafesprings.org.
34. The project shall comply with 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.
35. Conditional Use Permit Case No. 792 shall be subject to a compliance review in two (2) years, on or before February 28, 2020 to ensure the subject digital billboard use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report.

36. The applicant agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
37. It is hereby declared to be the intent that if any provision of this Permit is violated, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. Prior to voiding the permit, the City shall contact General Outdoor Advertising with certified mail return receipt requested and list the specific facts indicating a violation and its applicable code provisions and allow General Outdoor Advertising to remedy the violation within seven (7) working days from receipt of the notice or a reasonable amount of time if a remedy cannot be reasonably done in seven (7) days.
38. If any term or provision of the subject CUP shall be determined invalid, void, or unenforceable, the remaining conditions shall not be affected and such remaining conditions are not rendered impractical to enforce or to otherwise deprive General Outdoor Advertising or the city of the benefits provided by CUP 792.

Attachment 5: Development Agreement 01-2019

DEVELOPMENT AGREEMENT NO. 01-2019

This Development Agreement (hereinafter “Agreement”) is entered into this ____ day of _____, 2019 (hereinafter the “Effective Date”), by and between the City of Santa Fe Springs (hereinafter “City”), and General Outdoor Advertising, a _____ company (hereinafter “Developer”).

RECITALS

A. California Government Code Sections 65864 *et seq.* (“Development Agreement Law”) authorizes cities to enter into binding development agreements with persons having a legal or equitable interest in real property for the development of such property, all for the purposes of strengthening the public planning process, encouraging private participation and comprehensive planning and identifying the economic costs of such development.

B. Developer has a leasehold or license interest in that certain portion of real property, located adjacent to and on the southerly side of the southbound lanes of the 5 Freeway, at 13060 Firestone Boulevard, in the City of Santa Fe Springs (APN: 7005-001-019), as more specifically described in Exhibit “A” and depicted at Exhibit “C-1”, attached hereto and incorporated herein (the “Site”), upon which it seeks to install a new lawfully permitted 50-foot tall, V-Shaped digital billboard with a total of two (2) digital display areas (each display measuring 14' x 48' within the billboard frame) that are oriented toward the 5 Freeway, as depicted in Exhibit “C-2” (the “New Digital Billboard”).

C. Developer and City recognize that the Developer has a legal or equitable interest in the Site and thus is qualified to enter into this Agreement in accordance with Development Agreement Law.

D. In exchange for the City approvals sought by Developer for the New Digital Billboard as provided on the Site herein, Developer is agreeable to paying to the City an initial annual Development Fee of One Hundred Thousand and No/100 Dollars (\$100,000.00), on the first Anniversary Date and on subsequent Anniversary Dates the Development Fee shall be increased in an amount equal to the Development Fee payable during the preceding year increased by three percent (3%), or Alternative Development Fee, whichever is greater, as defined and provided in Sections 2.5 and 2.6 below, for the cost to the City to mitigate the impact of the installation of the New Digital Billboard.

E. The Site is located within the City’s M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone, designated by the General Plan as Industrial. Developer and the City agree that a development agreement should be approved and adopted to memorialize the property expectations of the City and Developer, as more particularly described herein.

F. On _____, 2019, the City Council of the City, at a duly noticed hearing, granted “Conditional Use Permit” for the construction and operation of a New Digital Billboard on the Site, in compliance with, and satisfying the requirements of, the California Environmental Quality Act (“CEQA”), on the basis that an Initial Study/Negative Declaration which was also approved at the _____, 2019 City Council meeting, concluded that although the proposed project could have an effect on the environment, the effects are not considered to be significant.

Such CEQA determination considered the impacts of the digital billboard which is the subject of this Agreement.

G. On _____, 2019, at a duly noticed public hearing, the Planning Commission adopted Resolution No. ____-2019, recommending approval of this Agreement (in substantially the form) to the City Council.

H. On _____, 2019, the City Council of the City, at a duly noticed hearing to consider the approval of this Agreement, considered the proposal, heard testimony, and introduced Ordinance No. _____, which Ordinance approves this Agreement.

I. The City Council has found that this Agreement is in the best public interest of the City and its residents, adopting this Agreement constitutes a present exercise of the City's police power, and this Agreement is consistent with the City's General Plan. This Agreement and the proposed Development (as hereinafter defined) will achieve a number of City objectives, including utilizing the Site for a revenue-generating use. Upon any termination of the Term (as defined below) of this Agreement, Developer will remove the digital displays, and restore the Site to its pre-billboard condition, except the columns can be cut off one (1) foot below grade, if a new development agreement is not negotiated with the City.

J. On _____, 2019, the City Council held the second reading and adopted Ordinance No. _____, thereby approving this Agreement.

K. The City finds and determines that all actions required of the City precedent to approval of this Agreement by Ordinance No. _____ of the City Council have been duly and regularly taken.

L. The purpose of this Agreement is to set forth the rules and regulations applicable to the Development, which shall be accomplished in accordance with this Agreement, including the Scope of Development (Exhibit "B") which sets forth Scope of the Development and the Schedule of Performance (Exhibit "D").

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1. Definitions. This Agreement uses a number of terms having specific meanings, as defined below. These specially defined terms are distinguished by having the initial letter capitalized, when used in the Agreement. In addition to the terms defined in the Recitals above, the defined terms include the following:

1.1.1 "Agreement" means this Development Agreement and all attachments and exhibits hereto.

1.1.2 "Anniversary Date" is the annual reoccurrence of the Commencement Date.

1.1.3 “City” means the City of Santa Fe Springs, a California municipal corporation.

1.1.4 “City Council” means the City Council of the City.

1.1.5 “Commencement Date” is the date that the building inspector releases the electric meter to Southern California Edison.

1.1.6 “Developer” means General Outdoor Advertising, a _____ company duly existing and operating, and its successors and assigns, doing business at 632 S. Hope Ave., Ontario, CA 91761.

1.1.7 “Development” means the installation of a New Digital Billboard on the Site and the undergrounding of all utilities from Southern California Edison’s electrical source or an electrical source located elsewhere on Owner’s property (e.g., from an electrical panel on a building situation on Owner’s property) to the New Digital Billboard.

1.1.8 “Development Approvals” means the approved Development, based on the recommended approval by the Planning Commission on _____, 2019, pursuant to Resolution No. ____-2019, and approval by the City Council by on _____, 2019, pursuant to Resolution No. ____-2019 and Ordinance No. ____ on _____, 2019, as further described at Section 5.3 herein.

1.1.9 “Effective Date” means the date inserted into the preamble of this Agreement, which is thirty (30) days following approval of this Agreement by ordinance of the City Council, provided this Agreement is signed by Developer and the City.

1.1.10 “Final Permits” shall mean all necessary/required permits and inspections by all governmental and utility agencies, to construct, operate and maintain the New Digital Billboard, and are signed and dated by the Building Official, where applicable.

1.1.11 “Gross Revenue” is based solely on the revenue generated from the digital display (basic advertising area of the billboard), as recorded on the City of Santa Fe Springs building permits, and does not include neon channel letters. Developer shall not conceal advertising revenues derived from the digital display within the normal price range the Developer charges for any appurtenances that are installed on the Billboard. Gross Revenue specifically excludes advertising agency fees paid to the advertiser’s advertising agency and or brokerage fees paid to the sales broker other than Developer.

1.1.12 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of the City, including, but not limited to, the City’s General Plan, Municipal Code and Zoning Code, which govern development and use of the Site, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of the New Digital Billboard, and the design, improvement and construction standards and specifications applicable to the Development or the Site which are in full force and effect as of the Effective Date of this Agreement, subject to the terms of this Agreement. Land Use Regulations shall also include the federal National Pollutant Discharge Elimination System (“NPDES”) regulations and approvals from the California Department of Transportation Outdoor Advertising Division, to the extent applicable.

1.1.13 “Lease” means the lease or license agreement, as the case may be, for the Site between Owner, as landlord or licensor, and Developer, as tenant or licensee.

1.1.14 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device, a lender or each of their respective successors and assigns.

1.1.15 “Site” refers to the site described in Recital B and more specifically described on Exhibit “A” attached hereto and incorporated herein.

1.1.16 “Schedule of Performance” means the Schedule of Performance attached hereto as Exhibit “D” and incorporated herein.

1.1.17 “Scope of Development” means the Scope of Development attached hereto as Exhibit “B” and incorporated herein.

1.1.18 “Subsequent Land Use Regulations” means any Land Use Regulations effective after the Effective Date of this Agreement (whether adopted prior to or after the Effective Date of this Agreement) which govern development and use of the Site.

1.1.19 “Subsequent Development Approvals” means any Development Approvals sought by Developer in connection future changes desired to be made by Developer to the Development following its initial completion.

1.1.20 “Term” shall have the meaning provided in Section 2.3, unless earlier terminated as provided in this Agreement.

1.2 **Exhibits.** The following documents are attached to, and by this reference made a part of, this Agreement: Exhibit “A” (Legal Description of Site), Exhibit “B” (Scope of Development), Exhibit “C-1” (Site Plan of Site), Exhibit “C-2” (Billboard Elevation), and, Exhibit “D” (Schedule of Performance).

2. GENERAL PROVISIONS.

2.1. Binding Effect of Agreement. From and following the Effective Date, actions by the City and Developer with respect to the Development, including actions by the City on applications for Subsequent Development Approvals affecting the Site, shall be subject to the terms and provisions of this Agreement, provided, however, that nothing in this Agreement shall be deemed or construed: (i) to modify or amend the Lease, or any of Developer’s obligations thereunder, or to bind or restrict Owner with respect to its ownership or operation of the Site except as expressly set forth herein with respect to the Development, or (ii) to impose any obligation whatsoever on Owner with respect to the Development, except as expressly set forth in this Agreement.

2.2. Interest in Site. The City and Developer acknowledge and agree that Developer is the tenant or licensee of the Site and thus is qualified to enter into and be a party to this Agreement under the Development Agreement Law. The City and Developer acknowledge and agree that Developer has a legal or equitable interest in the Site and thus is qualified to enter into and be a party to this Agreement under the Development Agreement Law. Additionally, prior to the execution of this Agreement, Developer has allowed the City to view a redacted copy of the Lease which demonstrates that Developer has a leasehold or license interest in the Site, which

interest shall be maintained for the entire Term of this Agreement. If Developer's leasehold or license interest is prematurely and legally terminated by Owner in conformance with the Lease, then Developer shall have no further obligations under Section 3(a) of the Scope of Development, attached as Exhibit "B" herein, relative to the maintenance of landscaping thereon that particular Site, except as provided under Section 7.1. Additionally, if Developer's leasehold or license interest is prematurely terminated by Owner, then Developer shall have no further obligations under this Agreement for that particular Site, except as provided under Section 7.1.

2.3. Term of Agreement. Unless earlier terminated as provided in this Agreement, the "Term" of this Agreement shall continue in full force and effect for thirty (30) years from the Commencement Date and will terminate on (i) the expiration or earlier termination of the Lease, or (ii) the permanent removal of the New Digital Billboard constructed pursuant to the terms hereof, other than its removal for repair or replacement. Developer shall completely remove the New Digital Billboard within the times and as provided under Section 7.1 herein. Within thirty (30) days after the termination of this Agreement, the parties shall execute a written cancellation of this Agreement which shall be recorded with the County Recorder pursuant to Section 10.1 below. If no extension or renewal of this Agreement is agreed to following its termination, then the digital displays shall come down and the lease area restored to its pre-billboard condition, except the columns can be cut off one (1) foot below grade.

2.4. Processing Fee. Thirty (30) days after the Commencement Date the Developer shall pay the City a processing fee ("Processing Fee") in the amount of One Hundred Thousand Dollars (\$100,000.00). The City shall retain and use the Processing Fee, or any part thereof, for any public purpose within the City's discretion. The Processing Fee shall be separate from all fees which are standard and uniformly applied to similar projects in the City, including, but not limited to, business license fees (due by Developer to the City annually), one-time plan check fees and building permit fees, and any other fees imposed by Los Angeles County, as may be applicable.

2.5. Development Fee. The potential impacts of the Development on the City and surrounding community are difficult to identify and calculate. Developer and the City agree that an annual development fee paid by Developer to the City would adequately mitigate all such potential impacts. The parties therefore agree that Developer shall pay an annual development fee to the City ("Development Fee"). The initial Development Fee for the Site shall be One Hundred Thousand and No/100 Dollars (\$100,000.00), and shall be increased in an amount equal to the Development Fee payable during the preceding year increased by three percent (3%) on subsequent Anniversary Dates. By way of example: Initial Development Fee \$100,000.00; 2nd year \$103,000.00 (Initial Development fee of \$100,000.00 plus 3% or \$3,000.00); 3rd year \$106,090.00 (Preceding year Development Fee of \$103,000.00 plus % \$3,090.00); 4th year \$109,272.70 (Preceding year Development Fee of 106,090.00 plus 3% or \$3,182.70).

2.6. Alternative Development Fee. For any calendar year of the Term, the "Alternative Development Fee" shall be an amount equal to nine percent (9%) of the Gross Revenue made from the digital displays on the Site during the preceding calendar year of the Term. By way of example only, should the Gross Revenue during 3rd year of the Term total \$1,200,000.00 for the New Digital Billboard, then for that year Developer shall pay to the City for the New Digital Billboard the Alternative Fee of \$108,000.00 assuming no applicable deductions from Section 1.1.11 above (i.e., 9% of \$1,200,000.00 is \$108,000.00 in lieu of the 3rd year Development Fee of \$106,090.00). The Alternative Development Fee of \$108,000.00 will then become the Development Fee for the calculation for the 4th year Development Fee.

2.6.1. Revenue Report & Payment of Alternative Development Fee or Development Fee: Within ninety (90) days following the Anniversary Date Developer shall furnish to the City an itemized statement in writing ("Revenue Report"), certified by Developer to be correct, showing the total Gross Revenue made from each sign face of the New Digital Billboard during the preceding calendar year of the Term attributable to each sign display of the New Digital Billboard. If during any particular year of the Term the Alternative Development Fee calculation is higher than the Development Fee calculation with the 3% increase at the time of calculating the Revenue Report, the Developer shall include along with the Revenue Report a payment corresponding to the Alternative Development Fee. If the Alternative Development Fee calculation is less than the Development Fee with the 3% increase at the time of calculating the Revenue Report, the Developer shall include along with the Revenue Report a payment corresponding to the Development Fee calculation.

2.6.2. Additional Revenue. While Developer is not precluded from generating additional revenue from wireless deployment on the billboard, other than wireless communication devices for the use of operating a billboard, Developer shall not enter any agreement with any party for additional revenue, including revenue derived from wireless deployment on the billboard, without first reaching an agreement with City regarding the additional revenue.

2.6.3. Audit of Alternative Fee. With prior written notice to Developer of not less than ten (10) business days, the City has the right to audit Developer's New Digital Billboard revenue and to view those portions of any advertising space contracts or invoices that only related to this Agreement, at Developer's Corporate office, on any normal workday between 9:00 a.m. and 4:00 p.m. once a year. City also has the option of having the contracts and invoices reviewed at City Hall, 11710 Telegraph Road, Santa Fe Springs, CA 90670, for the audit. Prior to the audit, the City shall sign a confidentiality agreement regarding the advertising space contracts and invoices. If the statement of total Gross Revenue previously provided to the City shall be found to be inaccurate for prior calendar years of the Term, then and in that event, there shall be an adjustment and one party shall pay to the other on demand such sums as may be necessary to settle in full the accurate amount of the Alternative Fee, if any, that should have been paid to the City for the period or periods covered by such inaccurate statement or statements. If said audit discloses an underpayment of greater than three percent (3%) with respect to the amount of total Gross Revenue reported by Developer for the period or periods of said report, then Developer shall immediately pay to the City the cost of such audit, plus ten percent (10%) interest per annum on the amount underpaid, but the application of the said interest is limited to the previous year before the time any underpayment should have been paid to the City; if the audit does not disclose an underpayment of greater than three percent (3%) with respect to the amount of total Gross Revenue reported by Developer for the period or periods of said report, the cost of such audit shall be paid by the City.

3. COMMUNITY BENEFITS. Developer shall also provide the following Community benefits during the entire Term of this Agreement.

3.1. City's Use of the Billboard. Developer shall provide five (5) weeks' worth of display time per year for the Site for public service announcements by the City on either side of the Billboard, subject to availability of space. Developer shall place City-provided announcements, on a space available basis, in one of the eight (8) display images in the current rotation of display images at any time. The City shall be responsible for providing Developer with approved advertising copy and shall also be responsible for any costs associated with providing Developer

with artwork in acceptable format per Developer's specifications. City's use is subject to the following conditions and parameters: (1) all copy must be submitted to Developer at least five (5) days before the proposed display date and will be subject to Developer's standard advertising copy rejection and removal policies, which allow Developer, in its sole discretion, to approve or disapprove copy and remove copy once posted or displayed, and (2) all five (5) weeks' worth of display time for a particular year must be utilized during such year (i.e., no advertisement rights shall accumulate or carryover to the following year).

3.2. Discount Advertising. Developer shall offer a twenty percent (20%) discount off its applicable rates for display of advertising on the Billboard to any business that is a member of the Santa Fe Springs Chamber of Commerce, and has a headquarters and/or office in the City.

4. PROHIBITED USE. Developer shall not utilize any of the displays on the New Digital Billboard to advertise tobacco, marijuana, hashish, "gentlemen's clubs," adult entertainment businesses, sexually oriented materials, or use sexually oriented images or language, or as may be prohibited by any City ordinance existing as of the Effective Date of this Agreement, or as may be amended or implemented from time-to-time after the Effective Date and equally-applicable to all billboard displays by any duly and valid City ordinance.

5. DEVELOPMENT AND IMPLEMENTATION OF THE DEVELOPMENT.

5.1. Rights to Develop. Subject to and during the Term of this Agreement, Developer shall have the right to develop the Site in accordance with, and to the extent of, the Development Approvals, the Land Use Regulations and this Agreement, provided that nothing in this Agreement shall be deemed to modify or amend any of the pre-existing Land Use Regulations, as more particularly set forth in Section 5.2 below.

5.2. Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement, the rules, regulations and official policies governing permitted uses of the Site, the density and intensity of use of the of the structure on the Site, the maximum height and size of proposed structures on the Site, and the design, improvement and construction standards and specifications applicable to the Site, shall be as set forth in the Land Use Regulations which are in full force and effect as of the Effective Date of this Agreement, subject to the terms of this Agreement.

5.3. Development Approvals. Developer shall, at its own expense and before commencement of demolition, construction or development of any structures or other work of improvement upon the Site, secure or cause to be secured the Development Approvals, a Conditional Use Permit and building permit(s) from the City, and any and all permits and approvals which may be required by any other governmental agency or utility affected by such construction, development or work to be performed by Developer pursuant to the Scope of Development; provided, however, that the City acknowledges that the City's Planning Commission and City Council have approved an Initial Study/Negative Declaration for the project, thus complying with, and satisfying the requirements of, the California Environmental Quality Act ("CEQA"). Not by way of limiting the foregoing, in developing and constructing the Development, Developer shall comply with all: (1) applicable development standards in the City's Municipal Code that were in affect at the time the Development Agreement and Conditional Use Permit were approved by the City Council, (2) applicable NPDES requirements pertaining to the Development, and (3)

applicable building codes that were in affect at the time the Development Agreement and Conditional Use Permit were approved by the City Council, except as may be permitted through approved variances and modifications. Developer shall pay all normal and customary fees and charges applicable to such permits, and any fees and charges hereafter imposed by the City in connection with the Development which are standard and uniformly-applied to similar projects in the City. Nothing contained in this Agreement shall be deemed to impose any obligation on Owner with respect to the Development Approvals or the Development.

5.4. Timing of Development; Scope of Development. Developer shall commence the Development within the time set forth in the Schedule of Performance, attached hereto as Exhibit “D”. “Commencement” of the Development is defined herein as commencement of construction or improvements under the City building permit for the construction of the New Digital Billboard on the Site, which shall occur as soon as possible following Developer’s receipt of all necessary Development Approvals and Final Permits. In the event that Developer fails to meet the schedule for Commencement of the Development, then after compliance with Section 5.4, either party hereto may terminate this Agreement by delivering written notice to the other party, and, in the event of such termination, neither party shall have any further obligation hereunder. However, if circumstances within the scope of Section 10.10 delay the Commencement or completion of the Development, then such delays shall not constitute grounds for any termination rights found within this Agreement. In such case, the timeline to commence or complete the relevant task shall be extended in the manner set forth at Section 10.10. Notwithstanding the above, Developer shall, at all times, comply with all other obligations set forth in this Agreement regarding the construction or improvement of the New Digital Billboard. Developer shall also maintain the New Digital Billboard at all times during the Term in accordance with the maintenance provisions set forth in Section 3 of the Scope of Development, attached as Exhibit “B” herein.

5.5. Changes and Amendments. Developer may determine that changes to the Development Approvals are appropriate and desirable. In the event Developer makes such a determination, Developer may apply in writing for an amendment to the Development Approvals to effectuate such change(s), provided that the City may request written consent from Owner if the modification is deemed material. The parties acknowledge that the City shall be permitted to use its inherent land use authority in deciding whether to approve or deny any such amendment request; provided, however, that in exercising the foregoing reasonable discretion, the City shall not apply a standard different than that used in evaluating requests of other developers. Accordingly, under no circumstance shall the City be obligated in any manner to approve any amendment to the Development Approvals. The City Manager shall be authorized to approve any non-substantive amendment to the Development Approvals without processing an amendment to this Agreement. All other amendments shall require the approval of the City Council. Nothing herein shall cause Developer to be in default if it upgrades the digital displays installed pursuant to this Agreement during the Term of this Agreement to incorporate newer technology; provided Developer shall secure all applicable ministerial permits to do so and such upgrade is consistent with the dimensions and standards for the displays, as provided under this Agreement, Land Use Regulations and Subsequent Land Use Regulations.

5.6. Reservation of Authority.

5.6.1. ***Limitations, Reservations and Exceptions.*** Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the Development:

(a) Processing fees and charges of every kind and nature imposed by the City to cover the estimated actual costs to the City of processing applications for Subsequent Development Approvals.

(b) Procedural regulations consistent with this Agreement relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure. Notwithstanding the foregoing, if such change materially changes Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon ninety (90) days prior written notice to the City.

(c) Changes adopted by the International Conference of Building Officials, or other similar body, as part of the then most current versions of the Uniform Building Code, Uniform Fire Code, Uniform Plumbing Code, Uniform Mechanical Code, or National Electrical Code, as adopted by the City as Subsequent Land Use Regulations, if adopted prior to the issuance of a building permit for development of the New Digital Billboard. Notwithstanding the foregoing, if such change materially changes Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon ninety (90) days prior written notice to the City.

(d) Regulations that are not in conflict with the Development Approvals or this Agreement.

(e) Regulations that are in conflict with the Development Approvals or this Agreement, provided Developer has given written consent to the application of such regulations to the Development.

(f) Applicable federal, state, county and multi-jurisdictional laws and regulations which the City is required to enforce against the Site or the Development, and that do not have an exception for existing signs or legal nonconforming uses.

5.6.2. ***Future Discretion of the City.*** This Agreement shall not prevent the City from denying or conditionally approving any application for a Subsequent Development Approval on the basis of the Land Use Regulations.

5.6.3. ***Modification or Suspension by Federal, State, County, or Multi-Jurisdictional Law.*** In the event that applicable federal, state, county or multi-jurisdictional laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, and there is no exception for the legal nonconforming use, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such federal, state, county or multi-jurisdictional laws or regulations, and this Agreement shall remain in full force and effect to the extent it is not inconsistent with

such laws or regulations and to the extent such laws or regulations do not render such remaining provision impractical to enforce. Notwithstanding the foregoing, if such change materially changes Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon ninety (90) days prior written notice to the City.

5.7. Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not subject to control by the City may possess authority to regulate aspects of the Development as contemplated herein, and this Agreement does not limit the authority of such other public agencies. Developer acknowledges and represents that, in addition to the Land Use Regulations, Developer shall, at all times, comply with all applicable federal, state and local laws and regulations applicable to the Development and that do not have an exception for a legal nonconforming use. To the extent such other public agencies preclude development or maintenance of the Development and do not have an exception for a legal nonconforming use, Developer shall not be further obligated under this Agreement except as provided in Section 7.1. Notwithstanding the foregoing, if such action by another public agency materially changes Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon ninety (90) days prior written notice to the City.

5.8. Public Improvements. Notwithstanding any provision herein to the contrary, the City shall retain the right to condition any Subsequent Development Approvals on the requirement that Developer pay subsequently required development fees, and/or construct certain subsequently required public infrastructure ("Exactions") at such time as the City shall determine, subject to the following conditions:

5.8.1. The payment or construction must be to alleviate an impact caused by the Development or be of benefit to the Development; and

5.8.2. The timing of the Exaction should be reasonably related to the development of the Development, and said public improvements shall be phased to be commensurate with the logical progression of the development of the Development, as well as the reasonable needs of the public.

5.8.3. It is understood, however, that if there is a material increase in cost to Developer, or such action by the City otherwise materially impacts Developer or its performance hereunder, Developer may terminate this Agreement upon ninety (90) days prior written notice to the City.

5.9. Fees, Taxes and Assessments. During the Term of this Agreement, the City shall not, without the prior written consent of Developer, impose any additional fees, taxes or assessments on all or any portion of the Development, except such fees, taxes and assessments as are described in or required by this Development Agreement and/or the Development Approvals. However, this Development Agreement shall not prohibit the application of fees, taxes or assessments upon the Site only and not on the New Digital Billboard or Developer directly, except as follows:

5.9.1. Developer shall be obligated to pay those fees, taxes or City assessments and any increases in same which exist as the Effective Date and applicable to the Development or are included in the Development Approvals;

5.9.2. Developer shall be obligated to pay any fees or taxes, and increases thereof, imposed on a City-wide basis such as, but not limited to, business license fees or taxes or utility taxes applicable to the Development;

5.9.3. Developer shall be obligated to pay all fees applicable to any permit applications as charged by the City at the time such application(s) are filed by Developer; and

5.9.4. Developer shall be obligated to pay any fees imposed pursuant to any Uniform Code that existed when the permit applications are filed by Developer or that exist when Developer applies for any Subsequent Development Approvals.

5.10. Changes. Notwithstanding anything to the contrary herein, if there is a change in such fees as compared to those fees in effect as of the Effective Date, or if any additional fees are charged and such additional or increased fees materially change Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon ninety (90) days prior written notice to the City.

6. REVIEW FOR COMPLIANCE.

6.1. Annual Review. The City Council shall have the right to review this Agreement annually at the City's sole cost, on or before the Anniversary Date, to ascertain the good faith compliance by Developer with the terms of this Agreement ("Annual Review"). However, no failure on the part of the City to conduct or complete an Annual Review as provided herein shall have any impact on the validity of this Agreement. Developer shall cooperate with the City in the conduct of such any Annual Review and provide the following information and documentation to the City at least thirty (30) days before the anniversary of the commencement of the Term: (1) any updates to Developer's contact information related to complaints concerning the billboards, as required in the conditions at Exhibit "B", (2) status and amount of all payment obligations to the City required under this Agreement for the year in question and cumulatively beginning from the Commencement of the Development herein, (3) any easement or Lease changes that could in any way materially impact the City or the parties' obligations under this Agreement, but any disclosure shall be via a redacted Lease per Section 2.2, (4) any utility changes that could in any way materially impact the City or the parties' obligations under this Agreement, and (5) any maintenance issues addressed or needing to be addressed per the requirements of Exhibit "B".

6.2. Special Review. The City Council may, in its sole and absolute discretion, order a special review of compliance with this Agreement at any time at the City's sole cost ("Special Review"). Developer shall cooperate with the City in the conduct of such any Special Review.

6.3. City Rights of Access. Subject to the City's execution of a permit to enter in a form reasonably acceptable to Owner, the City and its officers, employees, agents and contractors shall have the right, at their sole risk and expense, to enter the Site without interfering with any railroad or other right-of-way, and at all reasonable times with as little interference as possible, for the purpose of conducting the review under this Article 4, inspection, construction, reconstruction, relocation, maintenance, repair or service of any public improvements or public facilities located on the Site, or to perform any rights of the City under Section 6.2 above. Any damage or injury to the Site or to the improvements constructed thereon resulting from such entry

shall be promptly repaired at the sole expense of the City. Notwithstanding the foregoing or any other provision in this Agreement (including without limitation Section 6.2 above) to the contrary, the City shall have no right whatsoever to enter the Site unless and until the City executes and delivers to Owner a permit to enter in a form reasonably acceptable to Owner (except that this provision is not intended to interfere with the City's police powers to address any nuisance, dangerous condition, or other condition pursuant to the City's ordinances). Notwithstanding anything to the contrary herein, in no event will the City's representatives ever climb up the pole of the New Digital Billboard during any inspection.

6.4. Procedure. Each party shall have a reasonable opportunity to assert matters which it believes have not been undertaken in accordance with this Agreement, to explain the basis for such assertion, and to receive from the other party a justification of its position on such matters. If, on the basis of the parties' review of any terms of this Agreement, either party concludes that the other party has not complied in good faith with the terms of this Agreement, then such party may issue a written "Notice of Non-Compliance" specifying the grounds therefore and all facts demonstrating such non-compliance. The party receiving a Notice of Non-Compliance shall have thirty (30) days to cure or remedy the non-compliance identified in the Notice of Non-Compliance, but if such cure or remedy is not reasonably capable of being cured or remedied within such thirty (30) day period, then the party receiving a Notice of Non-Compliance shall commence to cure or remedy the non-compliance within such thirty (30) day period and thereafter diligently and in good faith prosecute such cure or remedy to completion. If the party receiving the Notice of Non-Compliance does not believe it is out of compliance and contests the Notice of Non-Compliance, it shall do so by responding in writing to said Notice of Non-Compliance within thirty (30) days after receipt of the Notice of Non-Compliance. If the response to the Notice of Non-Compliance has not been received in the office of the party alleging the non-compliance within the prescribed time period, the Notice of Non-Compliance shall be conclusively presumed to be valid. If a Notice of Non-Compliance is contested, the parties shall, for a period of not less than fifteen (15) days following receipt of the response, seek to arrive at a mutually acceptable resolution of the matter(s) occasioning the Notice of Non-Compliance. In the event that a cure or remedy is not timely completed, the party alleging the non-compliance may thereupon pursue the remedies provided in Section 7; provided, however, that if the Notice of Non-Compliance is contested and the parties are not able to arrive at a mutually acceptable resolution of the matter(s) by the end of the fifteen (15) day period, then either party shall have the right to seek a judicial determination of such contested matter. Neither party hereto shall be deemed in breach if the reason for non-compliance is due to "force majeure" as defined in, and subject to the provisions of, Section 10.10.

6.5. Certificate of Agreement Compliance. If, at the conclusion of an Annual Review or a Special Review, Developer is found to be in compliance with this Agreement, the City shall, upon request by Developer, issue within ten (10) days of receipt of the request, a written confirmation ("Certificate") to Developer stating that, after the most recent Annual Review or Special Review, and based upon the information known or made known to the City Manager and the City Council, that (1) this Agreement remains in effect, and (2) Developer is in compliance. The Certificate, whether issued after an Annual Review or Special Review, shall be in recordable form if requested by Developer, and shall contain information necessary to communicate constructive record notice of the finding of compliance. Developer may record the Certificate with the County Recorder. Additionally, Developer may, at any time, request from the City a Certificate stating, in addition to the foregoing, which specific obligations under this Agreement have been fully satisfied with respect to the Site and City shall respond within ten (10) days of receipt of the

request. If the City fails to respond to a Developer's request pursuant to this Section 6.5, the Developer is presumed to be in compliance with this Agreement or any obligation that is the subject of the Developer's request.

7. DEFAULT AND REMEDIES.

7.1. Termination of Agreement.

7.1.1. ***Termination of Agreement for Material Default of Developer.*** The City, in its discretion, may terminate this Agreement for any material failure of Developer to perform any material duty or obligation of Developer hereunder or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default" or "breach"); provided, however, the City may terminate this Agreement pursuant to this Section only after following the procedures set forth in Section 6.4. In the event of a termination by the City under this Section 7.1.1, Developer acknowledges and agrees that the City may retain all fees accrued up to the date of the termination, including the Processing Fee and the Development Fee or Alternative Fee, as applicable, paid up to the date of termination, and Developer shall pay the prorated amount of the Development Fee or Alternative Fee, as applicable, within sixty (60) days after the date of termination and removal of the New Digital Billboard that equates to the percentage of time elapsed in the year of the Term at the time of termination.

7.1.2. ***Termination of Agreement for Material Default of City.*** Developer, in its discretion, may terminate this Agreement for any material failure of the City to perform any material duty or obligation of the City hereunder or to comply in good faith with the terms of this Agreement; provided, however, Developer may terminate this Agreement pursuant to this Section only after following the procedures set forth in Section 6.4. In addition, Developer may terminate this Agreement if, despite Developer's good faith efforts, (1) it is unable to secure the necessary permits and/or compliance with requirements under laws necessary to effectuate the Development, or (2) any governmental agency has concluded a taking or regulatory taking of the Site and/or the Development or (3) the Lease is terminated, or (4) it is unable to profitably operate the Development. In the event of a termination by Developer under this Section 7.1.2, Developer acknowledges and agrees that the City may retain all fees, including the Processing Fee and the Development Fee or Alternative Fee, as applicable, paid up to the date of termination, and Developer shall pay the prorated amount of the Development Fee or Alternative Fee, as applicable, within sixty (60) days after the date of termination and removal of the New Digital Billboard that is so terminated that equates to the percentage of time elapsed in the year of the Term at the time of termination.

7.1.3. ***Rights and Duties Following Termination.*** Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to (i) any obligations to have been performed prior to said termination of this Agreement, (ii) any default in the performance of the provisions of this Agreement which has occurred prior to said termination of this Agreement, (iii) Developer's obligation to remove the terminated New Digital Billboard pursuant to Section 2.3, or (iv) any continuing obligations to indemnify other parties.

8. INSURANCE, INDEMNIFICATION AND WAIVERS.

8.1. Insurance.

8.1.1. ***Types of Insurance.***

(a) ***Liability Insurance.*** Beginning on the Effective Date hereof and until completion of the Term, Developer shall, at its sole cost and expense, keep or cause to be kept in force for Developer comprehensive broad form general liability insurance against claims and liabilities covered by the indemnification provisions of Section 8.2. Developer has agreed to indemnify the City hereunder to the extent of the liability insurance coverage with respect to its use, occupancy, disuse or condition of the Site, improvements or adjoining areas or ways, affected by such use of the Site or for property damage, providing protection of at least One Million Dollars (\$1,000,000) for bodily injury or death to any one person, at least Two Million Dollars (\$2,000,000) for any one accident or occurrence, and at least One Million Dollars (\$1,000,000) for property damage. Developer shall also furnish or cause to be furnished to the City evidence that any contractors with whom Developer has contracted for the performance of any work for which Developer is responsible maintains the same coverage required of Developer.

(b) ***Worker's Compensation.*** Developer shall also furnish or cause to be furnished to the City evidence that any contractor with whom Developer has contracted for the performance of any work for which Developer is responsible hereunder carries worker's compensation insurance as required by law.

8.1.2. ***Insurance Policy Form, Sufficiency, Content and Insurer.*** All insurance required by express provisions hereof shall be carried only by responsible insurance companies qualified to do business by California with an AM Best Rating of no less than "A". All such policies shall be non-assignable and shall contain language, to the extent obtainable, to the effect that (i) the insurer waives the right of subrogation against the City and against the City's agents and representatives except as provided in this Section; (ii) the policies are primary and noncontributing with any insurance that may be carried by the City, but only with respect to the liabilities assumed by Developer under this Agreement; and (iii) the policies cannot be canceled or materially changed except after written notice by the insurer to the City or the City's designated representative as expeditiously as the insurance company agrees to provide such notice. Developer shall furnish the City with certificates evidencing the insurance required to be procured by the terms of this Agreement.

8.1.3. ***Failure to Maintain Insurance and Proof of Compliance.*** Developer shall deliver to the City, in the manner required for notices, copies of certificates of all insurance policies required of each policy within the following time limits:

(a) For insurance required above, within seven (7) days after the Effective Date or consistent with the requirements of Exhibit "D" (Schedule of Performance), Item No. 8.

(b) The City can request to see updated copies of the current certificates of all insurance policies required. The City reserves the right to obtain copies of the entire insurance policy, including endorsements.

(c) If Developer fails or refuses to procure or maintain insurance as required hereby or fails or refuses to furnish the City with required proof that the insurance has

been procured and is in force and paid for, the City, after complying with the requirements of Section 6.4, may view such failure or refusal to be a default hereunder.

8.2. Indemnification.

8.2.1. **General.** To the extent of its liability coverage required under Section 8.1.1(a) above, Developer shall indemnify the City and Owner, and their respective officers, employees, and agents against, and will hold and save them and each of them harmless from, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions, or liabilities (herein “claims or liabilities”) that may be asserted or claimed by any person, firm, or entity arising out of or in connection with the work, operations, or activities of Developer, its agents, employees, subcontractors, or invitees, hereunder, upon the Site.

(a) Developer will defend any action or actions filed in connection with any of said claims or liabilities covered by the indemnification provisions herein and will pay all costs and expenses, including reasonable legal costs and attorneys’ fees incurred in connection therewith, which attorneys will be the attorneys hired by the insurance company where insurance coverage applies.

(b) Developer will promptly pay any judgment rendered against the City or Owner or their respective officers, agents, or employees for any such claims or liabilities arising out of or in connection with such work, operations, or activities of Developer hereunder, and Developer agrees to save and hold the City and Owner and their respective its officers, agents, and employees harmless therefrom.

8.2.2. **Exceptions.** The foregoing indemnity shall not include claims or liabilities arising from the negligence or willful misconduct of the City, or its officers, agents or employees who are directly responsible to the City.

8.2.3. **Additional Coverage.** Without limiting the generality of the foregoing, Developer’s indemnity obligation shall include any liability arising by reason of:

(a) Any accident or other occurrence in or on the Site causing injury to any person or property whatsoever caused by Developer;

(b) Any failure of Developer to comply with performance of all of the provisions of this Agreement;

(c) Any harm, delays, injuries or other damages incurred by any party as a result of any subsurface conditions on the Site caused solely by Developer, including but not limited to, the presence of buried debris, hazardous materials, hydrocarbons, or any form of soil contamination.

8.2.4. **Loss and Damage.** Except as set forth below, the City shall not be liable for any damage to property of Developer, Owner or of others located on the Site, nor for the loss of or damage to any property of Developer, Owner or others by theft or otherwise. Except as set forth below, the City shall not be liable for any injury or damage to persons or property resulting from fire, explosion, steam, gas, electricity, water, rain, dampness or leaks from any part of Site or from the pipes or plumbing, or from the street, or from any environmental or soil contamination

or hazard, or from any other latent or patent defect in the soil, subsurface or physical condition of Site, or by any other cause of whatsoever nature. The foregoing two (2) sentences shall not apply (i) to the extent the City or its agents, employees, subcontractors, invitees or representatives causes such injury or damage when accessing the Site, or (ii) to the extent covered in any permits to enter executed by the City, or (iii) under the circumstances set forth in Section 8.2.2 above.

8.2.5. **Period of Indemnification.** The obligations for indemnity under this Section 8.2 shall begin upon the Effective Date and shall survive termination of this Agreement.

8.3. **Waiver of Subrogation.** Developer and the City mutually agree that neither shall make any claim against, nor seek to recover from the other or its agents, servants, or employees, for any loss or damage to Developer or the City or to any person or property relating to this Agreement, except as specifically provided hereunder, which include but is not limited to a claim or liability to the extent arising from the negligence or willful misconduct of the City or Developer, as the case may be, or their respective officers, agents, or employees who are directly responsible to the City and Developer, as the case may be.

9. **MORTGAGEE PROTECTION.** The parties hereto agree that this Agreement shall not prevent or limit Developer, in any manner, at Developer's sole discretion, from encumbering Site or any portion thereof or the Development or any improvement on the Site thereon by any mortgage, deed of trust or other security device securing financing with respect to the Site. The City acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and the City agrees upon request, from time to time, to meet with Developer or Owner and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. Subject to compliance with applicable laws, the City will not unreasonably withhold its consent to any such requested interpretation or modification, provided the City determines such interpretation or modification is consistent with the intent and purposes of this Agreement. Upon reasonable approval by the City Attorney, the City authorizes the City Manager to execute any Notices of Consent to Assignment on behalf of the City or similar financial documentation. Any Mortgagee of the Site shall be entitled to the following rights and privileges:

9.1.1. Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Development of the Site or any mortgage of the Site made in good faith and for value, unless otherwise required by law.

9.1.2. The Mortgagee of any mortgage or deed of trust encumbering the Development of the Site or any mortgage or deed of trust encumbering the Site, or any part thereof, which Mortgagee has submitted a request in writing to the City in the manner specified herein for giving notices, shall be entitled to receive written notification from the City of any default by Developer in the performance of Developer's obligations under this Agreement.

9.1.3. If the City timely receives a request from a Mortgagee requesting a copy of any Notice of Non-Compliance given to Developer under the terms of this Agreement, the City shall make a good faith effort to provide a copy of that Notice of Non-Compliance to the Mortgagee within ten (10) days of sending the Notice of Non-Compliance to Developer. The Mortgagee shall have the right, but not the obligation, to cure the non-compliance during the period that is the longer of (i) the remaining cure period allowed such party under this Agreement, or (ii) sixty (60) days.

9.1.4. Any Mortgagee who comes into possession of the Development or the Site, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Development or the Site, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of Developer's obligations or other affirmative covenants of Developer hereunder, or to guarantee such performance; except that (i) to the extent that any covenant to be performed by Developer is a condition precedent to the performance of a covenant by the City, the performance thereof shall continue to be a condition precedent to the City's performance hereunder, and (ii) in the event any Mortgagee seeks to develop or use any portion of the Development or the Site acquired by such Mortgagee by foreclosure, deed of trust, or deed in lieu of foreclosure, such Mortgagee shall strictly comply with all of the terms, conditions and requirements of this Agreement and the Development Approvals applicable to the Development or the Site or such part thereof so acquired by the Mortgagee.

10. MISCELLANEOUS PROVISIONS.

10.1. Recordation of Agreement. This Agreement shall be recorded in "short form" version with the County Recorder by the City Clerk within 10 days of execution, as required by Government Code Section 65868.5. Amendments approved by the parties, and any cancellation, shall be similarly recorded.

10.2. Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties with respect to the subject matter set forth herein, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

10.3. Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, then that term, provision, covenant or condition of this Agreement shall be stricken and the remaining portion of this Agreement shall remain valid and enforceable if that stricken term, provision, covenant or condition is not material to the main purpose of this Agreement, which is to allow the Development to be permitted and operated and to provide the Development Fee to the City; otherwise, this Agreement shall terminate in its entirety, unless the parties otherwise agree in writing, which agreement shall not be unreasonably withheld.

10.4. Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning, to achieve the objectives and purposes of the parties hereto. The rule of construction, to the effect that ambiguities are to be resolved against the drafting party or in favor of the non-drafting party, shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

10.5. Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

10.6. Singular and Plural. As used herein, the singular of any word includes the plural.

10.7. Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

10.8. Waiver. Failure of a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

10.9. No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit for the parties and Owner and their respective successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

10.10. Force Majeure. Notwithstanding any provision to the contrary herein, neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by earthquakes, other acts of God, fires, rains, winds, wars, terrorism, riots or similar hostilities, strikes and other labor difficulties beyond the party's control (including the party's employment force), government actions and regulations (other than those of the City), court actions (such as restraining orders or injunctions), or other causes beyond the party's reasonable control. If any such events shall occur the term of this Agreement then the time for performance shall be extended for the duration of each such event, provided that the Term of this Agreement shall not be extended under any circumstances for more than five (5) years beyond the date it would have otherwise expired, and further provided that if such delay is longer than six (6) months, Developer may terminate this Agreement upon written notice to the City and the City shall return to Developer any portion of the Development fee paid for any period after the effective date of such termination.

10.11. Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

10.12. Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

10.13. Litigation. Any action at law or in equity arising under this Agreement or brought by any party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Los Angeles, State of California, or such other appropriate court in said county. Service of process on the City shall be made in accordance with California law. Service of process on Developer shall be made in any manner permitted by California law and shall be effective whether served inside or outside California. In the event of any action between the City and Developer seeking enforcement of any of the terms and conditions to this Agreement, the prevailing party in such action shall be awarded, in addition to such relief to which such party is entitled under this Agreement, its reasonable litigation costs and expenses, including without limitation its expert witness fees and reasonable attorneys' fees.

10.14. Covenant Not To Sue. The parties to this Agreement, and each of them, agree that this Agreement and each term hereof are legal, valid, binding, and enforceable. The parties to this Agreement, and each of them, hereby covenant and agree that each of them will not commence, maintain, or prosecute any claim, demand, cause of action, suit, or other proceeding against any other party to this Agreement, in law or in equity, which is based on an allegation, or assert in any such action, that this Agreement or any term hereof is void, invalid, or unenforceable.

10.15. Development as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the Development is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between the City and Developer is that of a government entity regulating the development of private property, on the one hand, and the holder of a legal or equitable interest in such private property on the other hand. The City agrees that by its approval of, and entering into, this Agreement, that it is not taking any action which would transform this private development into a “public work” development, and that nothing herein shall be interpreted to convey upon Developer any benefit which would transform Developer’s private development into a public work project, it being understood that this Agreement is entered into by the City and Developer upon the exchange of consideration described in this Agreement, including the Recitals to this Agreement which are incorporated into this Agreement and made a part hereof, and that the City is receiving by and through this Agreement the full measure of benefit in exchange for the burdens placed on Developer by this Agreement.

10.16. Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

10.17. Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by the City of its power of eminent domain or Developer’s right to seek and collect just compensation or any other remedy available to it.

10.18. Amendments in Writing/Cooperation. This Agreement may be amended only by written consent of both parties specifically approving the amendment (which approval shall not be unreasonably withheld, conditioned or delayed) and in accordance with the Government Code provisions for the amendment of development agreements. The parties shall cooperate in good faith with respect to any amendment proposed in order to clarify the intent and application of this Agreement, and shall treat any such proposal on its own merits, and not as a basis for the introduction of unrelated matters. Minor, non-material modifications may be approved on behalf of the City by the City Manager upon reasonable approval by the City Attorney.

10.19. Assignment. Developer shall have the right to transfer or assign its rights and obligations under this Agreement (collectively, an “Assignment”) to any person or entity (an “Assignee”) in connection with a transfer or assignment of all of Developer’s interest in the Lease without the prior approval of the City; provided that, (a) Developer shall notify City in writing of such proposed Assignment at least thirty (30) days prior to the effective date of any proposed Assignment, and (b) Developer and Assignee shall enter into a written assignment and assumption agreement, executed in recordable form, pursuant to which Assignee shall agree to assume all duties and obligations of Developer under this Agreement remaining to be performed at the time of the Assignment.

10.20. Corporate Authority. The person(s) executing this Agreement on behalf of each of the parties hereto represent and warrant that (i) such party, if not an individual, is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other agreement to which such party is bound.

10.21. Notices. All notices under this Agreement shall be effective when delivered by United States Postal Service mail, registered or certified, postage prepaid return receipt requested, and addressed to the respective parties as set forth below, or to such other address as either party may from time to time designate in writing by providing notice to the other party:

If to the City: City of Santa Fe Springs
 11710 E. Telegraph Road
 Santa Fe Springs, CA 90670
 Attn: City Manager

If to Developer: General Outdoor Advertising
 632 S. Hope Avenue
 Ontario, CA 91761
 Attn: _____

With a copy to: _____

10.22. Nonliability of City Officials. No officer, official, member, employee, agent, or representatives of the City shall be liable for any amounts due hereunder, and no judgment or execution thereon entered in any action hereon shall be personally enforced against any such officer, official, member, employee, agent, or representative.

10.23. No Brokers. The City and Developer each represent and warrant to the other that it has not employed any broker and/or finder to represent its interest in this transaction. Each party agrees to indemnify and hold the other free and harmless from and against any and all liability, loss, cost, or expense (including court costs and reasonable attorneys’ fees) in any manner connected with a claim asserted by any individual or entity for any commission or finder’s fee in connection with this Agreement or arising out of agreements by the indemnifying party to pay any commission or finder’s fee.

10.24. No Amendment of Lease. Nothing contained in this Agreement shall be deemed to amend or modify any of the terms or provisions of the Lease. Nothing contained in this Agreement shall constitute or be deemed to constitute a limit on any of Developer's obligations under the Lease, or any of Owner's rights or remedies against Developer under the Lease.

[Signatures on the following page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first set forth above.

CITY:

CITY OF SANTA FE SPRINGS
a California municipal corporation

By: _____
Mayor

DEVELOPER:

GENERAL OUTDOOR ADVERTISING
a _____ company

By: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, _____, before me, _____
(here insert name and title of the officer)

personally appeared _____

,
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, _____, before me, _____
(here insert name and title of the officer)

personally appeared _____

,
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

EXHIBIT "A"

LEGAL DESCRIPTION OF SITE

All that certain real property located in the City of Santa Fe Springs, County of Los Angeles, State of California more particularly described as follows:

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN UPON A MAP RECORDED IN BOOK 41819 PAGES 141, ET SEQ. OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20, WITH THE SOUTHWESTERLY LINE OF FIRESTONE BOULEVARD (210 FEET WIDE); THENCE ALONG SAID SOUTHWESTERLY LINE OF FIRESTONE BOULEVARD, NORTH 56 DEGREES 46 MINUTES 52 SECONDS WEST 856.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF FIRESTONE BOULEVARD, NORTH 56 DEGREES 46 MINUTES 52 SECONDS WEST 158.76 FEET; THENCE SOUTH 33 DEGREES 13 MINUTES 08 SECONDS WEST 337.01 FEET TO THE NORTHEASTERLY LINE OF SOUTHERN PACIFIC RAILWAY RIGHT OF WAY, (100 FEET WIDE); THENCE ALONG SAID LAST MENTIONED LINE, SOUTH 56 DEGREES 46 MINUTES 52 SECONDS EAST 158.76 FEET TO A LINE WHICH BEARS SOUTH 33 DEGREES 13 MINUTES 08 SECONDS WEST AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE NORTH 33 DEGREES 13 MINUTES 08 SECONDS EAST 337.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, MINERAL, GAS OR OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH THE RIGHT OF TO DRILL AND MAINTAIN WELL HOLES, UNDER, THROUGH AND BEYOND SAID LAND, AND TO EXTRACT OIL, GAS OR OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH THE RIGHT OF WAY AND EASEMENTS FOR ALL PURPOSES, NECESSARY TO EXTRACT OIL, MINERALS, GAS AND OTHER SUBSTANCES THEREFROM, BUT WITH NO RIGHT OF ENTRY, UPON OR THROUGH SAID LAND, EXCEPT BELOW A DEPTH OF 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND, AS RESERVED BY YOUNG-LOFTUS CONSTRUCTION CO., A CORPORATION, RECORDED DECEMBER 30, 1955 AS INSTRUMENT NO. 1549 IN BOOK 49933 PAGE 132, OFFICIAL RECORDS.

APN: 7005-001-019

EXHIBIT “B”

SCOPE OF DEVELOPMENT

Developer and the City agree that the Development shall be undertaken in accordance with the terms of the Agreement, which include the following:

1. The Development. Developer shall install the New Digital Billboard in accordance with the terms of this Agreement. The New Digital Billboard consists of one (1) 50 foot tall, “bulletin” size V-Shaped freeway-oriented billboard with a total of two (2) digital displays (each display measuring 14’ x 48’ within the billboard frame) on the 5 Freeway. Before the issuance of final inspection of the Final Permits, Developer shall underground all utilities necessary for the New Digital Billboard and the Site shall be maintained in accordance with the conditions at Paragraph 3 below.

2. Building Fees. Developer shall pay all applicable City building fees, as described at Section 2.4 of the Agreement, at the time that the building permit is issued for the installation of the New Digital Billboard.

3. Maintenance and Access. Developer, for itself and its successors and assigns, hereby covenants and agrees to be responsible for the following:

(a) Maintenance and repair of the New Digital Billboard (where authorized pursuant to the Agreement, and including but not limited to, the displays installed thereon, and all related on-site improvements and, if applicable, easements and rights-of-way, at its sole cost and expense), including, without limitation, landscaping, poles, lighting, signs and walls (as they relate to the Development) in good repair, free of graffiti, rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction over the Site, unless those federal, state, and local bodies have an exception for a legal nonconforming use. Such, maintenance and repair shall include, but not be limited to, the following: (i) sweeping and trash removal related to the Development; (ii) the care and replacement of all shrubbery, plantings, and other landscaping or the painted backing in a healthy condition if damaged by the Development; (iii) the ongoing maintenance by Developer of any access road to the New Digital Billboard if damaged by the Development and to minimize dust caused by the Development; and (iii) the repair, replacement and repainting of the New Digital Billboard’s structures and displays as necessary to maintain such billboards in good condition and repair.

(b) Maintenance of the New Digital Billboard and surrounding portion of the Site in such a manner as to avoid the reasonable determination of a duly authorized official of the City that a public nuisance has been created by the absence of adequate maintenance of the Development such as to be detrimental to the public health, safety or general welfare, or that such a condition of deterioration or disrepair causes appreciable harm or is materially detrimental to property or improvements within three hundred (300) feet of the Site.

(c) Developer shall reasonably coordinate with any neighboring property owners who share utilities or access roads to their separate respective billboards. The City may

designate alternative access for planning purposes so long as such alternative access allows Developer to access its billboard and related utilities.

4. Other Rights of the City. In the event of any violation or threatened violation of any of the provisions of this Exhibit “B”, then in addition to, but not in lieu of, any of the rights or remedies the City may have to enforce the provisions of the Agreement, the City shall have the right, after complying with Section 6.4 of the Agreement, (i) to enforce the provisions hereof by undertaking any maintenance or repairs required by Developer under Paragraph 3 above (subject to the execution of a permit to enter in form reasonably acceptable to Owner) and charging Developer for any actual maintenance costs incurred in performing same, and (ii) to withhold or revoke, after giving written notice of said violation, any building permits, occupancy permits, certificates of occupancy, business licenses and similar matters or approvals pertaining to the Development or any part thereof or interests therein as to the violating person or one threatening violation.

5. No City Liability. The granting of a right of enforcement to the City does not create a mandatory duty on the part of the City to enforce any provision of the Agreement. The failure of the City to enforce the Agreement shall not give rise to a cause of action on the part of any person. No officer or employee of the City shall be personally liable to Developer, its successors, transferees or assigns, for any default or breach by the City under the Agreement.

6. Conditions of Approval. The following additional conditions shall apply to the installation of the New Digital Billboard and, where stated, landscaping adjacent to New Digital Billboard, which billboard and landscaping or painted backing adjacent to the billboard, respectively, shall conform to all applicable provisions of the Development Approvals and the following conditions, in a manner subject to the approval of the Director of Planning or his or her designee:

(a) A building permit will be required, and structural calculations shall be prepared by a licensed civil engineer and approved by the City Building Official.

(b) The Billboard shall be located in the portion of the Site shown on Exhibit “C-1”, and shall be of the dimensions described in Section 1, above.

(c) The size of each sign display of the New Digital Billboard shall not exceed the dimensions set forth in the Ordinance, and shall not to exceed the maximum height set forth in the Ordinance, including all extensions, and shall be spaced at intervals from any other billboard on the same side of the freeway and measured parallel to the freeway as set forth in the Ordinance and depicted in the Site Plan at Exhibit “C-1” and Billboard Elevation at Exhibit “C-2” both approved by the City as part of the Development Approvals.

(d) The New Digital Billboard pole shall have a column cover as depicted in the Billboard Elevation within Exhibit “C-2”.

(e) Plans and specifications for the proposed installation of the New Digital Billboard shall be submitted to the City Planning and Building Departments for plan check and approval prior to the issuance of building permits. Plans and specifications for the proposed

installation of the undergrounding of all utilities, shall be submitted to the City Planning and Building Departments for plan check and approval prior to the issuance of electrical permits.

(f) Prior to the approval of the final inspection, all applicable conditions of approval and all mandatory improvements shall be completed to the reasonable satisfaction of the City.

(g) Developer shall maintain the New Digital Billboard and use thereof in full compliance with all applicable codes, standards, policies and regulations imposed by the City, county, state or federal agencies by any duly and valid City, county or state ordinance with jurisdiction over the facilities, unless the Development is exempted as a legal nonconforming use.

(h) Developer shall, at all time, comply with the approval for the New Digital Billboard from the California Department of Transportation Outdoor Advertising Division, and shall maintain acceptable clearance between proposed billboards and Southern California Edison distribution lines.

(i) Developer shall pay any and all applicable fees due to any public agency prior to the final issuance of the applicable building or electrical permits.

(j) The activities proposed in the Agreement shall be conducted completely upon the Site and shall not use or encroach on any public right-of-way.

(k) Developer shall ensure that all access to the New Digital Billboard is kept restricted to the general public to the extent permitted under local laws and by the Development Approvals.

(l) If any portion of the landscaping or painted backing installed adjacent to the New Digital Billboard is damaged by the Development or becomes damaged, unhealthy or otherwise in need of replacement, as determined by the City's Director of Planning or his or her designee, Developer shall ensure that the replacement is accomplished within fourteen (14) days of notification by the City, unless such time is extended by the City's Director of Planning or his or her designee if Developer shows unusual circumstances requiring more time to accomplish such replacement. Developer or Owner may trim such landscaping so as not to block the billboards or with the reasonable consent of the Director of Planning, the Developer at the Developer's own cost, can remove and relocate any landscaping.

(m) Developer shall be required to install all utilities underground in connection with the New Digital Billboard in conformance with Ordinance 1036 and 1092. Developer shall coordinate its work with the requirements of Southern California Edison to achieve the undergrounding of all utilities.

(n) Developer shall comply with all necessary federal National Pollutant Discharge Elimination System (NPDES) requirements pertaining to the proposed use, to the extent applicable.

(o) All graffiti shall be adequately and completely removed or painted over within 48 hours of notice to Developer of such graffiti being affixed on the Development.

(p) Prior to final sign off of the building permit for the New Digital Billboard, the applicable landscaping or painted backing shall be installed at the Site.

(q) Developer shall comply with State law regarding the limitation of light or glare or such other standards as adopted by the Outdoor Advertising Association of America, Inc. (OAAA), including but not limited to, the 0.3 foot-candles limitation over ambient light levels and ensuring additional flexibility in reducing such maximum light level standard given the lighting environment, the obligation to have automatic dimming capabilities, as well as providing the City's Director of Planning or his or her designee with a designated Developer employee's phone number and/or email address for emergencies or complaints that will be monitored 24 hours a day/7 days per week. Upon any reasonable complaint by the City's Planning Officer or designee, Developer shall dim the display to meet these guidelines and further perform a brightness measurement of the display using OAAA standards and provide the City with the results of same within 5 days of the City's complaint.

EXHIBIT "C-1"

SITE PLAN



BILLBOARD ELEVATION

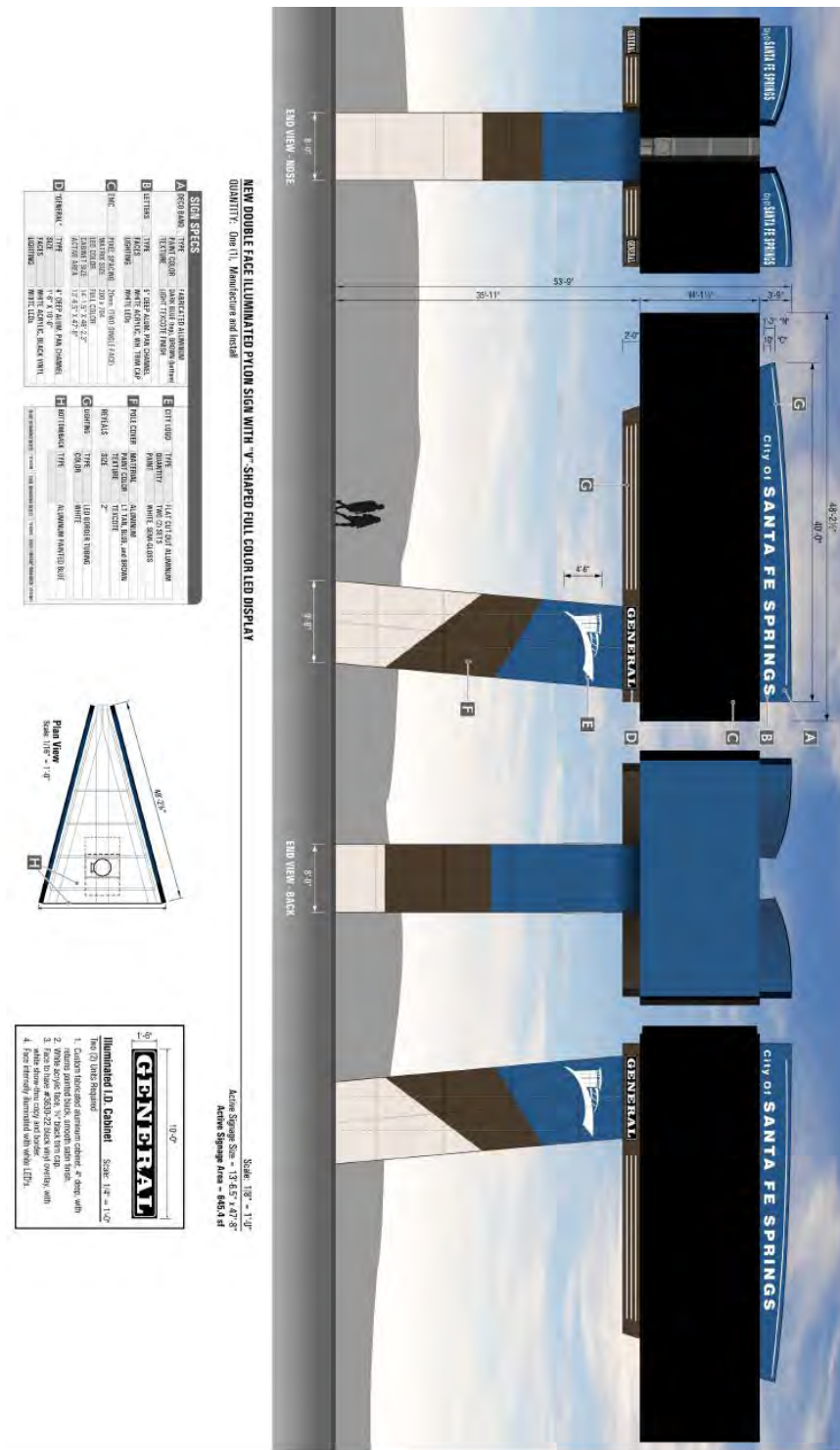


EXHIBIT "D"

SCHEDULE OF PERFORMANCE

ITEM OF PERFORMANCE	TIME FOR PERFORMANCE	REFERENCE
1. City's Planning Commission holds public hearing and recommends approval of Agreement and Conditions of Approval		Recitals
2. City's City Council holds hearings to approve Agreement and first and second reading of Ordinance	_____, 2019 (1st Reading); _____, 2019 (2nd Reading), provided Developer has fully executed the Agreement	Recitals
3. Effective Date of this Agreement.	30 days following City Council's second reading of Ordinance, or _____, 2019	N/A
4. Developer prepares and submits to City working drawings specifications and engineering, the City commences approval process.	Within 120 days of the Council's second reading of the Ordinance approving this Agreement	5.4
5. City to approve all construction and engineering drawings and specifications with a plan check approval, and issue a building permit and an electrical permit. City agrees to any necessary building or electrical permits need for Developer to acquire the Caltrans approvals. Developer agrees not to commence construction until it receives the applicable Caltrans approvals.	Within 30 days of City's receipt of Developer's construction drawings and specifications addressing all of City's comments.	

ITEM OF PERFORMANCE	TIME FOR PERFORMANCE	REFERENCE
6. Developer to provide copy of Caltrans approval to City	Prior to commencing any inspections and work on the Development.	5.3, 5.4
7. Developer to submit proof of insurance to City.	Prior to commencing any inspections and work on the Development	8.1.2
8. Developer pays Processing Fee	Thirty days from the date that the building official releases the electrical meter to Southern California Edison (Commencement Date)	2.4
9. Developer pays City annual installments of the Development Fee or Alternate Development Fee.	Within ninety (90 days) following the Anniversary Date and after the termination of the Term.	2.5, 2.6
10. Developer pays the Alternative Fee if in excess of the Development Fee.	Within 90 days of the end of each calendar year of the Term	2.6

It is understood that this Schedule of Performance is subject to all of the terms and conditions of the text of the Agreement. The summary of the items of performance in this Schedule of Performance is not intended to supersede or modify the more complete description in the text; in the event of any conflict or inconsistency between this Schedule of Performance and the text of the Agreement, the text shall govern.

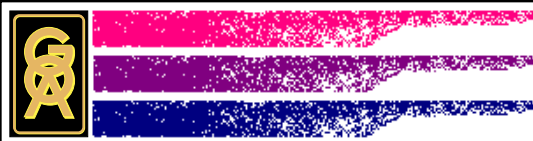
The time periods set forth in this Schedule of Performance may be altered or amended only by written agreement signed by both Developer and the City. Notwithstanding any extension of the Term in the manner described in, and subject to the provisions of Section 5.5 of the Agreement, the City Manager shall have the authority to approve extensions of time set forth in this Schedule of Performance without action of the City Council, not to exceed a cumulative total of 180 days.

Attachment 6: Full Set of Plans



SITE ADDRESS: 13060 Firestone Blvd., Santa Fe Springs, CA 90670

APPLICANT: General Outdoor Advertising



www.general-outdoor.com
632 S. HOPE AVE., ONTARIO, CALIFORNIA 91761-1823
(909) 983-4414 • FAX (909) 983-7579

General Outdoor Advertising

SHEET INDEX

1. Sign Elevation / End View / Plan View
Site Plan / Parcel Map / Location Details

2. Caltrans Map (Pole to Centerline of Freeway Distance)

3. Electrical / Single Line Diagram
Electrical for Edison

4. T-24 Energy Calculations OLTG Forms
- Separate Attachments:
E1 Engineering for Billboard Structure (RMG Outdoor Inc.)
S1 Engineering for Signage on Billboard Structure (YESCO Engineering)
Soils Report (LGC)



LOS ANGELES DIVISION
10235 Bellgrove Avenue, Joplin Valley, CA 91752
Telephone: (909) 923-7668, Fax: (909) 923-5015
www.yesco.com

CALIFORNIA CONTRACTOR LICENSE NO. 96098

CLIENT INFORMATION



Client: City of Santa Fe Springs
GENERAL OUTDOOR

Address: 13060 Firestone Blvd.
Santa Fe Springs, CA 90670

Sales Exec: House

SCALE	DATE	BY
NOTED	06/13/18	Kerry

REVISIONS	
1	Date: 08/07/18 By: KERRY • City Corrections for permit • Reduced lower band from 2'-6" to 2'-0"
2	Date: 09/25/18 By: KERRY • Revised electrical plan

CUSTOMER APPROVAL

☐ ACCEPTED WITH NO CHANGES

☐ ACCEPTED WITH CHANGES AS NOTED

☐ REVISE AS NOTED AND RE-SUBMIT

(Customer Signature)

(Date)

(Title)

PRODUCTION APPROVAL

(Sales Exec. Signature)

(Date)

(Production Mgr. Signature)

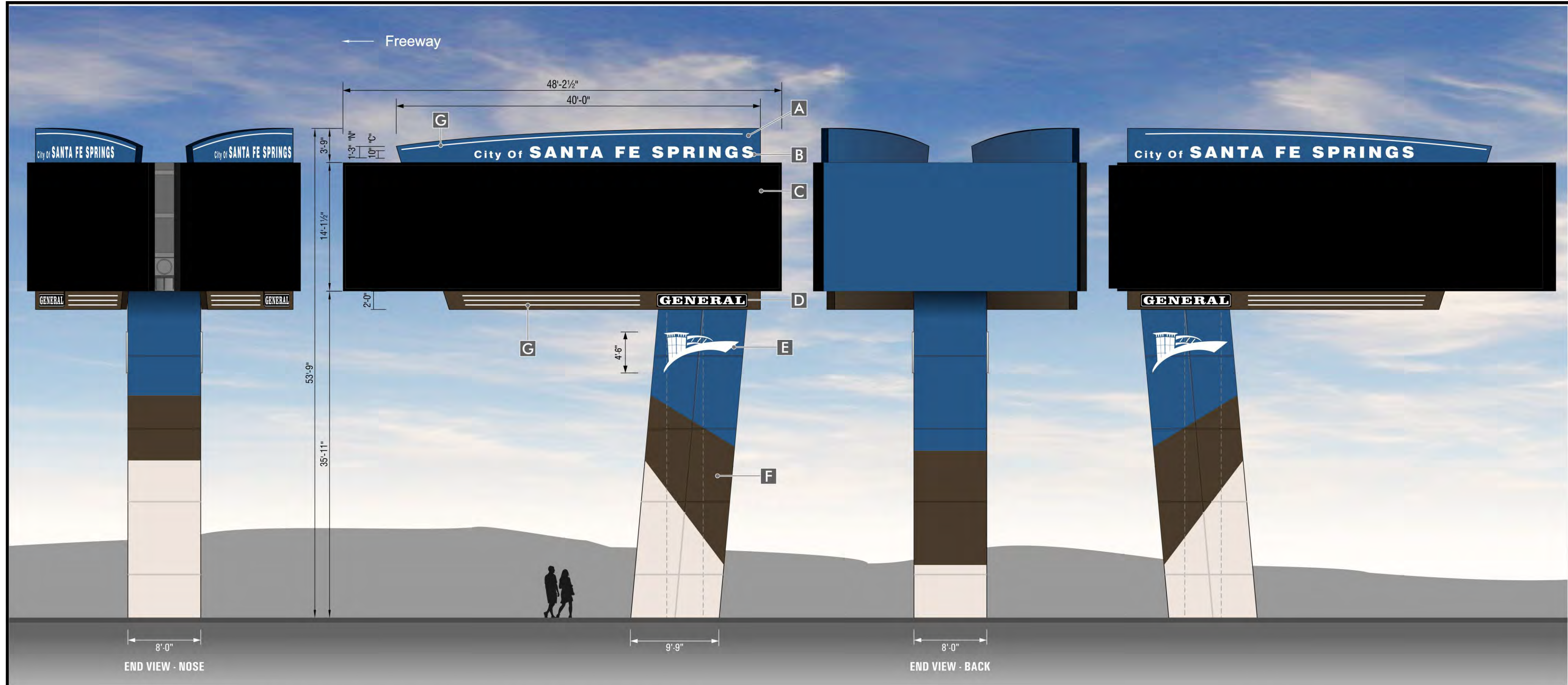
(Date)

Design	ART 14542 R2
Sheet	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO SIGNS, LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO. See your sales representative or call the nearest office of YESCO.

Colors represented in this drawing are for presentation only. They cannot match actual processes being used on finished products. All dimensions are reference manufacturer's color charts at your request. Cost of providing necessary wiring to sign area is not included in this sign proposal.



NEW DOUBLE FACE ILLUMINATED PYLON SIGN WITH "V"-SHAPED FULL COLOR LED DISPLAY
QUANTITY: One (1), Manufacture and Install

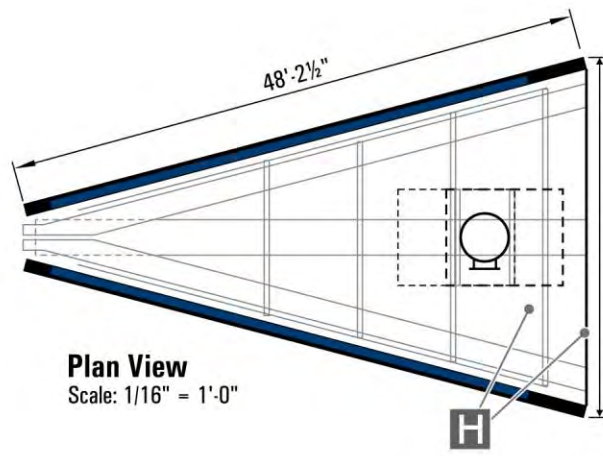
Scale: 1/8" = 1'-0"

Active Signage Size = 13'-6.5" x 47'-8"
Active Signage Area = 645.4 sf

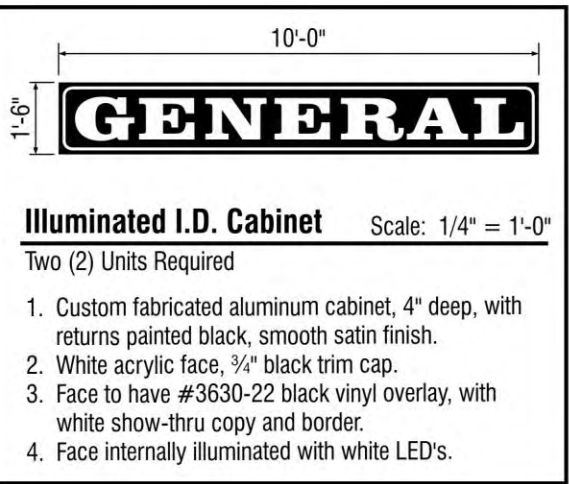
SIGN SPECS

A DECO BAND	TYPE	FABRICATED ALUMINUM
	PAINT COLOR	DARK BLUE (top), BROWN (bottom)
B LETTERS	TYPE	5" DEEP ALUM. PAN CHANNEL
	FACES	WHITE ACRYLIC, WH. TRIM CAP
C EMC	PIXEL SPACING	20mm (TWO SINGLE-FACE)
	MATRIX SIZE	200 x 704
D "GENERAL"	LED COLOR	FULL COLOR
	CABINET SIZE	14'-1.5" x 48'-2.3"
E CITY LOGO	TYPE	FLAT CUT-OUT ALUMINUM
	QUANTITY	TWO (2) SETS
F POLE COVER	MATERIAL	ALUMINUM
	PAINT COLOR	LT TAN, BLUE, and BROWN
G LIGHTING	TYPE	LED BORDER TUBING
	COLOR	WHITE
H BOTTOMBACK	TYPE	ALUMINUM PAINTED BLUE
	REVEALS	SIZE 2"

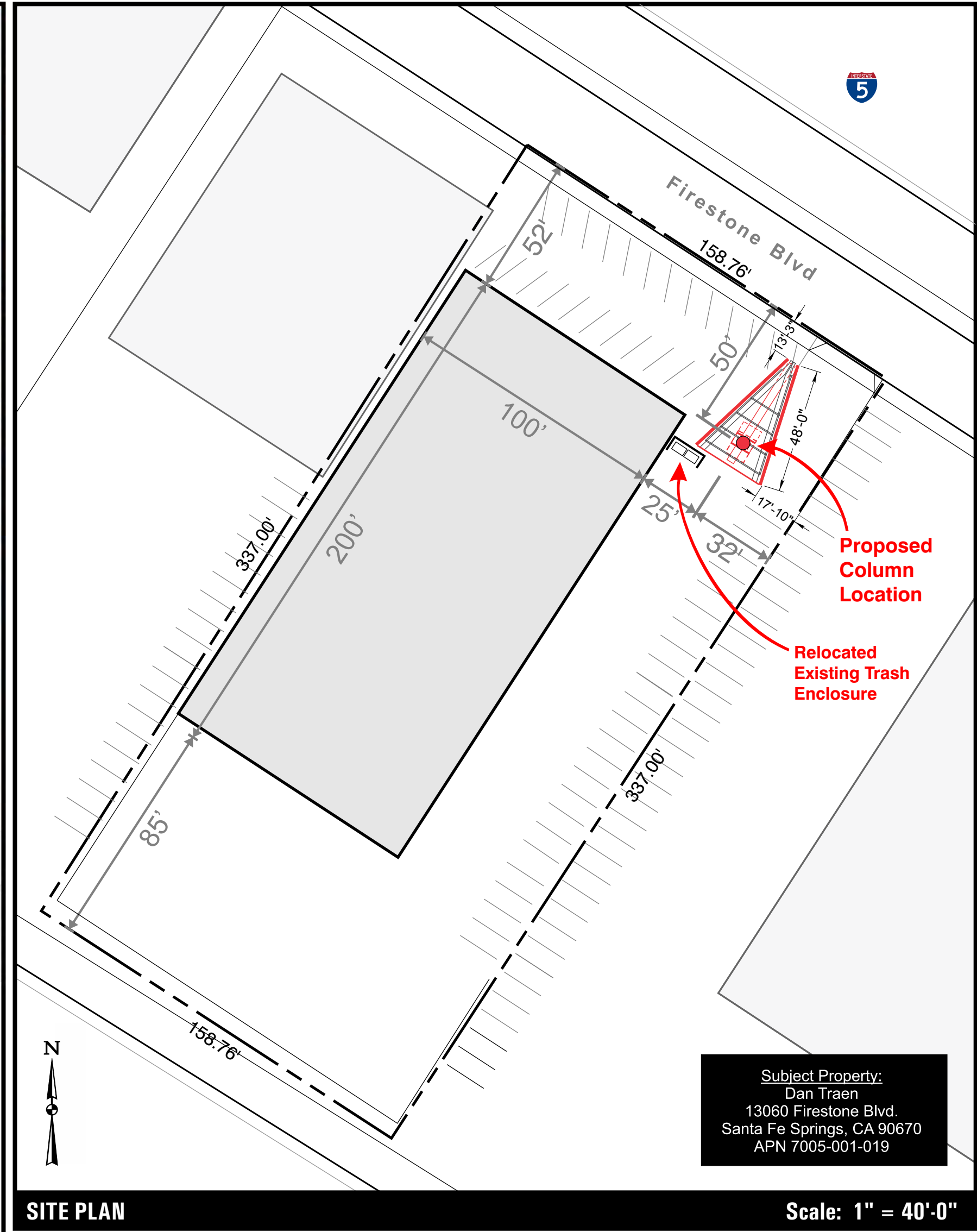
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	PAINT COLOR	LT TAN, BLUE, and BROWN
G LIGHTING	TYPE	LED BORDER TUBING
	COLOR	WHITE
H BOTTOMBACK	TYPE	ALUMINUM PAINTED BLUE
	REVEALS	SIZE 2"



Plan View
Scale: 1/16" = 1'-0"

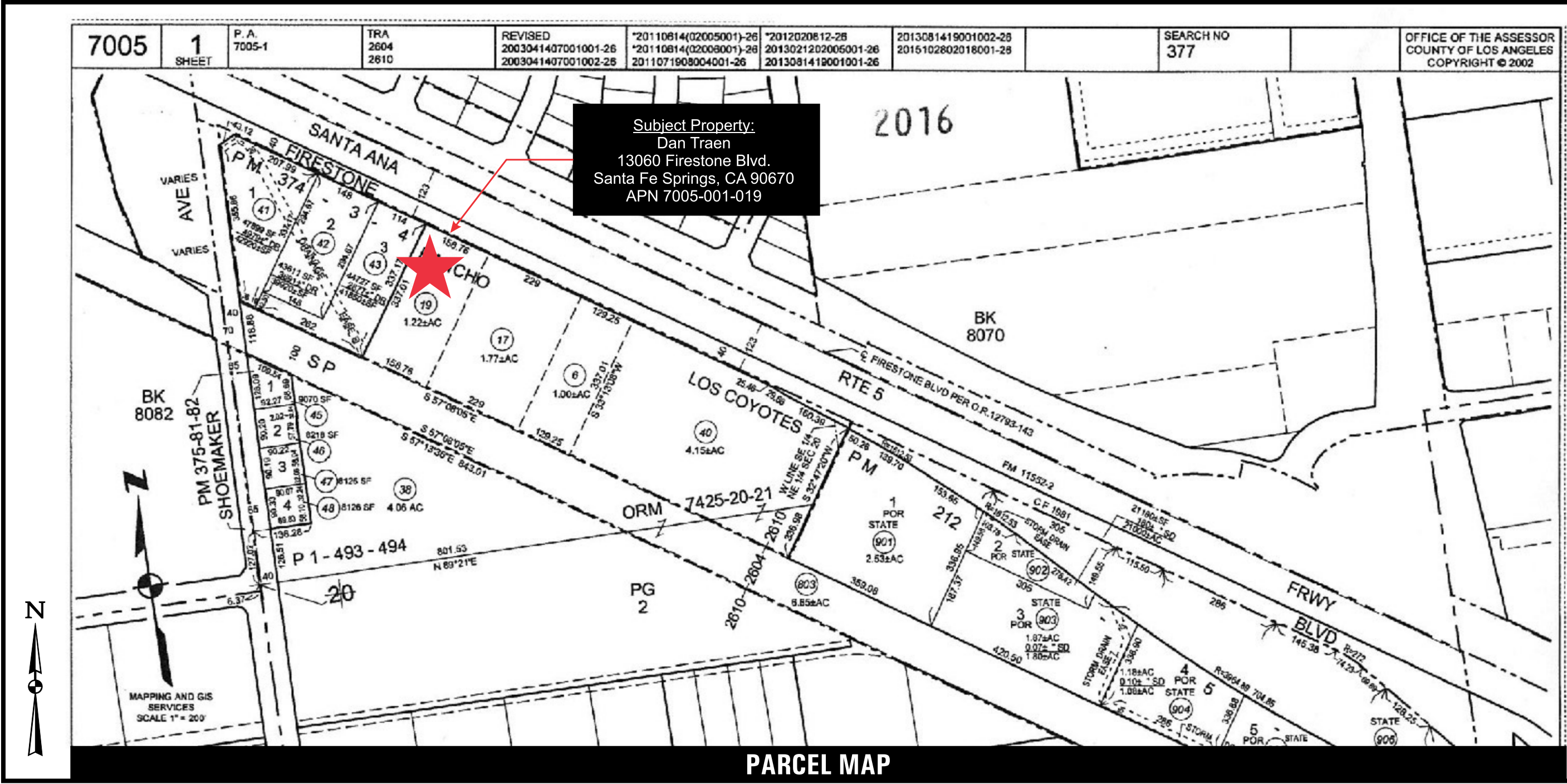


- Illuminated I.D. Cabinet** Scale: 1/4" = 1'-0"
Two (2) Units Required
1. Custom fabricated aluminum cabinet, 4" deep, with returns painted black, smooth satin finish.
 2. White acrylic face, 3/4" black trim cap.
 3. Face to have #3630-22 black vinyl overlay, with white show-thru copy and border.
 4. Face internally illuminated with white LED's.

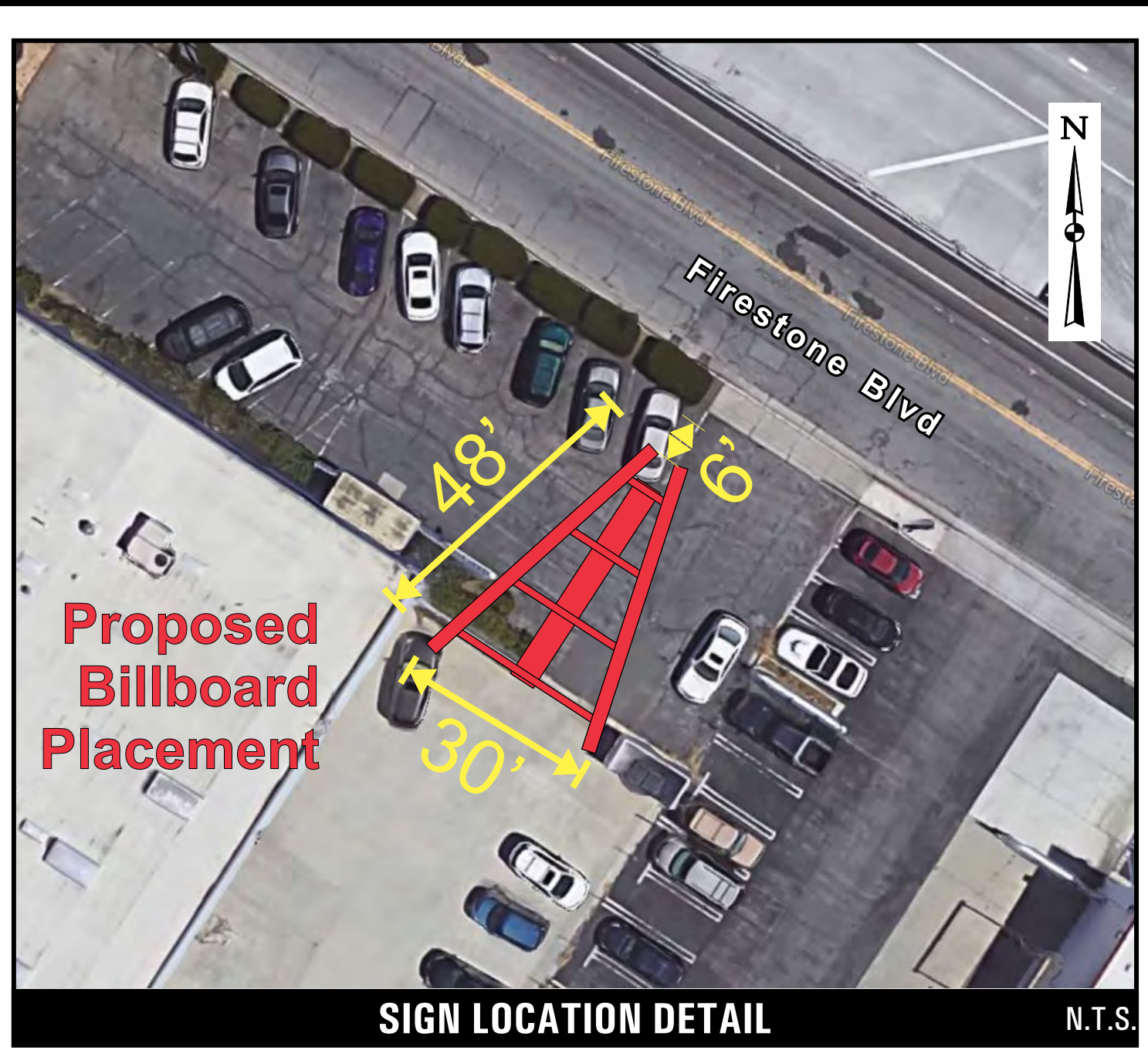


SITE PLAN

Scale: 1" = 40'-0"

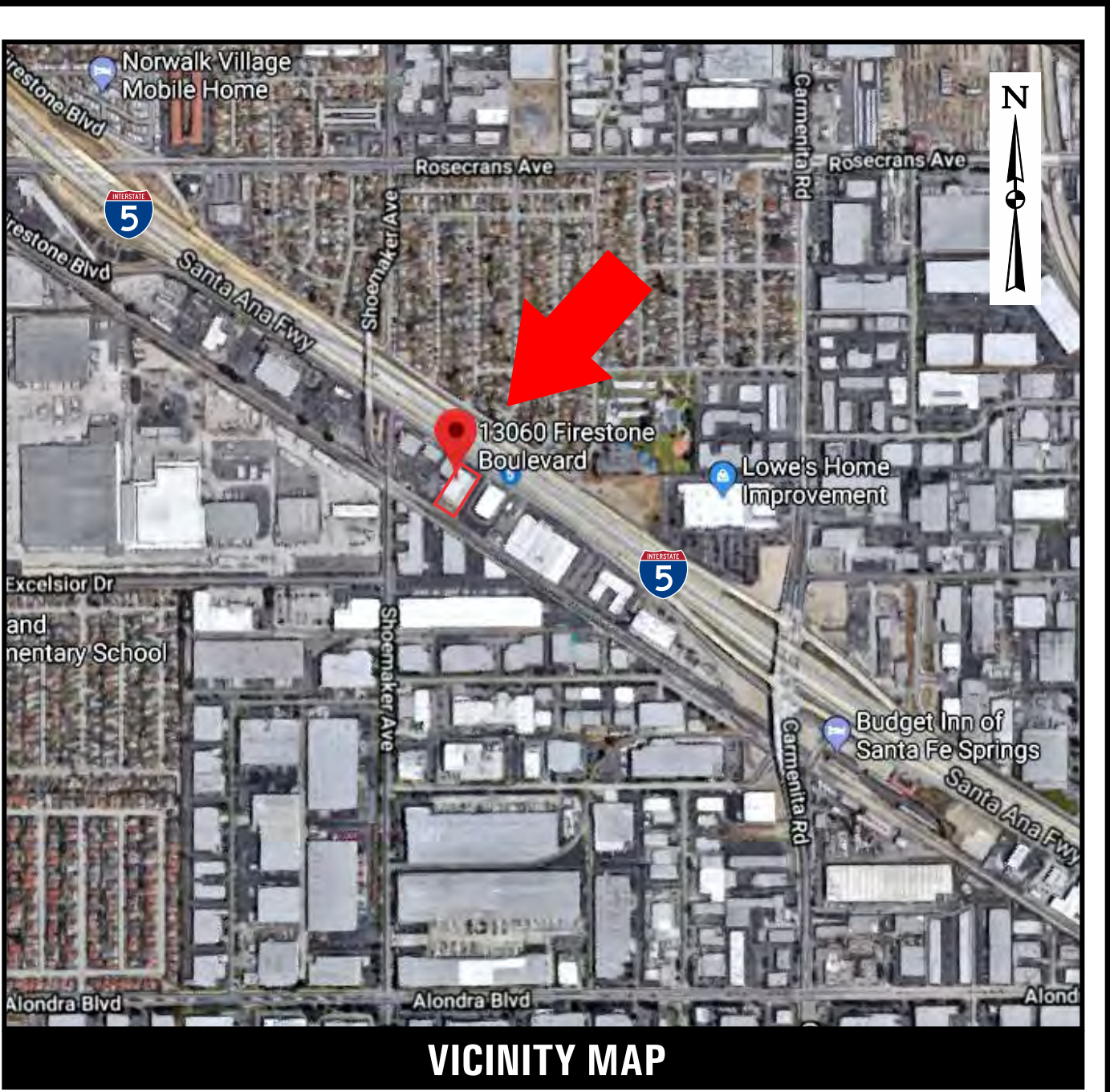


PARCEL MAP



SIGN LOCATION DETAIL

N.T.S.



VICINITY MAP



LOS ANGELES DIVISION
10235 Bellgrove Avenue, Joplin Valley, CA 91752
Telephone: (909) 923-7668, Fax: (909) 923-5015
www.yesco.com

CALIFORNIA CONTRACTOR LICENSE NO. 86066
CLIENT INFORMATION



Client: City of Santa Fe Springs
GENERAL OUTDOOR
Address: 13060 Firestone Blvd.
Santa Fe Springs, CA 90670

Sales Exec: House

SCALE	DATE	BY
NOTED	06/13/18	Kerry

REVISIONS

DATE	BY	REVISIONS
09/07/18	By KERRY	1. City Corrections for permit 2. Reduced lower band from 2'-6" to 2'-0"
09/25/18	By KERRY	2. Revised electrical plan

CUSTOMER APPROVAL

- ☐ ACCEPTED WITH NO CHANGES
☐ ACCEPTED WITH CHANGES AS NOTED
☐ REVISE AS NOTED AND RE-SUBMIT

(Customer Signature) (Date)

PRODUCTION APPROVAL

(Sales Exec. Signature) (Date)

(Production Mgr. Signature) (Date)

Design ART 14542 R2

Sheet 1

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO SIGNS, LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO. See your sales representative or call the nearest office of YESCO.
Colors represented in this drawing are for presentation only. They cannot match actual processes being used on finished products. All dimensions are reference measurements unless noted as per request.
Cost of providing necessary wiring to sign area is not included in this sign proposal.



Scale: 1" = 20'-0"

Cost of providing necessary wiring to sign area is not included in this sign proposal.



Subject Property:
Dan Traen
13060 Firestone Blvd.
Santa Fe Springs, CA 90670
APN 7005-001-019

New ±15' x ±14' Planter
Area around Base of
Pole Cover

Proposed Column and
Pole Cover Location for
New Digital Billboard

Relocated Existing
Trash Enclosure

26' Wide Access Aisle
for Fire Department
52' Wide Minimum
Turning Radius

Remove 3 Parking Stalls
for Fire Access Aisle

New Replacement
Parking Stalls
if Necessary



NEW
SITE PLAN

Scale: 1" = 20'-0"

CLIENT INFORMATION



Client: City of Santa Fe Springs
GENERAL OUTDOOR
Address: 13060 Firestone Blvd.
Santa Fe Springs, CA 90670

Sales Exec: House

SCALE	DATE	BY
NOTED	06/13/18	Kerry

REVISIONS

NOTED	DATE	BY
1	Date: 09/07/18	By: KERRY
2	Date: 09/25/18	By: KERRY
3	Date: 11/07/18	By: KERRY

CUSTOMER APPROVAL

☐ ACCEPTED WITH NO CHANGES
☐ ACCEPTED WITH CHANGES AS NOTED
☐ REVISE AS NOTED AND RE-SUBMIT
(Customer Signature) (Date)

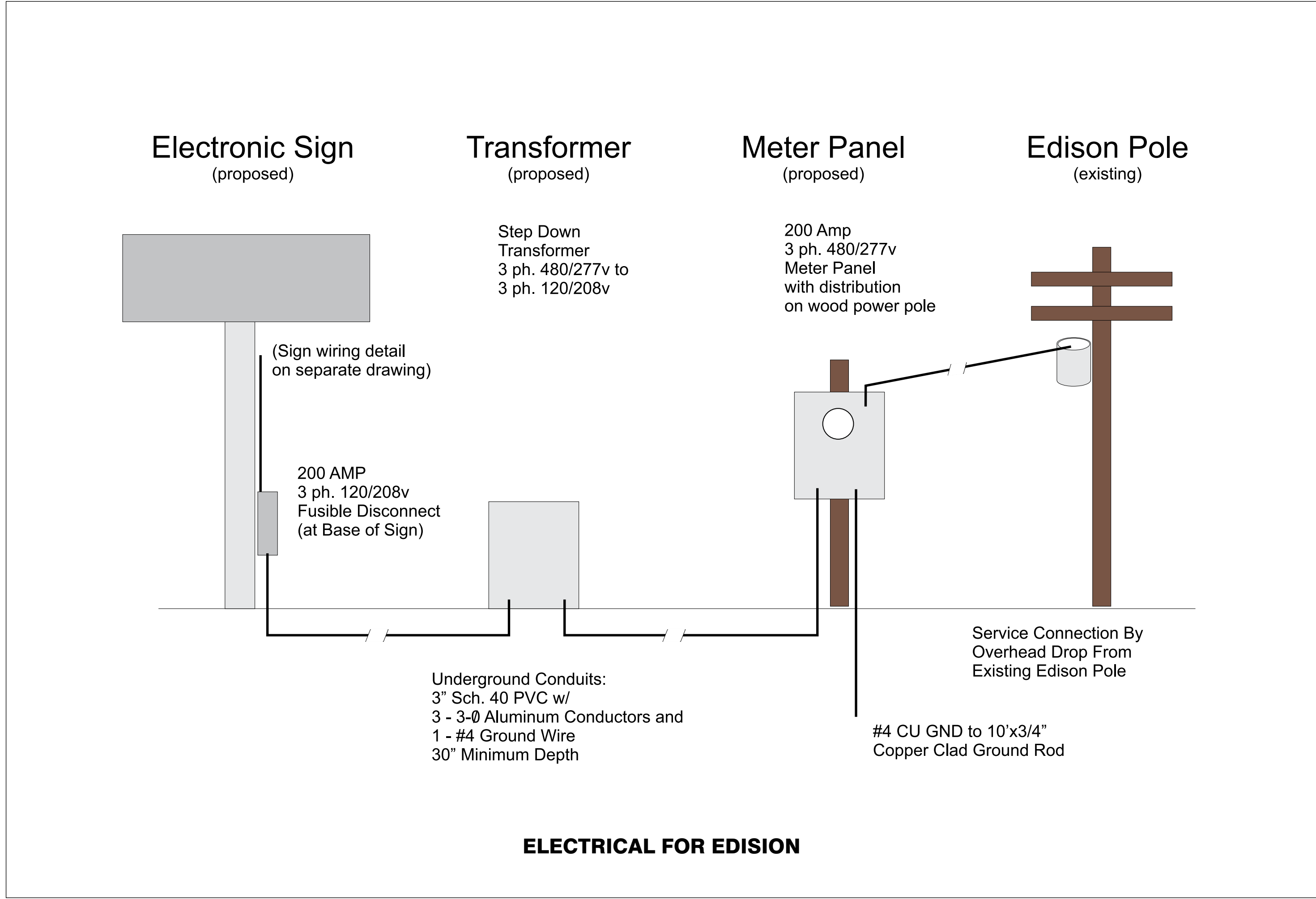
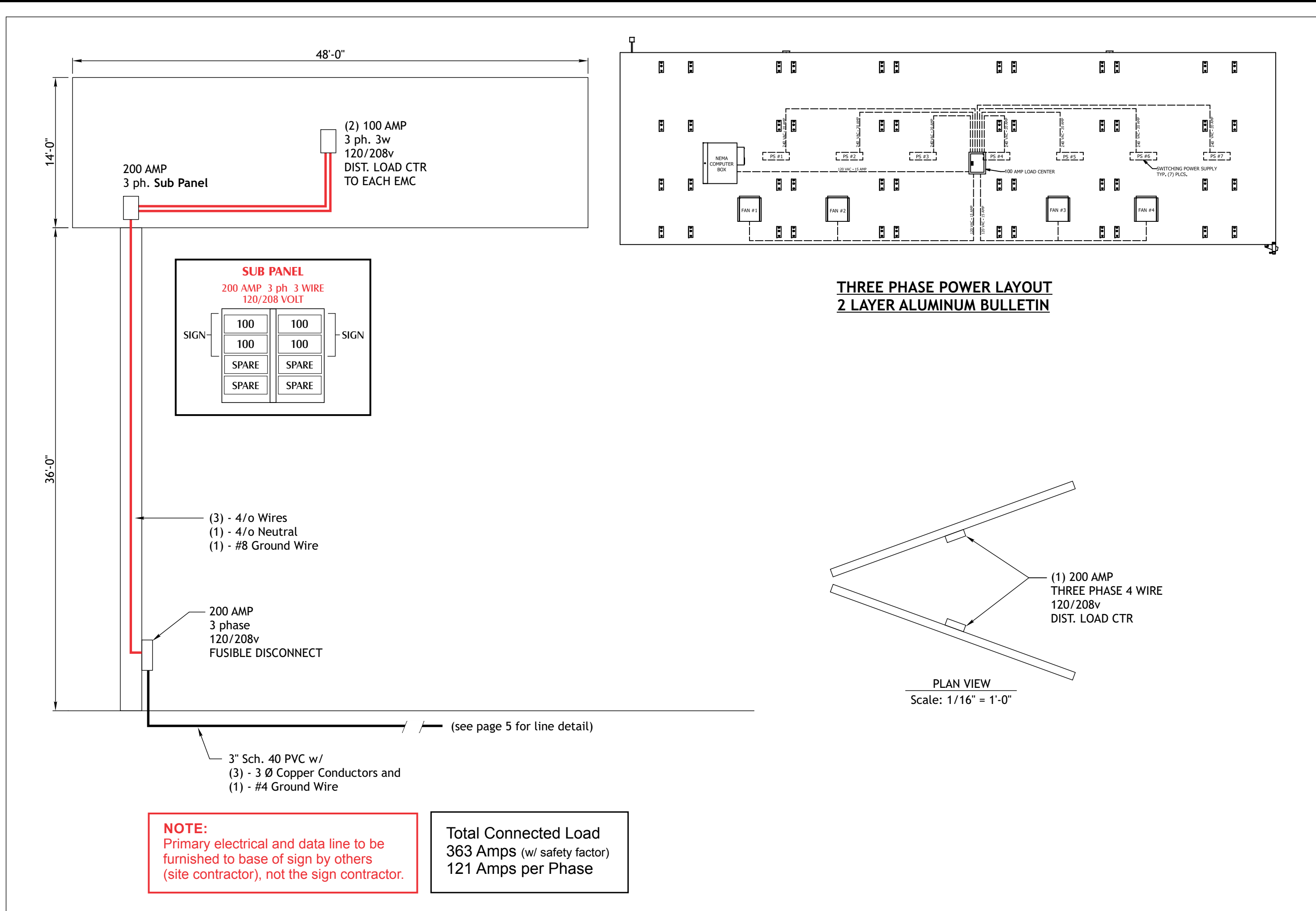
PRODUCTION APPROVAL

(Sales Exec. Signature) (Date)
(Production Mgr. Signature) (Date)

Design ART 14542 R3

Sheet 3

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
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YESCO.

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www.yesco.com

CALIFORNIA CONTRACTOR LICENSE NO. 96906

CLIENT INFORMATION

CITY OF SANTA FE SPRINGS

Client: City of Santa Fe Springs
GENERAL OUTDOOR

Address: 13060 Firestone Blvd.
Santa Fe Springs, CA 90670

Sales Exec: House

SCALE	DATE	BY
NOTED	06/13/18	Kerry

REVISIONS

Date	By	REVISIONS
09/07/18	By KERRY	1 • City Corrections for permit • Reduced lower band from 2'-6" to 2'-0"
09/25/18	By KERRY	2 • Revised electrical plan

CUSTOMER APPROVAL

☐ ACCEPTED WITH NO CHANGES
☐ ACCEPTED WITH CHANGES AS NOTED
☐ REVISE AS NOTED AND RE-SUBMIT

(Customer Signature) (Date)

(Title)

PRODUCTION APPROVAL

(Sales Exec. Signature) (Date)

(Production Mgr. Signature) (Date)

Design ART 14542 R2

Sheet 3

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO SIGNS, LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO. See your sales representative or call the nearest office of YESCO.

Colors represented in this drawing are for presentation only. They cannot match actual processes being used on finished products. All salespersons can reference manufacturer's color charts at your request.

Cost of providing necessary wiring to sign area is not included in this sign proposal.

© 2018

1. Mandatory Sign Lighting Controls	
NOTES:	
1.	The same responsible person may install both the sign lighting power and the sign lighting controls, or a different responsible person may install the sign lighting controls than the responsible person installing the sign lighting power.
2.	The Mandatory Measures (sign lighting controls) are required for compliance with the sign lighting Standards. If the person responsible for installing the sign lighting power is not also responsible for the sign lighting controls, then the owner of the sign, general contractor, or architect shall be responsible to have the sign lighting controls installed.
3.	If more than one person has responsibility for compliance, each responsible person shall prepare and sign a Certificate of Compliance and an Installation Certificate applicable to the portion of construction for which they are responsible; alternatively, the person with chief responsibility for construction shall prepare and sign the Certificate of Compliance Declaration Statement for the entire construction.
1a. Statements of Responsibility: Any person signing the Certificate of Compliance Declaration Statement on this NRCCT-LTS-01-E shall complete Part 1a. Check Yes or No for all of the following statements:	
1	I have responsibility for installing the sign lighting controls. ☐ Yes, complete parts 1a and 1b of this form ☒ No, complete part 1a of this form
2	There are no existing sign lighting controls and I will be installing compliant sign lighting controls ☐ Yes ☒ No
3	There are no existing sign lighting controls and someone else will be responsible to install compliant sign lighting controls ☒ Yes ☐ No
4	There are existing sign lighting controls that do not comply with the applicable provision of §110.9 and §130.3 and I will be installing compliant sign lighting controls ☐ Yes ☒ No
5	There are existing sign lighting controls that do not comply with the applicable provision of §110.9 and §130.3 and someone else will be responsible to install compliant sign lighting controls ☐ Yes ☒ No

3. Specific Lighting Source Method of Compliance
Certificate of Compliance and Field Inspection Energy Checklist
 Complete this part if there are signs using the Specific Lighting source method of compliance. (Complete part 2 of this Certificate of Compliance if there are signs using the maximum allowed lighting power method of compliance)

A	B	C	D	E				
Symbol or Code	Description	OPTIONAL ENERGY VERIFIED label (see instructions below)	Specific light source used for compliance Shall include only lighting technologies listed below List all that apply	Field Inspector Check that Sign Complies ✓				
	Pilot Sign w/ Digital Screen			☒				
		☐		☐				
		☐		☐				
		☐		☐				
		☐		☐				
		☐		☐				
		☐		☐				
A Symbol or code used on the plans (when plans are required) and other documents.								
B A narrative description of the sign, or location of sign on the building, and the location of sign on construction documents								
C OPTIONAL - Check this box only if this sign has a permanent, pre-printed, factory-installed ENERGY VERIFIED label, confirming that this sign complies with the Section 140.8 of the California 2013 Title 24, Part 6 Standards, using the Specific Lighting Source Method of Compliance. The only labels that will be recognized for this purpose are ENERGY VERIFIED Certification Marks authorized by Underwriters Laboratories (UL) or other Product Certification Body accredited to ISO/IEC Guide 65 by the American National Standards Institute. In accordance with ISO/IEC 17011. Surveillance by the Accredited Certification Body shall be an ongoing annual inspection program carried out by a Type A Inspection body in accordance with ISO 17020. For signs with such an ENERGY VERIFIED label, column "D" is not required to be filled out. Note: Using an ENERGY VERIFIED label is an optional method to validate compliance. An ENERGY VERIFIED label is not needed for compliance.								
Specific Light Source Compliance Method. The sign(s) identified above use only the following lighting technologies: List all applicable numbers (1 through 9) that apply in column D above for each row.								
1	High pressure sodium lamps							
	Metal halide lamps that are pulse start or ceramic served by a ballast that has a minimum efficiency of 88 percent or greater. Ballast efficiency is the measured output wattage to the lamp divided by the measured operating input wattage when tested according to ANSI C82.6-2005.							
	Metal halide lamps that are pulse start that are 320 watts or smaller, are not 250 watt or 175 watt lamps, and are served by a ballast that has a minimum efficiency of 80 percent.							
	Ballast efficiency is the measured output wattage to the lamp divided by the measured operating input wattage when tested according to ANSI C82.6-2005.							
D	Neon or cold cathode lamps with transformer or power supply efficiency greater than or equal to a minimum efficiency of 75 percent when the transformer or power supply rated output current is less than 50 mA. The ratio of the output wattage to the input wattage is at 100 percent tubing load.							
	Neon or cold cathode lamps with transformer or power supply efficiency greater than or equal to a minimum efficiency of 68 percent when the transformer or power supply rated output current is 50 mA or greater. The ratio of the output wattage to the input wattage is at 100 percent tubing load.							
	Fluorescent lighting systems meeting one of the following requirements: A. Use only lamps with a minimum color rendering index (CRI) of 80; or B. Use only electronic ballasts with a fundamental output frequency not less than 20 KHz.							
	Light emitting diodes (LEDs) with a power supply having an efficiency of 80 percent or greater;							
	Single voltage external power supplies that are designed to convert 120 volt AC input into lower voltage DC or AC output, and have a nameplate output power less than or equal to 250 watts, shall comply with the applicable requirements of the Appliance Efficiency Regulations (Title 20).							
	Compact fluorescent lamps that do not contain a medium screw base sockets (E24/E26).							
E This page doubles as a field inspection checklist.								
Field inspector Notes:								

1b. Mandatory Sign Lighting Controls					
If the person signing the Certificate of Compliance Declaration Statement on this NRCC-LTS-01-E is responsible for complying with the sign lighting control requirements, that person shall answer all of the following questions:					
If there are construction documents, indicate where on the building plans the					
mandatory measures [sign lighting control] note block can be located:					
1	<u>\$130.3(a)(1)</u> . All indoor sign lighting is controlled with an automatic time-switch control or astronomical time-switch control.	☐ Y	☐ N	☐ NA	☐
2	<u>\$130.3(a)(2A)</u> . All outdoor sign lighting is controlled with a photocontrol in addition to an automatic time-switch control, or an astronomical time-switch control.	☐ Y	☐ N	☐ NA	☐
3	<u>EXCEPTION to Section 130.3(a)(2A)</u> : Outdoor signs in tunnels, and signs in large permanently covered outdoor areas that are intended to be continuously lit, 24 hours per day and 365 days per year.	☐ Y	☐ N	☐ NA	☐
4	<u>\$130.3(a)(2B)</u> . All outdoor sign lighting that is ON both day and night is controlled with a dimmer that provides the ability to automatically reduce sign lighting power by a minimum of 65 percent during nighttime hours.	☐ Y	☐ N	☐ NA	☐
5	Signs that are illuminated at night and for more than 1 hour during daylight hours shall be considered ON both day and night.	☒ Y	☐ N	☐ NA	☐
6	<u>EXCEPTION to Section 130.3(a)(2B)</u> : Outdoor signs in tunnels and large covered areas that are intended to be illuminated both day and night.	☐ Y	☐ N	☐ NA	☐
7	<u>\$130.3(a)(3)</u> . Demand Responsive Electronic Message Center Control. An Electronic Message Center (EMC) having a new connected lighting power load greater than 15 kW has a control installed that is capable of reducing the lighting power by a minimum of 30 percent when receiving a demand response signal.	☐ Y	☐ N	☐ N/A	☐
8	<u>EXCEPTION to Section 130.3(a)(3)</u> : Lighting for EMCs that is not permitted by a health or life safety statute, ordinance, or regulation to be reduced by 30 percent.	☒ Y	☐ N	☐ NA	☐
Field inspector Notes:					

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: <u>Scott Hampton</u>	Documentation Author Signature: <u>Scott Hampton</u>
Company: <u>YESCO SIGNS LLC</u>	Signature Date: <u>6/13/18</u>
Address: <u>10235 Seilgrave Ave.</u>	CEAA/NERG Certification Identification (if applicable):
City/State/Zip: <u>Jurupa Valley CA 91752</u>	Phone: <u>909-915-0527</u>

RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. The information provided on this Certificate of Compliance is true and correct.	
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).	
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.	
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.	
Responsible Designer Name:	Responsible Designer Signature: <u>Scott Hampton</u>
Company:	Date Signed: <u>6/13/18</u>
Address:	License: <u>980698</u>
City/State/Zip:	Phone:

[illegible]

CALIFORNIA CONTRACTOR LICENSE NO. 960636

CLIENT INFORMATION

Client: City of Santa Fe Springs
GENERAL OUTDOOR

Address: 13060 Firestone Blvd.
Santa Fe Springs, CA 90670

Sales Exec: House		
SCALE	DATE	BY
NOTED	06/13/18	Kerry

REVISIONS	
	Date: 09/07/18 By: KERRY
1	► City Corrections for permit ► Reduced lower band from 2'-6" to 2'-0"
	Date: 09/25/18 By: KERRY
2	► Revised electrical plan

CUSTOMER APPROVAL

☐ ACCEPTED WITH NO CHANGES

☐ ACCEPTED WITH CHANGES AS NOTED

☐ REVISE AS NOTED AND RE-SUBMIT

(Customer Signature) (Date)

(Title)

PRODUCTION APPROVAL

PROBATION APPROVAL

(Sales Exec. Signature) _____ (Date) _____

(Production Mgr. Signature) (Date)

Design	ART 14542 R2
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Sheet	4
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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO SIGNS, LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO. See your sales representative or call the nearest office of YESCO.



NEW BUSINESS

Modification Permit Case No. 1309

Request for a Modification of Property Development Standards to allow the subject wall sign to exceed the maximum height limit of 18" tall on a property located at 12643 Imperial Highway (APN: 8026-042-009), in the M-2, Heavy Manufacturing, Zone. (Santa Fe Auto Salvage)

RECOMMENDATIONS:

That the Planning Commission take the following actions:

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

BACKGROUND

The 0.68-acre property has a site address of 12643 Imperial Highway, and lies along the border between the cities of Santa Fe Springs and Norwalk. The subject property is zoned M-2, Heavy Manufacturing.

On January 17, 1985, the Planning Commission approved Conditional Use Permit (CUP) Case No. 400 to allow the establishment, operation and maintenance of an automobile dismantling/salvage use on the subject site.

The subject property has been utilized as an automotive dismantling and salvage yard for 34 consecutive years. The use involves the acquisition, dismantling and resale (wholesale and retail) of reclaimed automotive vehicle parts. Soon after vehicles are acquired, they are dismantled in a designated area near the center of the property. The usable dismantled parts are then stored in separate designated racks

or piles. Left over parts, which are of no use, are then shipped to a reclamation or recycling facility.

With the exception of the elimination of the logo and the secondary line of text, Santa Fe Auto salvage has had the same wall sign on their building since 1985. Unfortunately, it wasn't until a recent compliance review inspection that staff had discovered that the subject wall sign was never permitted. Because the wall sign is taller than what is permitted by the City's Zoning Regulations, Santa Fe Auto Salvage is requesting approval of the subject Modification Permit to allow the business to maintain the existing signage as it has existed for the last 34 years.

DESCRIPTION OF REQUEST

Santa Fe Auto Salvage is requesting for a Modification of Property Development Standards to allow the business to maintain a 30" tall wall sign. The existing wall sign measures 30" tall and 180" long.

The City's Zoning Regulations allow for signs to be 18 inches tall with deviations up to an additional 6 inches allowed on a case-by-case basis by the Planning Department. As proposed, the applicant is seeking a 12" deviation, thus exceeding the typical 6" deviation that staff has granted in the past.

It should be noted, however, that the additional 6" only applies to the first letter of each word as well as the "t" within the subject wall sign. The remainder of the letters complies with the height limitations set forth within the Zoning Regulations.

ZONING REGULATION REQUIREMENTS

Height of Wall Sign

City of Santa Fe Springs – Zoning Regulations

Sign Guidelines

Section 155.536 – SIGN GUIDELINES – HEIGHT OF WALL SIGN

Sign height (sign letters) generally should not be taller than 18 inches. For instance, on the example cited above, you could use 18-inch-tall channel letters. Taller sign heights may be permitted depending on the size and scale of the building. This is determined on a case-by-case basis by the Planning Department.

STREETS AND HIGHWAYS

The subject property has frontage on Imperial Highway. Within the Circulation Element of the City's General Plan, Imperial Highway is classified as a "Major Arterial."

ZONING AND LAND USE

The subject property is currently zoned M-2, Heavy Manufacturing, with a general plan land use designation of commercial. The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use
North	M-2 Heavy Manufacturing	Industrial	Real estate, professional, administrative, financial offices
South	PF, Public Facilities	Institutional	Transportation Center (City of Norwalk)
East	M-2-BP Heavy Manufacturing – Buffer Parking	Industrial	Warehouse, Foundry Use
West	C-4, Community Commercial	Commercial	Restaurants; real estate, professional, administrative, financial offices; liquor store;

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project would qualify for a categorical exemption pursuant to Section 15311, Class 11 (Construction or placement of minor structures accessory to existing facilities), of the California Environmental Quality Act (CEQA) since it simply involves the permitting of signage related to existing Santa Fe Auto Salvage building. If the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the project by the Planning Commission.

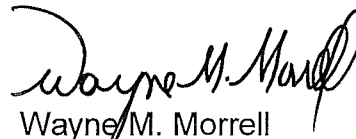
NOTICE TO ADJACENT PROPERTY OWNERS

The Planning Commission should note that, as with similar requests, staff mailed a courtesy notice to the adjacent property owners (north, south, east and west) to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission. A total of 6 notices were mailed out to said property owners on January 31, 2019. To date, staff has not received any correspondence from the surrounding property owners that were provided with said notice.

STAFF CONSIDERATIONS

For the reasons and findings provided within Resolution 111-2019, staff finds that approval of Modification Permit Case No. 1309 will not be detrimental to the property of others or to the community as a whole, and is therefore recommending approval of

the Modification Permit request, subject to the conditions of approval as contained within Exhibit A of Resolution 111-2019.



Wayne M. Morrell
Director of Planning

Attachments:

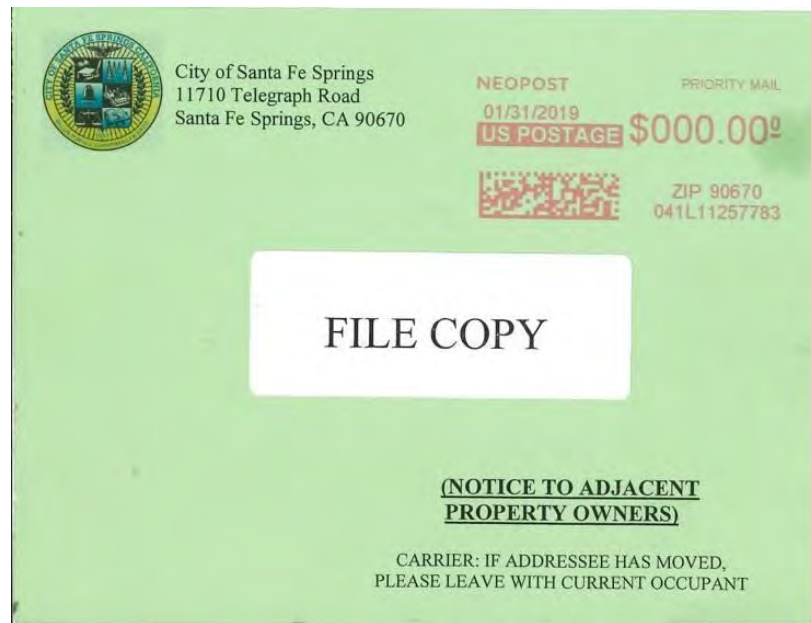
1. Aerial Photograph
2. Sign Elevations
3. Notice to Adjacent Properties
4. Map of Adjacent Properties
5. Resolution 111-2019
 - a. Exhibit A – Conditions of Approval

Aerial Photograph



Photo of Existing Sign (Elevation)



Notice to Adjacent Properties

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

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct an special meeting on **Tuesday, February 12, 2019** at **6:00 p.m.**, in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Santa Fe Auto Salvage
Property located at: 12643 Imperial Highway, APN: 8026-042-009

Modification Permit (MOD) Case No. 1309: Request for a Modification of Property Development Standards to allow a sign be 30 inches tall, exceeding the code limit of 24 inches of maximum allowable on a property located at 12643 Imperial Highway (APN: 8026-042-009), in the M-2, Heavy Manufacturing Zone.

CEQA Status: Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15311, Class 11 (Construction or placement of minor structures accessory to existing facilities) of the California Environmental Quality Act (CEQA), in that, it only involves the installation of a sign to an existing industrial building. Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days following action by the Planning Commission.

All interested persons are invited to attend the above Planning Commission meeting. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning & Development at, or prior to, the Planning Commission meeting. Any person interested in this matter may contact Camillia Martinez at 562-868-0511, Ext. 7519 or camilliamartinez@santafesprings.org

Map of Adjacent Properties



Properties Noticed



Subject Property

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 111-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 1309**

WHEREAS, a request was filed for Modification Permit Case No. 1309 to allow the subject wall sign to exceed the maximum height limit of 18" tall as stated within the City's Zoning Regulations; and

WHEREAS, the subject property is located at 12643 Imperial Highway, on the north side of Imperial Highway, and with the following Accessor's Parcel Number: 8026-042-009, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Roberta Mosher, 1518 Sherwood Rd., Weed, CA 96094; and

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

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to California Environmental Quality Act (CEQA), Section 15311, Class 11 (Construction or placement of minor structures accessory to existing facilities); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on January 31, 2019 mailed out a courtesy notice to the adjacent property owners (north, south, east and west) to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application materials, the written and oral staff report, the General Plan and zoning of the subject property, any written comments received by staff, as well as any other testimony or materials presented at the Special Planning Commission Meeting on February 12, 2019 concerning Modification Permit Case No. 1309.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15311, Class 11 (Construction or placement of minor structures accessory to existing facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that it involves a request to deviate from the existing sign regulations to allow the applicant to maintain the existing wall sign as it has existed for the last 34 years. There are no other improvements related to this request. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. MODIFICATION PERMIT APPROVAL FINDINGS

Pursuant to Section 155.695 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination of the subject Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

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

Any applicant who wishes to apply for a Modification Permit to seek a deviation for sign height or any standard within the City's Zoning Regulations have the legal right to do so. As with Santa Fe Auto Salvage, staff is obligated to accept and process such MOD request.

Although each application is reviewed under its own separate merit and unique circumstance, there have been numerous applicants that have received approval of a Modification Permit for a deviation to the City's sign regulations. Granting the subject modification request related to the subject wall sign, therefore, would not be considered a special privilege granted solely to the applicant.

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

The subject property has frontage on a major highway (Imperial Highway), therefore, it is crucial for a business on such a busy highway to have adequate signage to identify their property and be more visible to passing traffic that generally tends to be traveling at faster speeds.

If the sign was reduced to meet the City's sign guidelines, because of the sign layout and proposed letter styles, the entire sign would be substantially smaller and thus would minimize its effectiveness along Imperial Highway.

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

The subject wall sign has a unique style in which the first letter for each word, with the exception of the "t", is designed to be slightly taller than the remaining letters. If these first letters were reduced to conform to the height limitation set forth in the City's Zoning Regulations, the entire sign would need to be reduced to maintain the size ratio established by the sign design.

The text it's self is also unique because of the time period of when it was installed. Since it's the same sign from when the business first opened in 1985, it has the style and look of an older design, which causes the font to exceed our guidelines.

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.*

Signage on buildings is a privilege enjoyed by all businesses and property owners, provided that it complies with the City's Zoning Regulations. The existing Santa Fe sign, although it does not comply with the Code, can be justified based on the style and uniqueness. Its scale, design, and placement is consistent with other neighboring businesses along Imperial Highway. Nevertheless, to ensure the subject wall sign was properly built and installed, the applicant will be required to obtain all necessary Building Permits and approvals from the City's Building Division.

The Planning Commission, therefore, finds that if the subject sign is maintained in strict compliance with the conditions of approval, it will not be detrimental to the public welfare or to the property of others in the area.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 111-2019 to approve Modification Case No. 1309 subject wall sign to exceed the maximum height limit of 18" tall as stated within the City's Zoning Regulations for the subject property located at 12643 Imperial Highway (APN: 8026-042-009), subject to conditions attached hereto as Exhibit A.

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

Ralph Aranda, Chairperson

ATTEST:

Wayne M. Morrell, Acting Planning Secretary

Exhibit A

**Modification Permit (MOD) Case No. 1309
12643 Imperial Highway (APN: 8026-042-009)**

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

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Camillia Martinez 562.868-0511 x7519)

1. That the applicant, George Gonzalez, understands and agrees that the privilege granted under Modification Permit Case No. 1309 is for the sole use by Santa Fe Auto Salvage on subject property located at 12643 Imperial Highway.
2. That prior to vacating the premises, Santa Fe Auto Salvage or the current property owner, shall provide a 90-day advance notice to the Director of Planning of its intent to vacate the property.
3. That should Santa Fe Auto Salvage move, vacate, or otherwise abandon the premises, the subject wall sign shall be removed and the adjacent building wall shall repaired and painted within 30 days.
4. That the applicant shall obtain all necessary Building Permits and approvals from the Building Division and Planning Department prior to the installation of the proposed wall sign.
5. That the proposed sign shall otherwise be substantially in accordance with the proposed sign elevations submitted by the applicant and on file with the case.
6. That the proposed signs shall be constructed of quality material. Such materials shall be restored to its original condition (or otherwise replaced) when and if the material becomes deteriorated, warped, discolored, rusted, etc.
7. That all other applicable requirements of the City's Zoning Regulation, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.
8. That the applicant, George Gonzalez, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Modification Permit, or any actions or operations

conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

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



City of Santa Fe Springs

Special Planning Commission Meeting

February 12, 2019

CONSENT ITEM

Conditional Use Permit Case No. 738-2

A compliance review of a non-profit trade school on property located at 12131 Telegraph Road (APN: 8005-012-031), in the M-2, Heavy Manufacturing Zone (Los Angeles Chapter National Tooling & Machining Association Center (NTMA)).

RECOMMENDATIONS

That the Planning Commission take the following actions:

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

BACKGROUND

In accordance with Section 155.264 (C) of City's Zoning Regulations, public or quasi-public uses of an educational or recreational nature shall be allowed only after a valid conditional use permit has been obtained.

City of Santa Fe Springs – Zoning Regulations **Section 155.264 - CONDITIONAL USES(C)**

Notwithstanding the list of uses set forth in Section 155.264, the following are the uses permitted in the M-2 Zone, for properties with frontage on Telegraph Road, only after a valid conditional use permit has first been issued:

- (C) Public or quasi-public uses of an educational or recreational nature.

In March of 2013, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 738, a request by the Los Angeles Chapter National Tooling & Machining Association Center (NTMA), to establish, operate and maintain a non-profit trade school on the subject property. The first compliance review for the subject property was conducted on August 10, 2015.

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: February 6, 2019

ITEM NO: 11A

conditions of approval prior to bringing the matter back to the Planning Commission. During the recent inspection on January 3, 2019 staff found the non-profit trade school facility use was operating in full compliance with the existing conditions of approval.

CONDITIONS OF APPROVAL

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

DEPARTMENT OF FIRE (FIRE PREVENTION DIVISION)

Contact: Raul Diaz 562-868-0511 x 3813

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. **(condition is ongoing)**
2. That the applicant shall maintain a standard aisle width for onsite emergency vehicle maneuvering of 24 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. **(Condition is ongoing)**
3. That the applicant shall ensure that all entry gates and doors shall be equipped with Knox boxes or Knox key switches for power activated gates. **(Condition is ongoing).**
4. That signs and markings required by the Fire Department shall be maintained along the required Fire Department access roadways. **(condition is ongoing)**

DEPARTMENT OF FIRE-RESCUE-ENVIRONMENTAL DIVISION:

Contact: Tom Hall 562-868-0511 x 3815

5. 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. **(Condition is ongoing)**

POLICE SERVICES DEPARTMENT:

Contact: Luis Collazo 562-868-0511 x 3320

6. That the building, including any lighting, fences, walls, cabinets and poles shall be maintained in good repair, free from trash, debris, litter, and graffiti, and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weathering 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. **(Condition is ongoing)**
7. That the applicant or school officials, to encourage students to park on-site and not on the street or surrounding properties, shall not charge students to park vehicles on the required off-street parking lot. **(Condition is ongoing)**
8. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering. **(Condition is ongoing)**
9. That vending machines, water machines, soda machines, newspaper racks, and other similar equipment shall not be placed outdoors visible from the street, parking lot or adjacent properties. **(Condition is ongoing)**
10. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property which was generated by the subject premise. **(Condition is ongoing)**

WASTE MANAGEMENT:**Contact: Wayne Morrell 562-868-0511 x 7362**

11. 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. **(Condition is ongoing)**

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

12. That the subject trade school shall continue to maintain the status of a non-profit organization/entity. **(Condition is ongoing)**
13. That the total maximum number of students enrolled in the trade school shall be limited to 350 students. Additionally, NTMA shall further limit enrollment into the weekday training modules to a maximum of 15 students per module and enrollment into the Saturday programs to a maximum of 30 students per program. **(Condition is ongoing)**

14. That the non-profit trade school curriculum shall be limited to a maximum of five (5) modules during each weekday training session (morning, afternoon, and evening) a maximum of five (5) programs on Saturday.
(Condition is ongoing)
15. That the non-profit trade school activities shall only occur between the following hours (withstanding special events and/or graduation ceremonies identified in condition # 16 & 17):
- A. Monday - Friday: ~~7:30 am – 10 pm~~
7:30 am – 12 pm, 1:00 pm -5:30 pm, and 6:00 pm – 10:30 pm
 - B. Saturday: ~~7:30am – 4:30 pm~~
8:00 am - 4:30 pm
 - C. Sunday: Closed
- (Revised)**
16. That the graduation ceremonies shall be subject to the following:
1. Shall only be held inside the building.
 2. Shall not occur when classes/training are in session.
 3. Attendance shall be by invitation only. Confirmed reservations to each event shall be limited to a maximum of 200 people.
 4. Shall be limited to a maximum of eight (8) occurrences during a calendar year.
- (Condition is ongoing)**
17. That special events (grand opening, competitions, job fairs, etc.) shall be subject to the following:
1. Shall not occur when classes/training are in session
 2. Attendance shall be by invitation only. Confirmed reservations to each event shall be limited to a maximum of 200 people.
 3. Shall provide advance notice, and details of the proposed event, in writing to the Director of Planning at least 30 days prior to each event.
 4. Shall be subject to any conditions/limitations the Director of Planning deems necessary for the proposed event.
- (Condition is ongoing)**
18. That if it is determined by the Director of Planning that additional parking is needed for the proposed non-profit trade school use, the applicant would be required to enter into a formal agreement with the adjacent property owner to the north for the use of their easterly parking area; or otherwise, submit and obtain approval for a contingency plan to address overflow parking conditions. If required, said agreement or approved contingency plan shall be submitted to City staff for review and approval. It should be noted that said agreement or approved contingency plan shall bound current and future owners, shall remain

in effect for the duration of the use served, and may be required to be filed as a covenant with the County Recorder. **(Condition is ongoing)**

19. That all students shall be provided with a parking sticker/permit that shall be affixed to their vehicle. Said sticker/permit shall be clearly displayed, hanging from rear view mirror, or on dashboard or a window sticker affixed to the lower left side of rear window or a bumper sticker affixed to the left side of rear bumper. Sticker/permits shall be clearly visible from the rear of the vehicle. Motorcycle sticker/permit shall be displayed on the front fork of the cycle. Students shall be provided with parking sticker/permit within 180 days of approval by the Planning Commission. Applicant shall provide a copy of the parking sticker/permit to City staff prior to distribution. **(Condition is ongoing)**
20. That trash receptacles, urns and/or ashtrays shall be provided in all areas designated for students and faculty to congregate and/or smoke. **(Condition is ongoing)**
21. That the subject non-profit trade school use shall otherwise be substantially in accordance with the plot plan and floor plans submitted by the applicant and on file with the case. **(Condition is ongoing)**
22. That the use of the resource center and computer labs shall be limited to students, teachers, and administrative staff. **(Condition is ongoing)**
23. That the Department of Planning and Development shall first review and approve all sign proposals for the non-profit trade school use. 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, City's Sign Guidelines, and the Telegraph Road Corridor Design Guidelines. **(Condition is ongoing)**
24. That should the applicant decide to repaint the existing building, the applicant shall obtain approval from the Planning Director for proposed color(s) beforehand. **(Condition is ongoing)**
25. That the applicant shall ensure that the landscaped areas on the subject property shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, fertilizing, the replacement of plants when necessary, the removal of litter, and the regular watering of all plantings. **(Condition is ongoing)**

26. That all activities shall occur inside the existing building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall. **(Condition is ongoing)**
27. That the subject building, or any portion thereof, shall not be subleased, sublet, or otherwise assigned for use by any other entity other than the applicant's subject business. **(Condition is ongoing)**
28. 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. **(Condition is ongoing)**
29. That this Conditional Use Permit shall allow for a non-profit trade school use for property located in an M-2, Heavy Manufacturing, Zone and also with frontage along Telegraph Road. The Conditional Use Permit shall expire if it is not utilized within 12 months from the date of approval by the Planning Commission, or in the event the use is abandoned or ceases to exist for a period of 12 consecutive months. **(Condition is ongoing)**
30. That Conditional Use Permit Case No. 738 shall be ~~subject to a compliance review in three (3) years, on or before August 10, 2018. Approximately three (3) months before August 10, 2018~~ **subject to a compliance review in five (5) years, on or before August 10, 2023**, the applicant/owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Condition is ongoing)**
31. That the applicant, Los Angeles Chapter National Tooling and Machining Association Center Trust ("NTMA"), agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 738, 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. **(Condition is ongoing)**

32. That if there is evidence that these 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 (CUP) back 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 CUP. **(Condition is ongoing)**
33. 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. **(Condition is ongoing)**


Wayne M. Morrell
Director of Planning

Attachment(s)

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

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS

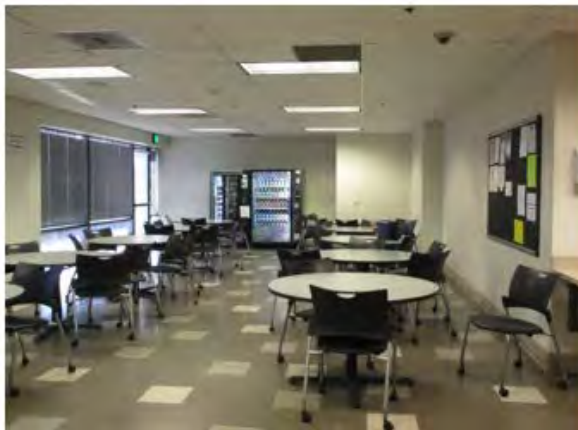
Aerial Photograph



Conditional Use Permit No. 738-2

**12131 Telegraph Road – NTMA Training
Center APN: 8005-012-031**

Attachment 2: Site Pictures





Attachment 3: Letter Requesting Reconsideration**Received**

NOV 19 2018

Planning Department

November 13, 2018

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

RE: Conditional Use Permit (CUP) case No. 738-2
12131 Telegraph Road, Santa Fe Springs, CA 90670

NTMA Training Centers is hereby requesting a review for compliance of Conditional Use Permit (CUP) Case No. 738-2. Since the last review of the subject permit, no changes or alterations to operations or facility have occurred.

Enclosed, please find a check for the processing fee in the amount of \$563.00.

Sincerely,

Carey Knutson
Executive Director of Accounting & HR
(562) 404-4295 ext. 117
carey.knutson@trainingcenters.org

Administration Office	- 12131 Telegraph Road, 2nd Floor Santa Fe Springs, CA 90670	(562) 404-4295	(562) 404-4486	fax
Santa Fe Springs Campus	- 12131 Telegraph Road Santa Fe Springs, CA 90670	(562) 921-3722	(562) 802-0894	fax
Ontario Campus	- 1717 S. Grove Avenue Ontario, CA 91761	(909) 947-9363	(909) 947-7993	fax



CONSENT ITEM

Conditional Use Permit Case No. 756-3

A compliance review of Conditional Use Permit (CUP) Case No. 756 to allow the continued operation and maintenance of a service station and convenience market on property located at 11651 Telegraph Road (APN: 8005-002-045), within the ML-D (Limited Manufacturing Administration and Research - Design) Zone. (Telegraph 76 Station)

RECOMMENDATIONS

That the Planning Commission take the following actions:

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

BACKGROUND/ DESCRIPTION OF REQUEST

On August 11, 2014, the Planning Commission initially approved CUP Case No. 756 to allow the operation and maintenance of a service station and convenience market on property located at 11651 Telegraph Road. At the same meeting, the Planning Commission also approved Development Plan Approval (DPA) Case No. 882 to allow construction of a 2,496 sq. ft. convenience food mart building and a 3,458 sq. ft. fueling canopy and Modification Permit (MOD) Case No. 1242 to allow for the reduction in required landscape area from 7,250 sq. ft. to 1,471 sq. ft., reduction in number of required parking spaces from 11 parking spaces to 6 during fuel delivery operations, and to allow a 4'-2" canopy projection beyond the 30' building setback requirement along Albutis Avenue.

On August 10, 2015 and on November 14, 2016, the Planning Commission granted a time extension for CUP 756 since construction activities were still underway. The last time extension, granted on November 14, 2016, has since expired. As a result, and since the service station and convenience market is now operational, the applicant is now before the Planning Commission for their first compliance review of the subject CUP.

STAFF CONSIDERATIONS

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

Planning Department:

- Take down all (EBT) flag banners
- Replace the dead palm tree
- Repaint the gas pump protection guards
- Repair the damaged corner of the wall

Staff recently verified that, the applicant has completed the above-referenced items. Staff, therefore, finds that if the service station and convenience market continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is recommending that CUP 756-3 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:**ENGINEERING / PUBLIC WORKS DEPARTMENT:**

(Contact: Robert Garcia 562-868-0511 ext. 7545)

1. ~~That the owner shall pay a flat fee of \$ 24,727.00 to reconstruct/resurface the existing street frontage to centerlines for Alburdis Avenue and Telegraph Road.~~
(Complete)
2. ~~That the owner shall design and construct new full width sidewalk along Telegraph Road and Alburdis Avenue. The owner shall also remove the southerly most driveway approach on Alburdis Avenue and replace with new full width sidewalk and new curb & gutter per City Standard.~~ **(Complete)**
3. ~~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 owner shall pay the actual cost of sign installation.~~ **(Complete)**
4. ~~Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications~~

~~in Telegraph Road and Alburdis Avenue. Storm drain plans shall be approved by the City Engineer. (Complete)~~

5. ~~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. (Complete)~~
6. ~~The owner/developer 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. (Complete)~~
7. ~~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. (Complete)~~
8. ~~The owner shall produce and submit a New Parcel map for approval, showing the consolidation of the two parcels into one single parcel. (Complete)~~
9. ~~Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format. (Complete)~~
10. ~~The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131. (Complete)~~
11. ~~That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements. (Complete)~~

12. ~~That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.~~ **(Complete)**
13. ~~That the owner/developer shall pay the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service.~~ **(Complete)**
14. ~~That 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 civil engineer registered in the State of California shall prepare the grading plan.~~ **(Complete)**
15. ~~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.~~ **(Complete)**
16. ~~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.~~ **(Complete)**
17. ~~That the owner/developer 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 owner/developer will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).~~ **(Complete)**

DEPARTMENT OF FIRE – RESCUE (ENVIRONMENTAL DIVISION):

(Contact: Tom Hall 562-868-0511 x3815)

18. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins. **(on-going)**
19. 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, 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. **(on-going)**

20. ~~That the owner/operator shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. (Complete)~~

POLICE SERVICES DEPARTMENT:

(Contact: Michelle Norwood at 562-409-1850 x3319)

21. ~~That the owner/developer shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. (Complete)~~
22. ~~That the owner/developer shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. (Complete)~~
23. ~~That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued. (Complete)~~
24. 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. **(on-going)**

~~25. That the owner/developer shall test the proposed telecommunication system to make sure that it does not interfere with the Police, Fire, and City communications systems. 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 communications system, the applicant shall pay all costs associated with said modifications. **(Removed by PSC)**~~

~~26. That the owner/developer shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief. **(Removed by PSC)**~~

WASTE MANAGEMENT:

(Contact: Wayne Morrell 562-868-0511 x7362)

27. 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. **(on-going)**

~~28. 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. **(Complete)**~~

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Camillia Martinez at 562-868-0511 x7519)

29. The delivery trucks used for food products and/or fuel shall be limited to the hours that least impact visitors on-site. Prior to operation, the owner/applicant shall submit to the Planning Department a tentative delivery schedule for approval. **(on-going)**

30. The dispensing of diesel fuel shall not be permitted. **(on-going)**

~~31. That all stone veneer used in the project shall be El Dorado "honey mountain ledge stone." **(Complete)**~~

~~32. That the proposed fuel tank risers and tank canisters shall be located as close to the west property line as possible. **(Complete)**~~

33. That the propane tank shall not extend beyond the 6' high wall enclosure. **(on-going)**
34. ~~That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.~~ **(Complete)**
35. 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. **(on-going)**
36. ~~That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.~~ **(Complete)**
37. 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. **(on-going)**
38. ~~That prior to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development or designee.~~ **(Complete)**
- a. ~~To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:~~
1. ~~A roof plan showing the location of all roof mounted equipment;~~
2. ~~Elevations of all existing and proposed mechanical equipment;~~
- and
3. ~~A line of sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.~~
- NOTE: ~~line of sight drawing and/or building cross section must be scaled.~~
39. ~~That the Owner shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing~~

~~and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).~~ **(Complete)**

40. ~~That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).~~ **(Complete)**
41. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(on-going)**
42. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall. **(on-going)**
43. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(on-going)**
44. That the Department of Planning 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. **(on-going)**

45. That a sufficient number of approved outdoor trash enclosures shall be **maintained** for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor 6 feet in height. (Calculations are subject to change) **(Revised-Ongoing)**
46. That the service station use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(on-going)**
47. That the owner shall not allow vehicles, trucks and/or truck tractors to queue on Telegraph Road and Alburdis Avenue, use street(s) as a staging area, or to backup onto the street from the subject property. **(on-going)**
48. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted. **(on-going)**
49. ~~That approved address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.~~ **(Complete)**
50. ~~That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs~~ **(Complete):**
- a. ~~Covenants.~~
1. ~~Owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within~~

~~the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq~~

- ~~2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.~~
 - ~~3. Owner/developer understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.~~
 - ~~4. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.~~
51. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(on-going)**
52. That the facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City,

including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed. **(on-going)**

53. ~~That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).~~ **(Complete)**
54. ~~That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.~~ **(Complete)**
55. ~~That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.~~ **(Complete)**
56. That the owner/developer shall not sublet, lease or rent the proposed development without prior approval from the Director of Planning. **(on-going)**
57. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. **(on-going)**
58. That CUP Case No. 756 shall be valid for a period of **five (5) years**, until **January 14, 2024**. Approximately three (3) months before **January 14, 2024**, the applicant/owner shall request, in writing, an extension of the privileges

granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**

59. That ~~CUP Case No. 756~~, shall not be valid until approved by the Planning Commission. **(Complete)**
60. That the owner, Santa Fe Energy, LLC., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP or DPA or 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. **(on-going)**
61. 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. **(on-going)**

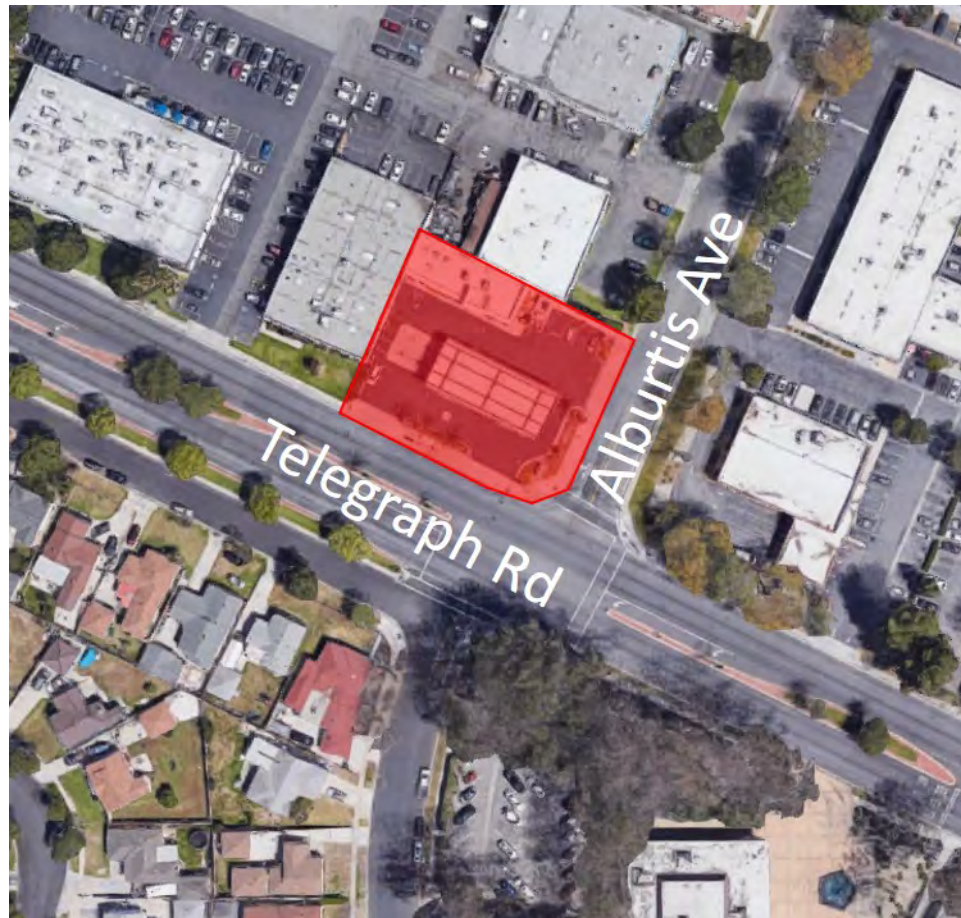


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Current Photos
3. CUP Compliance Review Request Letter
4. Receipt

Aerial Photograph



**Conditional Use Permit Case No. 756-3
11651 Telegraph Road
Telegraph 76 Gas Station**



Current Photos



CUP Compliance Review Request Letter

To the City of Santa Fe Springs:

Subject: Conditional Use Permit compliance review

Facility: Santa Fe Energy (CUP 756-3)

11651 Telegraph Rd. Santa FE Spring CA

Santa Fe Energy (76 Station) facility activities consist of, gasoline dispensing motor fuel and diesel fuel. A convenient store is located on the property. The facility operates (6) fueling points and which (2) out of the (6) dispense diesel fuel (#9-10 and #11-12). The facility has a total of (3) UST (underground storage tanks and (1) of the (3) store diesel fuel. There are (2) cash registers located inside of the building. There are (2) restrooms for public use. The facility has a designated area for trash disposal and a designated area for containers for hazardous waste for emergency spills. There are (3) driveways (2) which are located on Telegraph Road and (1) Alburdis Avenue. The facility has coolers for soft drinks, coffee makers, and (1) fountain drink machine. Located outside the building is (1) emergency fuel shut off switch. Fire extinguishers are located next to fueling points and inside of building. The facility has a monitoring panel (Veeder Root TLS-350), which monitors the UST's (underground storage tanks). The facility operates a 24-hour shift.

Owner/Operator

Kamal Elshahawi

Kamal Elshahawi
7/11/18

Receipt

DISTRIBUTION			
VITY	OBJECT	PROJECT	AMOUNT
	10000		\$ 563.00

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

000016-0007 03/26/2018 10:54AM

MISCELLANEOUS
 Description:
 MISCELLANEOUS PAYMENT
 (FA0118)
 Reference 1: CUP
 Reference 2: CASE#756-3
 MISCELLANEOUS PAYMENT
 (FA0118)
 2018 Item: FA0118
 1 @ 563.00
 MISCELLANEOUS PAYMENT
 (FA0118) 563.00

Subtotal 563.00
 Total 563.00

CHECK 563.00
 Check Number 003529

Change due 0.00

Paid by: SANTA FE ENERGY


 Comments: LM
 Thank you for your payment

CUSTOMER COPY

llr